

From: Roy Loessin
To: [Lyle, Amy](#)
Subject: [EXTERNAL] B Street Roy Loessin here
Date: Monday, September 21, 2020 11:59:43 AM
Attachments: [DOWNTOWN PLAN MAPS.doc](#)

Amy,

Hello. I've gone over the Planning Commission package and thank you for sending the link. I wanted to bring up some points (which I think others in the neighborhood might be mentioning to you as well).

I have attached a MS Word document with my points and the related maps. I'll just briefly outline my concerns:

1. The homes on the north side of Lincoln St from Glenn St to Healdsburg Ave do not have a Neighborhood Transition as is applied to those west of Glenn St. In fact, these properties are generally older than the ones to the west.
2. Attachment 2 - General Plan Text and Figure Amendments: I appreciate the application of a Neighborhood Transition to the properties on the east side of B Street between 10th St and Lincoln St. But my concern remains that 630, 634 and 616 B Street have been defined as Retail and Business Services instead of Residential land use. The revised existing land use map has corrected this but the text with each address still keeps this commercial definition (bottom of page 25, top of page 26). Also, with a 4.0 FAR for the Core Mixed Use properties, these could be made available for development? 616 B St is from the 1880s and the thought of it being demolished astounds me.
3. On a personal note, my own home at 615 B Street on the LU-3 Land Use map, has gone from a Single Family Residential (light yellow) to Medium Residential (orange). While this might not have any future effect on my residence, it is a change.

