

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Sunday, June 9, 2019 6:07 PM
To: Murray, Susie
Cc: Allyn Kaufmann
Subject: Re: Additional Acacia Village Questions

Hello Susie,

Thank you for your responses per the attachment. Additional questions:

- Does City code for Residential Small-Lot Subdivisions still state that "... A small lot residential project shall comply with the requirements of this Section... intended to provide opportunities to increase the supply of smaller dwelling units and rental housing units by allowing the creation of subdivisions with smaller lots and dwellings, and to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood, where the General Plan anticipates no change to existing neighborhood character."?
- What are the "Residential occupancy standards"?
- Please let me know what the "Resident and guest parking system" is.
- What are your positions re: "visual striping" and "bulb outs" constructed at the intersection of Winding Creek Avenue and Breeden Street as methods of traffic calming suggested by Assistant Fire Marshall, Ian Hardage?
- Will Campus Property (developers) or the Acacia Village HOA be required to take into consideration/incorporate any plans for open space development/maintenance other than the village green; ie: a commitment to the maintenance of the nearby creek and path?

Lisa

On 6/7/2019 12:35 PM, Murray, Susie wrote:

Lisa,

Sorry I had to put this into a different document. When I responded to the email, my system dumped me. I recreated my responses in a Word doc (attached). I apologize if you receive both.

Susie

Susie Murray | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



Please consider the environment before printing.

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Wednesday, June 5, 2019 11:38 AM
To: Murray, Susie
Cc: allyn Kaufmann
Subject: Acacia Village (746 Acacia Lane)

Resent as the Dumpster/Trash enclosure section was missing.

Susie, further to our conversation this morning, here are my bulleted items; some with questions:

- **Project plans.**
 - o We can view them at the City.
 - o Ask developer if we want copies.
 - o Question: Are there any significant changes relevant to Breeden Street/Austin Creek neighbors?
- **Dumpster/Trash enclosure.**
 - o You'll provide us with a copy of design once you have it.
 - o Design to include features to reduce noise impact and trash odors.
 - o Question: Can the Trash Enclosure Condition stipulate that the "man door" be on the enclosure's south side (facing Winding Creek Avenue) so it isn't facing Breeden Street (or Acacia Village) residences as we discussed in September 2018?
 - o Question: Does the trash enclosure design require design review?
- What is the stipulated Resident and guest parking system listed on CC&R Conditions?
- **Parking Lot/Garage Noise and Light Buffering.**
 - o You'll talk with the developer about a "double-sided fence" between garage/parking lot spaces and Breeden Street residences as a noise buffer.
 - o Question: Can the CC&Rs Condition Line "1(i)" stipulate "... parking lots, including areas between parking garages/parking spaces and residences" as we discussed in September 2018?
 - o Question: Can the CC&Rs Condition Line "1(i)" stipulate that the areas behind the parking garages and adjacent to residences will be enclosed by a fence with a locked gate accessible only by HOA maintenance staff?
- **Opaque/Textured glass in window of second-story living levels which overlook Breeden Street residences.**

- o Question: Per previous conversation, after looking at “sections”, do you feel that the above is warranted?

- **Property Line Fencing.**

- o Neighbors will work with the developer on this.

- **Traffic Management.**

- o Question: Will there be any conditions stipulated for slowing down traffic on Winding Creek Avenue?

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Wednesday, June 5, 2019 11:29 AM
To: Murray, Susie
Cc: allyn Kaufmann
Subject: Acacia Village (746 Acacia Lane)

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 - o Question: Per previous conversation, after looking at "sections", do you feel that the above is warranted?
- **Property Line Fencing.**

- o Neighbors will work with the developer on this.

- **Traffic Management.**

- o Question: Will there be any conditions stipulated for slowing traffic on Winding Creek Avenue?

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Friday, August 31, 2018 4:02 PM
To: Murray, Susie
Cc: Allyn Kaufman
Subject: Acacia Village 8/21/18 Meeting Notes including DAC Stipulations
Attachments: Acacia Village 8-21-18 Susie Murray Meeting Summary.docx

Hello Susie,

Thank you for meeting with myself and Allyn Kaufmann regarding the Acacia Village project on August 21, 2018.

Attached, please find a summary of the items we discussed. Please add the stipulations we discussed, and which are outlined below in red, to the DAC Report. Other items to which you agreed and questions I have are also highlighted in red.

Please correct any misunderstandings on my part or add anything I've missed!

Thank you, Susie.

Lisa Joslen

Acacia Village - File Number PRJ18-036

8-21-18 Meeting Summary

Susie Murray, Lisa Joslen and Allyn Kaufmann

Process from here:

- You are still gathering information and need certain conditions of approval met.
- Once the Developer has met all the conditions to move the project forward, a Development Advisory Committee (DAC) Report will be written/issued.
 - Will include conditions of approval.
 - The DAC can stipulate that:
 - Garbage pick-up time be at a reasonable hour, i.e.: after 8 am.
 - Dumpster/Trash enclosure be a closed room with a “man door” on the South side.
 - Dumpsters have the same sound attenuation as garage doors.
 - _____, so there are no dumpster/odors.
 - I believe you said the DAC Report could stipulate something about trash odors, but my notes are incomplete on this.
 - Please let me know what that stipulation is, or if I misunderstood this being a possible stipulation.
 - Property line fencing be agreed upon with Breeden Street neighbors.
 - Trees (and other landscaping?) be maintained in good health.
- Prepare for Public Hearing.
 - Notice to neighbors.
 - Public Hearing sign posted on Austin Creek Subdivision side of Winding Creek Avenue.
 - You said this is reasonable as neighbors other than those receiving the written notice will be affected by increased parking and traffic due to the Winding Creek Avenue street extension opening.
 - Draft meeting notes and staff recommendations.
- Neighbors/community members submit comments within the deadline.
 - As soon as neighbors receive Public Hearing notice, we need to look at the project plans and write/submit our concerns.
 - Best to submit them 1-2 weeks before the meeting.
 - Neighbors can submit comments up to the meeting time, but you don't recommend waiting until then.
 - Want Commission members to have time to review our input.
 - Planning Commission members will get packet the Thursday before the meeting.
- Public Hearing before Planning Commission.
 - Likely in October.

