

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Monday, February 11, 2019 1:08 PM  
**To:** aalves41@gmail.com  
**Subject:** RE: New Dutton and 3rd housing

Good afternoon,

Thank you for your email in which you express your concern about the minimum parking requirement for the Dutton Flats project proposed at 214 W. 3<sup>rd</sup> St. that is currently in pre-application stage. I've organized and bulleted my response and thoughts in the hope that it will be easier to follow.

- Single family detached residential housing in the City of Santa Rosa is typically required to have a minimum of 4 parking spaces, and multi-family residential housing is typically required to have 1.5-2.5 spaces per unit depending on the unit bedroom count (see Zoning Code [Section 20-36.040, Table 2-4](#)). The differences in minimum parking requirements reflect differences in household sizes and vehicle ownership between two housing types.
- The proposed project is located within the Downtown Station Area Specific Plan boundary (Downtown SAP), and there are different parking requirements for residential projects within the Downtown SAP. These requirements are further differentiated by the location within the Downtown SAP and the type of housing proposed. For affordable residential units in all subareas of the Downtown SAP, the minimum parking requirement is 1 reserved space per unit. Because the use is a permitted use, the project only needs to propose the minimum number of parking spaces.
- This minimum parking requirement was approved by City Council when the Downtown SAP was approved in part because residences have greater access to multiple modes of transportation and are closer to retail goods and services. From planning and transportation perspectives, these factors are known to contribute to reduced parking demand and may have resulted in different minimum parking requirement for residential uses in the Downtown SAP.
- Due to the state-wide housing shortage, state law may affect the minimum parking requirements enforced by municipalities. It is the case that state law does not allow a municipality (Santa Rosa) to require greater than 1 parking space per
- Rental affordable housing, which is the bulk of multi-family affordable housing, is managed in terms of who lives there (number of households per unit), tenants tend to have fewer cars because cars are oftentimes unaffordable, and properties are managed to address parking issues. These factors are also reasons why the required parking is reduced for affordable housing units in the Downtown SAP.
- A reduced minimum parking requirement can incentivize affordable housing development in an area where housing is scarce and expensive.

These are some factors behind why parking minimums are varied and reflect the location and type of housing proposed.

The University District neighborhood example in Rohnert Park is a much different development in some regards. It appears that it is a market-rate development (no affordable housing) and that each home has a 2-car garage, which would allow for 4 parking spaces per home—2 in the garage and two on the driveway in front of the garage. This would be the same minimum parking requirement as Santa Rosa. However, without an HOA or covenants restricting the use of

garages or driveway parking spaces, there is no way to ensure that they are used for parking. Also, many households in neighborhoods with market-rate housing have 2+ vehicles per household. Both of these factors can contribute to vehicle overcrowding in higher-density single-family detached residential neighborhoods.

I hope this information is helpful. If you would like to discuss in greater detail, please let me know and I'll be happy to set up a day/time to talk.

Best Regards,

Andrew

**Andrew Trippel | City Planner**

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Tel. (707) 543-3223 | Fax (707) 543-3269 | [atrippel@srcity.org](mailto:atrippel@srcity.org)



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**From:** Planning Shared

**Sent:** Monday, February 11, 2019 8:19 AM

**To:** Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>

**Subject:** FW: New Dutton and 3rd housing

**Monet Sheikhal | City Planner**

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
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**Counter Hours**

Monday/Tuesday/Thursday: 8 a.m. – 4:30 p.m.

Wednesday: 10:30 a.m. – 4:30 p.m. (No new permits are accepted after 3:30 p.m.)

Friday: 8 a.m. to noon (No new permits are accepted after 11:00 a.m.)

**From:** Amanda Alves <[aalves41@gmail.com](mailto:aalves41@gmail.com)>

**Sent:** Saturday, February 09, 2019 8:27 AM

**To:** Planning Shared <[planning@srcity.org](mailto:planning@srcity.org)>

**Subject:** New Dutton and 3rd housing

Hello,

I just read this article,

<https://www.pressdemocrat.com/news/9262548-181/new-affordable-apartments-set-for?sba=AAS&artslide=4&slide=GAL>

In regards to a new housing. I think that's a great idea of space, rather than an empty lot 11 months of the year. I love that it's affordable and the color scheme.

I have very strong objections to the one car per unit. This is already a very busy intersection, there's hardly any street parking, and there's no way all these units are going to have just one car. It's going to create headaches for the residents and the neighborhood.

I hope this goes to the right people. I strongly oppose this parking regulation that one per unit is acceptable. I recently was house hunting and went to the new neighborhood in Rohnert Park by the green music center. The homes were beautiful, but the actual neighborhoods were cluttered and impossible to park in because they also had minimal parking. I'm not sure why cities would allow this, it makes the area look so unappealing. And the logistics of where to park, plus what if you want to have company?

Thank you for listening, if I need to send this to another department please let me know.

Amanda Alves

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Tuesday, February 19, 2019 8:00 AM  
**To:** Marilyn Montero  
**Cc:** michelleB@phoenixdevco.com  
**Subject:** RE: Flawed planning

Thank you for your email. It will be added to the project folder where it will be included in Planning review of entitlement applications if/when they are received for this project.

Best Regards,

Andrew

### Andrew Trippel | City Planner

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**From:** Marilyn Montero <marilyn.e@comcast.net>  
**Sent:** Monday, February 18, 2019 8:38 PM  
**To:** Trippel, Andrew <atrippel@srcity.org>  
**Cc:** michelleB@phoenixdevco.com  
**Subject:** Flawed planning

Only forty-one parking places for a forty-one unit complex. Five stories tall. This is criminal. What are you thinking? Development needs to be spread out more evenly. You are allowing tomorrow's slums to be built today. No one will be able to get through that intersection. Do you drive there now and see all the traffic? How can this be allowed? INSANITY.

Marilyn Montero  
[marilyn.e@comcast.net](mailto:marilyn.e@comcast.net)  
707-521-2144 home  
707-484-0527 mobile

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Wednesday, February 20, 2019 2:51 PM  
**To:** Jeff Mehl  
**Cc:** michelleB@phoenixdevco.com  
**Subject:** RE: 3rd and Duton Project

Good afternoon,

Thank you for your email comments about the Dutton Flats project. Your comments will be added to the proposed project's pre-application folder.

The proposed project was the subject of a Neighborhood Meeting on February 6, 2019; however, no formal project applications have been received. When project applications are received, the applications will be subject to review by a variety of City departments and outside agencies including City Planning, Building, Fire, Engineering Development Services, Traffic, Transit, Housing and Community Development, Recreation and Parks, applicable local school district, CALTRANS, as well as Lytton and Graton rancherias as required by State law AB52. A Focused Traffic Study will be required by City Traffic and CALTRANS.

Property owners within 1,000 feet of the proposed project will receive notifications when applications are received. If you would like to receive notifications as well, please provide me with your mailing address. You can also sign up to receive email notifications at <https://srcity.org/2370/Email-Notifications>.

Best Regards,

Andrew

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-----Original Message-----

From: Jeff Mehl <[jeff@jeffmehl.com](mailto:jeff@jeffmehl.com)>  
Sent: Tuesday, February 19, 2019 2:37 PM  
To: Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>; michelleB@phoenixdevco.com; [letters@pressdemocrat.com](mailto:letters@pressdemocrat.com)  
Subject: 3rd and Duton Project

We are long time (30 yrs.) homeowners in the Olive Park Neighborhood.

Our street is a mixture of Historical homes, and apartments so we are well versed in the complexities of mixed-use neighborhoods. Parking on Olive and Orange St. is becoming impossible in the evenings and weekends. The home to our right is a single family house with 3 bedrooms. There are currently 10 renters living there with 5 vehicles between them. On our left is a 3 unit flat with 9 tenants and 6 vehicles. There are 3 multi-unit apartment buildings on our block with at least 40 tenants and 15 parking spaces. You get the picture? There is no parking available anywhere near 3rd and Dutton. If we have 41 units, lets say a very conservative 2 cars per unit equals 82 vehicles. No visitor parking. Where do you plan on putting those cars? Dave's market won't be very happy to just name 1 business on that corner. I drive past there twice a day, everyday, to shop at Oliver's. At rush hours, you can barely get through the intersection during 1 stoplight. The Hwy 12 on and off ramps are at that corner. The off ramp already backs up to the freeway turn lane, and

the entrance ramp backs up onto both Dutton and 3rd. Has no one done a traffic flow study? I am well aware we need more housing in Santa Rosa but this is not well planned IMHO. A building with first level retail, 2 levels of housing, and sufficient parking would be more suited to the area. More in keeping with the Railroad Square model. I will definitely be making my voice heard at any future meetings.

Jeff Mehl

Santa Rosa, Ca.

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Wednesday, February 20, 2019 3:11 PM  
**To:** Jessica Wentz  
**Cc:** michelleB@phoenixdevco.com  
**Subject:** RE: comments on proposed development at 528 B Street

Hi Jessica,

Thanks for your email and for clearly articulating your concerns. I thought I had responded soon after receiving your email, but I don't have any record of a response. I'm sorry for not responding sooner. I have included your email in the Neighborhood Meeting project file and your comments in the meeting summary, and I shared your comments with the project applicant.

The project received Concept Design Review by the Design Review Board on February 6, 2019, and it is subject to Minor Design Review by the Zoning Administrator following formal application for Design Review. As for need, the City does recognize a housing crisis and a particular need for affordable housing. I'm not sure why vacancies exist, but private property owners are not compelled by local ordinance to make properties available for rent. This affordable housing would be subject to a contract with the City, so I don't think it would sit vacant. Traffic and pedestrian safety issues have been mentioned by many people, so we will be requiring a focused traffic study when formal application is made. Finally, I would imagine that development of the site may have a positive impact on crime in the area. Vacant properties can contribute to crime and having more people "with eyes on the street" can serve as a deterrent.

Please don't hesitate to contact me if you identify other concerns or have additional questions.

