

## **Murray, Susie**

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**From:** Murray, Susie  
**Sent:** Wednesday, June 12, 2019 5:06 PM  
**To:** Amork34@gmail.com  
**Subject:** RE: Mtg date for acacia lane development

Carol,

The Planning Commission hearing is scheduled on June 27, 2019, at or after 5:00. Notices will be mailed soon.

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

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

From: Amork34@gmail.com <amork34@gmail.com>  
Sent: Thursday, February 14, 2019 2:28 PM  
To: Murray, Susie <SMurray@srcity.org>  
Subject: Mtg date for acacia lane development

Hi Susie,

I am asking if you know if a meeting will be scheduled in March or if you think it will be in April or later. I am not anxious for the meeting to happen. I am trying to schedule some other events and planning ahead. Thanks for always getting back to me.

Thanks, Carol

Sent from my iPhone



## Murray, Susie

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**From:** Murray, Susie  
**Sent:** Friday, June 7, 2019 12:06 PM  
**To:** Lisa Joslen  
**Cc:** allyn Kaufmann; Robert Upton  
**Subject:** RE: Acacia Village (746 Acacia Lane)

Hi Lisa,

Please see my comments below.

### Susie Murray | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404  
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**From:** Lisa Joslen <revlisa@sonic.net>  
**Sent:** Wednesday, June 5, 2019 11:38 AM  
**To:** Murray, Susie <SMurray@srcity.org>  
**Cc:** allyn Kaufmann <allynkauf@gmail.com>  
**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?** Other than the reorientation of the homes located along the eastern property line, I'm not aware of any significant changes. Because my idea of significant and yours may differ, I strongly recommend reviewing the plans going before the Planning Commission.
- **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?** If approved, the Project will be conditioned to meet some specific design requirements (i.e. fully enclosed with a man-door). If the design is provided before the Planning Commission hearing, I will be happy to share it with you. If not, I don't know that I'll ever see it. Looking at the site design, it appears the man door will likely be on south side.
  
- o Question: **Does the trash enclosure design require design review?** Pursuant to Zoning Code Section 20-52.030(B)(1)(d), the trash enclosure will not require Design Review.
  
- What is the stipulated Resident and guest parking system listed on CC&R Conditions? It's a standard CC&R requirement that, I think, specifies how parking spaces are assigned/allocated. The City Attorney's Office reviews these documents and, unfortunately, they're not hear to ask.
  
- **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. I've copied Robert Upton on the email, so he's aware of your request. Robert, I support this as it will protect the neighbors from glare and noise with parking directly adjacent to their backyards.
  
  - 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?** I've modified the condition.
  
  - 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?** As I've explained, I think this would be problematic...more enticing to mischief than without. As such, the project will not be conditioned to include it.
  
- **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?** No, I don't. The applicant has agreed to construct single story units adjacent to Breeden Street neighbors. This is a single-family residential zoning district very similar to yours, and there are standard design standards that will apply.
  
- **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? The section of Winding Creek Avenue adjacent to the project is narrower than the rest of the street, which is clear in the plans if you'd like to come review the file.



## Murray, Susie

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**From:** Murray, Susie  
**Sent:** Tuesday, July 10, 2018 10:10 AM  
**To:** 'Allyn'  
**Subject:** RE: Acacia Village PRJ18-036

Thank you for your comments. I've added them to the file.

### Susie Murray | City Planner

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**From:** Allyn [<mailto:allynkauf@gmail.com>]  
**Sent:** Thursday, June 28, 2018 10:09 AM  
**To:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Cc:** [allynkauf@gmail.com](mailto:allynkauf@gmail.com)  
**Subject:** Acacia Village PRJ18-036

28 June, 2018

To: Susie Murray, Santa Rosa City Planning and Economic Development Dept.  
From: Allyn Kaufmann and Bruce Dicoskey  
Re: Acacia Village – File # PRJ18-036

Our house at 325 Breeden Street in Santa Rosa (in the Austin Creek subdivision) backs up to the proposed Acacia Village development. We certainly understand that Santa Rosa needs new housing and that a subdivision of this nature is welcome. At the same time, we feel it is important for the new development design to be compatible with the adjacent Austin Creek neighborhood. Based on the designs available to date and conversations with Robert Upton, the developer, we are very concerned that the development is not compatible.

- Our major concern is maintaining the integrity, character and quality of life of our neighborhood.