Other Items

- HOA CCRs can require:
 - Regular and ongoing maintenance of parking lots/dumpster areas, including areas behind garages/parking spaces.
 - Plants watered, litter and detritus, etc., removed.
 - Weekly basis.
 - Parking garages be used only for parking.

Question: How do we get these plus other requirements added to the HOA CC&Rs?
Through the City or the Developer?

- Submitted Project Plans: Do they show that houses behind Breeden Street homes will be single-story?
 - Project plans don't show height of houses on each lot.
 - The Developer has told you that they are putting single-story units behind houses on Breeden Street.
 - We should get Project Description from the Developer to confirm this.
- Concern with second-story living area windows overlooking Breeden Street homes.
 - I said the Developer will be doing "sections" of views from Lots 18 and 19 second-story windows looking into Breeden Street properties, but I'm also concerned with Lot 25.
 - You said that the City requires transparency, including windows with minimum-size specifications, on house sides.
 - We can request that the Developer put in opaque/textured glass in windows of second-story living levels which overlook Breeden Street residences.
 - You said you will discuss this with the Developer.
 - You will ask the Developer about any second-story windows on Lots 25 and 14, etc. that look into Breeden Street homes.
- Parking Garage/Lot/Dumpster Noise/Odors.
 - Developer is doing a noise study to comply with the City Noise Ordinance.
 - City Code Chapters 16 and 17.
 - Developer will include design features to reduce noise impact.
 - You said to check the Building Code to determine if garages are required to be insulated.
 - As listed above, the DAC can stipulate that:
 - Garbage pick-up time be at a reasonable hour, i.e.: after 8 am.
 - Dumpster/Trash enclosure be a closed room with a "man door" on the South side.
 - Dumpsters have the same sound attenuation as garage doors.
 - _____, so there are no dumpster/odors.
 - My notes are incomplete on this.

- Crime, trash, odor, rodent concerns with the area between the garages and Breeden Street property fences.
 - The space will be 4 feet of concrete with gutters.
 - Don't want to wall off space behind garages.
 - Can call police and ask opinion on space behind garages as a crime risk.
 - Maintenance of trash more of a concern re: rodents, etc.
 - We can condition Parking Lot maintenance, including area behind garages, in CC&RS.
 - Stipulate that the areas be maintained on a regular basis.
 - Be specific about frequency.
 - Plants watered, litter and detritus, etc., removed.
- Property Line Fencing.
 - We work with Developer re: type of wall/fence design, etc.
 - The City won't require concrete unless the sound study dictates that it's needed.
 - It's up to the Developer to propose a fence design.
 - You will have the Developer propose fencing and require that we agree on it before moving forward with project approval.
 - We work out the fence design with the Developer.
 - We want the fence that is best for privacy and sound attenuation, etc.
 - You suggested we look into the "Good Neighbor" fence which is solid all the way down; a sturdier, more private design.
- Parking Garage/Lot Landscaping.
 - You haven't seen a Landscaping Plan.
 - Will need it before the Developer can move forward.
 - Developer will be asked to mitigate large amount of tree removal with tree replacement, etc.
 - Tree Ordinance: Chapter 17-24
 - They can put trees in backyards, etc.
 - City can condition the project for trees.
 - Developer is required to maintain them in good health.
 - Must run irrigation and keep going until property owners move in.
 - Property owners can remove trees/landscaping.
- Parking Lot/Garage Lighting.
 - Developer is required to use shields on the lights to keep the light from shining into our properties.
 - Code:
 - Poles can be max 16 ft'.
 - Light must be contained on site.
 - Shouldn't light up our yards.
 - Consider motion sensor lights vs. lights always on?

- Parking Analysis per our conversation with Ian Hardage.
 - WTrans (?) did a parking analysis.
 - We could ask them to extend analysis to our side of the Winding Creek Avenue.
 - You will email a copy of the first analysis to Allyn Kaufmann and myself in final form.
 - We could contact the author and have them expand on it.
 - Ask the cost for building on existing analysis.

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Wednesday, August 8, 2018 10:37 AM
To: Murray, Susie
Subject: Re: Acacia Village - File Number PRJ18-036

Hello Susie,

Please confirm our 3:00 pm appointment for tomorrow, Thursday, August 9th, at 329 Breeden Street.

If possible, please bring any revised plans/drawings that the developers have submitted related to the project.

Thanks, Susie. I look forward to seeing you tomorrow.

Lisa

707.538.8875

On 7/10/2018 10:08 AM, Murray, Susie wrote:

Lisa,

Thank you for your comments. I'm back from vacation and, if you still want to meet with me, we can schedule a time. If so, I recommend waiting a few more weeks until I've heard back from City staff.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



 Please consider the environment before printing.

From: Lisa Joslen [<mailto:revlisa@sonic.net>]
Sent: Thursday, June 28, 2018 4:28 PM
To: Murray, Susie <SMurray@srcity.org>; Ross, Adam <ARoss@srcity.org>
Cc: sasun.torikian@gmail.com
Subject: Acacia Village - File Number PRJ18-036

Hello Susie,

These comments are submitted on behalf of myself and my husband, Sasun Torikian. Our issues/concerns with the Acacia Village project are more-comprehensively outlined in the Austin Creek Neighbor Comment document that I emailed to you and Adam Ross earlier today, 6-28-18. In addition, here are our personal comments.

Our house is located at 329 Breeden Street in Santa Rosa's Austin Creek subdivision. It is on the west side of Breeden Street adjacent to the proposed Acacia Village development.

I am disabled/ill and spend most of my time at home. Privacy, light, view and minimal noise are important to my peace of mind and, therefore, my health. I currently enjoy those qualities in our Breeden Street home where most of our living space is in the back of the house with multiple windows facing Acacia Lane. I'm able to open the windows and blinds to let in light and fresh air with views across the Mork property to Acacia Lane... while maintaining privacy. We also enjoy privacy, light and views in our backyard where we have a outdoor furniture and a spa. We accept that houses will be built behind our house, but seek to minimize the impact on our privacy, light, shade and views, etc.

We feel that the Acacia Village High-Density Housing development design should be compatible with our Austin Creek neighborhood. As stated in the City code for Residential Small-Lot Subdivisions, "... A small lot residential project shall comply with the requirements of this Section... to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood..."

