

Murray, Susie

From: Allyn <allynkauf@gmail.com>
Sent: Thursday, June 28, 2018 10:09 AM
To: Murray, Susie
Cc: 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

Allyn Kaufmann
allynkauf@gmail.com

Murray, Susie

From: Allyn Kaufmann <allynkauf@gmail.com>
Sent: Thursday, June 28, 2018 6:17 PM
To: Robert Upton
Cc: Lisa Joslen; Michael Hooper; Kevin Buchanan; 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

Hello Robert,

Thanks for your note. We would be available and could host a meeting at 6 pm on Tuesday evening, July 10, if that works for others.

We appreciate the opportunity to speak with you again and to review the Acacia Village design.

Allyn and Bruce

Allyn Kaufmann

allynkauf@gmail.com

Sent from my iPad

On Jun 28, 2018, at 5:29 PM, Robert Upton <rupton@campusproperty.com> wrote:

Dear Neighbors,

I am following up on my recent conversation with Lisa and emails from some of you. We are very clear on your concerns regarding the design of Acacia Village and Lisa left me in no doubt as to how strongly you feel. As I told her we are still working on variations of the plans to minimize these concerns. We would like to meet with you again to show you our latest ideas.

Next week is the 4th of July and it may not be a good time to meet if people are away. We are available if there is a good evening that week. Otherwise the beginning of the week. Otherwise how about either the 9th or 10th say at 6pm? To help with timing we would be happy to come out twice. Would one of you host a gathering as before?

Please let us know the best dates and please be assured we will continue to work with you to address your concerns.

I hope I have everyone copied on this email but if I missed someone please copy it to them.

--

Robert Upton

www.campusproperty.com

12555 Dunbar Road

Glen Ellen Ca 95442

Cell 415 298 8633

BRE license 01294161

Real Estate Consulting & Development

Murray, Susie

From: Allyn Kaufmann <allynkauf@gmail.com>
Sent: Tuesday, March 27, 2018 3:39 PM
To: Robert Upton
Cc: buchanan.kevin@gmail.com; Julie Karpenko; Murray, Susie; michael hooper
Subject: Re: Acacia Village

Hi Robert,

Allow me to introduce myself. I'm Allyn Kaufmann. My husband Bruce Dicoskey and I are owner/occupants of 325 Breeden St., Kevin's neighbors. Our home backs directly onto your proposed Acacia Village property and Kevin has been kind enough to keep me in the loop.

Would it be possible to forward (by mail or email as you prefer) a copy of the development plans? Some of the neighbors are meeting next Monday before the official city meeting. Reviewing the plans would be most helpful. We would like to be your partners in this endeavor and provide constructive feedback on the project so it's a win-win all around.

Thanks so much for your assistance. I look forward to meeting you next week.

Allyn Kaufmann

allynkauf@gmail.com

Sent from my iPad

On Mar 27, 2018, at 3:25 PM, Robert Upton <rupton@campusproperty.com> wrote:

Hi Kevin,

I am the developer of the Acacia Village development and Susie Murray at the City forwarded your email to me.

I would be happy to address the issues you raise on the telephone if you would call me at 415 298 8633 or we can discuss them at the meeting next week.

I look forward to talking to you shortly.

Robert Upton

www.campusproperty.com

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