

Toomians, Kristinae

From: Bridges <kcbbridge@sonic.net>
Sent: Wednesday, May 08, 2019 10:42 AM
To: Toomians, Kristinae
Subject: Fw: Guerneville Road Homes Project Objections (Parcel #036-101-010)

From: [Bridges](#)
Sent: Wednesday, May 08, 2019 10:03 AM
To: KToomains@srcity.org
Subject: Guerneville Road Homes Project Objections (Parcel #036-101-010)

Dear Ms. Toomains:

I represent the interests of Redwood Forest Friends Meeting, a Quaker Meeting House to the immediate east of the proposed Guerneville Road Homes project. To clarify, the staff report to the Planning Commission describes us as a “private meeting facility.” We are actually a public religious congregation made up of Quakers. We hold religious meetings about three times a week and let 12-step groups use our facility about twice each week.

I would like to take this opportunity to have you bring forward several issues that we have in objection to your staff report to the Planning Commission:

Notice of this Public Hearing was postmarked April 29, which we received in May 2nd for a May 9 Hearing. I doubt this meets the Planning Commission requirements for advance notice to neighbors.

The report describes parcel #036-101-010 as substantially “surrounded by urban uses.” In actually, the parcel is surrounded by low density usage parcels, either rural residential (RR-20 or RR-40) or R-1-6. In fact, the vast majority of the land parcels between Ridley Avenue, Marlow Road, and Guerneville Road are rural residential. We understand the City of Santa Rosa wants to implement more Medium Density Residential projects in order to create more affordable housing, and we support that effort. We do want to make it clear that the density of this housing project will stand in stark contrast to the surrounding area.

We are a religious congregation, open to the public, that worships in Silence. We have concerns that the Guerneville Road Homes Project will create a living space for 30 people and 30 vehicles within one acre. The comings and goings of that many people living in three story dwellings and that many potentially noisy vehicles next door to us gives us significant concern about the impact of the project on our form of worship. On the street side of our property, we have mitigated the effect of noise from Guerneville Road by erecting an 8 foot earthen berm with trees and bushes across the entire southern border of our property.

In lieu of voicing outright objection against this medium to high density residential development project, we strongly suggest some mitigation. The project calls for an 8 foot high wood sound barrier fence along 60 feet of our shared property line closest to Guerneville Road in order to mitigate sound. We request that this 8 foot fence be extended to the entire length of the eastern border of the project, between our two properties.

Secondly, we note that **all residential development projects are to incorporate passive heating/cooling opportunities**. We note that the roof line of these homes is a very shallow slope with almost no attic to provide any substantial insulation. Having a larger attic, with a roof line up to the maximum 35 foot height, would allow for a commonly used passive energy saving opportunity of maximum attic insulation.

We also note that this project lists six trees that are to be “spared for the project.” Several of those spared trees are within our property line, so we will be monitoring their health during the project.

Finally, we compliment the project on its clever and efficient use of space within each dwelling. We hope that this project proceeds without complications; however, we will be monitoring noise limits and BAAQMD best management practices to keep down construction dust during the length of the project.

Thank you for your consideration.

Keith Bridges
Property and Grounds Committee
Redwood Forest Friends [Quaker] Meeting

Toomians, Kristinae

From: Murray, Susie
Sent: Thursday, May 02, 2019 12:27 PM
To: 'Keith Bridges'; Toomians, Kristinae
Subject: RE: Parcel # 036-101-010 (1665 Guerneville Road)

Dr. Bridges,

This project has been assigned to my coworker, Kristinae Toomians. By way of this email, I'm asking that she respond to your inquiry. Thanks Kristinae!!

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: Keith Bridges <jkbridgesphd@gmail.com>
Sent: Thursday, May 2, 2019 12:19 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Fwd: Parcel # 036-101-010 (1665 Guerneville Road)

Forwarding this again. Hoping for a reply. This is regarding a different parcel.