While we understand the need for and support more housing being built in Santa Rosa, including higher density housing, we are extremely concerned that the Acacia Village development won't be compatible with the Austin Creek subdivision in multiple ways. The most important to us are:

1. **Design compatibility between Acacia Village dwelling units and Austin Creek subdivision homes along the west side of Breeden Street.** We recommend that:

1.5-story (single-living level) houses ONLY be built behind 1.5 (single-living level) Breeden Street homes to ensure compatibility, privacy, light and view. Like other neighbors, we are emphatically against having 2-story houses built behind our house and other Breeden Street houses bordering the Acacia Village development.

No front, rear or side, 1.5- or second-story windows be designed/built in Acacia Village houses that would have views into Breeden Street homes. This applies to any Acacia Village house, not just those built adjacent to Breeden Street houses.

Rear set-backs for houses adjacent to Breeden Street be increased to 15'.

Landscaping be designed and implemented to assist in ensuring privacy where dwelling units are built next to existing houses and parking garages/lots.

2. **Parking and Winding Creek Avenue extension.**

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Thursday, July 19, 2018 5:32 PM
To: Murray, Susie
Subject: Re: Acacia Village - File Number PRJ18-036

Hello Susie,

Thank you for your call this morning. I enjoyed our conversation.

I've reconsidered your offer to meet at my house on Thursday, August 9, at 3 pm. I'd like to have you come to my house if that still works for you.

Please let me know at your convenience.

I look forward to seeing you on the 9th whether at my house or your office.

Thank you,

Lisa

Lisa Joslen

707-538-8875

On 7/13/2018 1:23 PM, Lisa Joslen wrote:

Hello Susie,

I hope you had a good and restful vacation.

Yes, I still wish to meet with you and agree that waiting until you hear from City staff would be best.

I am available Monday, 7/23, Thursday, 7/24, and Friday, 7/25. Other than that, I am available on Monday, 8/6, or Thursday, 8/9.

Please let me know what time would be best for you and your receipt of City staff comments.

Thank you,

Lisa

Lisa Joslen

707-538-8875

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Lisa,

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Susie Murray | City Planner

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Sent: Thursday, June 28, 2018 4:28 PM

To: Murray, Susie <SMurray@srcity.org>; Ross, Adam <ARoss@srcity.org>

Cc: sasun.torikian@gmail.com

Subject: Acacia Village - File Number PRJ18-036

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2. **Parking and Winding Creek Avenue extension.**

We agree with questions, comments and recommendations provided by Kevin Buchanan, Allyn Kaufmann and Bruce Dicoskey on these issues.

We'd like to meet with Assistant Fire Marshall, Ian Hardage, to further explore alternatives to opening up the Winding Creek Avenue extension.

If the extension is put through, we need more information about the design of the Breeden Street/Winding Creek Avenue intersection.

3. **Garages/Open Parking Spaces.**

We agree with comments and recommendations provided by Allyn Kaufmann and Bruce Dicoskey on this issue.

We'd like more information on management/mitigation measures to be taken for noise, foul odors, trash and rodents as well as for protecting Breeden Street neighbor privacy and safety.

Susie, thank you for time and assistance. We will submit further comments as additional plans, drawings and other documents are provided by the applicant. Please also contact me when you return to schedule a time to meet/discuss the Acacia Village development.

Respectfully submitted,

Lisa Joslen and Sasun Torikian.

329 Breeden St.
Santa Rosa, CA 95409
707.538.8875

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Thursday, June 28, 2018 4:28 PM
To: Murray, Susie; Ross, Adam
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329 Breeden St.
Santa Rosa, CA 95409
707.538.8875

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Thursday, June 28, 2018 1:48 PM
To: Murray, Susie
Cc: sasun.torikian@gmail.com; Allyn Kaufman; Helen Bryant; Kevin Buchanan; Frank Rivera; Tricia Rivera; Lorraine and Harold Badillo; mike.sothebys@me.com; Bob & Karen Smith; Carol Mork; karpenkoj@gmail.com; JamiCollins@comcast.net; Leni Kearns; charlene.garrison@yahoo.com; Ned Rifken; revlisa@sonic.net; Ross, Adam
Subject: Acacia Village - File Number PRJ18-036: Austin Creek Neighbor Comments
Attachments: Acacia Village Planning Project Application - Austin Creek Neighbor Comments 6-28-18.pdf

Hello,

On behalf of Austin Creek Neighbors, I'm submitting our group comments about the Acacia Village Planning Project/ Application, File Number PRJ18-036. The document is attached as a pdf.

Neighbors include:

Lisa Joslen/Sasun Torikian, 329 Breeden Street

Frank and Tricia Rivera, 333 Breeden Street

Allyn Kaufmann and Bruce Dicoskey, 325 Breeden Street

Helen and Mike Bryant, 319 Breeden Street

Harold and Lorraine Badillo, 311 Breeden Street

Charlene Garrison and Ned Rifken, 300 Breeden Street

Kevin Buchanan and Julie Karpenko, 312 Breeden Street

Rob and Leni Kearns, 316 Breeden Street

Jami and Jim Collins, Winding Creek Avenue

Carol Mork, Acacia Lane (not in Austin Creek neighborhood)

John and Olga Christodoulides, 315 Breeden Street, were also represented by these comments. They have recently sold their house. I haven't spoken with the new owners, but expect they will have similar concerns/comments.

Neighbors will be submitting personal comments as well.

Please contact me at 707.538.8875 if you have any questions.

Respectfully submitted,

Lisa Joslen

ACACIA VILLAGE PLANNING PROJECT APPLICATION

FILE NUMBER: PRJ18-036

Austin Creek Neighbor Comments

We understand the need for increased housing, including affordable housing.

We feel that the ends shouldn't justify the means at the cost of existing neighborhoods/residents.

We feel that small-lot subdivisions, especially those with Density Bonus incentives and concessions aren't fulfilling the City's Small-Lot Subdivision design guideline, "to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood".

We are very concerned that the proposed Acacia Village High-Density, Small-Lot Subdivision is not compatible with the Austin Creek Subdivision/Neighborhood.

(Note: Our comments are based on housing unit Plan designs provided to us for the 4-5-18 neighborhood meeting. We will have additional comments once we've seen revised unit Plan designs/drawings and related materials not available before the 6/28/18 proposal comment date.)