Best Regards,

Andrew

### Andrew Trippel | City Planner

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**From:** Jessica Wentz <[jwentz@remss.com](mailto:jwentz@remss.com)>  
**Sent:** Thursday, January 24, 2019 10:48 AM  
**To:** Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>  
**Subject:** comments on proposed development at 528 B Street

Dear Mr. Trippel,

I wanted to get in touch with you about the proposal to redevelop 528 B Street. I don't think I'll be able to make it to the public meeting so I wanted to email a few concerns / considerations for city planners:

- **Architecture and character of neighborhood:** That's a big project for such a small parcel. And it's located in a neighborhood with gorgeous historical architecture (including those 2 homes right across the street). Hopefully there will be some oversight re: design.
- **Project need:** Is there a need for the project? I know we have a serious housing crunch – but there are quite a few new multi-family residential buildings downtown that seem to have a lot of vacancies (e.g., Six1Five) – not sure if it's because the rents are too high or just the demand for this type of housing is too low.
- **Traffic and pedestrian safety:** That section of B street already has serious problems in terms of traffic patterns and pedestrian safety. I use the crosswalk almost every day and the cars rarely stop (in part due to the curvature of the road) – and cars are frequently going the wrong direction in the middle lane.
- **Crime:** At our office building nearby (444 10<sup>th</sup> Street), we have a lot of problems with vandalism and homeless folks sleeping, having sex, and defecating just outside of the building. I often arrive early in the morning to open up the building and have to negotiate with one or more intoxicated people to get them to leave so I can open our front door (and sometimes it can be pretty scary – especially when dealing with angry drunk men). We've called the police so many times about the problem but it just seems to be getting worse. I'm not sure if this development would help with those problems or just result in police resources being stretched even thinner than ever. Just something to consider.

Thanks in advance for your consideration of these issues!

All best,

Jessica Wentz  
 444 10<sup>th</sup> Street, Suite 200  
 Santa Rosa, CA 95401  
 (707) 545-2904 x. 19  
[jwentz@remss.com](mailto:jwentz@remss.com)



## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Thursday, February 21, 2019 8:52 AM  
**To:** Betsy Thagard; michelleb@phoenixdevco.com  
**Subject:** RE: comments on proposed project at 214 W. Third

Hi Betsy,

Thanks for providing written comments. I will add them to the project folder where they will be included in Planning review when formal project applications are submitted.

Best Regards,

Andrew

### Andrew Trippel | City Planner

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**From:** Betsy Thagard <betsythagard@gmail.com>  
**Sent:** Wednesday, February 20, 2019 6:24 PM  
**To:** Trippel, Andrew <atrippel@srcity.org>; michelleb@phoenixdevco.com  
**Subject:** comments on proposed project at 214 W. Third

Dear Andrew and Michelle,

I attended the February 6th meeting about this project. These are my written comments.

While I am absolutely delighted that this blighted vacant lot is finally going to be developed into substantial multi-family housing, I have the following concerns that I hope the developer and the city will address:

### Parking

1) Reduce project footprint devoted to parking.

The proposed footprint of this project devotes far too much space to cars and not nearly enough to the actual people who will live there. This project is designed for working families. The children of those families will need a place to play and seniors will need a space to sit outside. The amount of space devoted to parked cars must be reduced so that a play space for children can be created. Because asthma rates and other health issues are greatly increased when children play outside adjacent to freeways, the best play space for children will be in an enclosed courtyard that is sheltered from the freeway -- see my comments regarding project design below.

2) Reduce overall number of parking spaces.

I applaud the fact that this development is targeted to working and lower-income families. Those families are less likely to have multiple cars than more wealthy families. This is also a location very close to transit with bus service and the SMART train almost at its doorstep. For these reasons, I support reducing the amount of parking to the absolute minimum. I also support providing electric car sharing spaces (e.g. Zip Car) at the development so that some families can save money by choosing not to own cars.

### 3) Enable electric vehicle charging.

Finally, I note that the State of California is planning to transition automobiles away from the internal combustion engine and toward electric vehicles. Therefore, this development (and all new developments in Santa Rosa) should provide 110V electrical outlets at each parking space so that cars can be charged overnight.

### Project Design

The design of this project would be much better for children, seniors and all other residents if the building were U-shaped with units facing an interior courtyard where children can play and other residents can rest outside away from moving or parked automobiles. For an example, please see the Yulupa Cohousing project courtyard, where unit front doors open onto the courtyard and all units have a balcony where residents can sit and watch children while interacting with their neighbors. Units on the freeway side of the lot can have small windows on that side and larger ones facing the courtyard.

A U-shaped building with courtyard would create a true community space for the residents. This is particularly important at this location because the southeast corner of the Dutton/Third intersection is isolating because it is very dangerous and difficult to cross on foot. Without a community outdoor space, residents will be trapped in their units with little way to interact with others.

### Pedestrian Safety

The intersection of Dutton/Third is extremely dangerous for pedestrians. I cringe to think of seniors and children trying to navigate this intersection. I live almost directly across the street at Willow and Garden Streets just off Third, yet I never walk to the shopping strip on the southwest corner of the Dutton and Third because that intersection is so unpleasant and frightening to cross.

If residential units are to be built here, the intersection must be substantially improved for pedestrians in the following ways:

- 1) Pedestrian bulb-outs must be built to make walkers more visible to drivers turning right on red from Dutton onto Third (southeast corner) and from Third onto Dutton (northeast corner) -- especially since this is the route to the nearest playground/public outdoor space at DeMeo Park.
- 2) The current merge lane on Third on the southeast side of Dutton (directly adjacent to the project) must be eliminated to create that bulb-out and the far right lane on the south side of Third heading east on Dutton must be made into a right turn only lane. These two changes can be made in conjunction with building a bus bay outside the development on the southeast side of Third.
- 3) The city must analyze traffic patterns on Dutton to eliminate traffic build up in the intersection during rush hour which makes crossing Dutton particularly dangerous for pedestrians. Changes 1 and 2 above are possible because the traffic on Third is relatively light. Neighborhood complaints about traffic at this intersection stem

from the build up of rush-hour traffic on Dutton by drivers trying to access the freeway. In conjunction with this project, the city should analyze traffic patterns related to the lights at Dutton/Third, the freeway on and off ramps, and the Joe Rodota Trail with the express goal of making the intersection more pedestrian friendly, particularly during rush hour.

Thank you for taking these comments into consideration. I look forward to seeing an excellent and much needed project rising on that corner in the near future.

Betsy Thagard  
213 Willow Street  
Santa Rosa, CA 95401

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Thursday, February 21, 2019 9:05 AM  
**To:** karenmendez@comcast.net  
**Cc:** michelleb@phoenixdevco.com  
**Subject:** Dutton Flats proposed project comments

Good morning,

Thank you for your voicemail received on February 20, 2019, in which you offer comments about the proposed Dutton Flats project. Below are brief project-related notes from your voicemail. Please feel free email me with additional information or provide any corrections to the notes.

- Karen Mendez
- Alexander Apartments @ Dutton and N. 3<sup>rd</sup>.
- Strongly oppose it.
- Issues and Concerns
  - Existing traffic issues at intersection.
  - Current lack of street parking will be exacerbated.

Best Regards,

Andrew

### Andrew Trippel | City Planner

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## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Thursday, February 21, 2019 11:04 AM  
**To:** Gina Giacone; michelleB@phoenixdevco.com  
**Cc:** 'Jason Dunham'; Sprinkle, Rob; Streeter, Patrick  
**Subject:** RE: 41 unit Dutton Flats development - questions & comments  
**Attachments:** Attachment 4-Concept Project Plan Set-reduced.pdf; PRAP19-001-Owner Mailing Labels Map-DO NOT USE.pdf; PRAP19-001-Occupant Mailing Labels Map-DO NOT USE.pdf

Good morning,

Thank you for your email—and for clearly articulating your concerns. I am including Rob Sprinkle, City Deputy Director for Public Works—Traffic, and Senior Planner Patrick Streeter (Downtown Station Area Plan update) on my response. Both have received other Neighborhood Meeting comments that reflected concerns about traffic at the 3<sup>rd</sup> St./Dutton Ave. intersection, so I want to share your comments and concerns with them as well.

Please note that no formal project application has been received. After required project applications are submitted, Traffic will determine what level of traffic study is required based on the proposed project's trip generation. I am including the project's concept design that was presented at the pre-application Design Review Board concept review meeting on February 7, 2019. I think it will help to answer some of your questions. I have also provided responses to your questions **in red** below.

Thanks again for your email. Please feel free to contact me with any questions.

Best Regards,

Andrew

### Andrew Trippel | City Planner

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**From:** Gina Giacone <[gina@summit-sr.com](mailto:gina@summit-sr.com)>  
**Sent:** Tuesday, February 19, 2019 10:25 AM  
**To:** Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>; [michelleB@phoenixdevco.com](mailto:michelleB@phoenixdevco.com)  
**Cc:** 'Jason Dunham' <[jasondunham88@gmail.com](mailto:jasondunham88@gmail.com)>; Gina Giacone <[gina@summit-sr.com](mailto:gina@summit-sr.com)>  
**Subject:** 41 unit Dutton Flats development - questions & comments

Hi,

My name is Gina Giacone and I'm an over 14 year resident just outside of the West End neighborhood of Santa Rosa, and adjacent to the proposed Dutton Flats development on the corner of West Third and Dutton. I live there with my husband and our two young children.

Knowing that there is a huge need for housing in our community, I am all for development. In fact, I work on the development side being a licensed Civil Engineer for 15 years. However, I do want to make sure that traffic and parking considerations, in my already congested neighborhood, are being properly addressed regardless of the project.

