

Arents, Karen

From: Murray, Susie
Sent: Monday, April 08, 2019 4:03 PM
To: Arents, Karen
Cc: Knoles, Pat; Rose, William
Subject: FW: Acacia Village

Hi there,

You're going to get sick of me. Sorry. Would you mind printing this email, putting it into the file for 746 Acacia Lane, and putting the file in Pat's delivery box?

Thanks much.

Sus

From: Murray, Susie
Sent: Monday, April 08, 2019 4:02 PM
To: 'Robert Upton' <rupton@campusproperty.com>
Cc: Rose, William <WRose@srcity.org>
Subject: RE: Acacia Village

Hi Robert,

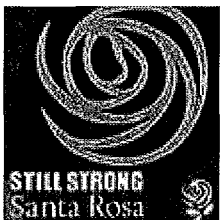
I did see your email and was disappointed but not surprised. We need units for low-income residents as well, so I'm still thrilled with the project. I'm working from home so I don't have your file with me. I have a couple other priority items to work through, but you'll slip in neatly right behind them. I'll request to have the file delivered for review next week.

In the meantime, do you still owe me a couple studies, noise and air quality? I can't remember if you sent them over or not. Other than that and the revised description below, I think I should be able to complete my review.

Thanks, and I'm available by phone if you call me.

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.

From: Robert Upton <rupton@campusproperty.com>
Sent: Monday, April 08, 2019 3:51 PM
To: Murray, Susie <SMurray@srcity.org>
Cc: michael hooper <mhooper@campusproperty.com>
Subject: Acacia Village

Susie,

As you saw from my email to Frank last week I advised him that we are declining the City subsidy. We wish to proceed with the same 25 home plan as already submitted but with the below market units now being 3 restricted to low income buyers (previously was 6 moderate units). As we discussed the 3 lows gives a sufficient density to bonus to more than justify the 25 home total.

Frank did not see any issues from his perspective. We would follow your usual process, be conditioned on the three restricted units and these would be subject to a deed restriction.

Please advise what if anything I need to do to amend the application.

Please also advise what else you need from me to take this to the Planning Commission. We can discuss on the phone or I can come in and meet with you. Of course, having resolved this hiatus we are now anxious to move as quickly as possible, I know you are very busy and if there is anything I can do to expedite the process please let me know.

Thanks for your continued assistance.

Robert Upton
www.campusproperty.com

12555 Dunbar Road
Glen Ellen Ca 95442
Cell 415 298 8633
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Real Estate Consulting & Development

Murray, Susie

From: Helen Bryant <elenalb@sonic.net>
Sent: Wednesday, June 27, 2018 12:15 PM
To: Murray, Susie
Cc: Mike Bryant; Lisa Joslen; 'Allyn Kaufmann'; 'Carol Mork'
Subject: Comments on Acacia Village - Proposal, File #PRJ18-036

Hi Susie,

Thank you for allowing my family the opportunity to express our comments on the proposed development directly behind our home at 319 Breeden St. in Santa Rosa's Rincon Valley, backing onto Acacia Lane, by Robert Upton, Acacia Village LLC.

We moved into our newly built home at 319 Breeden St. in June 1998, twenty years ago this week. Our son Matthew was eight years old and will turn 29 next month. To say that this home has been our family's sanctuary for the past twenty years is an understatement. We have so enjoyed living behind our dear neighbor, Carol Mork's family's property on Acacia Lane during that twenty years. Carol was/is a kindergarten teacher and brought her classroom "critters" home after school was out, so our son and the other neighborhood families were able to get up close and personal with pot belly pigs, chickens, turkeys, goats and so many more animals that Carol loving cared for and shared with us all during our walks and visits with her on her land. We've so enjoyed the peace and tranquility from our home of the beautiful trees on the Mork property and consider Carol a dear friend and neighbor for allowing us to "live in the country" while residing on our wonderful Breeden Street all these years. I know our other Breeden Street neighbors feel the same about our respite from high density subdivision living that so many have to endure in their neighborhoods. We've had a little slice of Heaven over these past twenty years, and are so grateful for the opportunity.