Thanks again for all your outreach and you are appreciated,

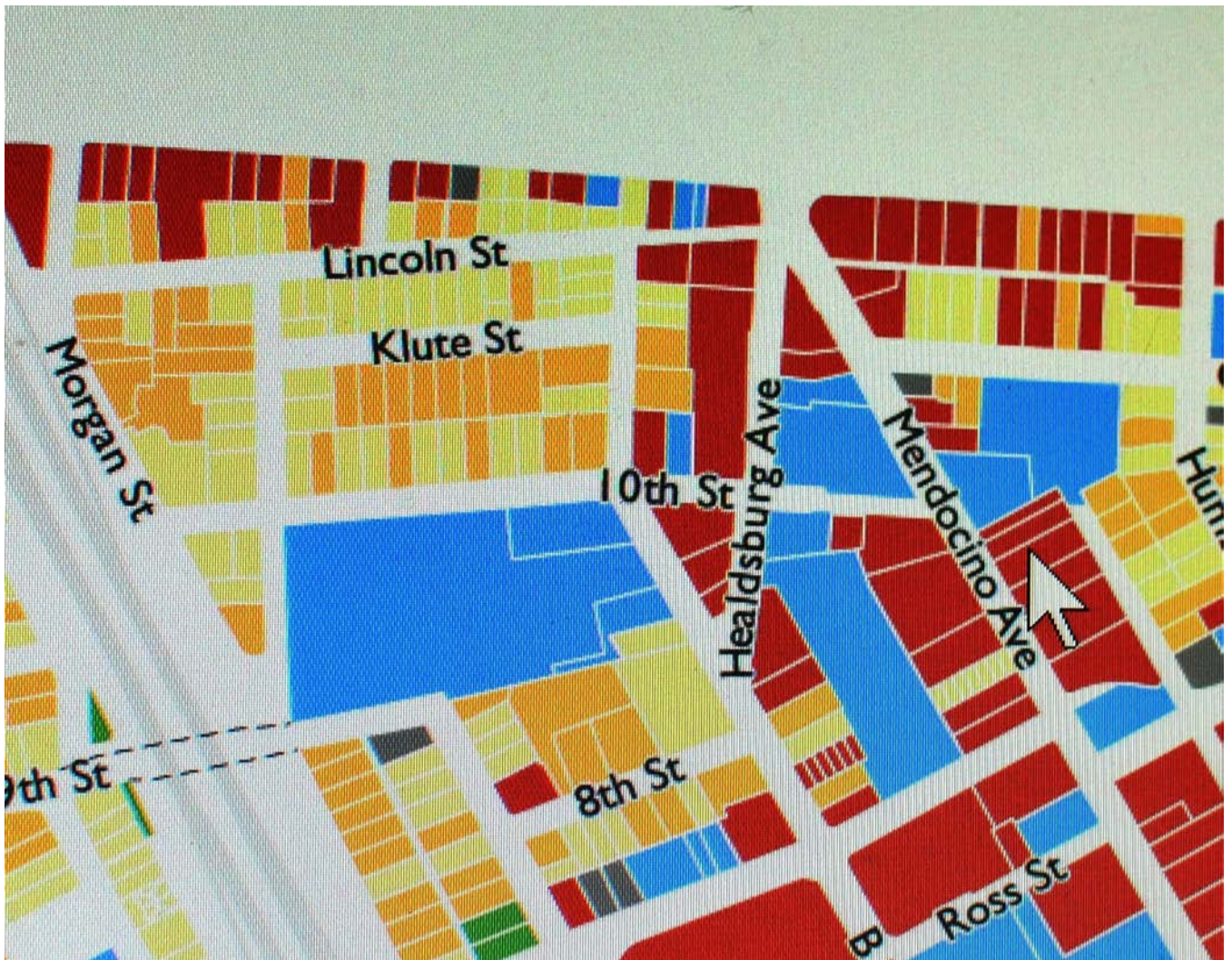
Roy

Edits and Additions to the Proposed Plan in Response to Public Comments

Exhibit A (reso 2)-1. pdf