Jeffrey Keith Bridges, PhD
Ph (707) 546-5327
Fax (707) 579-7960

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Begin forwarded message:

From: Keith Bridges <jkbridgesphd@gmail.com>
Subject: Fwd: Parcel # 036-101-010 (1665 Guerneville Road)
Date: April 30, 2019 at 5:37:36 PM PDT

To: smurray@srcity.org

Forwarding this again, hoping for a reply.

Jeffrey Keith Bridges, PhD
Ph (707) 546-5327
Fax (707) 579-7960

NOTICE TO RECIPIENT: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently deleting this e-mail and any attachments without reading, forwarding, or saving them. Thank you.

Begin forwarded message:

From: Keith Bridges <jkbridgesphd@gmail.com>
Subject: Parcel # 036-101-010 (1665 Guerneville Road)
Date: April 25, 2019 at 12:20:11 PM PDT
To: smurray@srcity.org

Dear Ms. Murray,

I understand you are the City Planner overseeing development of this parcel. I also understand that the project is requesting to be rezoned to R-3-18 and subdivide the property into 12 lots, constructing six duplexes and three accessory dwelling units. We anticipate this might allow for habitation of approximately 30 people or more. We understand that the Entitlements are now at the stage of holding Hearings.

I represent the interests of Redwood Forest Friends Meeting, a Quaker Meetinghouse immediately east of the project. As we worship primarily in silence, we seek to request a sound mitigation study for this project if possible. How would we go about that process? Do we have to wait for the Project to come up for a hearing?

The sidewalk on the north side of Guerneville Road does not extend onto 1665 Guerneville. When is the City planning to extend the sidewalk to include 1665 Guerneville Road or the Guerneville Road homes project?

We have extensive concerns that our parking lot will be used at night, illegally, by visitors to residents of Guerneville Road Homes. We wish to address that concern during the design and review process. What is the best mechanism of action for us to bring our concerns forward regarding this project?

Sincerely,

Jeffrey Keith Bridges, PhD
Ph (707) 546-5327
Fax (707) 579-7960

NOTICE TO RECIPIENT: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently deleting this e-mail and any attachments without reading, forwarding, or saving them. Thank you.

Toomians, Kristinae

From: Joseph Dimitriadis <joedimitriadis@gmail.com>
Sent: Thursday, May 02, 2019 1:25 PM
To: Toomians, Kristinae
Subject: Guerneville Road Homes

Hello Kristinae, I won't be able to make the public meeting so I am writing you my concerns. I live next to this project and am concerned about the fence they plan to construct. Are they planning on building their fence on the other side of the existing fence? At this time we have no interest in removing the existing fence that me and my brother built 30 years ago. Also do you know how tall the fence is going to be? Is it going to run the length of the whole property?

I lived at 1673 Guerneville Rd. most of my life. I know change is inevitable. My main concern for this project are my dogs during construction and after the new neighbors move in. I have a very high drive dog that is trained in protection. If houses are being built right up against are property line it would be wise to have tall enough fences to be built for my dogs safety. I say the dogs safety because having 6 new neighbors is going to be a huge shock to them. I'm sure a lot of barking is going happen everyday without a proper barrier between the properties. I'm hoping something can be done at this stage before it's to late. I don't want my dogs to be a problem for the workers and the new neighbors.

Sincerely

Joseph Dimitriadis
(707)478-9245
Joedimitriadis@gmail.com

Toomians, Kristinae

From: Barry Freeland <bfree18469@aol.com>
Sent: Friday, May 31, 2019 9:58 AM
To: 'Bridges'
Cc: Toomians, Kristinae
Subject: FW: Property line fence
Attachments: fenceinvoice.tif.tiff; IMG_0287.JPG; IMG_0289.JPG; IMG_0286.JPG; IMG_0284.JPG; IMG_0283.JPG; IMG_0285.JPG

Mr Bridges

Thank you for the photos of the fence.

Please thank "Friends" for its cooperation in reaching this agreement.

At present, let's assume that GR LLC will remove and replace the fence, as per your option #2.

I will be pleased to provide the requested signed comprehensive letter prior to any construction of the new fence.

