

Maloney, Mike

From: Pacheco Gregg, Patti
Sent: Wednesday, June 19, 2019 10:26 AM
To: Murray, Susie
Subject: FW: Acacia Village Public Comment

I added this to Attachment 13d.

From: Kevin Buchanan [mailto:buchanan.kevin@gmail.com]
Sent: Tuesday, June 18, 2019 5:23 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>; Murray, Susie <SMurray@srcity.org>; Lisa Joslen <revlisa@sonic.net>; Julie Karpenko <karpenkoj@gmail.com>; 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

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Monday, June 24, 2019 1:12 PM
To: Murray, Susie
Cc: sasun.torikian@gmail.com
Subject: Acacia Village Public Hearing 6-27-19

Dear Planning Commissioners and Ms. Murray,

I'm submitting these comments about Acacia Village on behalf of myself and my husband, Sasun Torikian. We live at 329 Breeden Street in Santa Rosa's Austin Creek subdivision. Our home is on the west side of Breeden Street, sharing a property line with Acacia Village.

Sasun Torikian and I are unable to attend the June 27, 2019 Acacia Village Public Hearing as we will be out-of-town. This is highly disappointing for me as, from the beginning, I've worked with Austin Creek neighbors, the developer (Campus Property), and Senior Planner, Susie Murray, to address the concerns and issues that neighbors have with the development.

NOTE: There are many other Austin Creek residents who want to attend the public hearing, but won't be able to. Many residents:

- Will be out-of-town.
 - Including multiple families with children who are on vacation now that school is out.
- Are unable to leave work early for a 4:00 public hearing.
- Are senior and unable to attend.
- Have prior commitments that can't be changed.

This, by no means, reflects lack of interest in having our issues and concerns heard and acted upon by the Planning Commission. We want our voices heard which is why neighbors submitted an **Austin Creek Neighbor Comments document** on June 18th and many are writing individual letters.

Sasun Torikian and I agree with the neighbors' key issues and concerns with Acacia Village (traffic, parking, privacy) as covered in the Austin Creek Neighbor Comments document submitted on June 18th. The following are Sasun Torikian's and my additional issues, concerns, comments, questions and recommendations.

Privacy, light, shade, views, and minimizing the impact of noise, artificial light and foul odors.

I am disabled/ill and spend most of my time at home. Privacy, light, shade and views, including minimal noise, artificial light and foul odors, are vitally important to my ability to sleep/rest and, therefore, to my peace of mind and health. We 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. We're able to open the windows and blinds to let in light and fresh air with views across the Mork property (where the development will be built) to Acacia Lane... while maintaining privacy. We also enjoy privacy, light and views in our backyard where we have outdoor furniture and a spa.

We have worked and will continue to work with the developer, Campus Property, to minimize the project's impact on our privacy, light, shade, views, etc.

- The developer, Campus Property, has committed to single-story homes behind adjacent Breeden Street, single-story homes.

- We are very pleased with this.
- The 11-foot Acacia Village housing unit rear setback behind our home and others on Breeden Street is still an issue, but we accept this given that the City can't condition the project for setbacks due to the High-Density Bonus considerations given to the developer.
- We will continue to work with the developer on protecting our privacy in respect to fences and landscaping.
- We have worked with the developer and Ms. Murray on HOA CC&Rs designed to minimize the impact of garage/parking lot and garbage storage/collection noise, light and foul odors, etc.
- We're interested in additional management/mitigation measures that could be taken for noise, foul odors, trash and rodents as well as for protecting Breeden Street neighbor privacy and safety.

We still have the following concerns/issues:

