



Santa Rosa City Council
City Hall
100 Santa Rosa Ave.
Santa Rosa, CA 95404

Sent via USPS and email to anicholson@srcity.org

Re: Public Comment, Dutton Meadows Subdivision Appeal

June 30, 2019

Dear City Council,

As a resident of the neighborhood just off of Sally Ann Drive in the Roseland area, I am writing to you to urge you to deny Trumark's appeal of your previous decision regarding the Dutton Meadows Subdivision. Your initial decision was the correct one.

While I can understand the City's desire to approve more housing for its residents, growth in this area, at this time, would be a mistake. The entire Roseland area, and the surrounding subdivisions, have become overcrowded and cluttered with cars. I couldn't offer you a better example of what our neighborhoods look like than to suggest you drive down Dutton Meadow drive, near the intersection of Tuxhorn, after work hours or on the weekend. Those new high-density housing units that went in on the east side of Dutton Meadow have caused a massive explosion of parked cars along the streets. Residents can't park in front of their own homes. Guests can't find parking anywhere near the homes of folks they wish to visit. And children have nowhere to play, especially as the City keeps approving smaller and smaller lot sizes, practically ruling out the possibility of kids being able to play in their own postage-stamp sized yards.

Our neighborhood around here is struggling enough. The last thing we need is more problems because our kids have nowhere to play, tensions between neighbors becoming strained because families bicker over someone taking the parking in front of their home, and our limited police resources are already being spread far too thin (case in point: when our house was broken into in 2016, *both* the officers who responded commented that they had been assigned to this area for quite some time now but "didn't even know [our] subdivision existed.")

Further, having to drive through the general Roseland area is becoming more and more difficult because our roads simply cannot handle the amount of traffic they see daily. Not

THE LAW OFFICE OF DEVINA DOUGLAS
250 D ST., SUITE 234
SANTA ROSA, CA 95404
(P) 707.408.3529
(F) 707.948.6097
WWW.DEVINADOUGLASLAW.COM

only is congestion getting worse, but the City is failing to care for the roads it already has. Don't believe me? I dare you to drive the speed limit down Corby Road in front of the DMV. I bet you won't because of the never-ending proliferation of potholes pose a serious risk to any car. Until the City can properly care for the residents, roads, and the resources its got, it should not be allowing any more growth.

Stop allowing this city to outgrow its ability to effectively care for its infrastructure and the well being of its residents.

Stop allowing growth that discourages a "community" feel within our neighborhoods.

Do uphold your previous decision.

Thank you for your time.

A handwritten signature in blue ink that reads "Devina Douglas". The signature is written in a cursive, flowing style.

Devina Douglas, Esq.

Matthew Pierce
2524 Rising Moon Lane
Santa Rosa, CA 94507

Santa Rosa City Council
100 Santa Rosa Ave.
Santa Rosa, CA 95404

Re: Public Comment on the Dutton Meadows Subdivision Appeal

June 30, 2019

Dear Mayor and City Council Members,

I am writing today to support the Planning Commission decision to deny a General Plan Amendment, Tentative Map and Conditional Use Permit for Trumark Homes' project located at 2684 Dutton Meadow. At this time, the existing infrastructure is inadequate to support the proposed development. Traffic congestion on Hearn Ave. is bad, and the delays can often exceed 20 minutes to drive from the intersection at West Ave. to Santa Rosa Ave. Hearn Ave. needs to be widened to two lanes in each direction with sidewalks on both sides of the street, and bike paths, before we add more housing. Hearn Ave. is not currently safe for pedestrians, especially children, and cyclists; the proposed development will exacerbate these problems.

The City should ensure adequate infrastructure is in place prior to approving *any* further developments, and ensure any development does not increase risk to the surrounding community including schools, public parks and existing residents.

I was glad to hear that the Commission denied Trumarks Homes' application, and strongly encourage the City Council to support the Commission's findings.

Thank you.