Our issues/concerns and recommendations include, but are not limited to, the following:

ISSUES/CONCERNS

1. Maintaining the integrity/character of the existing neighborhood.

City code for Residential Small-Lot Subdivisions states, "... A small lot residential project shall comply with the requirements of this Section... intended to provide opportunities to increase the supply of smaller dwelling units and rental housing units by allowing the creation of subdivisions with smaller lots and dwellings, and to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood, where the General Plan anticipates no change to existing neighborhood character."

- We want Acacia Village design and development to be compatible with the existing Austin Creek subdivision neighborhood. We are concerned with:

- Maintaining the integrity and character of our neighborhood which offers a good quality of life for its residents, including:
 - Single-story houses only are built behind single-story houses for privacy, light, shade and view, etc.
 - Excellent natural lighting.
 - Note: While all homes in the subdivision benefit from the window design, it's the houses on the west side of Breeden Street, adjacent to Acacia Village, that would have their light, view and privacy most-impacted by the development.
 - These houses have multiple, large windows and sliding glass doors facing the development.
 - See more below in the Privacy, Light, Shade and View section.
 - Adequate parking is available.
 - Parking can be tight on holidays or during neighbor construction/other projects.
 - Children can play safely on lawns, side streets and Winding Creek Avenue at Breeden Street.
 - Especially important as there isn't play equipment accessible nearby.
 - Quiet and peaceful.
- Maintaining consistency with housing design, unit height, set-backs, street design and available parking.
 - See more below.
- Maintaining privacy for the Breeden Street houses adjacent to Acacia Village.
 - See more below.
- Maintaining neighborhood safety. Opening Winding Creek Avenue will increase traffic and traffic speed through the neighborhood making it less safe.
 - See more below.
- Maintaining adequate parking. Opening Winding Creek Avenue will greatly impact the parking on our streets and make it difficult for residents to park close to home, etc.
 - Greater numbers of people driving and parking along our streets also:
 - decreases safety
 - increases the opportunity for crime
 - increases noise pollution.
 - See more below.
- Maintaining the peace and quiet, etc. Increased traffic noise and increased noise, unpleasant odors and artificial lighting from parking garages, parking lots and trash dumpsters, etc. will negatively affect quality of life.
 - See more below.

2. Privacy, Light, Shade and View.

Related to subdivision design and dwelling unit design, height and proximity to adjacent and other subdivision houses. Also related to parking garage/lot design.

Especially important for the Austin Creek subdivision homes along Breeden Street adjacent to the proposed Acacia Village between Winding Creek and Prospect Avenues, particularly as the main living areas and windows of the existing Breeden Street houses face west toward Acacia Lane where the units would be built.

- Concerned that building 2-story houses behind Breeden Street single-story homes, not only wouldn't be "compatible" with the adjacent Breeden Street residences but would be detrimental to the residents of those houses in terms of privacy, light, shade and view.
 - Concerned about loss of light and view from 2-story houses built 4-14 feet from Breeden Street property lines.
 - Concerned about loss of privacy from second-story living (1.5 or 2-story) windows overlooking Breeden Street yards and houses.

Recommendations:

- Create a complementary design transition between Acacia Village dwelling units and Austin Creek subdivision homes along Breeden Street.
 - Build ONLY single-story homes (or units of comparable height) behind single-story Breeden Street homes.
 - NOTE: On 5/4/18, Robert Upton and Michael Hooper of Acacia Village, LLC (Campus Property Group) verbally assured Breeden Street residents that all houses built adjacent to Breeden Street would be Plan One, single/1.5-story houses. Mr. Upton later confirmed this by email.
 - This assurance included the house to be built on Lot 3 behind the Lands of Wallen. They said the Lot 3 house would be built facing Acacia Lane with its backyard facing the Lands of Wallen, not built with its side facing the Lands of Wallen as in plans/drawings presented at the 4/5/18 neighborhood meeting.
 - On 6/25/18, we were informed that Plan One is being revised as a 2-story house. Mr. Upton also said that the house behind the Lands of Wallen will remain with its side to the Lands of Wallen with a 4' set-back.
 - Mr. Upton will notify us when revised Plan drawings are available so that we may review and discuss them. We will provide the Planning Commission with additional comments at that time.

- NO front, rear or side, 1.5- or second-story windows/views into Breeden Street homes.
- MINIMUM 15' rear and 5' side set-backs.
 - Note: The rear set-back on adjacent Breeden Street houses is 15' at the shallowest points.
 - Houses are designed with varying rear depths, so set-backs are much greater than 15' at most points for houses on both sides of the fence.
 - Note: The side set-back on Breeden Street two-story houses with a window overlooking single-story houses is 10'.
- Landscaping should be designed and implemented to assist in ensuring privacy, including noise and artificial light protection, where dwelling units are built next to existing houses and parking garages/lots.
 - NOTE: In May, Mr. Upton said they would discuss landscaping and that they would do what they could to minimize the impact of their proposal; that "Treatment of fences and landscaping along the property line will also make a difference."
 - We will have additional comments after we review/discuss the revised plans.

3. Adequate parking.

Smaller-lot subdivisions usually don't have adequate parking so people park on the streets.

With the Density Bonus, there will be even more units and cars causing an even greater burden on existing neighborhoods.

- Concerned that inadequate parking in the development will cause overflow parking to move into the Austin Creek Subdivision, making it difficult for residents, their visitors and vendors working there to park, etc.
 - The (6) Plan Three units have 2-car garages, but they are stacked.
 - It's unrealistic to expect homeowners with two cars to park them both in a "stacked" garage even if mandated by CC&Rs.
 - Realistic best-case scenario: Residents use back portion for storage and park one car in garage.
 - Likely scenario: Garage is used for storage with one car in driveway and the other on the street.
 - There would be even more cars on the street if these households have more than 2 cars.
 - The (19) Plan One and Plan Two units have one assigned, garage parking spot per dwelling unit.
 - The 18 open parking spaces aren't assigned and must accommodate unit owners' additional vehicles, visitors and service providers.

- 12 parking spaces projected to be available on Acacia Lane.
 - It's unrealistic to think that there will be 12 parking spots available on Acacia Lane given the small-lot subdivision going in across Acacia Lane and the existing senior housing with inadequate parking.

