

**From:** [Nate Bisbee](#)  
**To:** [Kristina Sunderlage](#); [Ross, Adam](#)  
**Subject:** [EXTERNAL] Oak tree 860 preservation  
**Date:** Wednesday, February 24, 2021 12:40:58 PM

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Hi Kris and Adam,

Below is a draft summary for review today on our call regarding the preservation of the oak tree identified as 860 on the plan. I'd like to work with both of you to incorporate Christine's summary below or a similar letter/memo if appropriate into the conditions for the project:

Hi Nate in response to Kris Sunderlage's comment about tree protection and excavation methods for tree 860

"The other large Valley Oak (#860) just to the west is being proposed to be saved and incorporated in a planting area. I feel that we need to have protection and excavation methods specific to this tree spelled out in the resolution to insure that efforts to save this Oak are sincere and will be carried out. This can't replace the Oak that we'll lose, but it would be great to save at least the one."

Our approach on the preliminary plan is to identify the trees to be preserved and the area of permeability intended to accomplish the preservation. It is our experience, that the approved entitlement drawings (indicating trees to be preserved) will be in themselves a condition of approval moving forward. We will need time during construction documentation to further develop paving, curbing and drainage details to provide the best chance of survival for tree# 860. At this time, the preliminary plans indicate an extended permeable driveway area to maintain water and air beyond the tree root zone. During the Improvement drawing phase, we will work closely with the project Arborist and Civil Engineer on any root exposure, excavation limits, or adjustments to curbing and pavement base to provide further protection for the tree.

I hope this adequately outlines our intent.

Thank you,

Christine

Christine Talbot, PLA ASLA  
Principal

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Kris,

Thanks for doing this exhaustive evaluation of this hospital project.  
Couple of issues that have been brought up that I can react to:

- The oxygen tanks and delivery of oxygen has been a long time opportunity for those of us on the North side of Memorial Hospitals main campus. The delivery trucks come "when they want to" and mostly a night when there are fewer cars parked behind the boiler facility. Also the driver has to turn around in that small area so there is lots of Beep, Beep's when the tractor is in reverse. Also the 18 wheeler that delivers oxygen to the main hospital has a pump that whines like mad and then the couplings on the delivery hose freeze up, the driver has to use a hammer to break the coupling open from the ice. If bottled oxygen is used the staff moves them and bangs them together which sounds like a clanging gong.
- Oh, and yes the master plan.
- And of course this is on your back property line so it really impacts you and your neighbors.

Yours truly,

Fred Howe  
(707) 508-9658  
[fh@howeconsultants.com](mailto:fh@howeconsultants.com)

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**From:** [Kristina Sunderlage](#)  
**To:** [Ross, Adam](#)  
**Cc:** [Kearns, Stephen E](#); [HG@sonic.net](#); [Alexis Koch](#); [Anne Wilson](#); [Alderman Barbara](#); [Robert Childs](#); [Christopher Doyle](#); [kipdoyle@comcast.net](#); [drsereni@gmail.com](#); [Danyale Hambly \(danyalehambly@sbcglobal.net\)](#); [David Cooper](#); [Deborah Salamon](#); [Diane Nissen](#); [Donna Bley](#); [dzaro@glassarchitects.com](#); [Fouad Kiani](#); [Frank Pugh](#); [Fred Howe](#); [Holly Lang Manning](#); [holly1102@gmail.com](#); [Kathleen & Jeff Munson](#); [Kathy Keever](#); [Matt Mullan](#); [Merilee Bailey](#); [Mery Pack](#); [Nini Kidd](#); [Klopper Paul](#); [Rob@homesandland.tv](#); [Robert](#); [Roger McBerty](#); [Sarah Chambers](#); [Steve & Debbie Adams](#); [timothy Chambers](#); [\(tchambers481@yahoo.com\)](#); [Warren Schenstrom](#); [Southernland, David M](#); [Lee, Suzanne](#); [Learned, Andrea](#)  
**Subject:** [EXTERNAL] Re: Santa Rosa Memorial Hospital Neighborhood Meeting  
**Date:** Thursday, February 18, 2021 9:04:47 AM  
**Attachments:** [520 Doyle Park.jpeg](#)  
[IMG\\_5227.jpeg](#)  
[IMG\\_5225.jpeg](#)

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Hello Adam -

I wanted to send you, the Zoning Administrator and Design Review Board members my comments on this project. As you are aware, long before you took over city planning for hospital projects, we have had a couple meetings about this specific property and several communications between myself and the SRMH representatives.