- **Privacy.** We are concerned that specific Acacia Village two-story houses will have views into our yard/home, especially as our main living areas and windows are at the back side of our house, facing future Acacia Village houses. We requested that the developer, Campus Property, install opaque or textured glass in these windows.
 - Lots 18 and 19 have large, second-story, bedroom windows facing our backyard and main living area windows.
 - Campus Property did "sections" to determine possible views.
 - They feel that with the single-story houses between us and the second-story windows, there are no "meaningful opportunities" for views into our home.
 - Ms. Murray said she agrees with the developer and will require only transparent windows.
 - We feel that there still are "meaning opportunities" for views into our home given that:
 - The single-story houses have pitched roofs; they aren't straight across at the maximum height; the height used in determining line-of-sight.
 - Lot 18 has a single-story house between its upstairs windows and our home.
 - Lot 19 has half single-story house and half parking lot/garages between its upstairs windows and our windows, particularly our bedroom windows.
 - The areas with the windows were previously designed as stairwells, but are now bedrooms; living, not transit, spaces.
 - **Recommendation:** That trees, preferably mature, be planted to impede views into our house and yard... if opaque or textured glass windows aren't required.
 - Lot 25 has a second-story side window/view over the parking lot/garages into our backyard and main living area windows.
 - **Recommendation:** That this window be installed with opaque or textured glass.
- **Noise: Garages and Parking Lot.** Our bedroom is approximately 15 feet from the property line. The garages, given no setback requirements, will be built 4 feet from our property. That means that ~ 19 feet behind our bedroom, people will be using/going in and out of their garages, with accompanying garage door noises and conversation, even when we are trying to sleep. We also are concerned about the noise of cars going in and out of the parking lot at all hours. Frankly, this terrifies me given my need for sleep and rest.
 - We will work with the developer to put in the best fence possible for reducing noise impact.
 - The developer said the 4-foot area between the back of the garages and our property line will be empty, so no sound attenuation there.
 - The developer said that the garages will be wood exterior with drywall interior, but no insulation.

- **Recommendation:** That the garages (at least outside-facing walls) be insulated to provide noise mitigation, especially where garages are built next to existing, Breeden Street houses and ~ 19 feet behind Breeden Street bedrooms.
- **Noise, Odors and Rodents: Trash Enclosures and Garbage Pick-up.** We're extremely concerned with the noise and foul odors generated by ongoing trash enclosure access/trash dumping by residents of 19 homes. Trash pick up noise was also a concern.
 - Senior Planner, Susie Murray, has conditioned the project so that the HOA CC&Rs will state that:
 - "The developer shall negotiate a garbage pick-up time later than 8:00 a.m."
 - We are pleased with this.
 - "Trash enclosures shall be fully enclosed structures concealing garbage receptacles from public view and will provide a man-door to allow single person access to deposit waste.
 - **Recommendation:** That the Winding Creek Avenue parking lot trash enclosure "man door" be designed and built to face Winding Creek Avenue to minimize trash deposit/pick-up noise, odor and other impacts on both Breeden Street and Acacia Village residents.
 - We are concerned about increased foul odors and numbers of rodents if/when the the dumpsters become overfull and the lids won't close... which is frequently the case with dumpsters.
 - Will a fully-enclosed trash enclosure mitigate that?
 - Are there other mitigation factors that can be put in place?
- **Trash Build Up/Rodents: Parking Lots.** We're concerned that trash/unwanted household items (with related rodents and foul odors) will accumulate in the 4 feet of space between garages and Breeden Street residents' property lines/fences.
 - Senior Planner, Susie Murray, conditioned the project stating, "The HOA will provide regular maintenance for all common areas including landscaping, garbage enclosures, pavilion/gathering area and parking lots in around structures.".
 - We are concerned about actual follow through with this and what recourse we'd have if the area isn't properly maintained.
 - How is that enforceable?
- **Artificial Light: Parking Lot, Garages, House, Walkways and Commons Lighting.**
 - The developers have said that lighting is still be designed.
 - They have assured neighbors of adjacent Breeden Street homes, that the lighting will be designed so that it doesn't shine into our yards/homes.
 - We accept this in good faith.
- **Crime/Safety: Parking Lots and Garages.** We're concerned about our safety related to possible loitering, vagrancy and criminal behavior in parking lots, particularly behind garages next to Breeden Street residents' property lines/fences.
 - There is access into our yards from behind garages and at open parking spaces.
 - Although there will be a fence between our backyard and the garages, the space will be dark, making an easy access point into our yard.
 - HOA CC&Rs state, "Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior."
 - How is that enforceable?

In closing, we are frustrated that the High-Density Bonus incentives allow the project to be built without the City's ability to condition it for parking and setbacks, etc. That said, we greatly appreciate Campus Property and Susie Murray's work with the concerns and issues that can be addressed. We hope that the Planning Commission will act upon the recommendations outlined here.

