

June 3, 2020

Tom Schwedhelm – Mayor (tschwedhelm@srcity.org)
Chris Rogers – Vice Mayor (crogers@srcity.org)
Richard Dowd – Council Member (rdowd@srcity.org)
Victoria Fleming – Council Member (vfleming@srcity.org)
Ernesto Olivares - Council Member (eolivares@srcity.org)
John Sawyer – Council Member (jsawyer@srcity.org)
Jack Tibetts – Council Member (jtibetts@srcity.org)

RE: Letter in Opposition of Burbank Avenue Development

To Mr. Mayor and City Council Members,

I am writing this letter in opposition to the proposed Burbank Avenue Subdivision to be located at 1400 Burbank Avenue and will cover 4 parcels on 14.25 acres. The proposal includes housing in a residential subdivision that would allow development of 62 single-family units, 12 duets, and 64 multi-family apartments totaling 138 new housing units. The single-family homes and duets will be on individual lots and the multi-family apartments will be on one lot.

This development is too dense for this two-lane road that has been designated as a scenic corridor in the Santa Rosa General Plan. The existing traffic is barely manageable without this development that could potentially generate up to 552 cars on this small road. The Roseland Creek Elementary School attracts up to 774 students that are, by and large, driven to and from the school every morning and afternoon. This road is seen by many as the thorough fare to get to Sebastopol Road so they don't have to wait at the lights on Stony Point Road and Sebastopol Road. The current stop signs at Burbank Ave. and Hughes Ave. have up to 60% of the cars driving through the stop signs. Another 552 cars on this small road would be a big burden for those people who currently live here. The traffic analysis looked Hearn Avenue and Burbank Avenue but not Hughes Avenue and Burbank Avenue. Despite the fact that the small portion in front of the development will provide the 6-foot bicycle lanes, the rest of Burbank Avenue doesn't support those bicycle lanes, making it dangerous for bicycle riders.

This development is too dense for the lack of parks we have in Roseland. The proposed development does not contain any park for the residents. This will place an added burden on the schools in the area that are short on play fields. Roseland's current population requires 88 acres of additional parks. These lots are one of the last large lots that could support additional ball fields in this part of Roseland.

This development is too dense for the type of housing that we have in this portion of Roseland. This type of housing is more suitable in the lands north of Sebastopol Road and south of Highway 12. This portion of Roseland is single-family residential neighborhood. The multi-family units should be placed closer to Sebastopol Road.

I am in opposition of this proposed project in this area of Roseland because of the number of houses and associated cars and the lack of park lands associated with the proposed development. The development plan should be revised to answer these concerns.

Sincerely,



Trish Tatarian
1119 Burbank Avenue
Santa Rosa, CA 95407

From: [trishtatarian](#)
To: [Ross, Adam](#)
Subject: RE: [EXTERNAL] Letter regarding Burbank Avenue Subdivision
Date: Friday, June 5, 2020 2:53:31 PM

Thank you Adam.

Trish

Sent via the Samsung Galaxy S8+, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: "Ross, Adam" <ARoss@srcity.org>
Date: 6/5/20 13:30 (GMT-08:00)
To: Trish Tatarian <trishtatarian@gmail.com>
Subject: RE: [EXTERNAL] Letter regarding Burbank Avenue Subdivision

Trish,

Thank you for your public comment. I have added this to the public record and it will be weighed in the decision making process. It will be forwarded to the Planning Commission and City Council.

Adam Ross |City Planner

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

Tel. (707) 543-4705 | aross@srcity.org

From: Trish Tatarian <trishtatarian@gmail.com>
Sent: Wednesday, June 3, 2020 9:44 AM
To: Ross, Adam <ARoss@srcity.org>
Subject: [EXTERNAL] Letter regarding Burbank Avenue Subdivision

Good Morning,

Attached please find my letter regarding the development on Burbank Avenue.

Trish Tatarian

From: [Janet Lorraine Paul](#)
To: [Ross, Adam](#)
Subject: 6-7 Re: [EXTERNAL] 5-26
Date: Sunday, June 7, 2020 1:12:39 PM
Attachments: [image001.jpg](#)

6-7-20 Adam Ross, City of Santa Rosa

I appreciate your response to my letter, even though it was robotic, unsatisfactory and did not address all my concerns.