However, we know that progress and change are inevitable, new housing is needed, and that someday the Mork family would probably want to sell the property as it is a lot to keep up (Carol is so conscientious about keeping the grass mowed to avoid fire danger, but it became a months-long project every year). And we've known since the passing of Carol's mother a couple of years ago that the property would probably be sold and developed. We've all been holding our collective breath as this process has played out and appreciate the City and Mr. Upton and Mr. Hooper, his partner, for giving us the opportunity to learn about the proposed Acacia Village development earlier this year. Several of the neighbors whose houses back up to the Mork property on Acacia Lane contacted Mr. Upton in late April after that meeting to request a visit of our homes and see how his proposed development would directly impact our lives.

Mr. Upton and Mr. Hooper toured the homes at 331, 329, 325, 319, 315 and I believe 311 Breeden St. in early May with each owner, listened to our concerns about how the proposed development would affect our daily lives (and our property values) and we all believed that they were both very sympathetic to our concerns and wanted to be good neighbors as this build takes place. Here is a comment sent by Allyn Kaufmann (325 Breeden St) in an email to Mr. Upton and Mr. Hooper after they toured the neighborhood: **"Thanks so much for your willingness to take a look at the project from 'the other side of the fence'. We are very relieved that you have agreed to site single-story homes adjacent to our properties. We also appreciate your reviewing the house plans to ensure that no second story windows look into Breeden Street homes. Preserving the light and privacy we enjoy is a critical concern."**

My husband Mike and I met with both gentlemen and explained that like most other houses on the west side of Breeden St., these homes' kitchens, living/family rooms and master bedrooms were built oriented toward the west side (Acacia Lane) of the houses (which can be really hot in the summer, that's why we love the trees on the Mork property). Most of the families on the Breeden St. homes adjacent to the Acacia property live most of the time facing and enjoying the tranquility of that property. We use our backyards for entertaining, leaving our doors open at night (all of our master bedrooms have an exterior door to our backyards) to enjoy our peaceful homes. Mr. Upton and Mr. Hooper, upon viewing our backyard and how our home's rooms are oriented, agreed that having two story homes behind the existing

Breeden St. homes would severely detract from our quality of life. Mike and I both left with the impression that no two story homes would be built behind the Breeden St. homes. Our back fence is covered with many 20 year old honeysuckle plants that provide shade and separation and we had asked that it not be taken down (thus destroying our back yard ambiance) and they agreed to work around our fence and plants.

In my opinion, since the initial plans shown to us call for higher density home placement (two homes to be built behind my 6000 sq. ft lot) building two story homes behind our existing homes will adversely affect the value of our homes in the future. I personally would be very reticent about buying a home where neighbors in houses very close behind mine could peer into my kitchen, family room, master bathroom and master bedroom. Our backyards are quite shallow (we have about 15 feet between the back of our house and the fence) and we had also asked that the placement of the homes behind the Breeden St. adjacent homes be moved further away from our fences, toward the center of the Acacia Village property, giving us some additional separation from our new neighbors.

It was unfortunate to hear from our neighbor Lisa Joslen (329 Breeden St) this week that after a conversation on Monday 6/25 she reported, "Mr. Upton said that their revised plans call for 2-story (24-25') units behind the houses on Breeden Street. He said that they'd listened to our concerns and felt that we'd be ok with 2-story houses as long as there weren't windows looking down into our yards. I said that was a gross misrepresentation of what we had said. I said that light, shade and view, etc. are issues/concerns for us as well as privacy, and that they had assured us that that the houses would be only single, or 1.5-story units." **I would like to state for the record that the Bryant family will in NOT be ok with two story houses being built behind our house at 319 Breeden St, irrespective of window orientation.**

