

From: [Alexander Templeton MEd MA](#)
To: [Peter Schellinger](#)
Cc: [Ross, Adam](#)
Subject: Re: FW: [EXTERNAL] Burbank housing comment for committee
Date: Tuesday, June 2, 2020 3:04:33 PM

Thank you for the clarity, what is your predication and timeline for this financing and is there another one in Sonoma County?

Please take time to answer should it not disrupt your productivity.

Alexander S. Templeton, M.Ed., M.A. (Pronouns: Him/He/His/)

Skype ID: live:alexstempleton

Cell: (707) 862-4677

[Online Portfolio](#)

[LinkedIn](#) Profile

On Tue, Jun 2, 2020 at 3:01 PM Peter Schellinger <prs@waterstoneecos.com> wrote:

Alex,

If successful in getting the apartment project financed as an affordable community, Waterstone would purchase the apartment site from the Master Developer and develop the property in partnership with Burbank Housing. Burbank Housing would be the property manager for the affordable housing community.

I'll pass along the message to Efren.

Hope this helps.

Best,

Peter

Peter Schellinger
WATERSTONE RESIDENTIAL, LLC

1270 Airport Blvd | Santa Rosa, CA 95403

m: (415) 710 - 4115



From: Alexander Templeton MEd MA <alexstempleton@gmail.com>
Sent: Tuesday, June 2, 2020 2:56 PM
To: Ross, Adam <ARoss@srcity.org>; Peter Schellinger <prs@waterstoneecos.com>
Subject: Re: FW: [EXTERNAL] Burbank housing comment for committee

Thank you both,

And who will manage the property? I ask because there are management companies such as those that run Americana Apartments that need improvement and have violated CA regulations to allow IHSS in-home care providers services to their clients.

Under which jurisdiction will they fall, (city, county, both?), and/or are they incorporated by the annexation?

Also, if Efren is working with you, please tell him I said, "hi!".

Genuinely,

Alex

Alexander S. Templeton, M.Ed., M.A. (Pronouns: Him/He/His/)

Skype ID: live:alexstempleton

Cell: (707) 862-4677

[Online Portfolio](#)

[LinkedIn](#) Profile

On Tue, Jun 2, 2020 at 10:40 AM Ross, Adam <ARoss@srcity.org> wrote:

Alexander,

Please see the applicant's response to your remaining questions below in red.

Adam Ross | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-34705 | aross@srcity.org

From: Peter Schellinger <prs@waterstonecos.com>

Sent: Monday, June 1, 2020 3:52 PM

To: Ross, Adam <ARoss@srcity.org>; Joe Ripple <joe@schellingerbrothers.com>

Subject: RE: [EXTERNAL] Burbank housing comment for committee

Adam,

Please see below. Feel free to contact me with any questions.

Thanks,

Peter

Peter Schellinger
WATERSTONE RESIDENTIAL, LLC

1270 Airport Blvd | Santa Rosa, CA 95403

m: (415) 710 - 4115



From: Ross, Adam <ARoss@srcity.org>
Sent: Monday, June 1, 2020 2:39 PM
To: Peter Schellinger <prs@waterstoneecos.com>; Joe Ripple
<joe@schellingerbrothers.com>
Subject: FW: [EXTERNAL] Burbank housing comment for committee

Public Correspondence. Do you know any of the answers regarding onsite management at this time? I already responded regarding insulation, flooring, plumbing, etc.

Adam Ross | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-34705 | aross@srcity.org

From: Alexander Templeton MEd MA <alexstempleton@gmail.com>
Sent: Monday, June 1, 2020 11:05 AM
To: Ross, Adam <ARoss@srcity.org>
Subject: Re: [EXTERNAL] Burbank housing comment for committee

Thank you for the technical details but I must ask:

will they be well insulated?

will it be built by a field that will need to be mowed down so there are not a lot of insects and pests?

will there be adequate carpeting and interior?