Thank you for your time and consideration.

Respectfully submitted,

Lisa Joslen and Sasun Torikian.

329 Breeden St.
Santa Rosa, CA 95409
707.538.8875

Murray, Susie

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

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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.

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Thank you,

Kevin Buchanan & Julie Karpenko
312 Breeden St

Murray, Susie

From: Mike Raymond <fanman7@aol.com>
Sent: Thursday, June 20, 2019 11:47 AM
To: Murray, Susie
Subject: Acacia Village PRJ18-035 project.

Ms. Murray

May not be able to attend the meeting.

Something needs to be done to improve traffic before more increases in density along the Hi Way 12 Corridor is approved.

This will add more traffic to the all ready impacted East Bound Hi Way 12 at Farmers Lane intersection. Several communities were built on the east side of the highway 12. Corridor. Skyhawk community, Oak mount, Melina, Stonegate, Prospect Apartments, Santa Rosa Garden Apartments, and Acacia Creek Apartments without improvement to the East bound Hi way 12 Traffic at Farmers Lane.

This project will add to the Greenway project EIR resolution section 2 page 4 of 146 there are significant issues: 3 Air Quality Impacts and 6 Transportation and Circulation Impacts with South east Greenway plan.

Impact AQ - 2: operation of the proposed project could contribute to an existing or projected air quality violation.

Impact AQ – 3 Future potential development projects associated with the proposed project could cumulatively contribute to the non-attainment designations of the San Francisco Bay Area Air basin.

Impact QA – 6 despite implementation of the proposed project policies criteria air pollution emissions associated with the proposed project could generate a substantial net increase in the emissions that [exceeds the Bay Area Air quality management District regional significant thresholds](#).

[6 transportation](#)

[Impact Trans -1a LOS](#) the Farmers Lane / Highway 12 East bound off-ramp-Hoen Avenue frontage road intersection currently operates unacceptably at level of service E during the PM peak hour and is projected to continue operating at LOS E upon the addition of project-generated traffic, with increase in delay. of E During the peak p.m. hour and is projected to continue operating capital LOS level east of fun additional project generated traffic with increases in the delay of traffic.

This will increase traffic back up issues, environmental issues, air quality issues, emergency response issues along the Hi Way 12 corridor.

Mike Raymond
2575 Knolls Drive
Santa Rosa, CA 95405
707-578-1198

Murray, Susie

From: Lisa Joslen <revlisa@sonic.net>
Sent: Wednesday, June 19, 2019 9:44 AM
To: Murray, Susie
Cc: allyn Kaufmann
Subject: Corrected Acacia Village Public Hearing - Austin Creek Neighbor Comments
Attachments: Acacia Village Public Hearing - Austin Creek Neighbor Comments 6-18-19 (v2).pdf

Hello Susie,

Our Acacia Village Public Hearing - Austin Creek Neighbor Comments document has been updated. The revised document is attached.

The list of neighbors represented by the document was modified due to a mistake I'd made. There was no change to the content of our comments.

Please see that the Planning Commissioners receive the corrected document.

Thank you.

I also will submit personal comments on behalf of myself and my husband, Sasun Torikian. You had said that I could do this on Wednesday, June 26, and the commissioners would see it before the hearing. Please contact me if my understanding isn't correct and you need it sooner.

Kind Regards,

Lisa Joslen

707.538.8875

ACACIA VILLAGE: 6-27-19 PUBLIC HEARING

Austin Creek Neighbor Comments

Austin Creek Neighbors:

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

We are concerned that aspects of the proposed Acacia Village High-Density, Small-Lot Subdivision are not compatible with the Austin Creek Subdivision/Neighborhood, including parking and setbacks. That said, we understand that with the Density Bonus concessions, the City can't condition the project for these issues. That doesn't keep them from being issues and concerns.

We have worked with City of Santa Rosa Senior Planner, Susie Murray, and Robert Upton and Michal Hooper of the development firm, Campus Property on our issues/concerns. We've also met with Assistant City Fire Marshal, Ian Hardage. We appreciate the time they have spent listening to and addressing our issues and concerns. We feel we understand their positions... and we still have issues and concerns that are unresolved, and which we'd like to address.