Traffic in and around the Dutton/West Third intersection has been notoriously congested during peak hours (morning, lunch, and around 5pm), making it sometimes almost impossible to get out of my little neighborhood (our only way out of the neighborhood is by turning onto West Third). This was further compromised by the City's recent change from 4 down to 2 lanes (with a turn lane in between). Sometimes I sit in my car on either Hull or Garden Streets for over 10 minutes waiting to pull out safely onto West Third. Other times, traffic is so backed up in both the east/west directions, so in order to get to work on-time or pick-up my kids on-time, I am forced to pull into the turn lane heading east, and stay in this lane until making a left on Pierson Street. This is not sustainable. Since I have lived in this neighborhood, traffic has always been someone congested during these peak hours and it has gotten substantially worse since the recent lane reduction. In addition, I don't believe that I was properly noticed for the City's plans to reduce these lanes, and I'm not quite sure how the traffic study would have demonstrated that there wasn't a traffic significant impact associated with this change. **Area residents have also commented about current/on-going traffic issues at the Dutton/W 3<sup>rd</sup> intersection. All comments are being shared with City Traffic and Downtown Station Area Plan update staff.**

Because this area is already so congested and compromised, I am extremely concerned with the proposed 41 unit Dutton Flats development that is proposed. For two reasons: traffic and adequate parking. Here are some of my questions:

1. How will all of the people living in these units add to the already compromised traffic congestion and how will this be properly mitigated? **A traffic study will be required. The study will inform project review, which will consider these issues.**
2. How will this development impact the people that live in the adjacent Hull, Willow, and Garden Street neighborhood from a traffic standpoint? We want to keep our neighborhood safe for our children and could be forced to move if traffic impacts worsen. **A traffic study will be required. The study will inform project review, which will consider these issues.**
3. Will each of the units only be allowed one car since only 41 parking spaces will be provided? If so, how will this be enforced? **Pursuant to Zoning Code §20-36.040, Table 3-4, the minimum required parking for affordable residential uses in the Downtown Station Area Specific Plan boundary is 1 reserved space per unit. This doesn't necessarily mean that each of the units would only be allowed one car. Project developer Phoenix Development Company can provide more information about property management and enforcement of parking regulations.**
4. Where is parking proposed on the property? Will it all be within the corner block/property (versus street parking)? **Please refer to the attached concept-level plan set. The proposed parking, which meets the minimum required parking, is on-site.**
5. Will the entrance to the housing development be off of west third? If so, when exiting will they only be allowed to turn right (east)? I can't imagine that proper queuing distance can be provided to turn left (west) out of this development towards the Dutton/West Thirst intersection? **The entrance to the proposed project is from Decoe Street. The traffic study will inform review of potential issues and steps to address potential issues. The proposed project would be subject to discretionary review, so conditions of approval may consider potential issues.**
6. How will guests/friends visiting be taken into account from a traffic/parking perspective since additional people visiting will have an impact? Will there be any limitations and if so, how will this be enforced? **Minimum parking requirements established by the Zoning Code reflect a wide array of data and context considerations, including access to multiple transportation modes and general availability of on-street parking. Project developer Phoenix Development Company can provide more information about property management and enforcement of parking regulations. The proposed project would be subject to discretionary review, so conditions of approval may consider potential issues. Project developer Phoenix Development Company can provide more information about property management and enforcement of visitor regulations.**

My only other real concern is that I had some knowledge that this lot had contaminated soil and/or groundwater from a previous gas station and dry cleaning operation. I haven't ever seen any documentation on this, but I'm assuming if this is true, that a proper Phase III cleanup has been conducted and the site has been cleared for development? If so, would you be able to provide me documentation of this clean-up study? **Because the proposed project is in pre-application stage, Planning does not have that information available. Project developer Phoenix Development Company may be able to provide more information.**

For the Planner, I didn't hear about this project until I read the February 9<sup>th</sup> article in the Santa Rosa PD. I'm a bit concerned that proper noticing hasn't been provided (considering we live less than 600 feet from the proposed development. Therefore, when I read the quote in the PD article by Loren Brueggeman "It was probably the easiest neighborhood meeting I've ever been to", I have no doubt that it was since many of us likely didn't even know about the meeting before it happened. Therefore, I ask and expect that the City will do a better job of providing proper notice to the neighbors in regards to any notices, meetings, and/or hearings. I wasn't able to easily find information on the City's website regarding public noticing requirements (when/where, distance, etc), as I'm more familiar with the County's requirements, so if you could please direct me to this area in your code/guidelines that would be helpful. **Pre-application Neighborhood Meeting** noticing was mailed to all property owners and current occupants of multi-family properties within 400 feet of the proposed project (see attached mailed notices maps). This notification exceeded the 300-foot minimum distance required by Zoning Code §20-66.020.C.1.a.4. Because your parcel line is approximately 580 feet from the parcel line of the proposed development, a notice was not mailed to you. For future notifications, I will include all parcels located in the area bounded by West 3<sup>rd</sup> Street to the south, Dutton Avenue to the west, Santa Rosa Creek to the north, and Pierson Street to the east. You may also consider signing up for City email notifications at <https://srcity.org/2370/Email-Notifications>.

Lastly, I would like to better understand what the next steps are in regards to this development project. Per the PD article, the developer hopes to break ground later this year or early 2020. Understanding that the project had a pre-development meeting around the beginning of February, will this project be up for Administrative Review by the Design Review Board once the traffic study is complete? Or will it go before the Planning Commission for approval? I'm assuming that the traffic study will be available to the public? **A pre-application Neighborhood Meeting and a pre-application Concept Review by the Design Review Board were required for the proposed project. These meetings have been completed. The project developer is not compelled to file formal applications for project entitlements. If formal applications (Minor Design Review and Density Bonus applications) are submitted, Planning review of required discretionary entitlements begins immediately following submittal of required applications. The Planning review process normally takes 8-16 weeks for these project entitlements. Following Planning review, the project will be scheduled for Minor Design Review by the Zoning Administrator at a date to be determined. Property owners and current occupants will receive a Notice of Application and Notice of Public Meeting in accordance with Zoning Code notification requirements and with the added condition that I will include all parcels located in the area bounded by West 3<sup>rd</sup> Street to the south, Dutton Avenue to the west, Santa Rosa Creek to the north, and Pierson Street to the east. All notices will also be distributed by the City's email notification service. All applications and associated materials, including required technical studies, are public information and are available by visiting Room 3, City Hall during regular business hours.**

Thanks for your time and attention to these concerns,

Gina Giacone  
13 Hull Street,  
Santa Rosa, CA 95401

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Monday, February 25, 2019 7:34 AM  
**To:** Lorelle Saxena  
**Cc:** Adam Fisher; michelleB@phoenixdevco.com  
**Subject:** RE: Dutton Flats Development

Good morning,

Thank you for your email. I have saved it to the project folder, and it will be included in the project's review when formal applications are submitted.

Best Regards,

Andrew

### Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



**From:** Lorelle Saxena <lorelle@thesaxenaclinic.com>  
**Sent:** Thursday, February 21, 2019 3:51 PM  
**To:** Trippel, Andrew <atrippel@srcity.org>  
**Cc:** Adam Fisher <saltfired@gmail.com>  
**Subject:** Dutton Flats Development

Dear Mr. Trippel,

This letter is regarding the planned housing development at 214 W. 3rd Street, also known as "where the guy sells Christmas trees."

My husband and I have lived at 227 Willow Street for ten years. If you look us up on a map, you'll see that our house faces south, towards Hull Street and the intersection of West Third and Dutton--in other words, we can look out our front windows and view the parcel in question. As you can imagine, we are aware that the construction of this development and any traffic resulting from it will probably impact us and our neighbors in some way.

And knowing this, we still stand fully in support of this project. We see, daily, the impacts of our county's lack of affordable housing on our friends and loved ones, which far outweighs the small inconvenience of increased traffic. The housing crisis our community faces feels like an overwhelming challenge, and seeing our city take action to address that challenge is deeply encouraging and makes us proud to be Santa Rosa residents.

You will undoubtedly hear from people who oppose the project because of concerns about traffic and congestion. We write to you today to let you know you will not hear any of those concerns from us. On the contrary, we look forward to meeting our new neighbors when the project is completed. (Our 6-year-old son adds that he hopes some of the families that move in to Dutton Flats have kids around his age he can befriend.)



Thank you for your role in making Santa Rosa a more inclusive city.

All the best,

Dr. Lorelle Saxena, DACM, L.Ac.

The Saxena Clinic at WELL Sonoma  
416 B Street, Suite D  
Santa Rosa, CA 95401  
(707) 575-4-TCM (4826)  
[thesaxenaclinic.com](http://thesaxenaclinic.com)

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Please consider the environment before printing this email.

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Monday, February 25, 2019 8:56 AM  
**To:** Valerie  
**Cc:** michelleB@phoenixdevco.com  
**Subject:** RE: 214 W 3rd Street project

Good morning,

Thank you for your email. I am saving your comments to the project folder, and they will be included in the project's Planning review after formal applications are submitted. A Focused Traffic Study will be required for this project. The traffic study will analyze traffic patterns on surrounding streets, including traffic generated by the proposed project. Planning review will analyze parking within the context of what is required by the Zoning Code.

Please feel free to contact me with any questions.

Best Regards,

Andrew

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**From:** Valerie <vlscott1776@aol.com>  
**Sent:** Friday, February 22, 2019 8:34 PM  
**To:** Trippel, Andrew <atrippel@srcity.org>; michelleB@phoenixdevco.com  
**Subject:** 214 W 3rd Street project

Dear City,

I received a flyer regarding the proposed building of 41 new housing units. I am all for affordable housing, but lack of parking makes it a fiasco!!!!

After hearing about the parking I am VERY concerned! I live here. In the middle of the day when most neighbors are gone, the parking is still a nightmare! The streets are always full!

Where do you suggest the tenants with multiple cars park??? The thought of making left turns from that complex and the nearby cross streets in the morning (with school and city buses) is mystifying!!!!???

I hope there will be reconsideration about parking and traffic before the project is completed and it is a neighborhood nightmare. It's tough on us now.

Thank you for your time,  
V.Scott

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Thursday, February 28, 2019 10:35 AM  
**To:** alidee10@aol.com  
**Cc:** michelle olson  
**Subject:** RE: 214 W 3rd Street Proposed Development

Good morning,

Thank you for your email. A pre-application Neighborhood Meeting has been held for the proposed project, but no formal project applications have been submitted. I will add your comments in the project file where they will be included in project review of formal applications when they are received.