Will there be a landlord who will take care of work orders and do time as well as allow for in home care support and families that support each other? **The apartments will be professionally managed by an experienced property manager.**

Will neighbors needing many human and social services be able to get them? **If the apartments are developed as an affordable community, resident services will be offered as part of the management program.**

These are all things that I dealt with growing up in the projects....

If sent from my cell phone, please excuse brevity and/or typos.

Do not accept pejoratives if offered within any inequitable context where you held a position of power and exploited intersections in attempt to create professional disparities.

<https://www.linkedin.com/company/literally-figurative-literacy>

On Mon, Jun 1, 2020, 10:31 AM Ross, Adam <ARoss@srcity.org> wrote:

Hi Alexander,

Thank you for your public comment. I have added this to the public record and it will be weighed in the decision making process.

In response to your question, I can tell you that the density of the proposed project is 9 units per acre in an area that allows 8-13 units per acre. The project Entitlements have been appealed and will go to the Design Review Board via virtual meeting on June 4,

2020. Meeting access can be found here: <https://srcity.org/1323/Design-Review-Board>.

The appeal for the Minor Conditional Use Permit will be reviewed by the Planning Commission on June 11, 2020, via virtual meeting. The link can be found here:

<https://santa-rosa.legistar.com/MeetingDetail.aspx?ID=754938&GUID=8552507A-2A08-42FE-A88E-2CA2E40DA7D8&Options=&Search=>.

The appeal for the Tentative Map will be reviewed by City Council on June 16, 2020.

The link can be found here: [https://santa-rosa.legistar.com/MeetingDetail.aspx?ID=746422&GUID=DE373F56-3121-44B0-B36B-](https://santa-rosa.legistar.com/MeetingDetail.aspx?ID=746422&GUID=DE373F56-3121-44B0-B36B-F6778E1E10F9&Options=&Search=)

[F6778E1E10F9&Options=&Search=](https://santa-rosa.legistar.com/MeetingDetail.aspx?ID=746422&GUID=DE373F56-3121-44B0-B36B-F6778E1E10F9&Options=&Search=).

Let me know if you have any questions.

Adam Ross |City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-34705 | aross@srcity.org

From: Alexander Templeton MEd MA <alexstempleton@gmail.com>

Sent: Sunday, May 31, 2020 5:03 PM

To: Ross, Adam <ARoss@srcity.org>

Subject: [EXTERNAL] Burbank housing comment for committee

Adam,

I'm voicing my concern and advocacy growing up in the duplex low-income housing projects of Roseland myself, many of our voices are not heard or respected: my question for you, the community, and the committee who is planning is:

Is there a plan or ways to create duplexes or mid-density housing that does not lower the property value and provide ample opportunity for growing communities and residence to live in Roseland without falling into dilapidation of either neighbors' respect and acceptance, and the quality and the quality of life befitting citizens who will inhabit there?

If sent from my cell phone, please excuse brevity and/or typos.

From: [Ross, Adam](#)
To: mariaindindoli@yahoo.com
Subject: RE: [EXTERNAL] Burbank ave development
Date: Tuesday, June 2, 2020 11:57:00 AM

Hi Maria,

Thank you for your public comment. I have added this to the public record and it will be weighed in the decision making process.

This project included a Traffic Impact Analysis. In the analysis, the intersection at Hearn Avenue and Burbank Avenue was identified as insufficient in part because of this proposal. As a result, Traffic Engineering Conditioned the project to include a fair share portion of a new traffic signal at the intersection of Hearn and Burbank Avenue, which equates to \$96,000 or roughly one-third of the cost. The City will then cover the cost of the rest of the signal and install it within a 12-18 month timeframe as stated by the Deputy Director of Traffic Engineering in the last public hearing on this project. The difference will then be recouped by future developments when/if that happens.

I have also forwarded this to the Traffic Engineering Department for further review. Let me know if you have any additional questions.