Recommendations:

- Keep Winding Creek Avenue extension closed using a barrier which is accessible for fire, police and other emergency vehicles and which would allow for emergency egress.
 - Install an emergency gate or other moveable barrier and sidewalks to allow for foot and bicycle traffic while limiting vehicle through traffic and Acacia Village overflow parking.
- Use alternative emergency egress route which doesn't involve opening Winding Creek between Acacia Lane and Breeden St.
 - Ensure that Acacia connecting west to Prospect Avenue stays open.
 - Street parking there doesn't directly impact neighbors.
- Reduce the number of dwelling units and add more parking spaces.
- Have the HOA CC&Rs require homeowners to park in their garages as stated in the proposal.
 - Concern that enforcement of this won't occur/isn't realistic.
- Have the HOA CC&Rs require residents to park onsite with adequate parking spaces provided.
 - Concern that enforcement of this won't occur/isn't realistic.
- Assign open/visitor parking spots to specific units.
- Have the HOA provide (lease?) ride-share vehicles.
 - Set aside specific parking spots for the vehicles.
 - # 3-4?
 - This fits in with developer's sustainability intentions.

4. Parking Garages/Open Parking Spaces.

Noise pollution, artificial light, reduced privacy, rodent and safety issues.

- Concerned that parking garages, open parking spots and trash dumpsters in the lot off Winding Creek will cause 24/7 noise disturbance, particularly as they would be right behind existing Breeden Street residents' bedrooms and living spaces.
- Concerned re: design esthetics

Recommendations:

- Take measures to protect the privacy and safety of adjacent Breeden Street residents and other neighbors regarding:
 - noise pollution
 - exhaust pollution
 - artificial lighting
 - crime
 - rodents
 - trash smell
 - other
- Insulate the garages.
- Create a noise buffer through a wall, landscaping, etc.
- Move the trash dumpsters as far from Breeden St. houses as possible.
- Site open parking spaces away from existing residence property lines.
- Install lighting that will not shine into adjacent Breeden Street or other houses.
- Install crime protection regulations in CC&Rs.
- Build tasteful garage structures using wood, etc.
 - Not concrete or ugly materials.

5. Increased traffic as safety, congestion, noise and pollution issues.

Our community is a tranquil place where our children play outdoors, where we congregate and socialize.

- Concerned that added traffic/disturbance/noise compromises our safety and quality of life.
- Concern with increased number and speed of drivers going down Winding Creek toward Acacia Lane.

Recommendations:

- Keep Winding Creek Avenue extension closed using a barrier which is accessible for fire, police and other emergency vehicles and which would allow for emergency egress.
 - Install an emergency gate or other moveable barrier and sidewalks to allow for foot and bicycle traffic while limiting vehicle through traffic and Acacia Village overflow parking.

- Use alternative emergency egress route which doesn't involve opening Winding Creek between Acacia Lane and Breeden St.
 - Ensure that Acacia connecting west to Prospect Avenue stays open.
 - Street parking there doesn't directly impact neighbors.

6. **Drainage** given the type of soil in Rincon Valley.

Recommendation: Install French drains on all dwelling units.

7. **Open Space impact:** maintenance of existing and planning for additional Open Space.

Concern about increased use impact on existing nearby creek and path.

Concern that current Village Green seems inadequate as a usable open space for so many units.

- To truly fulfill developers' vision of a Pocket Neighborhood with a design emphasis/focus on a central Village Green, we feel that the common landscaped area needs to be larger with children's play equipment; therefore, more useable and pleasant.
 - Important as there isn't a park/playground with immediate access.
 - Accessing Rinconada Park requires people to go through private property.

Recommendations:

- Open Space development/maintenance should be taken into consideration/incorporated into any plan, i.e.: including a commitment to the maintenance of nearby creek/path.
- Increase the Village Green size by reducing number of houses so that the Village Green is more pleasant and useable.
- Include playground equipment.
- Include the community garden.

8. **Increased noise** as pollution and privacy issues. Included with other issues/concerns.

9. **Increased pollution:** Concern regarding impact of car, noise, trash, BBQs and car washing/other chemical, etc. pollution on Breeden Street/Austin Creek residents/residences and on existing open space, i.e.: creek alongside Austin Creek subdivision.

Murray, Susie

From: Lisa Joslen <ljmail@sonic.net>
Sent: Tuesday, June 19, 2018 11:35 AM
To: Murray, Susie
Subject: Re: Appointment re: Acacia Village Application

Susie,

Thank you for the clarification.

Tomorrow between 9:30 am and 2:00 pm is the best time to reach me.

Please call at 707.538.8875.

I look forward to talking with you tomorrow if it works.

Lisa

On 6/19/2018 11:07 AM, Murray, Susie wrote:

> Lisa,

>

> You can comment throughout the review process. We request comments early on so staff & applicant have adequate time to address them. A week or two won't make any difference.

>

> I'll try to call you tomorrow. What's the best number to reach you?

>

> Susie Murray

> Sent from my iPhone

>

>> On Jun 19, 2018, at 10:30 AM, Lisa Joslen <ljmail@sonic.net> wrote:

>>

>> Susie,

>>

>> The Notice of Application states that written or oral comments need to be provided by Thursday, June 28th. Given that deadline, I feel it's important to have a quick chat about any changes so my submitted comments reflect the application.

>>

>> Please clarify for me as I'm a little confused here. If there are additional changes and more information coming in, how am I to provide comments by June 28th?

>>

>> On another note, have a fabulous vacation!