It seems that there is already a rather precise idea of what is wanted in the letter, by Friends. Perhaps you would like to create the first draft?

Best regards

1665 Guerneville Rd LLC
By its Managing Member
Barry Freeland

From: Bridges [mailto:kcbridge@sonic.net]
Sent: Thursday, May 30, 2019 10:56 PM
To: Barry Freeland <bfree18469@aol.com>
Subject: Property line fence

Dear Mr. Freeland,

To clarify our response to your fence proposal, it seems there are two options:

1)The current good neighbor fence can be incorporated "as is" with the same design and materials (redwood and galvanized hardware) built into a continuing fence extended to the north boundary. In this case you would save the expense of rebuilding the existing section of fence at current materials and labor cost, but pay RFFM the cost of one-half the 2017 repair expenses to rebuild it. 1665 Guerneville Road Homes LLC pays for the rest of the fence as you proposed.

2)The current fence is rebuilt new, running the length of our shared property line, using the same design and materials (redwood and galvanized hardware) as the replaced one. The existing galvanized steel fence posts are incorporated into the new fence. 1665 Guerneville Road Homes LLC pays for the entire new fence as you proposed.

Either option is acceptable as long as we receive a signed comprehensive agreement letter from you.

Attached are pictures of the current good neighbor fence and the invoice for the January, 2017 rebuild of the same fence.

Keith Bridges

Property and Grounds Committee

Redwood Forest Friends Meeting

Toomians, Kristinae

From: Barry Freeland <bfree18469@aol.com>
Sent: Wednesday, May 29, 2019 2:42 PM
To: 'Bridges'
Cc: bericmoon@gmail.com; cpanym@gmail.com; julian.garrett@gmail.com; Tikoun@sonic.net; coldbox@coldbox.net; Toomians, Kristinae
Subject: RE: Property line fence

Dear Mr Bridges

Regarding the old letters and past events surrounding the existing parking lot fence and drainage, it is clear the misunderstandings that existed around that matter continues to exist, however those issues are being put behind us by the development of the new project. While ready to defend and further clarify any past actions, I think it would be more productive for both of us to put our efforts into working together for the mutual benefit of our respective organizations.

Guerneville Rd LLC will do its best to accommodate Friends stated fence objectives, while conforming to governmental regulations and requirements.

Yes you are correct in that the plan is to build a new fence, or possibly because of Friends generous offer, reuse parts of the existing fence. It will be along the property line, starting from the Northern end point of the proposed new sound wall and running uninterrupted to the northern end of the proposed project. Assuming the jurisdictional agencies agree, Guerneville RD LLC will use the same assembly and hardware type as the current fence. I think that is a safe assumption.

If there any other questions or topics on the present matter that Friends would like to discuss, please feel free to reach out to me.

And again I thank you and Friends for their cooperation

1665 Guerneville Rd LLC

By Barry Freeland
Its Managing Member

From: Bridges [mailto:kcbridge@sonic.net]
Sent: Tuesday, May 28, 2019 10:22 PM
To: Barry Freeland <bfree18469@aol.com>
Cc: bericmoon@gmail.com; cpanym@gmail.com; julian.garrett@gmail.com; Tikoun@sonic.net; coldbox@coldbox.net; 'Toomians, Kristinae' <KToomians@srcity.org>
Subject: Re: Property line fence

Dear Mr. Freeland,

Lest you forget, I could supply the Design Review Board copies of your signed 9/5/16 letter accusing me of “trying to trick you” into paying a portion of the 2017 replacement of this good neighbor fence; the same one your dad was kind enough to chip in to help pay for originally in February, 1995. We paid for the labor, foundation posts and 1/2 of all the remaining materials. I have 1995 documentation of that also.

This current good neighbor redwood fence was rebuilt in 2017 entirely at our expense reusing the 1995 galvanized steel posts anchored deeply into concrete. They are still solid as a foundation. We require any new fence would be built reusing these same posts and same type new galvanized mounting bolts and nails.