The positive aspects of the project as presented:

- The land use fits in with the existing residential (R1-6) zoning and I feel Hospice House will provide a missing and needed service for SRMH.
- The architectural design is well planned keeping both the hospice needs and neighborhood feeling intact. Locating the commercial aspects of the business along Doyle Park Drive such as parking, guests, general entry and most deliveries (except oxygen tanks, see comment below) has been well thought out.
- Having the trash enclosure location as far from neighbors as possible at NW corner is great.
- Preserving the residential quality and quiet by having the south and east sides of the site be pedestrian only is commendable.
- It is appreciated that the upper clerestory windows are only on the north side, preventing light spill to the south where the the Sonoma Avenue neighbor's homes are (see concerns/suggestions below). Also it's great that the walkway bollard fixtures are to be "dark sky compliant" and the wall sconce fixtures have "full cut-offs" to prevent light spill to the neighboring properties as has been occurring at the 510 Doyle Park Drive property, also owned by SRMH. We neighbors have requested this to be addressed for several years without success.
- The noise report designates that the generator be on the roof near NW end, which is a great solution and listed in the resolution. The site plans, grading and landscape plans however still show the previous generator enclosure at the NE corner of property. Will this enclosure still get built and if so to house what? Or if not, what will be there?
- Back in 2019, we were told that this project would be utilizing the almost always empty multi story garage at 500 Doyle Park Dr. by **requiring** employees and **encouraging** guests to park there which we all appreciated hearing. I didn't see any language in the proposal package to address this issue. Parking in the neighborhood has been and continues to be an ongoing issue, compounded by the French American School on Sonoma Avenue (when in session). Because the SRMH campus has been assembled piece by piece over the decades and has never been reviewed as an entire project, we the community lose out on an overall planning perspective which is so beneficial in the long run. While the Hospice House parking impact considered on its own isn't horrible, it isn't zero and it needs to be looked at along with the entire campus. I know you will say you can only address the project presented, but this is the reality of the impact of a huge entity doing multiple projects without a master plan. Can there be any stipulations in the entitlement regarding the employee parking in one of their garages for this project?

Further questions, concerns & suggestions:

- The first story clerestory windows at the patient rooms on N & S sides and the upper level clerestory windows on north side will offer great interior light, but can negatively impact neighbors at night. This

was previously discussed with the architect and he has specified “Clerestory window w/automated double-roller shades, including black/out”, see sheet A3 1 for the first story windows, but not the north facing upper windows which could impact neighbors on Talbot. I feel that all of these window coverings should also be noted in the resolution to ensure they actually get installed and are required to be operable long term.

- The oxygen tank enclosure is shown located at the NE building corner. Our knowledge with the operational noise impact of the tanks is based on the long term impact on other neighbors close to the main hospital buildings. The oxygen delivery trucks in the past have shown up outside of the normal 8-5 time frame, they leave their back-up warning beeper on the whole time and the clanging of the tanks is obnoxious. I would like to suggest that this storage/utility be moved to the NW building corner north of the trash bin area where it can still be accessed via the 510 neighboring hospital property and be less impactful to neighbors.
- I would like to suggest that it be required that the oxygen tank servicing and the monthly generator testing be done between 8-5.
- If a fence is installed along the south PL that is separate from existing neighbor's fences, there will be a space between them that would be inaccessible for maintenance and allow the existing Ivy which had taken over the hospital property and still threatens to take hold again, invading adjacent properties . . . Ivy and rats, oh no. I suggest that a single new fence replaces the various existing ones to avoid this potential issue.
- The impressive large Valley Oak in the NW zone of the site (#868 on the arborist's report, see photo below) will be a significant loss to our neighborhood and our city. Concern about this tree and wanting it to be incorporated into the site plan design was voiced by us back in 2019, but it has since been explained that alternative design options were not possible. The other large Valley Oak (#860) just to the west is being proposed to be saved and incorporated in a planting area. I feel that we need to have protection and excavation methods specific to this tree spelled out in the resolution to insure that efforts to save this Oak are sincere and will be carried out. This can't replace the Oak that we'll lose, but it would be great to save at least the one.

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**From:** [Ellen Cooper](#)  
**To:** [Ross, Adam](#)  
**Subject:** [EXTERNAL] 520 Doyle Park Drive  
**Date:** Wednesday, February 10, 2021 5:28:30 PM

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I own property that backs up to 520 Doyle Park and have been anxious for years to have something built on it. I am over the moon happy with the proposed project. I can think of nothing I'd rather have built there by the hospital. Having dealt with Hospice agencies for several family members over the years, I am a great supporter of their work and am very happy that they will be building their facility there. It will be a great asset for our community.