My concerns about the traffic congestion and resulting air pollution around my home were not satisfactorily answered in your response nor in the Zoom meeting. I could not attend because I am not able technologically. I hope my letter was given some attention in my place. I have sought out reports of the meeting from my neighbors.

Of course, you asked for 3 stories, knowing you would have to back down to 2, playing the psychology. No, the neighbors of the monstrosity you are planning do not feel relieved. We continue to be concerned about the effects on our basic health, our ability to breathe.

I wonder why the developers and the city get 4+ hours to talk, and the residents 3 minutes each and 15 minutes for the head of opposition. That is grossly unfair and shows the city's contempt for the rights of its citizens. Personally, I am not happy with the neighborhood slogan, 'residents first'. I want us all to be treated as if we are important, as if we matter. Coming in and doing harm to residents is not acceptable.

The density that was planned for this area is not being respected in this development plan. Obviously you are manipulating numbers per acre in your description of the density planned. You've got some slick little rule that you can average out all the acres, and this developer gets to take a huge share for high density on a few of them. And No green space is planned! People will be less and less healthy, physically and psychologically, without access to being outside.

I heard about comments from the meeting before this one that I want to comment on. I heard that in response to complaints about aggressive and dangerous drivers that have shown up lately, the city wants Me (and other residents) to lead violent people by my example! How dare you ask this of me. I have driven as near the speed limit of 25 mph on Burbank Ave as I can for over 40 years, ok maybe 28 mph. Now people are driving freeway speeds, dangerously, passing on the double yellow line, have stopped at my driveway when I turn in and shouted threats and insults at me, made threatening gestures, 'for leading by example'. Ok, I have learned, don't bother asking for help from SR, police or council.

In response to your comment that the development does require bike lanes and other amenities, I say that the intermittent bike lanes that you are planning are dangerous and should be outlawed. I used to ride my bike for transportation, but 6 years ago I was riding on a SR street in a bike lane that suddenly, with no warning, ended and I could not safely escape the traffic. I was seriously injured, still working on recovery. I do not ride in SR anymore. It is too dangerous for this sole reason, intermittent bike lanes, not that there are not other reasons. You are intentionally putting in bike lanes that appear and disappear and putting bicyclists in danger by building developments in this manner, instead of putting a consistent safe road to travel. The road is just one mile long, with residents' houses in the way of future real trustworthy bike lanes, so I cannot see that happening.

I would wish for a conscious response to my letter, respecting my concerns that matter to me, rather than an arrogant dismissing response with a bunch of numbers and codes that say that the city has the right to do what wants without considering human needs here.

I write this with little hope. SR has shown its lack of integrity by breaking its word all these years, leaving this area

a county island without services. Mr. Ross, your disrespectful response shows it intends to continue as usual. I will continue to protest.

Very truly yours,
Janet Lorraine-Paul

Janet Lorraine Paul

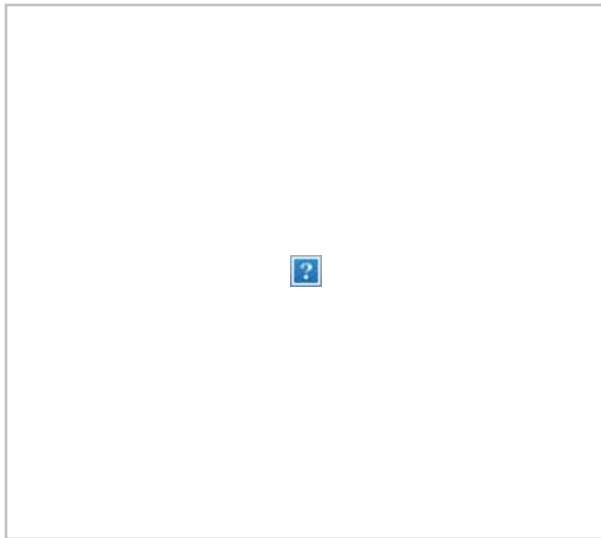
On 01/06/2020 10:48, Ross, Adam wrote:

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.