This project requires approved Minor Design Review and an approved Density Bonus by the Zoning Administrator at a public meeting. After formal applications are received, Planning will distribute a Notice of Application that includes information about reviewing and commenting on the project applications. Following the completion of Planning review, Planning will schedule the project for a Zoning Administrator Public Meeting, and Planning will distribute a Notice of Zoning Administrator Public Meeting at least 10 days before the project is reviewed by the Zoning Administrator. If you received a mailed notice about the Pre-application Neighborhood Meeting, you will receive a Notice of Application and Notice of Zoning Administrator Public Meeting. If you did not receive a mailed notice Pre-application Neighborhood Meeting notice, you can sign up for email notices at <https://srcity.org/2370/Email-Notifications> or provide me with your mailing address and I will add you to the mailing list.

Please let me know if you have any additional questions.

Thanks,

Andrew

### Andrew Trippel | City Planner

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**From:** alidee10@aol.com <alidee10@aol.com>  
**Sent:** Monday, February 25, 2019 2:41 PM  
**To:** Trippel, Andrew <atrippel@srcity.org>  
**Subject:** 214 W 3rd Street Proposed Development

Hello Mr. Trippel,

I am writing to request an update regarding this proposed development. I am very concerned about the high number of units at a corner intersection where traffic is already so congested. I am also disturbed regarding the city's implementation of "bonus density housing" to promote the possibility of this unit being built with 41 parking spaces for 41 units, some of which are 3 bedroom. This leaves no room at all for extra vehicles or visitor parking. My observations of the surrounding area of W third where street parking is permitted (there is nowhere nearby on Dutton Avenue that permits street parking) is that the previously built 19 unit housing complex, which has at least 2 spots per unit,

routinely uses up the majority of street parking for their additional vehicles. Residents of the houses on the north side of W 3rd also use some of the street parking for their overflow. As someone who has lived nearby for over 24 years (and frequently walks in the neighborhood but does drive my car when I work or do errands), I notice that on weekends and evenings, all but 2-3 street parking spots are routinely in use by existing residents.

Despite being near the SMART train station and bus lines, I would like to advocate for the reality that many residents of this complex will possess more than one vehicle per household, and need these vehicles to get to and from their work and other commitments. It is also healthy for people to be able to have visitors without those visitors having to struggle to park cars they will very likely drive to this complex the majority of the times they visit.

Santa Rosa really needs housing. Why not work with the developer to ask them to alter plans and replace a few of these units with a parking garage structure on the bottom floor. If the traffic study concludes that this a safe place to develop high occupancy, this parking issue is my only concern. It is a significant concern shared by myself and other surrounding neighbors.

When is the next city meeting regarding this development proposal? Please let me know as soon as possible. I will likely need to take time off work to attend and evening meeting and have to have advance notice to do so. I can be reached at [alidee10@aol.com](mailto:alidee10@aol.com) or 707-578-3309.

Sincerely,  
Alice Petty-Hannum  
Hull Street resident for the past 24 years.

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Tuesday, March 5, 2019 8:40 AM  
**To:** andy.and.marilyn@sonic.net  
**Subject:** RE: apartments to be built at 3rd and dutton

Good morning,

Thank you for your email. Formal project applications have not been received for the proposed multifamily housing, so I will save your email to the proposed project's Neighborhood Meeting folder and include it in the project's Planning review that will commence after formal application is made.

A required traffic study will analyze the impacts of adding proposed housing to the surrounding street network, which may include the portion of Dutton Avenue south of Sebastopol Road. Parking is analyzed in accordance with Zoning Code [Section 20-36.040, Table 3-4](#), which requires a minimum of 1 parking space per multifamily housing unit for affordable housing developed in the Downtown Station Area Specific Plan boundary. The proposed project is located within the specific plan boundary. This parking ratio takes into account the type of housing (multi-family), the fact that it is income-restricted, and the location's proximity to transit, bicycle, and pedestrian modes of transportation. It also incorporates State law into the minimum parking required.

Please contact me with any future questions or concerns.

Thanks,

Andrew

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**From:** andy.and.marilyn@sonic.net <andy.and.marilyn@sonic.net>  
**Sent:** Thursday, February 28, 2019 9:22 PM  
**To:** Trippel, Andrew <atrippel@srcity.org>  
**Subject:** apartments to be built at 3rd and dutton

Good Evening Andrew,

It is my understanding that you are the project manager for the apartment complex proposed for Dutton and 3rd street. As someone who lives a little over a mile south off Dutton Ave, is Dutton Ave going to be widened? Will parking still be allowed on Dutton south of Sebastopol Road? It's a very narrow and dangerous road to be adding that much traffic. Something has to change before adding that many more people to the area.

Also, I heard that only 1 parking space per unit will be allotted. That's CRAZY! A two bedroom apartment may have up to 4 cars! Where are all those people going to park? Please make sure you take into account not just the added people but their added vehicles as well. Maybe make an underground garage for all the extra cars needed.

Sincerely,

Marilyn Thomson

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Wednesday, March 13, 2019 11:58 AM  
**To:** Matt Hollis  
**Cc:** michelle olson  
**Subject:** RE: "214 W. 3rd Street Project/Dutton Flats"

Hi Matt,

Thanks for your comments about the proposed Dutton Flats project at 214 W. 3<sup>rd</sup> Street. The proposed project has completed its required Pre-application Neighborhood Meeting, but formal project applications have not yet been submitted. I will add your comments to the project's Pre-application Neighborhood Meeting folder where they will be incorporated into project review when formal applications are received.

Best Regards,

Andrew

### Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



**From:** Matt Hollis <matt@sportsamerica.com>  
**Sent:** Wednesday, March 06, 2019 6:17 PM  
**To:** Trippel, Andrew <atrippel@srcity.org>; michelleb@phoenixdevco.com  
**Subject:** "214 W. 3rd Street Project/Dutton Flats"

Hello Ms. Olsen and Mr. Trippel

I am one of the close neighbors on Hull St have a couple of quick concerns about the subject matter above from the information floating around the neighborhood and what I have read in the Press Democrat.

I do think it would be nice to have a nice looking building on the corner of 3rd and Dutton but I don't think packing people in like sardines is the answer.

A) The idea that each unit will have just 1 parking spot is crazy. Even the majority of single bedroom units are going to want 2 spots. I don't see anyway the building will handle the number of cars needed. Therefore parking is likely to overflow onto the side streets and I would hate for myself and my neighbors to have to scatter our front yards with bright orange no parking signs.

B) Should there be an emergency such as the October 2017 fires the intersection of 3rd and Dutton becomes gridlocked. Nobody from the building would be going anywhere. I looked at that intersection at 3am the early morning of Oct 9th 2017 and traffic was at a standstill as far as you could see in all directions. Adding more people into that mix is a recipe for disaster.

C) Where are the kids going to play, on the side of that intersection?

Like I said, as a neighbor who looks at that corner every morning when I pull out I like the idea of a nice building there but 41 units and 5 stories is a massive overkill. It's Santa Rosa, not New York City.

Thank you for your time! Feel free to contact me if you have any questions.

-Matt

Matt Hollis  
Senior Account Manager  
Sports America Ski Destinations  
Direct: 707-791-3211  
Toll Free: 800-876-8551, Ext. 111  
[matt@sportsamerica.com](mailto:matt@sportsamerica.com)  
[www.sportsamerica.com](http://www.sportsamerica.com)



## Trippel, Andrew

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**From:** Isaac Haugen <isaacmhaugen@gmail.com>  
**Sent:** Thursday, May 16, 2019 9:31 AM  
**To:** Trippel, Andrew  
**Subject:** Dutton and West 3rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Andrew,

I'm writing to voice my concern on parking for the new building being proposed near my house on Hull St. I have been hearing all of my neighbors and other city residents talking mainly about the undeniable parking issue to come if these plans to build are not augmented. I'm not sure what code is for parking vs living units but it seems 1 to 1 is pretty far off. I live in a 3 bedroom with my girlfriend and 2 kids. This equals a car for me (plus my truck), a car for my girlfriend, a car for my 18 yr old son soon my 17 yr old daughter will be driving. Each of my neighbors have one car per adult in the house which in every case is 2. I wouldn't expect a minimum of 2 parking spots per unit but I would expect for additional parking to be added to the scope of this project.

I hope this doesn't create a nightmare parking situation in this Neighborhood. I hope it's not a situation we have a chance to remedy but don't. I hope with all of the attention this top priority concern of parking is addressed.

Please reach out to me when you are able to address this concern.

Sincerely,

Dutton and West 3rd neighbor

Isaac Haugen  
707-975-1257

Sent from my iPhone

## Trippel, Andrew

---

**From:** Betsy Thagard <betsythagard@gmail.com>  
**Sent:** Thursday, May 16, 2019 10:04 AM  
**To:** Trippel, Andrew; michelleb@phoenixdevco.com  
**Subject:** Re: comments on proposed project at 214 W. Third

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Andrew,

I received a notice asking for formal comments on this project by May 22, 2019.

From the drawings, it appears that it has not changed one iota since my first set of comments. There is still no place to play for the children of families living in this complex, no apparent street improvements at this extremely dangerous intersection, way too much surface parking, and a terrible design that exposes residents to freeway toxins that cause or exacerbate asthma and other health conditions.

This project could be so much better. Therefore, I ask you to include in the record once again the comments attached below.

Thank you.

Betsy Thagard  
213 Willow Street  
Santa Rosa, CA 95401

On Wed, Feb 20, 2019 at 6:23 PM Betsy Thagard <[betsythagard@gmail.com](mailto:betsythagard@gmail.com)> wrote:

Dear Andrew and Michelle,

I attended the February 6th meeting about this project. These are my written comments.

While I am absolutely delighted that this blighted vacant lot is finally going to be developed into substantial multi-family housing, I have the following concerns that I hope the developer and the city will address:

### Parking

1) Reduce project footprint devoted to parking.