>>

>> Thanks,



>>

>> Lisa

>>

>>

>>> On 6/19/2018 10:18 AM, Murray, Susie wrote:

>>> Lisa,
>>>
>>> I'm leaving on vacation of Friday, so this week is completely jammed up. I'll be back in the office on July 9th. By then, I should have comments from other departments, and you'll have plenty of time to review for any changes. Would you like to set a time to meet the week of July 9th?
>>>
>>> Susie
>>>
>>> Susie Murray | City Planner
>>> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa,
>>> CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 |
>>> smurray@srcity.org
>>>
>>>
>>>  Please consider the environment before printing.
>>>
>>>
>>> -----Original Message-----
>>> From: Lisa Joslen [mailto:ljmail@sonic.net]
>>> Sent: Tuesday, June 19, 2018 9:57 AM
>>> To: Murray, Susie <SMurray@srcity.org>
>>> Subject: Re: Appointment re: Acacia Village Application
>>>
>>> Susie,
>>>
>>> Is there a time tomorrow or Friday that we can talk by phone to briefly review any changes?
>>>
>>> Thanks,
>>>
>>> Lisa
>>>
>>>
>>>> On 6/19/2018 9:52 AM, Murray, Susie wrote:
>>>> It's already up there. Enjoy the read. And stay in touch; there'll be more added soon.
>>>>
>>>> Susie Murray | City Planner
>>>> Planning & Economic Development | 100 Santa Rosa Avenue | Santa
>>>> Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 |
>>>> smurray@srcity.org
>>>>
>>>>
>>>>  Please consider the environment before printing.
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>>>>
>>>> -----Original Message-----
>>>> From: Lisa Joslen [mailto:ljmail@sonic.net]
>>>> Sent: Tuesday, June 19, 2018 9:51 AM
>>>> To: Murray, Susie <SMurray@srcity.org>
>>>> Subject: Re: Appointment re: Acacia Village Application
>>>>
>>>> Susie,
>>>>

>>>> Please leave the file at the front counter for me. I will come in today to review it and obtain copies from the counter staff.

>>>>

>>>> I'd also like to set a time to talk with you by phone tomorrow if you are available. Between 9:00 am and 2:00 pm is best for me.

>>>>

>>>> Thank you.

>>>>

>>>> Lisa Joslen

>>>>

>>>>

>>>>

>>>> On 6/19/2018 9:27 AM, Murray, Susie wrote:

>>>> Lisa,

>>>>

>>>> I won't be available at all today. I can leave the file at the front counter if you would like to come in and review it. In terms of copies, counter staff can help you with that.

>>>>

>>>> Susie Murray | City Planner

>>>> Planning & Economic Development | 100 Santa Rosa Avenue | Santa

>>>> Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 |

>>>> smurray@srcity.org

>>>>

>>>>

>>>> ☒☒ Please consider the environment before printing.

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>>>>

>>>> -----Original Message-----

>>>> From: Lisa Joslen [mailto:ljmail@sonic.net]

>>>> Sent: Tuesday, June 19, 2018 8:40 AM

>>>> To: Murray, Susie <SMurray@srcity.org>

>>>> Subject: Appointment re: Acacia Village Application

>>>>

>>>> Hello Susie,

>>>>

>>>> I'd like to see you today after 10:00 am or tomorrow at/after 2:30 pm to pick up a copy of the Acacia Village plans and review any changes.

>>>>

>>>> Please let me know if/when you can fit me into your schedule. I'm not available the rest of the week.

>>>>

>>>> Thank you,

>>>>

>>>> Lisa Joslen

>>>>

>>>> 707-538-8875

>>>>

>>>>

>>>>

>>>> Sent from my iPhone

>>>>

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Monday, April 16, 2018 3:45 PM
To: Michael Hooper; Robert Upton
Cc: Kevin Buchanan; Allyn Kaufman; Murray, Susie; Helen Bryant; John Christodoulides; Frank Rivera; Mike Bryant; Lorraine and Harold Badillo; Carol Mork; Jami Collins; Charlene Garrison; Ned Rifken; Sasun Torikian
Subject: Re: Acacia Village: Austin Creek Neighbors' Questions, Issues/Concerns and Recommendations
Attachments: Acacia Village 4-5-18 Neighborhood Meeting - Austin Creek Neighbor Input (v2).doc

Hello Mr. Upton and Mr. Hooper,

It was a pleasure meeting you at the 4-5-18 Neighborhood Meeting about Acacia Village.

Attached please find a revised version of the document I gave you at that meeting on behalf of Austin Creek neighbors. The document outlines our questions, issues/concerns and recommendations.

Those of us who live adjacent to the project property look forward to meeting with you on May 2nd. We appreciate your willingness to view our homes in terms of privacy, light, shade and views, etc.

Please contact myself or Allyn Kaufman (email above) if you have any questions.

Thank you.

Kind Regards,

Lisa Joslen

707.538.8875

ACACIA VILLAGE NEIGHBORHOOD MEETING

Campus Property (Developer) and Susie Murray (City Planner)

April 5, 2018 at 7:00 pm * City Hall, 100 Santa Rosa Ave., Room 7

Austin Creek Neighbor Input (v2)

We absolutely understand the need for increased housing, including affordable housing. That said, the ends shouldn't justify the means at the cost of existing neighborhoods/residents. We feel that small-lot subdivisions, especially those with Density Bonus incentives and concessions don't fulfill the City's Small-Lot Subdivision design guideline, **"to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood"**.

We are very concerned about the effects of the proposed Acacia Village High-Density, Small-Lot Subdivision on the Austin Creek Subdivision/Neighborhood. Our questions, issues/concerns and recommendations include, but are not limited to, the following:

PROPOSAL REVIEW/QUESTIONS

1. Is Plan One the proposed plan for the affordable housing units?
2. Which Plan Designs are proposed to be built on each lot?
 - a. Which Plans are the proposed dwelling units behind adjacent Breeden Street houses?
3. What are the proposed set-backs for each dwelling unit? The copy of the plan was difficult to read. Specifically:
 - a. What are the set-backs for the dwelling units adjacent to Breeden Street houses?
 - b. What are the set-backs for the (2) Plan Three units facing Acacia Lane?
4. What are the elevation heights of each plan?
5. What are the proposed designs for Plan One lofts?
 - a. What windows/views would there be into Breeden Street homes?
6. Why is Plan Two's roof straight across at maximum 2-story level with a 2nd-story window?
 - a. Aren't some single-story design elements required?