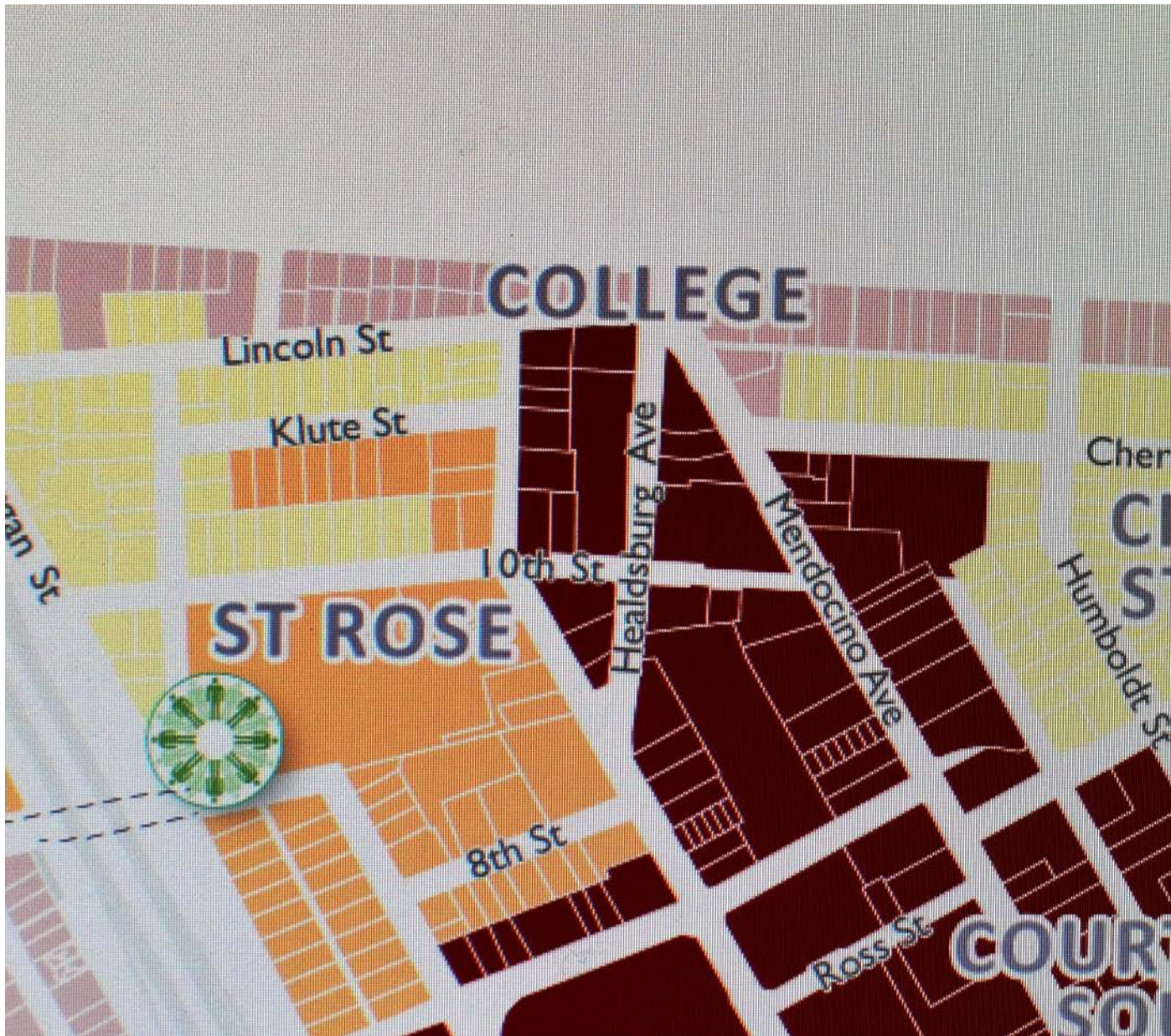
MAPS

LU-1 EXISTING LAND USE



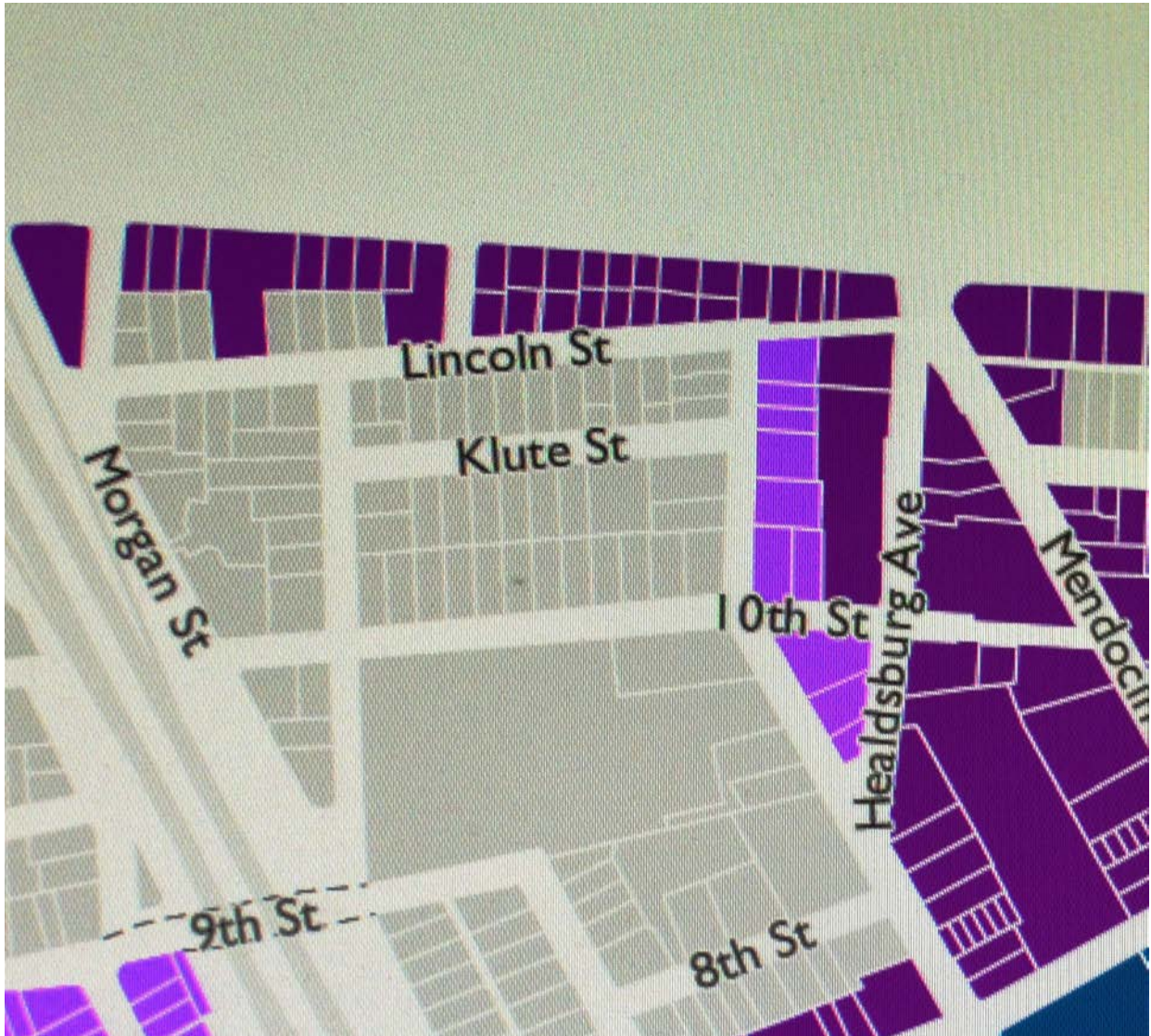
1. Properties at 630, 634 (single family) and 616 (Multi family) shown correctly as residential, but...