The proposed footprint of this project devotes far too much space to cars and not nearly enough to the actual people who will live there. This project is designed for working families. The children of those families will need a place to play and seniors will need a space to sit outside. The amount of space devoted to parked cars must be reduced so that a play space for children can be created. Because asthma rates and other health issues are greatly increased when children play outside adjacent to freeways, the best play space for children will be in an enclosed courtyard that is sheltered from the freeway -- see my comments regarding project design below.

## 2) Reduce overall number of parking spaces.

I applaud the fact that this development is targeted to working and lower-income families. Those families are less likely to have multiple cars than more wealthy families. This is also a location very close to transit with bus service and the SMART train almost at its doorstep. For these reasons, I support reducing the amount of parking to the absolute minimum. I also support providing electric car sharing spaces (e.g. Zip Car) at the development so that some families can save money by choosing not to own cars.

## 3) Enable electric vehicle charging.

Finally, I note that the State of California is planning to transition automobiles away from the internal combustion engine and toward electric vehicles. Therefore, this development (and all new developments in Santa Rosa) should provide 110V electrical outlets at each parking space so that cars can be charged overnight.

### Project Design

The design of this project would be much better for children, seniors and all other residents if the building were U-shaped with units facing an interior courtyard where children can play and other residents can rest outside away from moving or parked automobiles. For an example, please see the Yulupa Cohousing project courtyard, where unit front doors open onto the courtyard and all units have a balcony where residents can sit and watch children while interacting with their neighbors. Units on the freeway side of the lot can have small windows on that side and larger ones facing the courtyard.

A U-shaped building with courtyard would create a true community space for the residents. This is particularly important at this location because the southeast corner of the Dutton/Third intersection is isolating because it is very dangerous and difficult to cross on foot. Without a community outdoor space, residents will be trapped in their units with little way to interact with others.

### Pedestrian Safety

The intersection of Dutton/Third is extremely dangerous for pedestrians. I cringe to think of seniors and children trying to navigate this intersection. I live almost directly across the street at Willow and Garden Streets just off Third, yet I never walk to the shopping strip on the southwest corner of the Dutton and Third because that intersection is so unpleasant and frightening to cross.

If residential units are to be built here, the intersection must be substantially improved for pedestrians in the following ways:

- 1) Pedestrian bulb-outs must be built to make walkers more visible to drivers turning right on red from Dutton onto Third (southeast corner) and from Third onto Dutton (northeast corner) -- especially since this is the route to the nearest playground/public outdoor space at DeMeo Park.
- 2) The current merge lane on Third on the southeast side of Dutton (directly adjacent to the project) must be eliminated to create that bulb-out and the far right lane on the south side of Third heading east on Dutton must be made into a right turn only lane. These two changes can be made in conjunction with building a bus bay outside the development on the southeast side of Third.

3) The city must analyze traffic patterns on Dutton to eliminate traffic build up in the intersection during rush hour which makes crossing Dutton particularly dangerous for pedestrians. Changes 1 and 2 above are possible because the traffic on Third is relatively light. Neighborhood complaints about traffic at this intersection stem from the build up of rush-hour traffic on Dutton by drivers trying to access the freeway. In conjunction with this project, the city should analyze traffic patterns related to the lights at Dutton/Third, the freeway on and off ramps, and the Joe Rodota Trail with the express goal of making the intersection more pedestrian friendly, particularly during rush hour.

Thank you for taking these comments into consideration. I look forward to seeing an excellent and much needed project rising on that corner in the near future.

Betsy Thagard  
213 Willow Street  
Santa Rosa, CA 95401

## Trippel, Andrew

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**From:** Channah Z <channale.rachel@gmail.com>  
**Sent:** Friday, May 17, 2019 3:10 PM  
**To:** Trippel, Andrew  
**Subject:** Comments on the Dutton Flats Project

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Andrew,

Thank you for making the [Dutton Flats](#) project proposal available to residents to consider and comment on.

I'm a huge proponent of additional, *affordable* in the area, but I have a major concern over the amount of parking that is being provided in the proposed project. Speaking from experience of living in cities and apartments for the better part of the last 15 years, having available only 1 parking spot per unit is simply not enough.

Especially in this part of town where there is little to no street parking available for overflow. The concern is with a household with multiple adults with multiple cars, as well as for visitor parking. Where will these people keep the additional vehicle?

What I've found works well is to include 1 parking spot with each unit, but have an additional set of spaces for:

1. Renting additional parking spots. Households with more than one car can have the option of renting an additional spot from a set number of extras
2. Dedicated Visitor parking to allow residents to have visitors without issue on where to park.

I hope you will strongly consider these options for the residents of the new building as well as for the neighborhoods surrounding them which will see an influx of cars invading their streets.

Another suggestion is to ensure there is a secure room to store bikes. This can relieve parking issues for some families but providing an alternate mode of transportation around the city and providing a secure place to lock up the bike when not in use.

Thank you for your consideration,

Channah Zeldin  
Homeowner in The West End

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Monday, May 20, 2019 10:04 AM  
**To:** Trippel, Andrew  
**Subject:** Dutton Flats comment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Received via VM on May 18, 2019

- Bosinyani - property owner, 2 houses in the area. Lives in one and rents another one.
- Disagrees with 41 units.
- Already have traffic problem on W. 3<sup>rd</sup>/Dutton in the evening.
- Too many houses, too tall.
- Looks like it belongs in San Francisco and not in Railroad Square, our historic district.

Andrew

### Andrew Trippel | City Planner

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Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



## Trippel, Andrew

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**From:** Ann Hutchinson <annhutchinson@sonic.net>  
**Sent:** Monday, May 20, 2019 4:03 PM  
**To:** Trippel, Andrew  
**Cc:** Kevin Hutchinson  
**Subject:** proposed Dutton Flats project

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Andrew,  
First off, let me say that I appreciate any and every effort on the behalf of the city to help our housing situation. And I don't mind having the apartments near our house. I do have two very real concerns, however.

If you think adding more traffic to that corner is a good idea, I beg you to head east on Highway 12 from Stony Point and exit at Dutton around 5:00 pm. Even at 6:00 pm, coming from our house on Iowa, we had to wait through three signal cycles to get onto highway 12 from W. Third. I can't tell you how often there are cars blocking the intersection. This is a huge problem that needs to be addressed with or without the new apartments. I hope that adding apartments will prompt some correction there.

Then there's the lack of adequate parking. One space per unit in a county where most households need every adult working in order to survive doesn't make any sense. Assuming that people will have only one car, or will be willing or even able to take public transit everywhere they need to go, at every hour they need to go there, is pure fantasy.

We can walk to the train station in five minutes, but it doesn't run any of the times we need it to run for what we would use it for. We drive down to Petaluma or Cotati several times a week in the evening and would not be able to get back by train if we took the train down there. We have yet to ride. And the Train doesn't help people who commute east or west. Or people working nights or graveyard.

Increase the number of spaces and fix that hazardous corner and then I'm all in. Otherwise, I really can't get behind it and will fight against it.

Thanks for listening.

Ann Hutchinson

201 Iowa Street  
Santa Rosa

--

Ann Hutchinson  
707-953-1663  
[socodancebeat.com](http://socodancebeat.com)

## Trippel, Andrew

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**From:** Pat St. Clair <stclair@sonic.net>  
**Sent:** Tuesday, May 21, 2019 5:25 PM  
**To:** Trippel, Andrew  
**Subject:** Dutton/W.Third Apts.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Andrew,

The apartments at Dutton and W. Third are a bad idea without adequate parking. My take is that with 41 apts. you will need at a minimum 60 parking spaces. With SR rents as high as they are, people will need to be able to travel to their jobs and they will need two cars instead of one. No one is seriously going to use public transit to get to their jobs. The hours of transit are not long enough or don't go enough places, to make it practicable to use public transit.

The other point is that it is one of the worst corners in SR for traffic going anywhere!! There has already been a traffic death in the area due to poor lighting, substandard streets, uncoordinated traffic lights, toy trains going nowhere. It also appears to be a heavily commercial area. Why would anyone want to live backed up against a freeway offramp that has nothing to offer except noise, traffic and accidents.

There also doesn't appear to be any low or very low income apartments included in the design. Think harder before putting a project inadequately thought out in an area like this. Also where are the children supposed to play? Is this building including an indoor playground? The project appears to be inadequately thought out at this point. Much more thought needs to go into it before it is finalized or vetoed. There does not seem to be enough space at this corner for a project this size while missing a play area and parking for all users.

Pat St. Clair

1624 Bryden Lane

Santa Rosa, CA 95404



## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Wednesday, May 22, 2019 9:47 AM  
**To:** Trippel, Andrew  
**Subject:** Dutton Flats comments - Milligan

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Call from Mike Milligan – lives within 1 block of project

1. **Parking** – not enough parking for this project. Should be at least 2 parking spaces for each unit.
2. **Traffic** – traffic on W 3<sup>rd</sup>/Dutton has been bad for 10 years. Traffic issues should be addressed before more cars are added from a project. Series of lights that don't seem to correspond to each other. Imwalle Gardens subdivision will also impact the intersection.

### Andrew Trippel | City Planner

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## Trippel, Andrew

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**From:** Mindy Chairez <sheepchairez@gmail.com>  
**Sent:** Wednesday, May 22, 2019 12:12 PM  
**To:** Trippel, Andrew  
**Subject:** Dutton Flats

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Trippel,

I am writing to voice my concern about the proposed Dutton Flats development. As a resident on W Third St., I am very familiar with the site in question. While I support the filling in of empty spaces within city limits and low income housing, I don't believe this site can support the proposed project. The intersection is already over impacted and there is not enough street space to support the parking that would be required. It is a nice thought that if you simply don't build the parking spaces, people will stop relying on cars. Unfortunately, the local residents are the ones who are going to pay for that mistake. Even if half the units didn't have a vehicle, there still wouldn't be enough parking and the intersection would still be overimpacted. Undue stress will be put on the current residents including the commercial ones like Dave's Market. A 5 story building would also be completely out of place.

Please do not go ahead with this project as it is. Scale it back to be beneficial and fitting with what our beautiful Santa Rosa is. Increase the off street parking and decrease the project to 3 stories. I believe in a sustainable future for Santa Rosa. Please don't just look at the dollar signs and listen to our local residents who don't support this project as it currently stands.