7. Are there any Plan Two dwelling units with front, rear or side, second-story windows/views into Breeden Street homes?
8. Where would the optional 4th bedroom be in Plan Three?
9. What types of fences would they be building?
 - a. Materials?
 - b. Height?
10. Would roof solar panels have any negative affect on adjacent Breeden Street homes, such as bright light reflecting into Breeden Street homes?
11. How wide will Acacia Lane be and where will there be parking?
12. Regarding their estimate of 12 parking spaces available on Acacia Lane, have they taken into consideration the small-lot subdivision Mr. Traboulsi is putting in across Acacia Lane which will also put a parking burden on Acacia Lane and surrounding neighborhoods?
13. While important to include mandatory parking in garages in the HOA CC&Rs, exactly/realistically how enforceable is that rule?
14. Can CC&R rules be changed? If so, by whom and how?
15. What other projects, particularly similar projects, have they built before and how has the parking situation turned out?
16. Is the City willing to do a parking survey of comparable developments?
17. Is it possible to have a barrier gate rather than completely opening Winding Creek Avenue?
18. Parking Garages/Lots:
 - a. What is the garage design?
 - b. What materials would be used?
 - c. Height?
 - d. Electric or manual garage door openers?
 - e. What are the plans/measures to be taken for noise mitigation?
 - i. Would the garages be insulated?
 - f. What type of artificial lighting would be installed on the garages and in the lot?
 - i. What are the plans/measures to be taken for light disturbance mitigation?
 - g. Site maintenance for trash, rodents, etc.?
 - h. What are the plans/measures to be taken for protecting existing Breeden Street residents' privacy?
 - i. Small-lot guidelines specify that they should be built at least 4' from property lines?
 - i. Does that guideline still exist for Density Bonus designs?
 - j. What are the plans/measures to be taken to ensure Acacia Village and adjacent neighborhood resident safety?

19. What is the village green size?

- a. Does the designed open space “Community Green” meet requirements for 400 sq. ft. open space/dwelling unit?
- b. Does the “no dimension < 15 feet” apply with the Density Bonus?
- c. Where would they be putting the community garden?

20. What are the details on the grant for infrastructure?

21. Does the City get the same building/permit fees/dwelling unit regardless of lot size?

22. What is the Fair Market Value for each Plan?

23. What is the Project Development Timeline?

24. Are the local schools able to accommodate the anticipated increase in children attending?

ISSUES/CONCERNS

1. Maintaining the integrity of the existing neighborhood.

- City code for Residential Small-Lot Subdivisions states, “... A small lot residential project shall comply with the requirements of this Section... intended to provide opportunities to increase the supply of smaller dwelling units and rental housing units by allowing the creation of subdivisions with smaller lots and dwellings, and **to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood**, where the General Plan anticipates no change to existing neighborhood character.”
- We want Acacia Village design and development to be compatible with the existing Austin Creek subdivision. We are concerned with maintaining the integrity of our neighborhood which offers a good quality of life for its residents:
 - Quiet
 - Children can play safely on lawns and on the streets.
 - Especially important as there isn’t any play equipment accessible nearby.
 - Adequate parking although that can be tight on holidays or during any neighbor construction/other projects.
 - Single-story houses only are built behind single-story houses.
 - Excellent natural lighting.
 - Note: While all homes in the subdivision benefit from the window design, it’s the houses on the west side of Breeden Street, adjacent to Acacia Village, that would have their light, view and privacy most-impacted by the development.

- These houses have multiple, large windows and sliding glass doors facing the development.
 - See more below in the Privacy, Light, Shade and View section.
- We are concerned with maintaining consistency with housing design, unit height, setbacks, street design and available parking.
 - See more below.
- We are concerned with maintaining privacy for the Breeden Street houses adjacent to Acacia Village.
 - See more below.
- We are concerned that opening Winding Creek Avenue will increase traffic and traffic speed through the neighborhood making it less safe.
 - See more below.
- We are concerned that opening Winding Creek Avenue will greatly impact the parking on our streets and make it difficult for residents to park close to home, etc.
 - Greater numbers of people parking along our streets also increases the opportunity for crime.
 - See more below.
- We are concerned with increased noise, smells and artificial lighting from parking garages, lots and trash dumpsters, etc. affecting quality of life.
 - See more below.

2. Privacy, Light, Shade and View.

- Related to subdivision design and dwelling unit design, height and proximity to adjacent and other subdivision houses. Also related to parking garage/lot design.
- Especially important for the Austin Creek subdivision homes along Breeden Street adjacent to the proposed Acacia Village between Winding Creek and Prospect Avenues.
- Concerned that building 1.5-story Plan One units with a Loft Option or 2-story Plan Two units behind Breeden Street single-story homes, not only isn't "compatible" with the adjacent Breeden Street residences but is detrimental to the residents of those houses in terms of privacy, light, shade and view.
- Concerned that Plan Two 2-story homes have very high elevations and a broad roof design all at maximum second-story height. Both block light and reduce privacy.
 - Particularly concerned with any proposed Plan Two houses adjacent to Breeden Street houses as the main living areas and windows of the existing houses face west toward Acacia Lane.

Recommendations:

- **Reduce the number of dwelling units built** to allow for more green space and less demand for parking spaces. At a minimum, delete:
 - Lot 3 which only has a 4 ft set-back from the adjacent Breeden Street house.
 - This lot would be a good location for a community garden.
 - Lots 18 and 19 so there aren't 1.5- or two-story houses with second-story views into Breeden Street homes.
 - Deleting them would create space to increase all rear set-backs to 15 + feet on houses adjacent to Breeden Street houses.
 - Deleting them also would open up/enlarge the Village Green.
- **Create a complementary design transition** between Acacia Village dwelling units and Austin Creek subdivision homes along Breeden Street.
 - **ONLY single-story homes (or units of comparable height) behind single-story homes.**
 - NOT 1.5-story homes with second-level living spaces/lofts.
 - **NO front, rear or side, 1.5- or second-story windows/views into Breeden Street homes.**
 - **MINIMUM 15' rear and 5' side set-backs.**
 - Note: The rear set-back on adjacent Breeden Street houses is 15' at the shallowest points.
 - Houses are designed with varying rear depths, so set-backs are much greater than 15' at most points for houses on both sides of the fence.
 - Note: The side set-back on Breeden Street two-story houses with a window overlooking single-story houses is 10'.
- If Lots 18 and 19 are not eliminated, reduce the set-backs for Plan Three Dwelling Lots 20 and 21.
 - That would allow for Lots 18 and 19 units facing Lots 9 and 10 to move closer to Acacia Lane, creating the room necessary to increase the rear set-backs on Lots 9 and 10 (adjacent to Breeden Street houses) to 15'.
- Landscaping should be designed and implemented to assist in ensuring privacy, including noise and artificial light protection, where dwelling units are built next to existing houses.
- Landscaping should be designed and implemented to assist in ensuring privacy, including protection from noise and artificial light where dwelling units are built next to parking garages/lots.
- Consider keeping Winding Creek Avenue closed.

