

Toomians, Kristinae

From: Bridges <kcbbridge@sonic.net>
Sent: Wednesday, May 08, 2019 10:42 AM
To: Toomians, Kristinae
Subject: Fw: Guerneville Road Homes Project Objections (Parcel #036-101-010)

From: [Bridges](#)
Sent: Wednesday, May 08, 2019 10:03 AM
To: KToomains@srcity.org
Subject: Guerneville Road Homes Project Objections (Parcel #036-101-010)

Dear Ms. Toomains:

I represent the interests of Redwood Forest Friends Meeting, a Quaker Meeting House to the immediate east of the proposed Guerneville Road Homes project. To clarify, the staff report to the Planning Commission describes us as a "private meeting facility." We are actually a public religious congregation made up of Quakers. We hold religious meetings about three times a week and let 12-step groups use our facility about twice each week.

I would like to take this opportunity to have you bring forward several issues that we have in objection to your staff report to the Planning Commission:

Notice of this Public Hearing was postmarked April 29, which we received in May 2nd for a May 9 Hearing. I doubt this meets the Planning Commission requirements for advance notice to neighbors.

The report describes parcel #036-101-010 as substantially "surrounded by urban uses." In actually, the parcel is surrounded by low density usage parcels, either rural residential (RR-20 or RR-40) or R-1-6. In fact, the vast majority of the land parcels between Ridley Avenue, Marlow Road, and Guerneville Road are rural residential. We understand the City of Santa Rosa wants to implement more Medium Density Residential projects in order to create more affordable housing, and we support that effort. We do want to make it clear that the density of this housing project will stand in stark contrast to the surrounding area.

We are a religious congregation, open to the public, that worships in Silence. We have concerns that the Guerneville Road Homes Project will create a living space for 30 people and 30 vehicles within one acre. The comings and goings of that many people living in three story dwellings and that many potentially noisy vehicles next door to us gives us significant concern about the impact of the project on our form of worship. On the street side of our property, we have mitigated the effect of noise from Guerneville Road by erecting an 8 foot earthen berm with trees and bushes across the entire southern border of our property.

In lieu of voicing outright objection against this medium to high density residential development project, we strongly suggest some mitigation. The project calls for an 8 foot high wood sound barrier fence along 60 feet of our shared property line closest to Guerneville Road in order to mitigate sound. We request that this 8 foot fence be extended to the entire length of the eastern border of the project, between our two properties.

Secondly, we note that **all residential development projects are to incorporate passive heating/cooling opportunities**. We note that the roof line of these homes is a very shallow slope with almost no attic to provide any substantial insulation. Having a larger attic, with a roof line up to the maximum 35 foot height, would allow for a commonly used passive energy saving opportunity of maximum attic insulation.

We also note that this project lists six trees that are to be “spared for the project.” Several of those spared trees are within our property line, so we will be monitoring their health during the project.

Finally, we compliment the project on its clever and efficient use of space within each dwelling. We hope that this project proceeds without complications; however, we will be monitoring noise limits and BAAQMD best management practices to keep down construction dust during the length of the project.

Thank you for your consideration.

Keith Bridges
Property and Grounds Committee
Redwood Forest Friends [Quaker] Meeting