Thank you for your time.

Sincerely,

Mindy Davidson

Sent from my iPhone

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Wednesday, May 22, 2019 1:40 PM  
**To:** Trippel, Andrew  
**Subject:** Commont on Dutton Flats

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Property owner in neighborhood

Would like to provide negative comments

- 41 apartments won't work at all. A few years ago, Hugh Futrell had an application that didn't go through. I would like to see some apartments but 41 will not work.
- Cannot get out on W. 3<sup>rd</sup>.
- Would love to see something shorter, maybe 3 stories and 20 or so units.
- Not enough parking spaces.
- With additional houses in Imwalle Gardens subdivisions, this just won't work.

If plan could be revised, it could be a good project. Would like progress and affordable housing, but this is too much.

### Andrew Trippel | City Planner

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Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Friday, May 24, 2019 4:03 PM  
**To:** Jason Davidson; Trippel, Andrew  
**Subject:** RE: Dutton Flats

Hi Jason,

Thanks for your email. Your comments will be included in the project's public record where they will be considered during Planning review, and they will be shared with the Zoning Administrator prior to the project's Minor Design Review public hearing. The project is currently in Planning review and the public hearing has not been scheduled.

The project file is a public record. It is available for review in Room 3, City Hall, during weekdays as follows: Mondays, Tuesdays, and Thursdays from 8:00 AM – 4:30 PM; Wednesdays from 10:30 AM – 4:30 PM, and Fridays from 8:00 AM – Noon. Below is some additional information provided in response to your concerns and concerns shared by others.

**Project Size Concerns (Number of Dwelling Units/Project Density)** Concerns have been expressed about the number of units proposed by the project. The information below demonstrates that the number of units proposed is based upon what is permitted by right due to the project's zoning and the project's eligibility for a State Density Bonus. If the project is determined to be eligible for a 35% State Density Bonus, then 41 units are permitted by local and state regulations.

- The proposed project is a 41-unit, 100% affordable, multi-family development for income-qualified households earning 30-60% or less of Area Median Income (AMI).
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The Dutton Flats project proposes 41 dwelling units, 41 on-site parking spaces, and +80 indoor bicycle parking spaces for a 100% affordable housing development located within the Downtown Station Area Plan boundary. Concerns have been expressed that the number of parking spaces proposed will not be enough for the number of units allowed.

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#### Other Concerns

A concern was expressed regarding availability of children play areas. The proposed project would include a ±5,775 square-foot Community Amenities Area reserved for use by residents only. The Area features a Fitness Room and indoor Children's Play Area, Game Room and Community Room, a computer-equipped Tech Area for students, and a Bike Kitchen. Floor-to-ceiling glass curtain walls open the Community Amenities Area to the exterior sidewalk. An outdoor children's play area (±200 sq. ft.) is located behind and adjacent to the residential building.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404 Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

-----Original Message-----

From: Jason Davidson <jmdavidson72@gmail.com>

Sent: Wednesday, May 22, 2019 1:41 PM

To: Trippel, Andrew <atrippel@srcity.org>

Subject: Dutton Flats

Hello. My name is Jason. I am one of the five or six closest neighbors to your proposed Dutton flats project. I agree that Santa Rosa needs more housing but what I don't agree with is 41 units with 41 parking spots. That's insane! I don't know who comes up with those numbers but they sure don't make sense to me. The intersection at West third and Dutton is already overcrowded. This will definitely not help. Especially if there are cars parked all over the street. I sincerely hope much more thought goes into this matter before it moves any further forward. Thanks for your time.

Jason

Sent from my iPhone

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Friday, May 24, 2019 4:19 PM  
**To:** Renee Milligan; Trippel, Andrew  
**Subject:** RE: Dutton Flats

Hi Renee,

Thanks for your email. Your comments will be included in the project's public record where they will be considered during Planning review, and they will be shared with the Zoning Administrator prior to the project's Minor Design Review public hearing. The project is currently in Planning review and the public hearing has not been scheduled.

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Best Regards,

Andrew

**Andrew Trippel | City Planner**

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



**From:** Renee Milligan <milliganrenee@gmail.com>

**Sent:** Wednesday, May 22, 2019 10:17 AM

**To:** Trippel, Andrew <atrippel@srcity.org>

**Subject:** Dutton Flats

Dear Andrew,

I wanted to follow up my voice mail message I left for you this week as I haven't heard back from you!

I wanted to make sure that I'm on record for opposing the Dutton Flat project. Here is a list of reasons why:

The number of units is too large for the neighborhood.  
Traffic has become difficult, especially after the fires.  
There will be and a big impact with the new development of neat  
Imwalle gardens.  
Most family's including low income have more than one car,  
including low-income families.  
A 5 story building isn't aesthetically pleasing to the area.

My family settled into this neighborhood in 1915. We have  
supported most of the development and believe in the property  
owner's rights. But there needs to be a balance and this is way out  
of proportion. Recommend scaling down the number of units and  
having the building be no more than 3 stories. As our city planner,  
I trust you can be open to suggestions from the neighbors!

Best Regards,

Renee Lazzini Milligan

230 Willow St, Santa Rosa, CA 95401

104 Garden Street, Santa Rosa, Ca 95401

707-478-4830



## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Friday, May 24, 2019 4:22 PM  
**To:** Ann Hutchinson; Trippel, Andrew  
**Cc:** Kevin Hutchinson  
**Subject:** RE: proposed Dutton Flats project

Good afternoon,

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Best Regards,

Andrew

### Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



**From:** Ann Hutchinson <annhutchinson@sonic.net>

**Sent:** Monday, May 20, 2019 4:03 PM

**To:** Trippel, Andrew <atrippel@srcity.org>

**Cc:** Kevin Hutchinson <kevin@socodancebeat.com>

**Subject:** proposed Dutton Flats project

Andrew,

First off, let me say that I appreciate any and every effort on the behalf of the city to help our housing situation. And I don't mind having the apartments near our house. I do have two very real concerns, however.

If you think adding more traffic to that corner is a good idea, I beg you to head east on Highway 12 from Stony Point and exit at Dutton around 5:00 pm. Even at 6:00 pm, coming from our house on Iowa, we had to wait through three signal cycles to get onto highway 12 from W.

Third. I can't tell you how often there are cars blocking the intersection. This is a huge problem that needs to be addressed with or without the new apartments. I hope that adding apartments will prompt some correction there.

Then there's the lack of adequate parking. One space per unit in an county where most households need every adult working in order to survive doesn't make any sense. Assuming that people will have only one car, or will be willing or even able to take public transit everywhere they need to go, at every hour they need to go there, is pure fantasy.

We can walk to the train station in five minutes, but it doesn't run any of the times we need it to run for what we would use it for. We drive down to Petaluma or Cotati several times a week in the evening and would not be able to get back by train if we took the train down there. We have yet to ride. And the Train doesn't help people who commute east or west. Or people working nights or graveyard.

Increase the number of spaces and fix that hazardous corner and then I'm all in. Otherwise, I really can't get behind it and will fight against it.

Thanks for listening.

Ann Hutchinson

201 Iowa Street  
Santa Rosa

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Ann Hutchinson  
707-953-1663

[socodancebeat.com](http://socodancebeat.com)

## Trippel, Andrew

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**From:** Kevin Hutchinson <kkevman@sonic.net>  
**Sent:** Sunday, May 26, 2019 12:56 PM  
**To:** Trippel, Andrew  
**Subject:** Dutton Flats

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Andrew,

My wife, Ann Hutchinson, shared your response to her concerns about the Dutton Flats proposal. First of all I want to say a project of this kind is necessary.

I too, have my concerns. I wonder if your "experts" actually physically observed these intersections. Did they see the cars turning left off west bound 3rd Street backed up into the intersection blocking east bound traffic, south bound Dutton backed up all the way to Santa Rosa Creek, or the west bound Hwy 12 traffic backed up onto the freeway.

I'm also curious as to the success of "encouraging" people to ride their bicycles in Sonoma County rainy season. In a neighborhood that already has parking issues (I have come home to people parked on my front yard) I think expecting a three bedroom apartment to have only one car is extremely naive. Clearly the "experts" don't live anywhere near this neighborhood, or one like it. As to, the bus stop, again I wonder about a bus in the right hand lane that can't even get through the intersection east bound, when the traffic from west bound 3rd onto south bound Dutton backed up 3 cars deep in the intersection.

As I have wondered, has anyone in your office actually come out and "observed" the reality living and working in this part of town.

Kevin Hutchinson

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Kevin Hutchinson

## Trippel, Andrew

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**From:** alidee10@aol.com  
**Sent:** Monday, May 27, 2019 11:40 AM  
**To:** Trippel, Andrew  
**Subject:** Re: Dutton Flats Multi Family Development Public Comment

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

Dear Mr. Trippel,

Thank you for your thoughtful response to my concerns. I have two additional questions,  
1) was the fact that there will be a public bus stop on the corner also factored into the traffic study? I would think that will only worsen the congestion and erratic behavior by drivers at that intersection. There was a bus stop one block closer to downtown on W. Third that seems to be inactive now.

2) Did the traffic study take into account that during congested hours, the apartment complex cannot exit Decoe Street and go west on W Third Street safely? I noticed that you wrote "Given the project's location, these trips would head east or west on W. 3<sup>rd</sup> Street" and have a negligible effect on traffic. This does not seem to imply that the congestion at the West Third Street westbound turn lane and how that will affect the residents ability to exit has been considered.

I understand the need for housing in our city. It is to bad that the reasonable request of having enough parking for the units could not be considered at this early time as the city prepares to build up. It would, undoubtedly, help make the city a nicer place to live even with high density housing. Most residents that I speak with, want housing for people. I think it is possible to have that and adequate parking and avoid consciously creating the part of San Francisco that makes me and others who have chosen Santa Rosa glad not to live in San Francisco. I am very concerned about the direction our city is heading related to parking. For example, I notice that the "kiss and drop" SMART train station has negatively impacted the residents and businesses who welcomed it so warmly in the West End because there is no parking lot there for users of the train. This has resulted in overcrowded streets and parking scarcity in that area. I do not want to see the same thing happen in my neighborhood. Undoubtedly, one of the 68 public parking spots in the study is the one that we routinely use to park our car already.