Ellen Cooper

Sent from my iPhone

**From:** [Kristina Sunderlage](#)  
**To:** [Ross, Adam](#); [Nate Bisbee](#)  
**Subject:** [EXTERNAL] Fwd: Santa Rosa Memorial Hospital Neighborhood Meeting  
**Date:** Wednesday, February 24, 2021 2:42:20 PM

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Thank you for the phone meeting. I'm forwarding Fred Howe's comments about the tanks to you.

I appreciate both of your efforts to help make this project the best possible fit into the neighborhood.

Kris

*Kristina Sunderlage*

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Begin forwarded message:

**From:** "Fred Howe" <[fh@howeconsultants.com](mailto:fh@howeconsultants.com)>  
**Subject:** RE: Santa Rosa Memorial Hospital Neighborhood Meeting  
**Date:** February 18, 2021 at 9:52:05 PM PST  
**To:** "Kristina Sunderlage" <[kristina@sonic.net](mailto:kristina@sonic.net)>, <[aross@srcity.org](mailto:aross@srcity.org)>  
**Cc:** "Kearns, Stephen E" <[Stephen.Kearns@stjoe.org](mailto:Stephen.Kearns@stjoe.org)>, <[HG@sonic.net](mailto:HG@sonic.net)>, "Alexis Koch" <[alexiskoch@sonic.net](mailto:alexiskoch@sonic.net)>, "Anne Wilson" <[awilson8920@comcast.net](mailto:awilson8920@comcast.net)>, "Alderman Barbara" <[b.j.alderman@comcast.net](mailto:b.j.alderman@comcast.net)>, "Robert Childs" <[spitzky@sbcglobal.net](mailto:spitzky@sbcglobal.net)>, "Christopher Doyle" <[kipdoyle@comcast.net](mailto:kipdoyle@comcast.net)>, <[drsereni@gmail.com](mailto:drsereni@gmail.com)>, "Danyale Hambly" <[danyalehambly@sbcglobal.net](mailto:danyalehambly@sbcglobal.net)>, "David Cooper" <[ondine@sonic.net](mailto:ondine@sonic.net)>, "Deborah Salamon" <[debsalomon@comcast.net](mailto:debsalomon@comcast.net)>, "Diane Nlssen" <[dnissen@sonic.net](mailto:dnissen@sonic.net)>, "Donna Bley" <[dbley@sonic.net](mailto:dbley@sonic.net)>, <[dzaro@glassarchitects.com](mailto:dzaro@glassarchitects.com)>, "Fouad Kiani" <[fouadkiani@yahoo.com](mailto:fouadkiani@yahoo.com)>, "Frank Pugh" <[pugh.frank@gmail.com](mailto:pugh.frank@gmail.com)>, "Holly Lang Manning" <[holly1102@gmail.com](mailto:holly1102@gmail.com)>, "Kathleen & Jeff Munson" <[kathmunson@yahoo.com](mailto:kathmunson@yahoo.com)>, "Kathy Keever" <[kak@sonic.net](mailto:kak@sonic.net)>, "Matt Mullan" <[MattMullan@comcast.net](mailto:MattMullan@comcast.net)>, "Merilee Bailey" <[jeph4@sbcglobal.net](mailto:jeph4@sbcglobal.net)>, "Mery Pack" <[familypack@comcast.net](mailto:familypack@comcast.net)>, "Nini Kidd" <[nini-randy@hotmail.com](mailto:nini-randy@hotmail.com)>, "Klopper Paul"

**From:** [Kristina Sunderlage](#)  
**To:** [Ross, Adam](#)  
**Subject:** [EXTERNAL] Hospice House  
**Date:** Friday, February 19, 2021 2:01:28 PM

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Hello Adam -

I left you a VM yesterday about not being able to access the meeting. I thought you said there would be an auto message when dialing in if it was being postponed. Anyway, Nate let me know it was cancelled. Will it be next week or a new date?

He also told me that he responded to my comments and that you will be setting up a call appointment with us.

Thanks,

Kris

Kristina Sunderlage

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**From:** [Kristina Sunderlage](#)  
**To:** [Ross, Adam](#)  
**Cc:** [Trippel, Andrew](#)  
**Subject:** [EXTERNAL] Memorial's hospice house project  
**Date:** Friday, January 15, 2021 1:42:55 PM  
**Attachments:** [Scan 210150000.pdf](#)

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Hello Adam -

Before Andrew went on to his new position last fall, we talked about expanding the notification zone for this project and any other hospital projects going forward. I marked the basic area on this map, let me know if you have any questions. We feel that the size and high impact (ground and air traffic for example) of all the various Memorial properties warrant a neighborhood zone that is larger than the typical 300'-500' for smaller projects.

I know that they have recently submitted the plans, so I suspect there will be a public notification soon.

Thank you,  
Kris

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