If you wish to save expense you can leave our current good neighbor redwood fence, which is almost new, and continue the same height, design and materials from the end of the current fence up to your north property line. We expect your eastern sound wall would extend to the southern end the current good neighbor fence. Is that correct?

Keith Bridges
Property and Grounds Committee

Redwood Forest Friends Meeting

From: [Barry Freeland](#)
Sent: Tuesday, May 28, 2019 11:34 AM
To: 'Bridges'
Cc: bericmoon@gmail.com ; cpanym@gmail.com ; julian.garrett@gmail.com ; Tikoun@sonic.net ; coldbox@coldbox.net ; 'Toomians, Kristinae'
Subject: RE: Property line fence

Dear Mr Bridges

Again thank you and Friends for working with me in finding a mutually acceptable solution.

Though there is disagreement about the identity of the previous uncooperative party, that is in the past, and I look forward to working with you and Friends throughout this project's development.

I do not anticipate any problem meeting your stated terms. So long as there are no overriding engineering or city requirements, I fully agree to those terms spelled out in the eMail below. In the unlikely event something comes up in the process, I promise to work with you and friends to resolve the matter in an amicable manner.

To avoid a future misunderstanding and as a reminder, the Sound Wall portion will surely be an exception as it will be engineered to different but higher standard. We will continue to honor the promised 10 year warranty on the entire fence.

My contact information is below, please feel free to contact me should questions arise.

It will be several months before construction can commence and I will be in touch before it does, providing any needed documentation.

Again Thanks

1665 Guerneville Rd LLC

By its Managing Member

Barry Freeland

Lic Real Estate Broker 00449759

Lic General Contractor 624865

Ph # 831-449-4642

BFree18469@aol.com

From: Bridges [<mailto:kcbridge@sonic.net>]
Sent: Tuesday, May 28, 2019 9:02 AM
To: Barry Freeland <bfree18469@aol.com>
Cc: bericmoon@gmail.com; cpanym@gmail.com; julian.garrett@gmail.com; Tikoun@sonic.net; coldbox@coldbox.net; 'Toomians, Kristinae' <KToomians@srcity.org>
Subject: Re: Property line fence

Dear Mr. Freeland:

Please do not misconstrue my response to your proposal. I never said I was happy with it. I am leery of it because you have not been cooperative with Friends Meeting in the past. However, your proposal is worthy of consideration and will be accepted if certain conditions are met.

The current property line fence is redwood, with galvanized screws and a ten year warranty. If your proposed replacement "good neighbor" fence is of same construction and warranty, it would be accepted. Also, we require that construction materials and contractor vehicles be kept on your property during the project. As you proposed, removal and replacement will be at your expense. We expect that you will provide us with a signed document guaranteeing these conditions as soon as possible.

Sincerely,

Keith Bridges
Property and Grounds Committee
Redwood Forest Friends Meeting

From: [Barry Freeland](#)
Sent: Friday, May 24, 2019 9:32 AM
To: 'Bridges'
Cc: bericmoon@gmail.com ; cpanym@gmail.com ; julian.garrett@gmail.com ; Tikoun@sonic.net ; coldbox@coldbox.net ; 'Toomians, Kristinae'
Subject: RE: Property line fence

Dear Mr. Bridges

Thank you for your speedy response.

GR LLC is pleased that "Friends" is happy with the proposal.

The proposed "Good Neighbor Fence" will be substantially the same as the existing fence, as to appearance and materials.

It will be a minimum of 6' but in some areas due to grading on the GR LLC side of the property line, may measure higher, on the parking lot side.

Please note that GR LLC will be grading its property in such a manner as to direct all its rain water run-off into the new storm water facilities that GR LLC will be constructing on its property, and directing said water away from the parking lot.

The warranty should be similar to the warranty "Friends" received for its fence. Maybe you know what it is and could tell me? With the improved drainage the fence should last for many years. To date, over all of the projects I have completed, including miles and miles of this type of fence, I am not aware of a single warranty complaint. The former property line fence likely rotted after all those years because it was exposed to standing water and high moisture soil conditions. Because of the new grading and drainage facilities, those conditions should no longer exist along the property line when the construction is completed.

