

[EXTERNAL] Olive Commons

Sarah Lewers <sarahlewers@aol.com>

Thu 4/29/2021 6:27 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Good afternoon,

I write today to object to the conditional use permit sought to develop a small lot subdivision for Olive Commons by subdividing one lot into two lots for the future development of two single-family attached units.

I live at and own 601 Olive Street, which shares it's southern boundary with the northern boundary of the parcel that is the subject of the conditional use permit sought by Ms. Milks.

First, the 613 Olive Street lot is exceptionally narrow and it is unlikely a residential structure could be built there that satisfies both building code minimum structure size requirements and setback requirements. Any residential structure built there will violate mandatory setback requirements on both the northern and southern boundaries.

In the same vein, my house dates back to 1920 and on the northern boundary of my property, shared with 527 Olive Street, the houses nearly touch they are so close together. This is because there were no setback requirements at the time the structures at 601 and 527 Olive Street were constructed and these structures are grandfathered in.

Allowing construction of a second non-conforming structure on an adjoining lot would unfairly impact 601 Olive Street by causing it to be bookended on both the northern and southern sides by buildings with non-complaint setbacks.

Second, there is the issue of parking. There appears to be no parking provided for in the plan submitted by Ms. Milks.

There is a marked dearth of parking in this neighborhood. There are often cars parked nose-to-tail on the 500/600 block of Olive Street, despite the eastern side of this block being clearly marked as "No Parking Allowed."

Further, there is no on-street parking whatsoever on the block on which 613 Olive Street is located.

I often find my driveway blocked by individuals seeking parking including but not limited to SRPD patrol cars and a City of Santa Rosa truck. I often have to go door to door in the neighborhood to find out whose car is blocking my driveway and request that it be moved.

Granting Ms. Milks' application would worsen the parking situation and result in additional illegal parking creating not only a nuisance but also a safety hazard.

Well, suppose the occupants of the future residences at 613 Olive Street lived a car-free lifestyle? Even if that were true, it is unreasonable to believe they would not have family and friends visiting, all of which would need a place to park their vehicles. Simply put, the neighborhood is not designed to accommodate the number of vehicles for the current residents, let alone adding two additional households.

Third, the western end of this parcel regularly floods during a normal and even below-average rain year and retains standing water for weeks on end.

Phrased differently, the western end of this parcel is a seasonal wetland.

Given the myriad protections afforded even seasonal wetlands in the State of California and the County of Sonoma, one must wonder why a non-conforming development would be allowed in such an ecologically sensitive area.

Further, this narrow parcel is bordered on all four sides by existing residential structures. Where would this water be diverted to should this parcel be developed? Not to the east and into the street gutter, as there is a significant slope westward. This leaves neighboring properties to be the subject of new runoff, as there cannot be houses constructed in what is essentially a seasonal lake.

Finally, there used to be a house located on the parcel at 613 Olive Street. For years it was a nuisance until the prior owner was forced to tear it down by order of the city.

A previous non-conforming structure that was previously there no longer exists.

Why would the city allow another non-conforming structure to be built there? Mandatory setbacks exist for many reasons. The building code and planning requirements are not arbitrary. They were put in place for a reason. Here, significant negative impacts would result to the entire neighborhood should Ms. Milks' application be granted.

I strenuously object to the Conditional Use Permit sought by Ms. Milks regarding 613 Olive Street. Please feel free to contact me at this email address, or on my cell phone at (707) 495-5691.

Sincerely,

Sarah Lewers

[EXTERNAL] Olive Commons 613 Olive St.

Matthew Donohue <matthewedonohue@yahoo.com>

Tue 4/6/2021 7:50 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Kristinae,

I own 554 Boyd St. and share the rear boundary of 613 Olive St. I can't find Olive Commons at srcity.org/developments. I am interested in how storm drainage at the rear of the development will be accomplished. Also, is there a fencing plan? Thank you, -Matthew Donohue 707 217-2759 2222 Pierre Dr.