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

KEY ISSUES/CONCERNS

- **Opening the Winding Creek Avenue extension: Increased Traffic as safety, congestion, noise and pollution issues.**
 - Neighbors are concerned that opening the Winding Creek Avenue extension will add significant traffic, disturbance and noise to our neighborhood which will compromise our safety and quality of life.
 - We are especially concerned with the increased number and speed of drivers going down Winding Creek Avenue toward Acacia Lane.
 - In addition to neighborhood residents exiting the neighborhood via Acacia Lane, opening Winding Creek Avenue at Breeden Street would create a potential shortcut from Hwy 12 to Middle Rincon Rd.
 - In the age of Waze and other GPS apps, during heavier traffic, drivers would be diverted off the intended major thoroughfares, Middle Rincon Road and Highway 12, and onto Austin Creek subdivision's smaller, residential streets like Acacia Lane and Winding Creek Avenue. Once people have found a shortcut, they use it repeatedly.

- **Opening the Winding Creek Avenue extension: Austin Creek Neighborhood Parking Issues due to inadequate parking planned for Acacia Village.**
 - Neighbors are concerned that opening the Winding Creek Avenue extension will add significant parking overflow to the neighborhood which will:
 - increase noise and disturbance
 - cause hassles with the post office and garbage services
 - make it difficult to park our own cars
 - compromise our safety and quality of life.
 - Smaller-lot subdivisions usually don't have adequate parking so people park on the streets.
 - Per an Austin Creek resident who works for the City of Santa Rosa's Parking Division, the Aria neighborhood (Avignon Circle, Orleans St, etc.) near Piner High School as well as the neighborhood by Tuxhorn and Pebblecreek near Elsie Allen are examples of higher-density neighborhoods that experience significant traffic and parking impacts.
 - Frustrated residents in these neighborhoods complain to City staff on a regular basis about the lack of available on-street parking and the sheer number of cars parked in their neighborhood.
 - With the Density Bonus incentives/development standard allowances given to the developer, there will be a higher density of housing units with more cars.
 - In addition, there aren't any minimum parking requirements as the City can't condition the project based on available parking due to the density bonus concessions/allowances.
 - This will cause an even greater burden on existing Austin Creek neighborhood streets due to inadequate planned parking.
 - Neighbors are concerned that inadequate parking in the development will cause overflow parking to move into the Austin Creek Subdivision, specifically Breeden Street and Winding Creek Avenue, 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 tandem garages.
 - 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 will use the back portion for storage and park one car in their 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 housing 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, both with inadequate parking.
- Neighbors are concerned that overflow parking in the Austin Creek subdivision will cause Austin Creek neighbors to have problems with mail delivery and garbage pickup.
 - Austin Creek Subdivision mailboxes are at the curb.
 - Garbage cans must be placed on the street in front of the curb.
 - Currently, USPS mail carriers frequently refuse to deliver mail if there is a car or garbage bin blocking their vehicle access for delivery.
 - Austin Creek neighbors place their curbside garbage can and park their cars so that the mailboxes aren't blocked.
 - Non-residents parking their cars in our neighborhood will block our mailboxes and not leave room for our garbage cans, causing multiple problems for neighbors.
- SUGGESTION: Before taking action on the project related to opening the Winding Creek Avenue extension, we encourage Planning Commissioners to visit the Aria neighborhood (Avignon Circle, Orleans St, etc.) as well as the neighborhood by Tuxhorn and Pebblecreek to see firsthand the car parking congestion and traffic issues in high-density developments as well as the impact on the developments and surrounding areas.
- NOTE: We understand that City emergency services want a secondary access/egress route for the senior citizen facility located on Acacia Lane, etc.
 - That opening the Winding Creek Avenue Extension through to Acacia Lane is their preferred route.
 - We would like alternatives considered per the following recommendations.
- Recommendation: Regarding both traffic and parking concerns, we recommend using an alternative emergency access/egress route which doesn't involve opening Winding Creek Avenue between Acacia Lane and Breeden Street.
 - Acacia Lane to Prospect Avenue to Sherbrook Drive to Mission Boulevard is one alternative.
 - This route has the benefit of providing a lot of on-street parking that doesn't affect nearby residents.
 - There is available parking on both sides of Prospect Avenue between Cardinal Way and Acacia Lane.
 - The north side of Prospect Avenue borders a creek and is always empty.