Adam Ross | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-34705 | aross@srcity.org

From: maria indindoli [<mailto:mariaindindoli@yahoo.com>]
Sent: Monday, June 01, 2020 9:52 AM
To: _DRB - Design Review Board <_DRB@srcity.org>
Subject: [EXTERNAL] Burbank ave development

I am writing to give my input as a resident of Roseland regarding the Burbank Avenue planned development.

Burbank Avenue is already highly impacted by traffic due to the elementary school on Burbank ave. , which my son attends, the recent Burbank housing development on Liana dr, and the recent opening of Liana Drive through from West Avenue to Burbank ave. Our neighborhood has high population density even in areas that do not contain “official” high density housing. This is due to the fact that it is a lower income area, housing is more affordable, and there is a high immigrant population which tends to mean multiple families in a dwelling. I know this to be true because I have worked extensively for years doing in-home visits for families with small children as my job.

Additionally a new development was recently completed on Roseland Avenue near the corner of Roseland and Burbank, another development has been partially completed and continues to be developed on Dutton Avenue at Hearn, and in the past five years two very large high density developments have been completed on Dutton Meadow. All this has led to extremely increased traffic throughout the Hearn Avenue to Sebastopol Road corridor. The main freeway overpass that feeds these neighborhoods going and coming from south is at Hearn

Avenue. If more development is going to continue in this area that overpass needs to be widened to 4 lanes, traffic is already extremely backed up at that overpass coming from all directions. This is also due to the Santa Rosa marketplace shopping center which has Costco, Target, Best Buy and other very popular stores and many, many new high density developments on the east side of the freeway from Hearn Avenue and in the Yolanda Road area.

We can't continue developing high density housing in the south Santa Rosa area without first addressing the traffic congestion issues. This is not just inconvenient it is unsafe. We have seen what happens when there are evacuations and people were not able to get out.

I am very disappointed with the level of incompetence in planning that has been done by the city of Santa Rosa leaders. We need thoughtful, experienced and better educated people guiding our city. Please consider scaling back the Burbank ave development to single family homes only.

Sincerely,

Maria Indindoli
717 Leo dr
707-799-7748

“Guard your heart above all else, for it determines the course of your life.”

Proverbs 4:23

From: [Ross, Adam](#)
To: mariaindindoli@yahoo.com
Cc: [Sprinkle, Rob](#)
Subject: FW: [EXTERNAL] Burbank ave development
Date: Tuesday, June 2, 2020 12:09:00 PM

Hello Maria,

Please see Engineering's response to you public comment as well.

Adam Ross | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-34705 | aross@srcity.org

From: Sprinkle, Rob <RSprinkle@srcity.org>
Sent: Tuesday, June 2, 2020 12:06 PM
To: Ross, Adam <ARoss@srcity.org>
Subject: RE: [EXTERNAL] Burbank ave development

Adam,

We do have plans and environmental completed for the Hearn Avenue Interchange. We are working on the funding for it. Additionally, we have conditioned this development to pay at portion of a signal at Hearn and Burbank Ave. Design for that should start this year.

Rob

From: Ross, Adam <ARoss@srcity.org>
Sent: Tuesday, June 02, 2020 11:58 AM
To: Sprinkle, Rob <RSprinkle@srcity.org>
Subject: FW: [EXTERNAL] Burbank ave development

FYI

From: Pacheco Gregg, Patti <PPachecoGregg@srcity.org>
Sent: Tuesday, June 2, 2020 11:39 AM
To: Ross, Adam <ARoss@srcity.org>
Subject: FW: [EXTERNAL] Burbank ave development

Adam I forwarded this to you the other day. Did you see it?
I created a Late Correspondence folder on the E Drive, and put this in there.

From: maria indindoli [<mailto:mariaindindoli@yahoo.com>]
Sent: Monday, June 01, 2020 9:52 AM

To: _DRB - Design Review Board <_DRB@srcity.org>

Subject: [EXTERNAL] Burbank ave development

I am writing to give my input as a resident of Roseland regarding the Burbank Avenue planned development.