2. LU-3 LAND USE



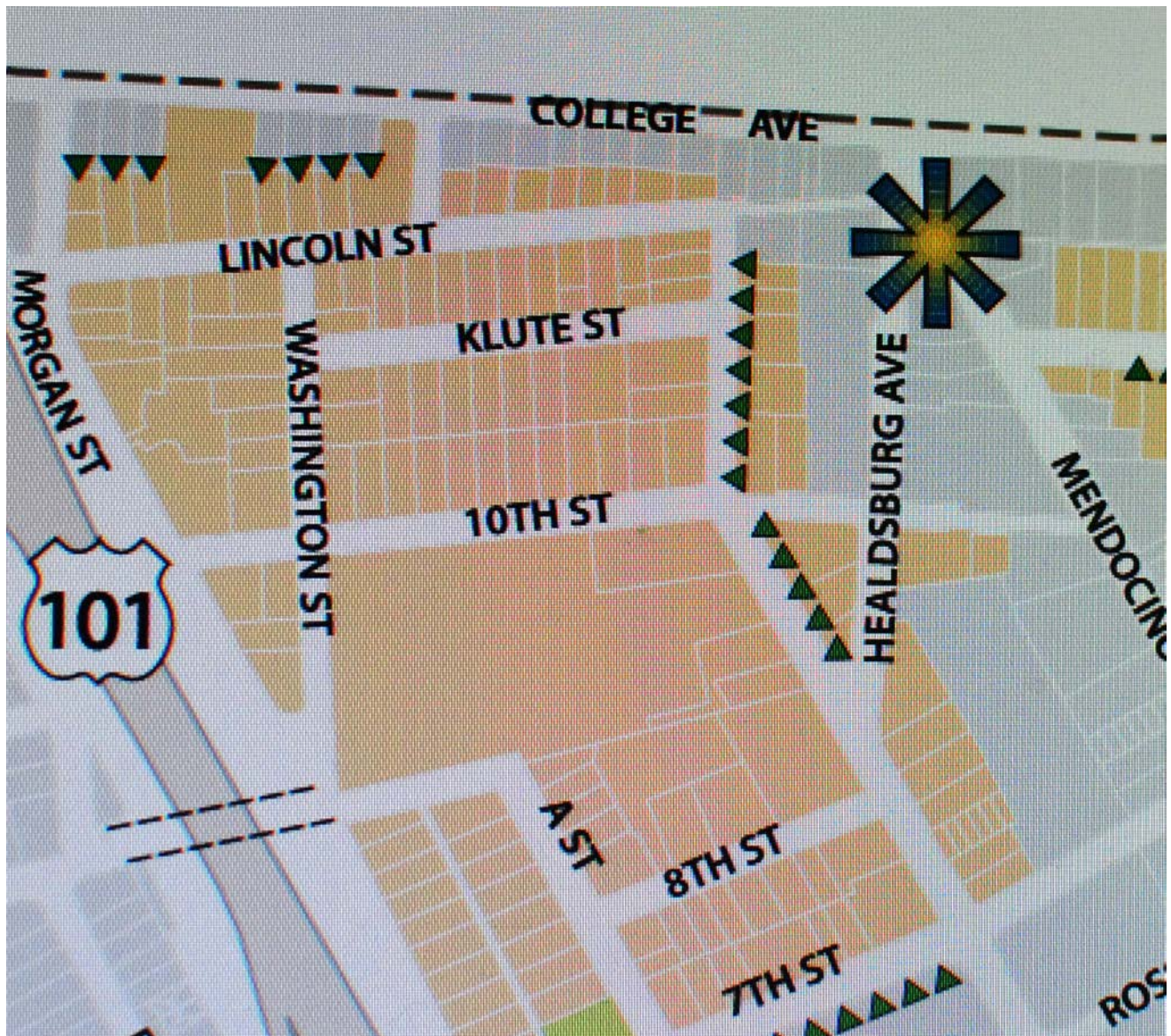
1. All properties on the east side of B Street between 10th St. and Lincoln St. now designated as Core Mixed Use. So going from Residential to Core Mixed Use, not Retail and Business Services to Core Mixed Use.
2. My home (615 B St.) which is a single residential structure is now defined as Medium Residential Land Use