We have also been concerned about the lack of parking planned for this 25 home development on Acacia Lane and apparently Winding Creek will be opened up for traffic as part of the project. The parking plan that was presented by Mr. Upton was quite inadequate for the number of units planned (and the number of occupants). Unfortunately, Santa Rosa is a "car necessary community" and most folks that have no parking available venture out into neighboring streets to find parking and ours (Breeden St.) is the closest to Acacia Village. We have several families on Breeden St and Winding Creek (adjacent to the new portion that will be opened) that have small children. It is wonderful to see several kids playing on Breeden and Winding Creek, riding their bikes and skateboarding around the neighborhood on any given day, going back and forth to each other's houses. Once this increase in traffic and the additional cars parking along Breeden and Winding Creek, our neighborhood kids will be very restricted in their areas to play safely. We have no playground near this neighborhood, the closest ones are at Madrone or Whited Schools, many blocks away, so Breeden and Winding Creek streets are their playground. We would like the City and the Fire Department to reconsider opening Winding Creek for through traffic and install a "fire gate" like the one at the south end of Breeden St., where it connects to Highway 12. This would leave a road available for emergency vehicles and available for resident parking, and would allow the neighborhood children the continued ability to play as they have been, without worrying about someone that wants to avoid Highway 12 zipping down Winding Creek instead.

Thank you for consideration of my comments and major concerns about the scope and impact of this project. The Austin Creek, and especially the Breeden St. neighbors, need the City and the Planning Department to be aware that maintaining the continued high quality of life of our existing neighborhood and for the benefit of the new neighbors in Acacia Village, a measured and careful approach is needed to somewhat modify the new development. We all want to welcome our new neighbors, increase the available housing stock for Santa Rosa, but don't want to sacrifice the quality of our existing neighborhood. We want a win-win project for all involved. Feel free to contact us if you have further questions or concerns.

Respectfully submitted,

Helen Lee-Bryant, Mike and Matthew Bryant
319 Breeden St.

Santa Rosa, CA 95409

elenalb@sonic.net

707-484-6482 phone

Murray, Susie

From: Murray, Susie
Sent: Tuesday, July 10, 2018 12:46 PM
To: 'Kevin Buchanan'
Cc: McKeag, Jesus; 'Robert Upton'; michael hooper; Sprinkle, Rob; Adams, Nancy
Subject: RE: Acacia Village

Kevin,

I've added some responses in red below.

Rob, Nancy and Jesus,

Please review my responses below.

Thanks all!!

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: Kevin Buchanan [<mailto:buchanan.kevin@gmail.com>]
Sent: Tuesday, July 10, 2018 11:39 AM
To: Murray, Susie <SMurray@srcity.org>
Subject: Re: Acacia Village

Thanks Susie - I had several questions in that email, do those get addressed and answered at some point in the process?

Kevin

On Tue, Jul 10, 2018 at 10:02 AM Murray, Susie <SMurray@srcity.org> wrote:

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

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404





Please consider the environment before printing.

From: Kevin Buchanan [<mailto:buchanan.kevin@gmail.com>]

Sent: Wednesday, June 27, 2018 4:40 PM

To: Murray, Susie <SMurray@srcity.org>; rupton@campusproperty.com

Cc: Lisa Joslen <revlisa@sonic.net>; Allyn Kaufmann <allynkauf@gmail.com>; Julie Karpenko <karpenkoj@gmail.com>; Helen Bryant <elenalb@sonic.net>; Frank Rivera <frank@alliancepm.com>; Lorraine and Harold Badillo <Ladylo722@gmail.com>; Leni Kearns <lkearns316@gmail.com>