In the Austin Creek neighborhood, single-story houses only are built behind other single-story houses to ensure privacy, light and view. All homes in the subdivision benefit from window design affording excellent light and privacy. Most are oriented to the back of the house including windows in the kitchen-family room, living-dining room and master bedroom suite, all of which overlook the backyard. In our case, the majority of our windows face Acacia Lane and the beautiful, tall trees on Carol Mork's farm property. The Austin Creek neighborhood counts many families with young children among its residents. Children play safely on lawns,

side streets and along Winding Creek Ave. Neighbors congregate, have informal gatherings, walk their dogs etc. Currently, there is adequate parking for visitors, deliveries, service providers and residents. In short, we are blessed to live in a peaceful, safe, friendly neighborhood.

Our most pressing concerns/recommendations are as follows:

- **Acacia Village house design/location:**

After a visit to the neighborhood on May 4, 2018, Robert Upton and Michael Hooper of the Campus Property Group, verbally assured us (along with other neighbors) that they would build single or 1.5 story homes adjacent to Breeden Street properties. This was later confirmed in email-correspondence. But in a phone conversation on June 25, 2018 with our neighbor Lisa Joslen, he stated that all properties in the development will be 2 stories, including those adjacent to our home and others on the west side of Breeden St. Given the high density development, there will be 2.5 houses behind ours. So in essence, we will have a 25-foot wall opposite our house, 10 feet from our back fence. It will directly impact our privacy, light and view. We are emphatically against having 2-story houses adjacent to ours and other single-story houses bordering the Acacia Village project.

Recommendations:

- Maintain privacy for the Breeden Street houses adjacent to Acacia Village.
- Build only single-story homes (of comparable height) behind single-story Breeden Street homes.
- Increase set-back distance to a minimum of 15 feet behind all Breeden Street homes.
- Homes to be designed without windows/views into Breeden Street homes/backyards.
- Landscaping should be included and designed to assist in ensuring privacy for both Acacia Village and Breeden St. homes.

- **Garages/Open Parking Spaces:**

We are concerned that the current location of garages, open parking spaces and trash collection in the lot off Winding Creek and directly behind existing Breeden Street residents will be a constant source of disturbance and safety problem, including noise and exhaust pollution, lighting disturbance, rodent infestation, garbage odors etc.

Recommendation:

- We strongly feel that the location of garages/open parking and trash collection compromises our quality of life and should be moved to an alternate location further away from adjacent Breeden Street homes.

- **Winding Creek extension/Inadequate parking:**

Winding Creek Avenue is the main thoroughfare in and out of our neighborhood. So far it accommodates residents, friends/family who visit, and professional service people/contractors etc.

The extension of Winding Creek Avenue to Acacia Lane threatens to turn it into a through street, an alternate to Highway 12 between Middle Rincon and Acacia Lane. That will bring exponentially more traffic into the neighborhood where we congregate and where many children play.

The current Acacia Village plan does not provide adequate parking, which means that Acacia Village residents will more than likely end up parking on neighboring Austin Creek streets (Winding Creek and Breeden). The overall effects of the Winding Creek extension and inadequate parking in Acacia Village will compromise our security and safety.

Recommendations:

- Extend Winding Creek Avenue to Acacia Lane and install a barrier where the extension begins, which is accessible only to fire, police, ambulances and other emergency responders.
- Install a gate or other movable barrier, along with sidewalks to allow for pedestrian and bicycles while at the same time limiting through traffic and overflow parking.



- Maintain access to Prospect Ave west from Acacia Lane.
- Add more parking to Acacia Village plan.
- Ensure that the HOA/CC&Rs require Acacia Village homeowners to use all garages for parking and that this is enforced.
- Ensure that CC&Rs require owners to park onsite in parking areas provided.

Thanks very much for the opportunity to express our concerns. We appreciate your careful consideration of our comments and recommendations.

Allyn Kaufmann and Bruce Dicoskey

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Allyn Kaufmann  
[allynkauf@gmail.com](mailto:allynkauf@gmail.com)



## **Murray, Susie**

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**From:** Murray, Susie  
**Sent:** Tuesday, September 4, 2018 3:47 PM  
**To:** Lisa Joslen  
**Cc:** Robert Upton; michael hooper  
**Subject:** Acacia Village 8-21-18 Susie Murray Meeting Summary.docx  
**Attachments:** Acacia Village 8-21-18 Susie Murray Meeting Summary.docx

Lisa,

I've made some comments for your review.

