

**Montoya, Michelle**

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**Subject:** Southeast Greenway EIR, GP and Zoning Amendments Public Comment

**From:** Noah Housh <[noahhoush@hotmail.com](mailto:noahhoush@hotmail.com)>

**Sent:** Tuesday, May 21, 2019 2:59 PM

**To:** \_PLANCOM - Planning Commission <[planningcommission@srcity.org](mailto:planningcommission@srcity.org)>

**Cc:** Jones, Jessica <[JJones@srcity.org](mailto:JJones@srcity.org)>

**Subject:** Southeast Greenway EIR, GP and Zoning Amendments Public Comment

Hello Planning Commissioners and staff,

Attached, please find my comments on the Southeast Greenway project coming before you this Thursday.

Thank you all for your service to our city!

Noah Housh

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May 21, 2019

Planning Commission  
City of Santa Rosa  
100 Santa Rosa Ave.  
Santa Rosa, CA

Dear Planning Commissioners:

Re: Southeast Greenway EIR, General Plan and Zoning Amendments

First, let me thank the staff, City Council, Planning Commission, consultants and the Southeast Greenway Campaign for your continuing effort to make this project a reality! As a resident of the neighborhood, I am in full support of the project and cannot wait to see this vision realized. Specifically, I find that the enhanced multi-modal transportation options, limited commercial and residential development, expanded areas for school facilities and public spaces, all carefully integrated into the existing natural landscape, create a visionary amenity for Santa Rosa. I applaud you all for your work on this project.

After reviewing the plan, I have the following comments to share on the specifics of the proposal:

- Consider modifying GP Policy LUL-00-1 language to delete "...and should be maximized." The site is designated Mixed Use which specifies a minimum residential density and this language could confuse future land use actions. Development of the site is the most likely way the Greenway project will be constructed, and I support keeping policy language clear but flexible to allow this development to occur (in light of the ever changing market dynamics).
- Ensure the width requirement in Policy PSF-K allows for the (future) development envisioned under the plan. Providing slightly more flexibility could facilitate development of the site and construction of Greenway features and amenities.
- Consider expanding the funding policy language identified in PSF-M-1 to require development impact fees generated from Greenway development to be expended on developing the Greenway itself.
- Explore policy options to expand the requirements and nexus for private development to construct elements of the Greenway as components of their commercial and residential projects.

- I question the undercrossing of the Highway 12 on-ramp. The relatively near surface street crossings and access points to the circulation network seem adequate to facilitate circulation. Further "landing" the undercrossing into the middle of narrow and constrained future development sites seems of limited utility and great expense (How will ADA compliance be achieved?). Rather, the western "tails" of the adjacent properties seem more appropriate for crossings.
- I fully support the zoning designations and "carve out" prohibitions for use of the Greenway property itself. However, the mix of zoning designations (R-1, R-2-and R-3) for the properties between Hoen Avenue and the Greenway seem problematic for future redevelopment of these properties and may warrant future review under the 2050 General Plan.
- Please continue to support the limited provision of vehicular parking on the Greenway to reduce impacts to adjacent residential neighborhoods. Requiring centralized and/or shared parking facilities for both public access and (future) uses should be explored as development occurs.
- I am completely opposed to use of the Greenway property for expansion of the automobile circulation network. As a neighborhood resident, I do not find the levels of traffic on Hoen Avenue and Yulupa Avenue to be problematic. It is my opinion that, while the streets are congested during peak commute and school hours, access to these roadways (even from un-signalized intersections) is very manageable during off-peak hours.

Thank you for considering these comments and again, I thank all parties involved for their effort and support to create such an amazing amenity in our community! Please say "Yes" to the creation of the Southeast Greenway in our neighborhood!

Sincerely,



Noah Housh  
Neighborhood Resident  
Southeast Santa Rosa

May 21, 2019