Subject: Acacia Village

Hi - below are my comments and questions regarding Acacia Village

1. I'm generally in support of the project but remain concerned about the amount of overflow parking that will spill onto Acacia, Breeden, Winding Creek, and Hansberry. **Noted.**
2. Have any of the parking conditions or amount of parking to be provided changed from what was presented at the community meeting? **I have not compared the two plans, but I think they're the same. I believe the developer is meeting with your neighbors tonight. If you're planning on attending that meeting, it would be a good place to ask the question. As it stands now, I believe there are 49 off-street parking spaces, of which 25 are garaged.**
3. Will the HOA rules require every resident to use their garage to park a car? **That is the intent.**
4. If so, would this rule be permanent or could the HOA vote to change that in the future? **The HOA can change the CC&Rs (Covenants, Conditions & Restrictions) in the future; however, it would require the City review and approve changes.**
5. Would the city consider looking into recent higher density developments (such as Aria) and compare what was expected to be the number of cars parking vs. some field counts to see if planners/developers are accurately estimating parking demand? **Because the Acacia Village project includes a Density Bonus, however, both the City and State Density Bonus regulations allow the parking reduction, and don't allow the City to deny the project based on parking. Let me know if you'd like to discuss this in more detail. Otherwise, this is an excellent suggestion.**

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Questions 3 and 4 I asked at the first meeting and I am following up to get a response on those. I have included Jesus McKeag, the project Engineer, on this email to ensure the conditions of approval include these provisions. When the project is ready to go to the Planning Commission, please review the project resolutions and Development Advisory Report to ensure that we've captured it.

6. Please consider putting in a fire lane barrier/gate where Winding Creek currently ends. There is a precedent for these barriers in this neighborhood as there is one at Winding Creek and Highway 12. This would still allow for emergency vehicle access while preventing through traffic from Acacia to Winding Creek. I understand this may be more of a fire code/fire department decision. If so, is there someone I should direct this comment to within Fire? When is the appropriate time to address this issue? City staff and the applicant have met to discuss this as an option. In light of the recent firestorm and public safety, these gates are currently being removed. A narrower street and stop signs have been incorporated as a traffic calming measure.

7. I understand there is an interest in having a secondary access point to get to the senior citizen facility on Acacia, hence the interest in opening up Winding Creek. I would like to propose the secondary access point be Acacia heading west to Prospect. Prospect loops around and connects to Mission Blvd via a short stretch of Sherbrook Dr. Based on project planning discussions including Traffic Engineering, Fire, Building, Engineering Development Services and Planning, the current design is preferred.

8. Having Acacia connect to Prospect also has the benefit of providing a lot of on-street parking that does not affect people. If you drive the stretch of Prospect between Cardinal and Acacia, you've got both sides of the street available for parking. The north side of Prospect borders a creek and is always empty. The southside of Prospect has the fence to a mobile home park. Those residents cannot see or aren't directly disturbed if someone parks there. Given the amount of units being built between this project and the other project across the street, Prospect at Acacia offers lots of on-street parking with the majority of the street not having housing directly in front of it. Noted.

9. The Aria neighborhood (Avignon Circle, Orleans St, etc) is an example of a higher density neighborhood that experiences significant traffic impacts. Working in the Parking Department for the city, I hear from frustrated residents in this neighborhood about the lack of available on-street parking and the sheer amount of cars parked in this area. I would hope to avoid our neighborhood transforming into that. And see rules about parking in your garage or directing overflow parking to Prospect as ways to help mitigate all the cars that will come into this neighborhood with all these new units. Noted.

Thank you,

Kevin Buchanan

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Murray, Susie

From: Murray, Susie
Sent: Tuesday, July 24, 2018 8:25 AM
To: 'Eric L.'
Subject: RE: Neighborhood Meeting for 746 Acacia Lane

Mr. Lumibao,

The project is under review now, and safety is a primary focus. During that review, staff will identify improvements, such as sidewalks, stop signs, etc., that will be required of the developer to implement. When staff has completed the review and the developer has agreed to the conditions of approval (improvements and more), a public hearing date will be set. A blue public hearing signs will be posted on site, a notice will be sent to property owners within 400 feet of the site, and a notice will also be published in the Press Democrat announcing the hearing date. At that point, I recommend that you come in and review the plans again, this time coupled with conditions of approval, to confirm that your questions have been addressed.

In the meantime, I've added a few comments below that will, hopefully, address some of your questions in the short term.

Thank you for taking the time to ask.