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](mailto:smurray@srcity.org)



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## 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. The developer will provide a design, which will be considered as part of the final review. When the design is submitted, I’m happy to email a copy. Remind me; please do not rely on my memory.
    - Dumpsters have the same sound attenuation as garage doors. Dumpster enclosures are generally constructed with masonry walls, which are different than garages. I don’t know which would protect you better. The project is required to comply with the City’s noise ordinance.
    - \_\_\_\_\_, 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. I will wait until I see the design before any conditions are written.
      - 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. This will not be a City requirement, although I expect the applicant would be open to the discussion.
    - Trees (and other landscaping?) be maintained in good health. This will be a condition of approval listed in the DAC report.
- Prepare for Public Hearing.
  - Notice to neighbors.
  - Public Hearing sign posted on Austin Creek Subdivision side of Winding Creek Avenue. This will be done.
    - 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. These will be made available to the public by the Monday before the meeting, which will be held on a Thursday. The information is usually posted the week before.

- 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. Our requirement is actually the Monday before the meeting. We usually have everything posted the a few days early.
- Public Hearing before Planning Commission.
  - Likely in October. We're targeting November 8, 2018.

#### 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. We will not specify a time frame.
  - Parking garages be used only for parking. Garage uses may not preclude parking.  
Question: How do we get these plus other requirements added to the HOA CC&Rs? Through the City or the Developer? The City will add a condition that requires the HOA to include them. You'll see this in the DAC report; however, the HOA will be the enforcement arm. In other words, if someone uses their garage for storage, the complaint would be directed to the HOA.
- 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. Correct. This is not a City requirement.
- 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 all 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. I did discuss this with Robert Upton and will wait for the sections before I solidify any conditions. I understand your concern about privacy, but I think the single-story homes that separate Breeden Street properties will also block the view from the second floor of homes on Lots 18, 19 and 25. Furthermore, all three of these homes will provides eyes on the parking lot at the southeastern edge of the development site and along the pathway through the development, which will address your other concern about undesirable activities behind the parking structures. Privacy can be protected with landscaping features, both on your side of the fence and on the Acacia Village side. At this point I am leaning towards requiring transparency.
- 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. The developer is looking into this. You may also call Recology.
    - Dumpster/Trash enclosure be a closed room with a “man door” on the South side. The trash enclosure will very likely have a man-door for residents to access for garbage disposal and limit the ability to open the dumpster lid too high. I’m happy to share the design when I see it.
    - Dumpsters have the same sound attenuation as garage doors. See my response above.
    - \_\_\_\_\_, so there are no dumpster/odors. Dumpsters have covers which are designed to contain odor.
      - 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. I will not require that you agree. We have standards, and they're required to meet them. The developer is likely, however, to work with you as they've already shown by changing the site design.
  - 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. The design I suggested was 6-7 feet of solid wood on both sides with 1-2 feet of double weave lattice on the top, for a total of eight feet tall. You can work with the developer on this.
- Parking Garage/Lot Landscaping.
  - You haven't seen a Landscaping Plan. I haven't seen a Preliminary Landscaping Plan, and am requiring a tree replacement plan in compliance with the City's Tree Ordinance.
    - 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. Or an alternative design that has the same protection.
  - 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? I think would be a mistake.
- 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. This would NOT be at the expense of the developer.
- You will email a copy of the first analysis to Allyn Kaufmann and myself in final form. Do you mean the traffic study?
- We could contact the author and have them expand on it.
  - Ask the cost for building on existing analysis. This is how I would approach it.....never hurts to ask.



## **Murray, Susie**

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**From:** Murray, Susie  
**Sent:** Wednesday, August 8, 2018 11:56 AM  
**To:** 'Lisa Joslen'  
**Subject:** RE: Acacia Village - File Number PRJ18-036

Lisa,

I'll see you then. As for revised drawings, I am expecting them, but I haven't seen any yet.

### **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



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**From:** Lisa Joslen <revlisa@sonic.net>  
**Sent:** Wednesday, August 8, 2018 10:37 AM  
**To:** Murray, Susie <SMurray@srcity.org>  
**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](mailto:smurray@srcity.org)



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**From:** Lisa Joslen [<mailto:revlisa@sonic.net>]  
**Sent:** Thursday, June 28, 2018 4:28 PM  
**To:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>; Ross, Adam <[ARoss@srcity.org](mailto:ARoss@srcity.org)>  
**Cc:** [sasun.torikian@gmail.com](mailto: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.**

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