LU-5 MAXIMUM FLOOR AREA RATIO



1. Maximum FAR 3.0.
2. Neighborhood Transition standard to apply
3. Therefore, a number of the properties on the east side of B Street can be developed if the owners sell, as well as the properties combined with land on Healdsburg Ave?
4. 616 B Street is from the 1880s-1890s, but could still be demolished for development?

UDCS-1: Special Design Considerations



1. The Neighborhood Transition does not apply to the properties on the north side of Lincoln St. between Glenn St. and Healdsburg Ave?
2. How do these properties differ from those to the east of Glenn St. to Morgan St? There are a number of historic structures, one among the oldest in the neighborhood and perhaps the City.

From: Denise Hill
To: [Lyle, Amy](#)
Subject: [EXTERNAL] Follow-up to DSASP Zoom meeting for St. Rose residents on 9/17/20
Date: Sunday, September 20, 2020 8:11:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[St. Rose Area of City's contributor, non-contributor Map vs DSASP FAR rating.docx](#)

Hi, Amy,

Thanks for holding the Zoom meeting with us last Thursday. I'm encouraged by the City's interest in performing a comprehensive update to the Cultural Heritage Survey and the mention of the Redistributed Growth Alternative, the land use framework which would be revised to redistribute more growth away from potentially historic properties as part of the DSASP. I'm also a fan of the slide you showed us that directs developers of buildings of more than two stories to start stepping back the additional stories.

However, I am very much concerned that my comments submitted in August 18 (see email below)- including those regarding some of the FAR ratings listed for properties in our historic district - weren't incorporated. This same concern is listed in Attachment 3- Public Comments by Roy Loessin. My biggest concern is in regards to the 3.0 and 4.0 FAR rating for Lincoln and B Streets in our neighborhood. Not only is the northern side of Lincoln Street between Glenn and B Street residential, the homes on this block are all listed as contributors to our district except one. In addition, 421 Lincoln Street is on the California Register of Historical Resources (EIR Table 3.2-1). This is in stark contrast to the other residential streets in our neighborhood which have no FAR rating. Continuing from Lincoln Street down B Street to 7th Street, it appears all properties on the east side of B Street have a FAR of 3.0-4.0. even though many are contributors to our historic district and about half of them are residential structures.

I've attached the city's contributor map for the St. Rose Preservation District with images of each of the historic properties with a FAR rating over 2.0. Please let me know if this will be changed and a new FAR map provided to the Planning Commission prior to their review on 9/24/20.

Thanks,
Denise Hill
707-332-1966

From: Denise Hill <dfaire@sonic.net>
Sent: Tuesday, August 18, 2020 8:01 PM
To: Lyle, Amy <Alyle@srcity.org>
Subject: DSASP 8/19 meeting with CHB/DRB - Concerns noted in red

Hi, Amy,

My apologies that I didn't provide these comments prior to this week, but the County's fast-tracked proposal to purchase the Hotel Azura on the edge of our neighborhood for a homeless hotel has monopolized all my and other residents' time. Please see 5 slides below from your DSASP Power Point presentation with comments in red. Please share with the CHB/DRB, if possible.

Also, I believe you mentioned there was more verbiage on addressing the homeless downtown in the plan, but not on your slides. Can you send me that text?