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: Eric L. [mailto:mr_e18@hotmail.com]
Sent: Sunday, July 22, 2018 3:12 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Neighborhood Meeting for 746 Acacia Lane

Hello Susie,

My name is Eric Lumibao and I'm a resident on Acacia Lane. I'm writing this again to make sure my letter has been received. I'm writing this letter due to the meeting time and my work schedule that I will be unable to attend this meeting. I would like to share my thoughts on this. I've lived on this street for 9 years. Traffic has increased a bit. Drivers don't pay attention to the posted speed limit and also the children at play sign on the street. The drive fast until they hit the gravel at the end and the break light come on. I'm not sure if you have driven onto the street, but once you turn from Highway 12 onto Acacia, it's a dragstrip for speeders. Once the



gravel at the end is paved for those 8 homes that are being prepared, it's a straight shot with no slowing down for drivers. An accident is waiting to happen. People love to drive fast to reach the signal light quicker.

There is a family where kids go and right their bikes on the street with no parental supervision around. These kids don't pay attention much to the street. I have seen them lay their bikes down in the middle of the street if something has caught their attention. A car would have to stop or maneuver around a bike(s) laying in the middle of the street. Their pets get out most of the time and I'm worried one day a pet will be hit by a car.

There is a low income senior housing these people love to take their walks and a few are in wheelchairs and slow walkers who are disabled. Again, the drivers don't slow down at all. The seniors have yelled at drivers to slow down. There are neighbors who have a centralized mailbox center. They walk to get their mail and they have also yelled at drivers to slow down. I have written to the city about asking to put in rubber humps to ease the speeders. Sure we don't have 300 cars coming through the street, but I'm trying to help out with the speeders.

As far as being crowded, the street is now full of parked cars. It does become more crowded if there is a huge event at the Scottish Rite Center or someone is having a party. People will park anywhere they can find parking. If 25 homes plus the 8 there are on the other side, there is more parking to fight for on the street in that section of Acacia Lane and it will be tough.

As far as this goes, I have noticed that more homes then playgrounds have gone up and nowhere for children to play. The closest playground is at Madrone Elementary. People would have to cut right through the property where there is a home for abused women and children. Also it would be a shame to see the trails at the end of Acacia be crowded and be destroyed by more people.

Here are the questions I would like to ask:

- 1) If this does proceed, what will be done to improve the safety of the people who walk during the day and night with the speeding cars? **Refer to my comments above.**
- 2) For the senior housing, there have been incidents where emergency vehicles have arrived and there only parking is in the residential parking. There is no place to park on the street. One time there were 4 fire trucks due to smelling smoke in one of the buildings. With these homes, will there be enough room for emergency vehicles to pass through with cars parked on the street and be able to park? **Refer to my comments above.**
- 3) Will there be a playground for children to play at? More staying home and less being outside where children can come home with bumps and bruises due to having fun and burn off energy. **Recreation and Parks is one of the City departments reviewing the project plans. I expect they will require the applicant to pay an in-lieu park fee. You can verify this when conditions of approval, discussed above, have been set.**
- 4) Will the current walking trails around the neighborhood be kept up and not destroyed? Will any of this affect the creek and the water around it? **In terms of storm-water run-off, the development will be required to comply with the City's storm-water management requirements. Generally speaking, if more people use trails, they are better kept.**



- 5) What date would the start of the construction be? This depends on the review process, which is multi-faceted. City staff are working to reduce the time, which would result in construction at an earlier date. Possibly 2019?
- 6) Will it open up the future through street of the other neighborhood? If it does, are you aware that traffic will increase and some streets don't have sidewalks? As proposed, and supported staff, the project will open Winding Creek for through traffic.
- 7) What's the pricing for the homes? As proposed, there will be six units designated for moderate-income occupants, and the remaining 19 units will be sold at market rate.
- 8) Will the homes be one or two story? There's a mix.
- 9) Will the property around the home for abused women and their children at the end of the street be protected cause more foot traffic will be happening? I'm not sure what you're asking.
- 10) Will the bridge be looked at to see if it can be stronger if more cars will be passing through it if the future street does become open? What bridge?