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

From: [Maloney, Mike](#)
To: [_PLANCOM - Planning Commission](#)
Cc: [Ross, Adam](#)
Subject: FW: Re: Item 10.2 - Burbank Avenue Subdivision Appeal - Minor Conditional Use Permit
Date: Wednesday, June 10, 2020 12:40:53 PM

Please do not reply to all

Chair Cisco and Members of the Commission,

A Commissioner asked several questions relating to the Burbank Avenue Subdivision appeal scheduled for upcoming June 11, 2020, Planning Commission meeting. In this email you will find the question proposed and Staff's response. Please reach out should you have any further questions.

1. The Commission previously acted on the associated Tentative Map and at that time could not discuss the site plan since the Zoning Administrator had already "locked it in" with his decision. What is the scope of review and action allowed by the Commission at this point in the process? For example, can the Commission consider the merits of the project site plan or is discussion restricted to the grounds for appeal?

The appeal is a de novo appeal, which means "of new." Therefore, the Commission can review and discuss about anything related to the Minor Conditional Use Permit.

2. How does the PC's decision on the Small Lot CUP appeal relate to the TM now on appeal to City Council?

The Commission can take several actions regarding the Minor Conditional Use Permit appeal. Should the Commission deny the appeal and approve the project, the Tentative Map appeal will go on to the Council on June 16, 2020. If the Commission were to uphold the appeal and deny the Project, the previously approved Tentative Map would become invalid and no longer move forward to Council on appeal. If the Commission chooses to Condition the Project that would result in changes to the site plan, then the previous Tentative Map approval would need to be amended and reviewed by Staff and then brought back to the Commission for review. If the Commission Continues the project to a date uncertain, the Tentative Map could be Continued by Council as well.

3. What happens to the status of the TM if the Small Lot CUP Appeal is granted and the CUP is denied or continued for redesign?

If the Appeal is upheld and the Minor Conditional Use Permit is denied, the Tentative Map would become invalid and would not be seen by the Council on the June 16, 2020, meeting. The applicant would have to resubmit a new application for Entitlements. If the Project is Continued, any changes would have to be reviewed by Staff prior to coming back to the Planning Commission for review and new or modified Conditions of Approval may be applied.

Adam Ross | City Planner

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

Tel. (707) 543-4705 | aross@srcity.org

CHAIR's SCRIPT

PLANNING COMMISSION – APPEAL HEARING – BURBANK AVENUE SUBDIVISION

June 11, 2020 – Item No. 10.2

Item Description

On February 5, 2020, the Zoning Administrator approved applications for a Minor Design Review Permit and the Minor Conditional Use Permit for the Burbank Avenue Subdivision.

The approval was appealed by Mark Henry Parrish, the appellant, and is now before the Planning Commission

Order of Meeting

- **Ex-parte disclosures – by the Board**

- **Staff presentation – 15 minutes – Bill Rose/Adam Ross**

Questions – Commission can ask questions of staff - e.g. What are the options before us tonight?

- **Zoning Administrator – 3 minutes (Andy Gustavson)**

Questions of Chair

- **Applicant presentation – 15 minutes (Schellinger Brothers)**

Questions of applicant

- **Appellant presentation – 15 minutes (Mark Henry Parrish)**

Questions of appellant

- **Applicant response to appellant presentation – 5 minutes (Schellinger Brothers)**

Questions of applicant

- **Open the public hearing.**

You do not have to fill out a card. Speakers will have 3 minutes to address the Commission.

- **Close the public hearing.**

- **Questions** – *Commission can ask staff, applicant, and/or appellant to respond to issues raised during the hearing*

- **Council makes a motion, initiating discussion. Seconded.**

- *Discussion on the motion.*

- *Call for the question.*

- **Vote.**

COMMISSION OPTIONS: Appeal of a Minor Conditional Use Permit

- **Uphold the appeal;** deny the Minor Conditional Use Permit;
- **Deny the appeal;** approve the project; adopt the **Draft resolution** provided by staff; the Commission can add to or amend the resolution with conditions of approval; assert findings for approval, direct staff to bring back resolutions memorializing the approval

- **Continue** the item – direct applicant/staff to return to the Planning Commission - or to the Zoning Administrator - with new information and/or changes to the project