Matthew Pierce

Nicholson, Amy

From: Debra <debrabroner@gmail.com>
Sent: Tuesday, July 02, 2019 5:46 PM
To: Nicholson, Amy
Subject: Comment on Dutton Meadow Subdivision

Dear Ms. Nicholson, I am submitting my comments of opposition to the Dutton Meadow Subdivision as I cannot attend the Santa Rosa City Council meeting on July 9, 2019.

The postcard I received with the street map outlining the subdivision was difficult to understand how the flow of traffic will be entering and leaving the subdivision. The print was not helpful in understanding the streets and I plan on reviewing the staff report and attachments when they are posted 72 hours prior to the hearing. So I can understand exactly what is being purposed with adding 211 total housing and dwelling units.

My families main opposition to this project is the increased traffic and safety of developing this extensive subdivision in an already overburdened area without the addition of widening the existing streets to enter and exit onto not only Hearn Ave, also Dutton Meadow.

I have lived directly off of Hearn Ave about 1 mile west of Highway 101 for the past 2 years and depending on the time of day and when the schools, total of 3, start and end, will depend on my ability to turn onto Hearn to exit my street. The traffic at times not only backs up almost 1 mile to the west to travel to Highway 101 or to Santa Rosa Ave, it also backs up on HWY 101. There does not seem to be a plan besides finding the funding to widen the overpass on Hearn Ave. to Santa Rosa Ave.

The condition of Hearn Ave is a deteriorating state, it is currently in need of repair and the added construction and then additional residential traffic only add to the already poor condition of the road.

The safety of being able to evacuate this entire area in South West Santa Rosa is currently a concern after experiencing the fire of October 2017 when we watched and waited for the fire to be controlled. We now know that there is no way that the amount of traffic that would be created could remove the existing neighborhoods, let alone adding an additional , minimum 211, probably another 400 and more likely 600 plus residents and their multiple vehicles.

I am not opposed to developing "affordable housing " in Santa Rosa or Sonoma County, I am opposed to developing a new neighborhood without the infrastructure that needs to go with the development.

There is no way to widen Hearn Ave., there is a plan in the future that according to my neighbors who have lived here for the past 14 years, there has only been talk of expanding the overpass at Hearn and HWY 101.

Where is the design working with Caltrans and Sonoma County to add an overpass and HWY 101 entrance at Bellevue ? There is no way you can dump all of the traffic onto Hearn or Corby Ave and expect to create a safe environment for our existing community.

Another comment made by a neighbor was the effect of the value of our existing homes. My home was a built by a company that came in to a neighborhood that had 9 homes on a dead end street. There were an additional 14 homes added in 2014 to this dead end street. Our home was purchased at 2017 values before the fire and has probably adjusted close to what we purchased the home for, will our homes decrease in value ? The comment from another neighbor that is a realtor, was that the new homes, the 130 single family units would be in the \$700,000 range and it would not effect our home values that sold between \$488,000 to the middle to high \$550,000. If this speculation of price is true for the new homes, that is not "affordable housing". We also have a housing development on Dutton that has been in "construction" mode for the past 2 plus years that I have lived in South West Santa Rosa. There is housing

being built, not a major subdivision, that needs to include a major overhaul of roadways in South West Santa Rosa now, what will that cost the City of Santa Rosa in infrastructure ? and how can you, City Leaders, get Caltrans to commit to providing safe passage in and out of our existing neighborhoods ?

I know housing is an important issue in Santa Rosa, Sonoma County and California in general, safety and protecting existing neighborhoods must be a priority.

thank you,
Debra Broner
805-206-7809

Nicholson, Amy

From: agundez3@aol.com
Sent: Wednesday, July 03, 2019 9:39 AM
To: citycouncil@sr.org; Nicholson, Amy
Subject: Dutton Meadows Subdivision

To Whom It May Concern

I am against the tentative development of Dutton Meadow Subdivision. This area with it's single lane streets is already feeling the congestion. Adding more homes to this area would greatly impact traffic in this area. Several times a day traffic on Hearn is backed up from Corby to Dutton Meadow which gives us stress and anxiety. What would happen if there was another need for evacuation in this area? There is no room. It is not just the traffic that I am concerned about, the schools are already at capacity. The student to teacher ratio is not acceptable.

Angela Agundez
Home Owner on Aloise Ave