Thank you for your time and reading this. I look forward to hearing from you.

Thanks,
Eric Lumibao



Murray, Susie

From: Kevin Buchanan <buchanan.kevin@gmail.com>
Sent: Wednesday, June 27, 2018 4:40 PM
To: Murray, Susie; rupton@campusproperty.com
Cc: Lisa Joslen; Allyn Kaufmann; Julie Karpenko; Helen Bryant; Frank Rivera; Lorraine and Harold Badillo; Leni Kearns
Subject: Acacia Village

Hi - below are my comments and questions regarding Acacia Village

1. I'm generally in support of the project but remain concerned about the amount of overflow parking that will spill onto Acacia, Breeden, Winding Creek, and Hansberry.
2. Have any of the parking conditions or amount of parking to be provided changed from what was presented at the community meeting?
3. Will the HOA rules require every resident to use their garage to park a car?
4. If so, would this rule be permanent or could the HOA vote to change that in the future?
5. Would the city consider looking into recent higher density developments (such as Aria) and compare what was expected to be the number of cars parking vs. some field counts to see if planners/developers are accurately estimating parking demand?

Questions 3 and 4 I asked at the first meeting and I am following up to get a response on those.

6. Please consider putting in a fire lane barrier/gate where Winding Creek currently ends. There is a precedent for these barriers in this neighborhood as there is one at Winding Creek and Highway 12. This would still allow for emergency vehicle access while preventing through traffic from Acacia to Winding Creek. I understand this may be more of a fire code/fire department decision. If so, is there someone I should direct this comment to within Fire? When is the appropriate time to address this issue?

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8. Having Acacia connect to Prospect also has the benefit of providing a lot of on-street parking that does not affect people. If you drive the stretch of Prospect between Cardinal and Acacia, you've got both sides of the street available for parking. The north side of Prospect borders a creek and is always empty. The southside of Prospect has the fence to a mobile home park. Those residents cannot see or aren't directly disturbed if someone parks there. Given the amount of units being built between this project and the other project across the street, Prospect at Acacia offers lots of on-street parking with the majority of the street not having housing directly in front of it.

9. The Aria neighborhood (Avignon Circle, Orleans St, etc) is an example of a higher density neighborhood that experiences significant traffic impacts. Working in the Parking Department for the city, I hear from frustrated residents in this neighborhood about the lack of available on-street parking and the sheer amount of cars parked in this area. I would hope to avoid our neighborhood transforming into that. And see rules about parking in your garage or directing overflow parking to Prospect as ways to help mitigate all the cars that will come into this neighborhood with all these new units.

Thank you,
Kevin Buchanan

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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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Glen Ellen Ca 95442

Cell 415 298 8633

BRE license 01294161

Real Estate Consulting & Development

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Murray, Susie

From: Lorraine Badillo <ladylo722@gmail.com>
Sent: Wednesday, June 27, 2018 2:55 PM
To: Murray, Susie
Subject: Acacia village

To whom it may concern,

We are residents at 311 Breeden st. We were assured by the developers that the units being built behind us were not going to be 2 story buildings. They said they would make them 1.5 and would flip it sideways so that it would be a roof. Already it is terrible that it's going to be a 4 feet setback! I feel that all units going behind Breeden should be 1 story or change it to a further setback than 4'

Our quality of life will be drastically different because of views, shading and lack of sunlight. The amount of units seem excessive, and don't flow with the community around it. Please consider all of the quality of lives involved.

Thank you,

Harold and Lorraine

Sent from my iPhone



Murray, Susie

From: Tricia Rivera <trivera@pureluxury.com>
Sent: Thursday, June 28, 2018 12:13 PM
To: Murray, Susie
Cc: Frank Rivera
Subject: Re: Acacia Village – File # PRJ18-036

Dear Susie,

I wanted to reach out to you with my concerns relating to the new project Acacia Village in Rincon Valley. I live at 333 Breeden Street and our backyard is directly behind the new project location. I have a few concerns related to privacy, safety and parking for the families that will be impacted including those at the new property.