Thanks,
Denise Hill
St. Rose Preservation District



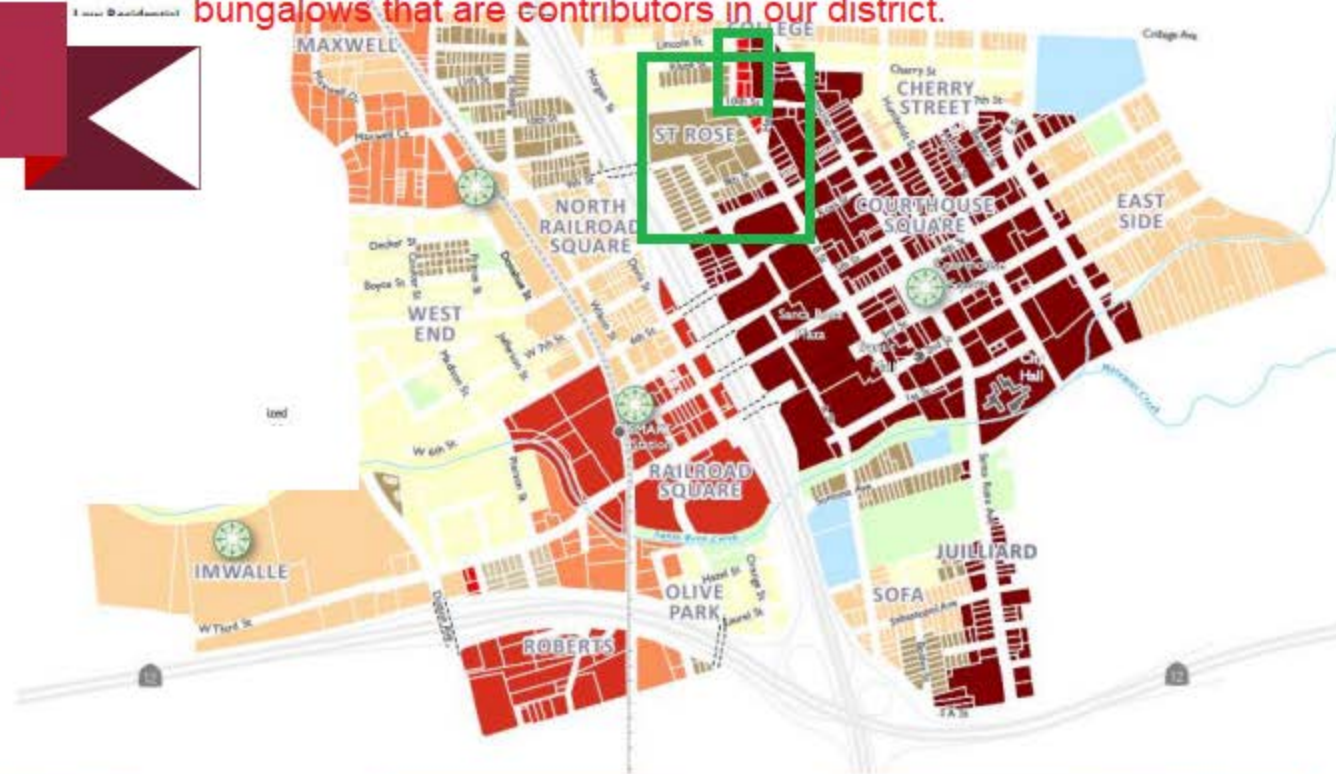


1. More residents, businesses and jobs near transit
2. More housing at all levels of affordability
3. Diverse mix of uses
4. Enhanced Preserve historic character
5. Improved connections
6. New arts and cultural facilities

I'm concerned about these areas that are noted as Medium Residential since they encompass a large portion of the St. Rose Neighborhood. There are a few apartment buildings, but the majority of homes are 1-2 story bungalows and victorians that are contributors to our district. Also, the area noted in red as Retail and Business Services along B Street from 10th to Lincoln has several bungalows that are contributors in our district.

Land Use Categories

- New Categories:
 - Core Mixed Use
 - Station Mixed Use
 - Maker Mixed Use
 - Neighborhood Mixed Use
 - Urban Park/Civic Space



The entire north side of Lincoln Street between Glenn and B Streets is listed as a 4.0 FAR, when it contains one of the oldest homes in our neighborhood along with lots of bungalows - all contributors to our district.

8.0 FAR

6.0 FAR

4.0 FAR



CONTENTS

- Urban design principles
- The public realm
- Public spaces
- Site and building design
- Historic resources

GOALS

- New development standards and guidelines
- Network of green and open spaces
- Well-preserved historic resources

...including entry markers to historic neighborhoods.

KEY MOVES

- Create urban parks/civic spaces
- Design standards and guidelines for active ground floors, transition areas that border residential neighborhoods, and wayfinding
- Historic resource assessment of age-eligible properties

Historic resource assessment of age-eligible properties not included in previous Cultural Heritage Surveys.