When the area becomes urban, with its higher density, the "Good neighbor" fence codes come into effect and maintenance will be shared. For maintenance concerns, in that case, one would contact the then current neighboring homeowner.

Thanks for your response and if there are other questions please feel free to contact me

Sincerely

Barry

Barry Freeland
Managing Member
1665 Guerneville Rd LLC

Lic Real Estate Broker 00449759
Lic General Contractor 624865
Ph # 831-449-4642
BFree18469@aol.com

From: Bridges [<mailto:kcbridge@sonic.net>]
Sent: Thursday, May 23, 2019 9:38 PM
To: Barry Freeland <bfree18469@aol.com>
Cc: bericmoon@gmail.com; cpanym@gmail.com; julian.garrett@gmail.com; Tikoun@sonic.net; coldbox@coldbox.net; 'Toomians, Kristinae' <KToomians@srcity.org>
Subject: Re: Property line fence

Mr. Freedland,

Thank you for your considered proposal. In concept it is appealing.
As I find no description of this proposed fence in the Project Proposal as presented to the Design Review Board, I have a few more questions.
What is the height of this fence?
What will it be made of?
What warranty will be provided for the "Good Neighbor design" fence?
Once the homes are sold, who would we later contact to share repairs and upkeep of the fence?

Wishing to move to a speedy resolution.
Sincerely,

Keith Bridges

From: Barry Freeland
Sent: Thursday, May 23, 2019 6:30 PM
To: kcbridge@sonic.net
Cc: bericmoon@gmail.com ; cpanym@gmail.com ; julian.garrett@gmail.com ; Tikoun@sonic.net ; coldbox@coldbox.net ; 'Toomians, Kristinae'
Subject: Property line fence

Keith Bridges, Clerk,
Property Committee, Quaker Church
1647 Guerneville Rd, Santa Rosa, CA

RE: Guerneville Rd LLC response to Redwood Forest Friends Meeting, Quaker Church, fence concerns

Dear Mr. Bridges
1665 Guerneville Rd LLC has read and understands the concerns of Redwood Forest Friends Meeting
As expressed by in your recent eMail to the City of Santa Rosa.

The owners of 1665 Guerneville Rd LLC (hereafter referred to as GR LLC) are eager to both do what is right and be good neighbors. Our personal history is that of improving the communities by our development projects. It is also a history of creating aesthetically pleasing projects. We are very proud of its many innovative features. We have worked over a year and a half to design a great project, one that your old neighbor, Elson Freeland, would be proud of. My team is comprised of the best in the business. Rest assured, we will not spoil it or our reputations with an unpleasing fence.

The proposal is to build the Engineer's required 8' sound wall as shown on the plans, to shield the backyards of the homes near Guerneville RD. The remainder of the new proposed fence will be on the property line from the end of that sound wall, continuous to the very back of the project property.
The new fence will be a "Good neighbor" style.

GR LLC is accepting full responsibility for the new fence, including removal of the old fence, disposal of the old fence, installation of the new fence and when complete, clean up and restoration of any property disturbed by the new fence or its construction. Once started the new fence construction should take only a few days. As it is nearly impossible to build a "Good Neighbor" fence from just one side, GR LLC asks only that the fence building crew be allowed to encroach a very little and only as necessary to do the above fence work along that property line. That crew will be licensed and insured. GR LLC will indemnify and hold "Friends" harmless from any and all claims arising from the above mentioned fence construction. All other GR LLC crews will be instructed to respect "Friends" property and stay out of the parking lot. Of course all of the above fence work will be at the sole expense of GR LLC.
I am available for discussion on this issue and others as the project progresses. Please feel free to call upon me.
GR LLC hopes that "Friends" finds this fence proposal acceptable.

Sincerely
1665 Guerneville RD LLC

By Barry Freeland
Its Managing Member

Lic Real Estate Broker 00449759
Lic General Contractor 624865
Ph # 831-449-4642
BFree18469@aol.com