I hope there can be a balance between the quality of life of people and the agendas of public policy.

Sincerely,

Alice Petty-Hannum

-----Original Message-----

From: Trippel, Andrew <atrippel@srcity.org>  
To: alidee10@aol.com <alidee10@aol.com>; Trippel, Andrew <atrippel@srcity.org>  
Sent: Fri, May 24, 2019 4:20 pm  
Subject: RE: Dutton Flats Multi Family Development Public Comment

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Best Regards,

Andrew

**Andrew Trippel | City Planner**

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



**From:** alidee10@aol.com <alidee10@aol.com>  
**Sent:** Monday, May 20, 2019 6:16 PM  
**To:** Trippel, Andrew <atrippel@srcity.org>  
**Subject:** RE: Dutton Flats Multi Family Development Public Comment

Hello Mr. Trippel,

These are my concerns about the project proposed and I would like to make sure that they are reflected in the information related to it as it is reviewed.

I am very concerned about the high number of units at a corner intersection where traffic is already so congested. I am also disturbed regarding the city's implementation of "bonus density housing" to promote the possibility of this unit being built with 41 parking spaces for 41 units, some of which are 3 bedroom. This leaves no room at all for extra vehicles or visitor parking. My observations of the surrounding area of W third where street parking is permitted (there is nowhere nearby on Dutton Avenue that permits street parking) is that the previously built 19 unit housing complex, which has at least 2 spots per unit, routinely uses up the majority of street parking for their additional vehicles. Residents of the houses on the north side of W 3rd also use some of the street parking for their overflow. As someone who has lived nearby for over 24 years (and frequently walks in the neighborhood but does drive my car when I work or do errands), I notice that on weekends and evenings, all but 2-3 street parking spots are routinely in use by existing residents. There is not room for the massive amount of overflow parking that will likely be needed to accommodate extra cars and visitors to this complex. Not putting parking spaces does not eliminate the inevitable need for parking. Will applicants be screened based upon how many cars and visitors they own? Despite being near the SMART train station and bus lines, I would like to advocate for the reality that many residents of this complex will possess more than one vehicle per household, and need these vehicles to get to and from their work and other commitments. It is also healthy for people to be able to have visitors without those visitors having to struggle to park cars they will very likely drive to this complex the majority of the times they visit.

Santa Rosa really needs housing but why such a high number of units on a congested block? In the time since this project was first brought to my attention, I have an additional concern. I have also realized that given there is only one entrance and exit, which is on Decoe Street across from the neighborhood I live in, the number of cars who enter our two street, no other outlet neighborhood to make U turns via Garden street will increase significantly because there will be no way for the complex residents to enter West Third street going west. The left turn lane of the westbound side of west third street is often backed up to or past Decoe Street during busy times when Dutton Avenue is congested. That will completely block the residents from turning left or westward from Decoe street. As many people who live on West Third or who are stuck in the congested traffic already do, they will enter our neighborhood driving quickly and looking to turn around in the intersection of Garden and Willow street. This is already a problem and a potential hazard to the small school on that corner and it will become more dangerous with more people who would be stuck traveling East only when they leave their home.

Please consider these issues and provide some sort of plan to address them if this complex is approved as is.

Sincerely,



Alice Petty-Hannum

Hull Street resident for the past 24 years.

Property owner on West Third Street for 2 1/2 years.

## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Wednesday, May 29, 2019 7:21 AM  
**To:** Trippel, Andrew  
**Subject:** Dutton Flats comment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Renee Milligan and Michael Milligan

707-478-4830

Own 2 properties (230 Willow, 104 Garden)

Completely against the Dutton Flats project. Doesn't go with the area. 5 story doesn't even look like anything in that area. Close by is a historic area; however, this area hasn't been designated yet.

Also, the traffic is horrible. Especially since additional houses will be added to Imwalle Gardens.

### Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Wednesday, May 29, 2019 7:23 AM  
**To:** Trippel, Andrew  
**Subject:** Dutton Flats comment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Jeremy 707-542-7040 – Plumber for City during past 18 years. Until things got funny down there.

112 Hull St.

Concerns about Dutton Flats. Traffic Study done years ago. Back then traffic was horrible. Now, it's even worse. Bike lanes are great for cyclists but not for traffic.

Bad intersection to try to put something in.

### Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



## Trippel, Andrew

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**From:** Trippel, Andrew  
**Sent:** Wednesday, May 29, 2019 7:42 AM  
**To:** Trippel, Andrew  
**Subject:** Dutton Flats comment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Greg Valentine – 707-548-4586

211 Willow

Dutton Flats comment. There will be no extra car or visitor parking available. The intersection is already extremely congested and dangerous. I've lived here for 18 years and sometimes I walk to the store due to the traffic.

Decoe street is the only in/out, which will result in people coming down Garden St. and turning around.

The Imwalle Sudivision will result in increased congestion. I often walk to the store with my son on my shoulders because of the traffic.

It doesn't match the layout of our neighborhood.

People will park in Dave's parking lot and cause congestion.

Low income housing is not used correctly. People take advantage of it and don't use it correctly. You say there will be a son and mother living there, but there will be 7 people living there. It's not fair because I'm paying for that already with my taxes. People are taking advantage of the system.

There's no where to park. People will be speeding down our street and a kid will get hit. It's going to happen because people living in low income housing aren't mentally sound.

### Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



## Trippel, Andrew

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**From:** Gina Giaccone <gina@summit-sr.com>  
**Sent:** Wednesday, June 5, 2019 11:34 AM  
**To:** Trippel, Andrew; michelleB@phoenixdevco.com  
**Cc:** 'Jason Dunham'; Sprinkle, Rob; Streeter, Patrick; Gina Giaccone  
**Subject:** RE: 41 unit Dutton Flats development - questions & comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

I received a notice of application for the Dutton Flats Development project on May 13<sup>th</sup>, requesting comments by May 22<sup>nd</sup>. I realize that I'm now outside of the requested timeline, but I hope that you will consider these comments to be included in the file for this project. Most of the content of this email is the same as I had stated in my original email, I just want to make sure that these concerns are being heard and addressed now that there is a formal application on file.

As I had indicated in my original email in February of this year, my name is Gina Giaccone and I'm an over 14 year resident just outside of the West End neighborhood of Santa Rosa, and adjacent to the proposed Dutton Flats development on the corner of West Third and Dutton. I live there with my husband and our two young children. Knowing that that there is a huge need for housing in our community, I am supportive of development. In fact, I work on the development side being a licensed Civil Engineer for 15 years. However, I do want to make sure that traffic and parking considerations, in my already congested neighborhood, are being properly addressed regardless of the project.

Traffic in and around the Dutton/West Third intersection has been notoriously congested during peak hours (morning, lunch, and around 5pm), making it sometimes almost impossible to get out of my little neighborhood (our only way out of the neighborhood is by turning onto West Third from either Hull or Garden Streets). This was further compromised by the City's recent change from 4 lanes down to 2 lanes (with a turn lane in between). Sometimes I sit in my car on either Hull or Garden Streets for over 10 minutes waiting to pull out safely onto West Third. Other times, traffic is so backed up in both the east/west directions, in order to get to work on-time or pick-up my kids on-time, I am forced to pull into the turn lane heading east, and stay in this lane until making a left on Pierson Street. This is not sustainable or safe, in my opinion. Since I have lived in this neighborhood, traffic has always been somewhat congested during these peak hours and it has gotten substantially worse since the recent lane reduction on West Third.

Because this area is already so congested and compromised, I am extremely concerned with the proposed 41 unit Dutton Flats development that is proposed. For two reasons: traffic and adequate parking. Here are some of my questions/comments that I would appreciate be taken into consideration:

1. I look forward to seeing the traffic study address how all of the people living in these units will impact the already compromised traffic congestion on West Third and surrounding artery street, and how it will be properly mitigated.
2. I look forward to seeing the traffic study address how this development will impact and mitigate the traffic associated with the residents that live in the adjacent Hull, Willow, and Garden Street neighborhoods. We want to keep our neighborhood safe for our children and could be forced to move if traffic impacts worsen.
3. I look forward to seeing how the traffic study will address proper queuing distance on West Third (when heading west to turn into the proposed development) and what impact this will have to residents in my neighborhood to be able to turn east or west onto West Third.
4. Understanding that there will be 41 parking spaces for a total of 41 units, I look forward to hearing if each of the units will only be allowed one car since only 41 parking spaces will be provided. I haven't yet heard from the

Project Developer (Phoenix Development Company) in response to this question. I would also like to understand from the developer how parking (on-site and/or on adjacent roads) will or will not be enforced.

5. I have not yet heard from the developer regarding how guests/friends visiting residents at the proposed development will be taken into account from a parking perspective since additional people visiting will have an impact. Will there be any limitations on guests and if so, how will this be enforced? I also look forward to hearing how the traffic study will take these additional visitors and associated traffic into consideration.

My only other real concern is that I had some knowledge that this lot had contaminated soil and/or groundwater from a previous gas station and dry cleaning operation. I haven't ever seen any documentation on this, but I'm assuming if this is true, that a proper Phase III cleanup has been conducted and the site has been cleared for development. I have not yet heard from the project developer regarding any information or documentation related to this issue.