CONTENTS

- Public services (schools, libraries, police/community safety, fire, utilities)
- Noise and hazardous materials
- Environmental hazards and emergency response
- Clean air, water, and natural environment

GOALS

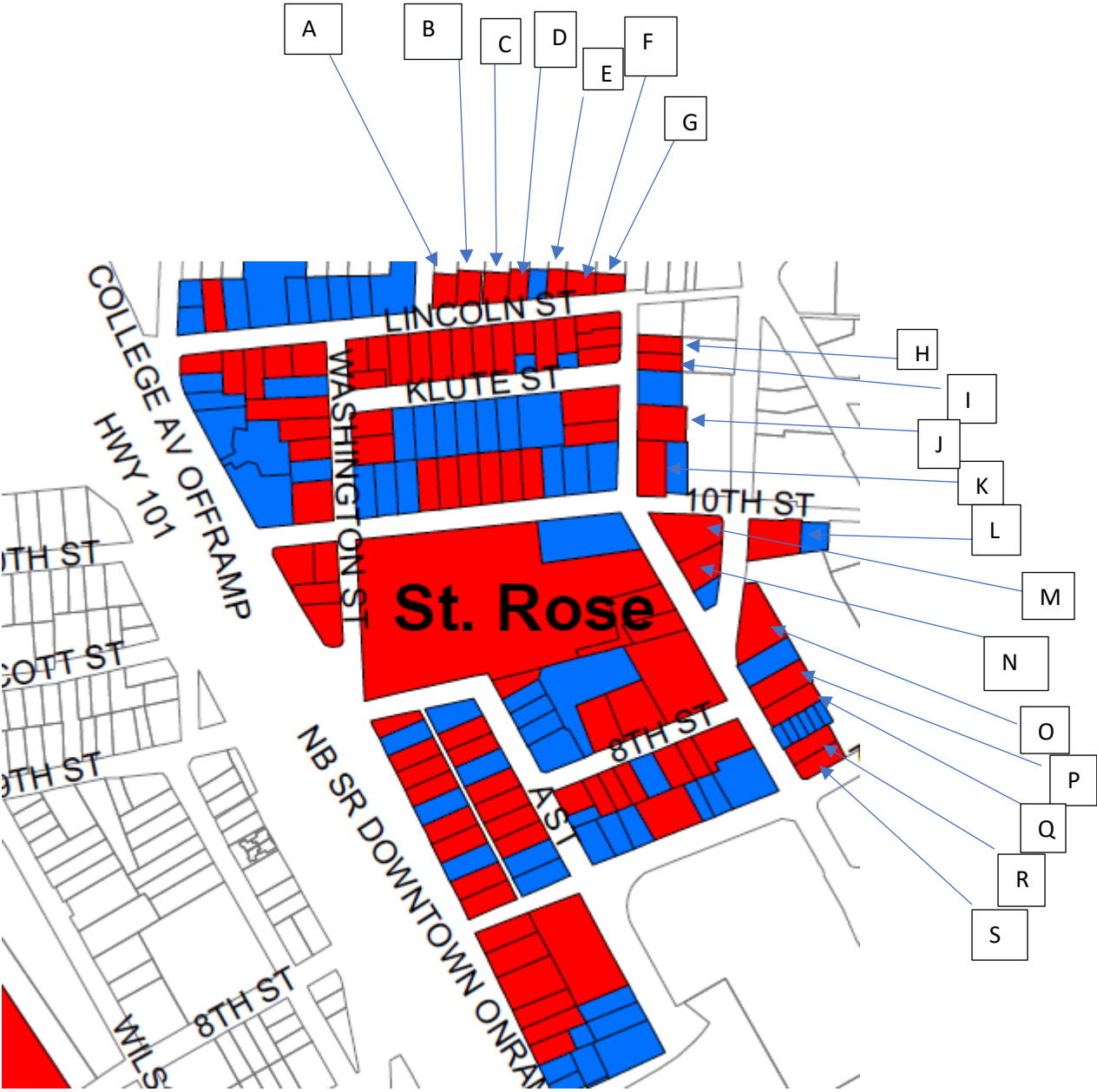
- Responsive fire and police services
- Accessible school and library facilities
- Adequate infrastructure
- Pleasant noise environment
- Healthy air and water quality
- Protection from natural hazards
- Preserved/enhanced biological and cultural resources

Promptly remove encampments and associated bio-hazards (needles, feces, etc.) in the downtown area and surrounding neighborhoods.