First I understand and accept wholeheartedly that Sonoma County, primarily Santa Rosa, is in dire need of new housing. It's great for the economy and detrimental to the continued growth of our county which would benefit many. I however feel that this project will impact the quality of life not only for the current residents but for those who will be moving into the new development. I don't think Acacia Lane can support the additional vehicles for such a large amount of units in a small space. The plan that was presented to the neighbors by the builders does not show enough parking spots for the amount of houses they are planning to develop. Not to mention there is another development going on right across the street from it. This would mean that we would have to endure the overflow of traffic and parking.

My next concern is the safety of children in both neighborhoods. I'm sure many families with children will be moving into the area. I notice the plan that was presented also does not show a lot of area devoted to the children to play outside. There is a small area presented in the plans but I can't image how 20 plus homes will be able to share such a small area. Also our neighborhood has a lot of children that play outdoors all the time. We will now need to be worried about the increase in traffic going through our neighborhood.

Finally, it has recently been brought to my attention that the homes being built along side our fence are planned for 2 story units. Originally we had been told they would be 1 to 1.5 story buildings. Our yards along this fence are already small, with the two story homes being built in this location we will lose a lot of sunlight and privacy. These homes will be very close to the fenceline which would really impact our quality of life. I would really hope we can revert back to the original plan of one story or less.

Thank you for your time and understanding to our concerns.

Rivera Family



Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Thursday, June 28, 2018 4:28 PM
To: Murray, Susie; Ross, Adam
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.**

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
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.

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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.

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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.



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

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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

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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.

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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: 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

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Pacheco Gregg, Patti

From: Kevin Buchanan <buchanan.kevin@gmail.com>
Sent: Tuesday, June 18, 2019 5:23 PM
To: _PLANCOM - Planning Commission; Murray, Susie; Lisa Joslen; Julie Karpenko; rupton@campusproperty.com
Subject: Acacia Village Public Comment

Good evening Planning Commissioners & Ms. Murray:

I am unable to attend the June 27th Public Hearing regarding the Acacia Village project. Please accept this email as my public comment on the project.

I am a resident at 312 Breeden St. I have reviewed the plans and believe if this project is done right will be a wonderful addition to our neighborhood. Santa Rosa is in desperate need of housing and this project can help deliver crucial housing for this community. Given how dense this project is I wanted to express my concerns regarding the potential impacts of all the cars. While there are probably parking analyses and studies that show parking impacts will be minimal I would like to cite several neighborhoods around town that have been severely impacted by cars. The Aria neighborhood by Piner High School and the Tuxhorn and Pebblecreek street housing near Elsie Allen are similarly dense housing projects which have accumulated lots of on street parking that overflows into surrounding streets. City of Santa Rosa Parking Division staff receive regular complaints from these denser neighborhoods where each house has several cars, on street parking is limited due to more driveways and less curb side parking, and people are frustrated by the sheer volume of cars.

My hope is that the City will work with the developer to create some type of strong rules for the development that would require residents to use their garages for parking cars, not for storage. In a previous neighborhood meeting on this topic, the developer Robert Upton indicated he was supportive of this. I recognize there may be limited enforcement of such a rule but I would hope for the sake of the neighborhood, the city and developer would take all avenues to ensure parking remains as contained to this development footprint as possible.

It is safe to assume that with the opening of Acacia Lane to Winding Creek there will be increased traffic and with this development there will be more cars parked on the street. We have several families with young children and from a safety perspective I would like to echo comments my neighbor Lisa Joslen will be submitting about the need for traffic calming measures. I know bulb outs help and it is my understanding that tree lined streets typically lead to slower driving. I would like to ask this development include some bulb outs at the Breeden/Winding Creek intersection and the soon to come Acacia and Winding Creek intersection. Additionally, I would respectfully request that the new streets have lots of new trees planted to encourage slower driving. If the city is aware of additional traffic calming measures, I would some other options would be considered.

Thank you,

Kevin Buchanan & Julie Karpenko
312 Breeden St