Thanks for your time and attention to these concerns,

**GINA GIACONE, P.E.**

PRINCIPAL

Division Manager | Water/Wastewater

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**SUMMIT ENGINEERING, INC.**

463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403

707.527.0775 EXT.162

707.636.9162 DIRECT

707.616.4460 MOBILE

[www.summit-sr.com](http://www.summit-sr.com)

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**From:** Trippel, Andrew <atrippel@srcity.org>

**Sent:** Thursday, February 21, 2019 11:04 AM

**To:** Gina Giacone <gina@summit-sr.com>; michelleB@phoenixdevco.com

**Cc:** 'Jason Dunham' <jasondunham88@gmail.com>; Sprinkle, Rob <RSprinkle@srcity.org>; Streeter, Patrick <pstreeter@srcity.org>

**Subject:** RE: 41 unit Dutton Flats development - questions & comments

Good morning,

Thank you for your email—and for clearly articulating your concerns. I am including Rob Sprinkle, City Deputy Director for Public Works—Traffic, and Senior Planner Patrick Streeter (Downtown Station Area Plan update) on my response. Both have received other Neighborhood Meeting comments that reflected concerns about traffic at the 3<sup>rd</sup> St./Dutton Ave. intersection, so I want to share your comments and concerns with them as well.

Please note that no formal project application has been received. After required project applications are submitted, Traffic will determine what level of traffic study is required based on the proposed project's trip generation. I am including the project's concept design that was presented at the pre-application Design Review Board concept review meeting on February 7, 2019. I think it will help to answer some of your questions. I have also provided responses to your questions in red below.

Thanks again for your email. Please feel free to contact me with any questions.

Best Regards,

Andrew

**Andrew Trippel | City Planner**

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404



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**From:** Gina Giacone <[gina@summit-sr.com](mailto:gina@summit-sr.com)>  
**Sent:** Tuesday, February 19, 2019 10:25 AM  
**To:** Trippel, Andrew <[atrippel@srcity.org](mailto:atrippel@srcity.org)>; [michelleB@phoenixdevco.com](mailto:michelleB@phoenixdevco.com)  
**Cc:** 'Jason Dunham' <[jasondunham88@gmail.com](mailto:jasondunham88@gmail.com)>; Gina Giacone <[gina@summit-sr.com](mailto:gina@summit-sr.com)>  
**Subject:** 41 unit Dutton Flats development - questions & comments

Hi,

My name is Gina Giacone and I'm an over 14 year resident just outside of the West End neighborhood of Santa Rosa, and adjacent to the proposed Dutton Flats development on the corner of West Third and Dutton. I live there with my husband and our two young children.

Knowing that that there is a huge need for housing in our community, I am all for development. In fact, I work on the development side being a licensed Civil Engineer for 15 years. However, I do want to make sure that traffic and parking considerations, in my already congested neighborhood, are being properly addressed regardless of the project.

Traffic in and around the Dutton/West Third intersection has been notoriously congested during peak hours (morning, lunch, and around 5pm), making it sometimes almost impossible to get out of my little neighborhood (our only way out of the neighborhood is by turning onto West Third). This was further compromised by the City's recent change from 4 down to 2 lanes (with a turn lane in between). Sometimes I sit in my car on either Hull or Garden Streets for over 10 minutes waiting to pull out safely onto West Third. Other times, traffic is so backed up in both the east/west directions, so in order to get to work on-time or pick-up my kids on-time, I am forced to pull into the turn lane heading east, and stay in this lane until making a left on Pierson Street. This is not sustainable. Since I have lived in this neighborhood, traffic has always been someone congested during these peak hours and it has gotten substantially worse since the recent lane reduction. In addition, I don't believe that I was properly noticed for the City's plans to reduce these lanes, and I'm not quite sure how the traffic study would have demonstrated that there wasn't a traffic significant impact associated with this change. **Area residents have also commented about current/on-going traffic issues at the Dutton/W 3<sup>rd</sup> intersection. All comments are being shared with City Traffic and Downtown Station Area Plan update staff.**

Because this area is already so congested and compromised, I am extremely concerned with the proposed 41 unit Dutton Flats development that is proposed. For two reasons: traffic and adequate parking. Here are some of my questions:

1. How will all of the people living in these units add to the already compromised traffic congestion and how will this be properly mitigated? **A traffic study will be required. The study will inform project review, which will consider these issues.**
2. How will this development impact the people that live in the adjacent Hull, Willow, and Garden Street neighborhood from a traffic standpoint? We want to keep our neighborhood safe for our children and could be forced to move if traffic impacts worsen. **A traffic study will be required. The study will inform project review, which will consider these issues.**
3. Will each of the units only be allowed one car since only 41 parking spaces will be provided? If so, how will this be enforced? **Pursuant to Zoning Code §20-36.040, Table 3-4, the minimum required parking for affordable residential uses in the Downtown Station Area Specific Plan boundary is 1 reserved space per unit. This doesn't necessarily mean that each of the units would only be allowed one car. Project developer Phoenix Development Company can provide more information about property management and enforcement of parking regulations.**

4. Where is parking proposed on the property? Will it all be within the corner block/property (versus street parking)? **Please refer to the attached concept-level plan set. The proposed parking, which meets the minimum required parking, is on-site.**
5. Will the entrance to the housing development be off of west third? If so, when exiting will they only be allowed to turn right (east)? I can't imagine that proper queuing distance can be provided to turn left (west) out of this development towards the Dutton/West Thirst intersection? **The entrance to the proposed project is from Decoe Street. The traffic study will inform review of potential issues and steps to address potential issues. The proposed project would be subject to discretionary review, so conditions of approval may consider potential issues.**
6. How will guests/friends visiting be taken into account from a traffic/parking perspective since additional people visiting will have an impact? Will there be any limitations and if so, how will this be enforced? **Minimum parking requirements established by the Zoning Code reflect a wide array of data and context considerations, including access to multiple transportation modes and general availability of on-street parking. Project developer Phoenix Development Company can provide more information about property management and enforcement of parking regulations. The proposed project would be subject to discretionary review, so conditions of approval may consider potential issues. Project developer Phoenix Development Company can provide more information about property management and enforcement of visitor regulations.**

My only other real concern is that I had some knowledge that this lot had contaminated soil and/or groundwater from a previous gas station and dry cleaning operation. I haven't ever seen any documentation on this, but I'm assuming if this is true, that a proper Phase III cleanup has been conducted and the site has been cleared for development? If so, would you be able to provide me documentation of this clean-up study? **Because the proposed project is in pre-application stage, Planning does not have that information available. Project developer Phoenix Development Company may be able to provide more information.**

For the Planner, I didn't hear about this project until I read the February 9<sup>th</sup> article in the Santa Rosa PD. I'm a bit concerned that proper noticing hasn't been provided (considering we live less than 600 feet from the proposed development. Therefore, when I read the quote in the PD article by Loren Brueggeman "It was probably the easiest neighborhood meeting I've ever been to", I have no doubt that it was since many of us likely didn't even know about the meeting before it happened. Therefore, I ask and expect that the City will do a better job of providing proper notice to the neighbors in regards to any notices, meetings, and/or hearings. I wasn't able to easily find information on the City's website regarding public noticing requirements (when/where, distance, etc), as I'm more familiar with the County's requirements, so if you could please direct me to this area in your code/guidelines that would be helpful. **Pre-application Neighborhood Meeting noticing was mailed to all property owners and current occupants of multi-family properties within 400 feet of the proposed project (see attached mailed notices maps). This notification exceeded the 300-foot minimum distance required by Zoning Code §20-66.020.C.1.a.4. Because your parcel line is approximately 580 feet from the parcel line of the proposed development, a notice was not mailed to you. For future notifications, I will include all parcels located in the area bounded by West 3<sup>rd</sup> Street to the south, Dutton Avenue to the west, Santa Rosa Creek to the north, and Pierson Street to the east. You may also consider signing up for City email notifications at <https://srcity.org/2370/Email-Notifications>.**

Lastly, I would like to better understand what the next steps are in regards to this development project. Per the PD article, the developer hopes to break ground later this year or early 2020. Understanding that the project had a pre-development meeting around the beginning of February, will this project be up for Administrative Review by the Design Review Board once the traffic study is complete? Or will it go before the Planning Commission for approval? I'm assuming that the traffic study will be available to the public? **A pre-application Neighborhood Meeting and a pre-application Concept Review by the Design Review Board were required for the proposed project. These meetings have been completed. The project developer is not compelled to file formal applications for project entitlements. If formal applications (Minor Design Review and Density Bonus applications) are submitted, Planning review of required discretionary entitlements begins immediately following submittal of required applications. The Planning review process normally takes 8-16 weeks for these project entitlements. Following Planning review, the project will be scheduled for Minor Design Review by the Zoning Administrator at a date to be determined. Property owners and current occupants**



will receive a Notice of Application and Notice of Public Meeting in accordance with Zoning Code notification requirements and with the added condition that I will include all parcels located in the area bounded by West 3<sup>rd</sup> Street to the south, Dutton Avenue to the west, Santa Rosa Creek to the north, and Pierson Street to the east. All notices will also be distributed by the City's email notification service. All applications and associated materials, including required technical studies, are public information and are available by visiting Room 3, City Hall during regular business hours.

Thanks for your time and attention to these concerns,

Gina Giacone  
13 Hull Street,  
Santa Rosa, CA 95401

## Trippel, Andrew

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**From:** Betsy Timm <betsy101@sonic.net>  
**Sent:** Sunday, June 9, 2019 8:27 AM  
**To:** Trippel, Andrew  
**Cc:** Betsy Timm  
**Subject:** Dutton Flats

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Greetings,

I live off of West Third Street, and it is my major route.

I wholeheartedly support Dutton Flats but do have a warning comment. Please do read on.

The westbound Hwy 12 traffic that exits onto Dutton, then turning north, is already dangerously backed up on Hwy 12 several times a day. If apartment dwellers are permitted to exit onto the same northbound Dutton route — or worse, want to go west on Third from Dutton — the backups will be even worse and more dangerous to traffic on Hwy 12 traveling west. Recall that the Hwy 12 traffic gets backed up very close to the exit curve from Hwy 101. If residents try to go west on Third, they will often straddle several traffic lanes in their attempt to get in to this very short turn lane.

I assume the traffic studies will report no impact from this development, per usual (do they ever study a cumulative effect?!). But let's use our eyes, experience and common sense here, and make some decisions about ingress and egress accordingly.

Thank you

*Betsy Timm*  
436 Rusty Drive  
95401  
[Betsy101@sonic.net](mailto:Betsy101@sonic.net)