- The south side of Prospect Avenue has the fence to a mobile home park.
 - Those residents cannot see or aren't directly disturbed if someone parks there.
 - Given the number of units being built between the Acacia Village project and Charles Traboulsi's project across Acacia Lane, Prospect Avenue at Acacia Lane offers lots of on-street parking with most of the street not having housing directly in front of it.
- Recommendation: Regarding both traffic and parking concerns, we recommend keeping the Winding Creek Avenue extension closed using a barrier (e.g. an emergency access gate or other moveable barrier) which is accessible for fire, police and other emergency vehicles and which would allow for emergency egress.
- There is precedent for these gates:
 - Breeden Street and Highway 12,
 - Allan Way and Cooper Drive
 - Prospect Avenue and Cardinal Way.
- NOTE: We understand that City staff has said that these gates are currently being removed.
- That a narrower street (Winding Creek between Breeden Street and Acacia Lane) and stop signs have been incorporated as traffic calming measures.
 - Does narrowing the road reduce available parking for the development?
 - We would like the gate option to be reconsidered so that Winding Creek Avenue can stay closed at Breeden Street for the reasons listed above.
- Recommendation if the Winding Creek Avenue extension is opened to Acacia Lane:
- To slow down traffic ("traffic calming") on Winding Creek Avenue:
 - Paint "visual striping" on Winding Creek Avenue.
 - Robert Upton, developer, supports visual striping as "non-intrusive and very effective".
 - Construct "bulb outs" on all four corners of the Breeden Street/Winding Creek Avenue intersection as well as at Winding Creek Avenue and Acacia Lane.
 - Per a neighborhood resident who used to work for Public Works, bulb outs are always beneficial.
 - They get pedestrians out past the parked cars and allow them to make eye contact with a driver while still being on a protected sidewalk.
 - Developer supports both the bulb outs and visual striping even with the road narrowing.
 - Put up speed limit signs.
 - Stop signs on Breeden Street only at the Winding Creek Avenue and Breeden Street intersections.

- We want what is best for the balance of traffic calming for speed and safety concerns vs. the noise of drivers gearing down and back up, etc.
 - Concern that a 4-way stop would be very noisy while not effective for traffic calming.
 - Per the neighborhood resident who worked in Public Works, “Stop signs do not reduce speed. People will slow down for a stop sign but still speed in between intersections. Traffic calming measures are better, and our public works department might even have several ideas beyond what we’ve thought of.”
- We don’t want table bumps or other speed bumps.
 - Too noisy!
- Plant street trees along on Acacia and Winding Creek Avenue between Acacia Lane and Breeden Street.
 - Both trees and bulb outs reduce drivers’ line of sight which causes them to slow down.
- NOTE: Developer, Robert Upton, has suggested that he and neighbors meet with Public Works staff to discuss what to do for traffic calming on Winding Creek Avenue as the decision is up to the Public Works Department.
- **Breeden Street Resident Privacy, Light, Shade and View: Noise and artificial light, strong odors, etc.**
 - We are concerned that the proximity of Acacia Village houses and parking lot/garages to Breeden Street residences will result in increased/loud noise, artificial light, strong odors, increased crime and loss of privacy, etc.
 - 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.
 - NOTE: We greatly appreciate the developers commitment to building only single-story houses behind Acacia Village-adjacent, Breeden Street, single-story homes as discussed with Breeden Street neighbors and stated in the Acacia Village Project Description.
 - Recommendation: That fencing/landscaping/lighting be designed and implemented to assist in ensuring privacy, including noise and artificial light protection, where dwelling units and parking garages/lots are built next to existing, Breeden Street houses.
 - NOTE: Developer, Robert Upton, has said they will look to us (Breeden Street Neighbors living adjacent to Acacia Village) for guidance and work with us regarding fencing and landscaping.