Burbank Avenue is already highly impacted by traffic due to the elementary school on Burbank ave. , which my son attends, the recent Burbank housing development on Liana dr, and the recent opening of Liana Drive through from West Avenue to Burbank ave. Our neighborhood has high population density even in areas that do not contain “official” high density housing. This is due to the fact that it is a lower income area, housing is more affordable, and there is a high immigrant population which tends to mean multiple families in a dwelling. I know this to be true because I have worked extensively for years doing in-home visits for families with small children as my job.

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We can't continue developing high density housing in the south Santa Rosa area without first addressing the traffic congestion issues. This is not just inconvenient it is unsafe. We have seen what happens when there are evacuations and people were not able to get out.

I am very disappointed with the level of incompetence in planning that has been done by the city of Santa Rosa leaders. We need thoughtful, experienced and better educated people guiding our city. Please consider scaling back the Burbank ave development to single family homes only.

Sincerely,

Maria Indindoli
717 Leo dr
707-799-7748

“Guard your heart above all else, for it determines the course of your life.”

Proverbs 4:23

From: [Ross, Adam](#)
To: [Janet Lorraine Paul](#)
Subject: RE: [EXTERNAL] 5-26
Date: Monday, June 1, 2020 10:49:00 AM

Janet,

I meant to include this information for the upcoming appeal hearings:

The project Entitlements have been appealed and will go to the Design Review Board via virtual meeting on June 4, 2020. Meeting access can be found here: <https://srcity.org/1323/Design-Review-Board>.

The appeal for the Minor Conditional Use Permit will be reviewed by the Planning Commission on June 11, 2020, via virtual meeting. The link can be found here: <https://santa-rosa.legistar.com/MeetingDetail.aspx?ID=754938&GUID=8552507A-2A08-42FE-A88E-2CA2E40DA7D8&Options=&Search=>.

The appeal for the Tentative Map will be reviewed by City Council on June 16, 2020. The link can be found here: <https://santa-rosa.legistar.com/MeetingDetail.aspx?ID=746422&GUID=DE373F56-3121-44B0-B36B-F6778E1F10F9&Options=&Search=>.

Adam Ross | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-34705 | aross@srcity.org

From: Ross, Adam
Sent: Monday, June 1, 2020 10:49 AM
To: Janet Lorraine Paul <jlorraine@sonic.net>
Subject: RE: [EXTERNAL] 5-26

Good Morning Janet,

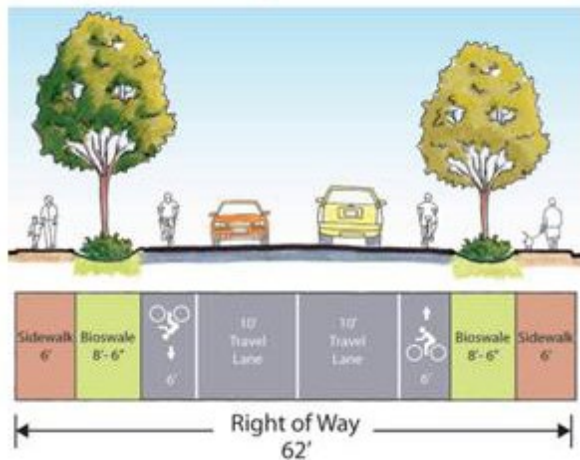
Thank you for your public comment. I have added it to the public record and it will be weighed in the decision making process. Please read below for my response to your comment.