3. Adequate parking.

- Smaller-lot subdivisions usually don't have adequate parking so people park on the streets.
- With the Density Bonus, there will be even more units and cars causing an even greater burden on existing neighborhoods.
- Inadequate parking for residents, visitors and service providers.
 - The (6) Plan Three units have 2-car garages, but they are stacked.
 - It's unrealistic to expect homeowners with two cars to park them both in a "stacked" garage even if mandated by CC&Rs.
 - Realistic best-case scenario: Residents use back portion for storage and park one car in garage.
 - Likely scenario: Garage is used for storage with one car in driveway and the other on the street.
 - There would be even more cars on the street if they have more than 2 cars.
 - The (19) Plan One and Plan Two units have one assigned, garage parking spot per dwelling unit.
 - The 18 open parking spaces aren't assigned and must accommodate unit owners' additional vehicles, visitors and service providers.
 - 12 parking spaces projected to be available on Acacia Lane.
 - It's unrealistic to think that there will be 12 parking spots available on Acacia Lane given the small-lot subdivision going in across Acacia Lane and the existing senior housing with inadequate parking.
- Overflow parking will move into Austin Creek Subdivision making it difficult for residents, their friends and vendors working there to park, etc.

Recommendations:

- Consider keeping Winding Creek Avenue closed.
- **If Winding Creek Avenue is "opened" for emergency accessibility, install an emergency gate and sidewalks to allow for foot and bicycle traffic while limiting vehicle through traffic and Acacia Village overflow parking.**
 - See more below.
- Ensure that Acacia connecting west to Prospect Avenue stays open.
 - Street parking there doesn't directly impact neighbors.
 - No kids play on that street that we are aware of.
- Reduce number of dwelling units and add more parking spots.
- Have the HOA CC&Rs require homeowners to park in their garages as stated in the proposal.

- Have the CC&Rs require residents to park onsite with adequate parking spots provided.
 - Is that realistic/enforceable?
- Assign open/visitor parking spots to specific units.
- Have the HOA purchase and cover the maintenance costs of ride-share vehicles.
 - Set aside specific parking spots for the vehicles.
 - # 3-4?
 - This fits in with developer's sustainability intentions.

4. Parking Garages/Open Parking Spaces.

- Noise pollution, artificial light, reduced privacy, rodent and safety issues.
 - Parking garages, open parking spots and trash dumpsters in the lot off Winding Creek will cause 24/7 noise disturbance, particularly as they would be right behind existing Breeden Street residents' bedrooms and living spaces.
- Structures are designed to be built right up against existing residence fences... no set-backs.
- Design esthetics

Recommendations:

- Take measures to protect the privacy and safety of adjacent Breeden Street residents and other neighbors regarding:
 - noise pollution
 - exhaust pollution
 - artificial lighting
 - crime
 - rodents
 - trash smell
 - other
- Insulate the garages.
- Create a noise buffer through a wall, landscaping, etc.
- Move the trash dumpsters as far from Breeden St. houses as possible.
- Don't have any open parking spaces adjacent to existing residence property lines.
- Don't build lighting that will shine into adjacent Breeden Street or other houses.

- Install crime protection regulations in CC&Rs.
- Build tasteful garage structures using wood, etc.
 - Not concrete or ugly materials.

5. **Increased traffic** as safety, congestion, noise and pollution issues.

- Our community is a tranquil place where our children play outdoors, where we congregate and socialize.
- Added traffic/disturbance/noise compromises our safety and quality of life.
- Concern with increased number and speed of drivers going down Winding Creek toward Acacia Lane.

Recommendations:

- Consider keeping Winding Creek Avenue closed.
- If Winding Creek Avenue is “opened” for emergency accessibility, install an emergency gate and sidewalks to allow for foot and bicycle traffic while limiting vehicle through traffic and Acacia Village overflow parking.

6. **Increased noise** as pollution and privacy issues. Included with other issues/concerns.

7. **Open Space impact:** maintenance of existing and planning for additional Open Space.

- Current Village Green seems inadequate as a usable open space for so many units.
 - To truly fulfill developers’ vision of a Pocket Neighborhood with a design emphasis/focus on a central Village Green, we feel that the common landscaped area needs to be larger with children’s play equipment; therefore, more useable and pleasant.
- That a community garden be included in the plan as described in the Acacia Village Pocket Neighborhood description.
- Concern re: where children will play (see above).
 - Greater space/playground equipment need to be provided for children, especially as there isn’t a park with immediate access.
 - Accessing Rinconada Park requires people to go through private property.

Recommendations:

- Increase the Village Green size by reducing number of houses so that the Village Green is more pleasant and useable.
 - See above recommendation for which units to delete under “Privacy, Light, Shade and View”.
 - Include the community garden.
 - Include playground equipment.
 - Open Space development/maintenance should be taken into consideration/incorporated into any plan, i.e.: including a commitment to the maintenance of nearby creek/path.
8. **Increased pollution** (cars, noise, BBQ’s, trash, impact on existing open space, ie: creek alongside Austin Creek subdivision.)
9. **Increased possibility of crime** as safety issue.
10. **Drainage** given the type of soil in Rincon Valley.

Recommendation: Install French drains on all dwelling units.

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Wednesday, March 28, 2018 11:28 AM
To: Murray, Susie
Subject: Our Meeting re: Proposed 746 Acacia Lane Project

Hello Susie,

I'm looking forward to meeting you tomorrow, 3/29/18, to discuss 746 Acacia Lane. As discussed, I will be arriving between 3:40 and 4:00 pm.

Thank you, in advance, for providing me with regulations and guidelines regarding:

- Small-Lot Subdivisions
- Conditional Use Permits
- Density Bonuses

Please also provide me with a copy of the proposal, particularly the project property design and elevation drawings.

My neighbor, Allyn Kaufmann, is interested in joining me tomorrow. Please let me know if that poses any problem.

I look forward to meeting you tomorrow.

Kind Regards,

Lisa Joslen

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