- They said that they will do what they can to minimize the impact of their proposal; that “Treatment of fences and landscaping along the property line will also make a difference.”.
 - We accept that in good faith.
- Recommendation: That the garages (at least outside facing walls) be insulated to provide noise protection, especially where garages are built next to existing, Breeden Street houses and ~ 15 feet behind Breeden Street bedrooms.
 - Recommendation: That the dumpster “man door” be designed and built to face Winding Creek Avenue to minimize noise, odor and other impacts on both Breeden Street and Acacia Village residents.
 - NOTE: We appreciate City staff and the developers working with us to include Conditions of Approval stipulating:
 - Trash enclosures shall be fully enclosed structures concealing garbage receptacles from public view and will provide a man-door to allow single person access to deposit waste.
 - The developer shall negotiate a garbage pick-up time later than 8:00 a.m.
 - The HOA will provide regular maintenance for all common areas including landscaping, garbage enclosures, pavilion/gathering area and parking lots in around structures.

In closing, we express our appreciation for Robert Upton and Michael Hooper of Campus Property and City of Santa Rosa Senior Planner, Susie Murray, who have diligently worked with us throughout this process.

Commissioners, thank you for your time and consideration.

Austin Creek Neighbors:

Lisa Joslen and Sasun Torikian, 329 Breeden Street (Out of town/unable to attend hearing)

Allyn Kaufmann and Bruce Dicoskey, 325 Breeden Street

Frank and Tricia Rivera, 333 Breeden Street

Christina Rivera, 331 Breeden Street

Kevin Buchanan and Julie Karpenko, 312 Breeden Street (Unable to attend hearing)

Peggy Christensen, 315 Breeden Street

Ken and Ari Walker, 319 Breeden Street

Zephram and Sarah McMinn, 324 Breeden Street (Out of town/unable to attend hearing)

Herve and Hafida Oudin, 328 Breeden Street

Rob and Leni Kearns, 316 Breeden Street

Margaret Buckley, 307 Breeden Street (Elderly/unable to attend)

Bob and Karen Smith, 301 Breeden Street

Nancy and Gerry Ausiello, 320 Breeden Street

Dick and Earlene Reichert, 345 Breeden Street (Out of town/unable to attend hearing)

Jami and Jim Collins, 4710 Winding Creek Avenue

Bill and Barbara O'Rear, 4732 Winding Creek Avenue

Carol Mork, 300 Acacia Lane (not in Austin Creek neighborhood)

Charlene Garrison and Ned Rifken, 300 Breeden Street, have been involved in this process from the beginning. I believe these comments represent them although I haven't been able to contact them for confirmation.

Harold and Lorraine Badillo, 311 Breeden Street, were also represented by our original project comments, but they no longer live there. I haven't spoken with the new occupants, but expect they have similar concerns/comments.

Murray, Susie

From: Allyn Kaufmann <allynkauf@gmail.com>
Sent: Tuesday, June 18, 2019 7:35 AM
To: Murray, Susie
Subject: Re: Acacia Village project

18 June, 2019

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.

- 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 of the 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:

The developers, Robert Upton and Michael Hooper of the Campus Property Group, have confirmed that they will build single or 1.5 story homes adjacent to Breeden Street single-story properties. Given the high density development, there will be 2 houses behind adjacent Breeden St. homes. So the height of the homes is critical to maintaining light and privacy in ours and neighboring Breeden Street homes.

Recommendations:

- Maintain privacy for the Breeden Street houses adjacent to Acacia Village.

- Ensure project design commitment to build only single-story homes (of comparable height) behind single-story 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:

- Ensure that garages are built with maximum sound insulation and at height that maintains privacy, light and security for adjacent Breeden St homes.

- Ensure that garbage areas are totally enclosed with access by a man door.
- Exterior lighting designed so that it ensures privacy for both Austin Creek and Acacia Village residents.
- Require HOA to maintain to the highest standards all Acacia Village grounds including garbage and garage areas.

- Winding Creek extension/Inadequate parking:

Winding Creek Avenue is the main thoroughfare in and out of our neighborhood. So far it adequately 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:

- Maintain access to Prospect Ave west from Acacia Lane.
 - 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.
- To slow through traffic on Winding Creek, reduce speed limit to 20 mph, construct bulb-outs on corners of Winding Creek between Middle Rincon and Breeden St., and paint stripes at appropriate intervals.

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