The proposed Burbank Avenue Subdivision's General Plan Land Use Designation is Medium-Low Density Residential, which allows 8-13 units per acre. The proposed subdivision density is 9 units per acre. The proposed public right-of-way improvements required in the Roseland Area/Sebastopol Road Specific Plan includes a 62-foot right-of-way where each side of the street includes a 6-foot sidewalk, 8.5-foot bioswale, a 6-foot bicycle lane, and a 10-foot travel lanes (image attached for reference). There is no plan for a bus route to north and south on Burbank Avenue but public right-of-way improvements to provide a safe route to the transit stations is required. The impact of this project does require the developer to pay a fair share contribution to install a traffic signal on Hearn

Avenue and Burbank Avenue to ease the congestion in that intersection. The City will pay for the rest of the traffic signal.

It is true that the developer removed the affordable housing component from the project prior to the first public hearing. However, they have indicated that they still intend to provide the multi-family units as affordable housing and are pursuing State funding sources.

Southern Section Street Design



Adam Ross | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-34705 | aross@srcity.org

From: Janet Lorraine Paul <jlorraine@sonic.net>

Sent: Tuesday, May 26, 2020 2:00 PM

To: Ross, Adam <ARoss@srcity.org>

Subject: [EXTERNAL] 5-26

May 26, 2020

To: ARoss@SRCity.org

Re: Burbank Avenue Subdivision

I live on a rural two lane road with gullies on each side in an area that the City General Plan deems "scenic and rural" with an emphasis of any future development to not ruin that character. They say they want to maintain that ambiance and make the quality of life of existing residents a priority. To make our lives here unhealthy and overcrowded seems a gross error.

This lane is not wide enough to ever have a bus on it, let alone a bus stop or a dedicated bicycle lane. Its name is Burbank Avenue, but that is a misnomer. It is a rural lane. This lane is dangerous to walk, always has been. The result of the recent Burbank Housing development and a new Elementary School has led to commute gridlock here,

and significantly increased air pollution.

SR is supposed to put density near transportation and streets wide enough to accommodate it. And I would like SR to resolve the problems the above mentioned developments have created before they challenge our previously healthy neighborhood more.

The developer proposed it as "affordable housing" to have Planning approve that location, but changed it to "market rate" the day before the Zoning Administrator meeting. That is a sleazy trick and it makes me wonder about corruption and crooks in the administration in SR. Same wonder I had when SR surrounded our area, leaving it a county island, contrary to agreements with other bay area cities.

I do request a response in writing. I hope you can address my concerns with some transparency.

Very truly yours,
Janet Lorraine-Paul

From: Janet Lorraine-Paul, 2003 Burbank Ave, Santa Rosa, CA 95407
Email: jlorraine@sonic.net

RECEIVED

MAR 09 2020

CITY OF SANTA ROSA
CITY CLERK'S OFFICE

Endangered Species Disregard/Insufficient Study:

The Schellinger Brothers have an extensive history of attempting to skirt the environmental regulations for their residential projects. As recent as 2016, in an appellate court decision, the court cited in the history of the case that the Schellinger Brothers' constant changing of their plans and that the CEQA's decision was still pending was causing them undue delay in their project. The court rejected this argument and stated that the CEQA's jurisdiction did not occur outside of the statute of limitations due to the constant changing of the development plans. This was a clear attempt by the Schellinger Brothers to circumvent the environmental protections allotted by the CEQA in an attempt to profit from the destruction of the environment. A simple Google search found this appellate decision as it was the third item on the first page. The appellate decision found no merit in the Schellinger Brother's arguments that the delays caused by the city and or members of the community were justified and must be processed. The following link will take you to the Court's decision: <https://law.justia.com/cases/california/court-of-appeal/2016/a142201.html>.

It appears that the Schellinger Brothers are again attempting to skirt environmental protections again. Several years ago, during their last study of the endangered California Tiger Salamander, the neighbors observed Schellinger Brothers equipment tilling up the earth during the study in the exact areas where the study was taking place. This appears to be in an attempt to reduce the number of Tiger Salamanders in the area for a subsequent count. Furthermore, the Schellinger Brothers are using the current housing crisis to again skirt the environmental requirements set out to protect this endangered species.