KEY MOVES

- Identify infrastructure improvements needed
- Minimize exposure air and noise pollution
- Take action for effective emergency response/preparedness

St. Rose Contributors – Lincoln and B Streets





A. 403 Lincoln Street



B. 407 Lincoln Street



C. 417-419 Lincoln Street



D. 421 Lincoln Street



E. 425 Lincoln Street



F. 429 Lincoln Street



G. 437 Lincoln Street

H. 634 B Street



I. 630 B Street



J. 616 B Street (Greeott Family history attached.)



K. 600 B Street - Hamlin Medical Building (history attached.)



L. Saturday Afternoon Club (history attached).



M. 576 B Street - Thurlow Medical Building (history attached).



N. 558 B Street – Berka House (history attached).





O. 534 B Street

P. 526 B Street – Rosemont Apartments



Q. 520 B Street



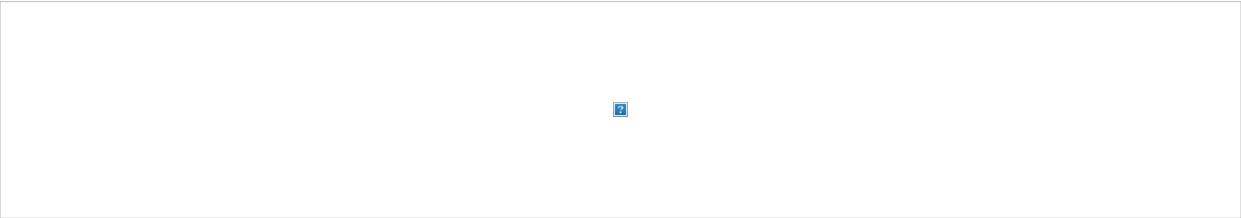
R. 508 and 510 B Street



S.

From: Peter Stanley
To: [Lyis Amy](#), [Trippel Andrew](#)
Cc: [Hartman Clare](#)
Subject: [EXTERNAL] Development Stds Under New Plan
Date: Wednesday, September 16, 2020 3:41:17 PM

Amy and Andrew,
This is going to be a deal killer for most small infill projects that want to maximize smaller development sites in the downtown. If multiple residential low to mid rise buildings go up adjacent to each other and they are required to setback 5' on each side don't you think we're going to create suburbia in our urban core. This feels like a small lot subdivision requirement, are you considering changing this in the amended plan?



Note New Address

Peter Stanley, LEED BD+C
Principal, ArchiLOGIX
427 Mendocino Ave, Suite 150
Santa Rosa, CA 95401
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ps@archilogix.com
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TABLE 2-8—CV, CD, AND CSC DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District				
	CV	CD-5	CD-7	CD-10	CSC
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>				
Area	20,000 sf		None required		Determined by CUP
Dimensions			None required (1)		
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.</i>				
Maximum density	Not allowed		No maximum		1 unit required per 4,000 sf of non-residential floor area to a maximum of 30 units per acre.
Setbacks (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.</i>				
Front	20 ft (3)		None allowed; building façade shall be at front property line, except as provided by Section 20-23.060 .		7.5 ft adjacent to a residential zone or use; none required elsewhere
Side—Interior (each)			5 ft adjacent to a residential zone or use; none required elsewhere.		



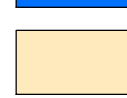
From: Pamela Roberts
To: [Lyle, Amy](#)
Cc: [Greg Parker](#); [Roy Loessin](#); [Thomas Drain](#); [Denise Hill](#); [tab McBride](#)
Subject: [EXTERNAL] Contributors_Non-Contributors
Date: Friday, September 18, 2020 12:39:04 PM

Hi Amy, I'm sending this map that shows that the properties on Lincoln on the east side of Glenn street are all contributors except one. It seemed like what you showed us yesterday, they were designated as non-contributors. Or was I mis-understanding what you were showing us?

Thanks, Pamela

https://srcity.org/DocumentCenter/View/13894/Contributors_Non-Contributors?bidId=

**HISTORIC PRESERVATION
DISTRICT PROPERTIES**

-  Contributor
-  Non-Contributor
-  Unknown

