

From: [Montoya, Michelle](#)
To: [_DRB - Design Review Board](#)
Cc: [Sheikhali, Monet](#)
Subject: Late Correspondence - Item 9.1 Colgan Creek
Date: Wednesday, August 18, 2021 4:11:00 PM
Attachments: [Late Correspondence as of 8.18.2021.pdf](#)

-INFORMATION ONLY PLEASE DO NOT REPLY TO ALL –

Dear Weigl and Members of the Design Review Board,

Please see attached late correspondence for item 9.1, Colgan Creek, found on this Thursday's agenda. The correspondence has also been added to the agenda as an item attachment.

Thank you,

Michelle Montoya | Administrative Secretary

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4645 | mmontoya@srcity.org (Currently Working Remotely)



From: [Sheikhali, Monet](#)
To: ["cassiethomson@gmail.com"](mailto:cassiethomson@gmail.com)
Subject: RE: [EXTERNAL] Dutton Meadow/Bellevue Ranch
Date: Tuesday, August 17, 2021 6:34:00 PM

Cassie,

Thank you for taking time to provide comments and concerns regarding Dutton Meadows Housing Development. I will provide them to the Design Review Board (DRB) so members can consider them while formulating their own comments. Please keep in mind that this item is being reviewed on a concept basis; we have not received a formal application for the development.

If/when the formal application is received, staff will consider your comments while conducting our review. I will include a copy for the review authority to consider before any action is taken.

Thanks,

Monet Sheikhali | City Planner
Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org

Counter Hours

Monday/Tuesday/Thursday: 8 a.m. – 4:30 p.m.

Wednesday: 10:30 a.m. – 4:30 p.m. (No new permits are accepted after 3:30 p.m.)

Friday: 8 a.m. to noon (No new permits are accepted after 11:00 a.m.)

-----Original Message-----

From: cassiethomson@gmail.com <cassiethomson@gmail.com>
Sent: Sunday, August 15, 2021 1:15 PM
To: Sheikhali, Monet <msheikhali@srcity.org>
Cc: Rogers, Chris <CRogers@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>
Subject: [EXTERNAL] Dutton Meadow/Bellevue Ranch

The new developments in SWSR could be welcomed additions if the new developments included adequate parking, additional schools and recreation areas.

My son lives on Tuxhorn and I Silver Spur. The parking is impossible! Last Christmas Eve I parked for 15 minutes on Dutton Meadow to drop off gifts and my new car was hit \$14000. In damage. My sons new car has had the mirror hit, front and rear damage all while parked. Costing him \$1000's of dollars. No one stops. The roads are too narrow. No where to park so people try to squeeze their vehicles in. Neighbors refuse to check camera footage. When my car was hit there was at least 20 people on a deck 40' feet away. When I asked if they saw anything they silently walked into the house. My sons sister in laws car on 12/24/20 was totaled on Tuxhorn. It's ridiculous. I parked by my sons garage as there was no street parking while he was out of town to check on his home. I walked to the front of his home, opened the front door, went to the garage to open that door to park in the garage and my car was gone ... towed. In less than 5 minutes. My phone was in the car. The drivers door was ajar. Gone! I'm disabled and my placard was on the dash. \$360 and days later I got my car back! Add to all of this the vehicle break ins and gas thefts. I've had our cars broken into many many times. Even caught a guy once. The police came and let him go with my item. At my home we park one vehicle where our lawn used to be for safety.

Adding a development to Hearn and Dutton Meadow without adequate parking isn't going to work. The streets are narrow. Homeless RV's everywhere congesting the streets further. Events in the park without adequate parking either. You can't keep adding and adding without infrastructure! Parking, police, parks, schools, fire.... The schools are so over crowded they can't control the head lice. We pulled our kids out of the local schools because of head lice!!! And lack of education. The playground in Southwest park is small and outdated. Not to mention

surrounded by drunk men day in and out. Fix the problems first! Plan properly for the neighborhood. Otherwise you are creating ghettos. The police complain constantly "there is only two officers for the entire area..." than they describe how big the area is. Imagine living 3 blocks from your grandkids and they can't walk to your home because it's unsafe. 3 blocks!!!

My home value is shrinking. My desire to live here is diminished. Nothing the City is doing is improving our neighborhood. I have to ask what are you doing to rectify the current plans to make this a desirable place to live? By the way what about the "endangered tiger salamander?" Time to make the swamp drain in Southwest park a dog park!!!! It's not a vernal pool. It has a huge drain at the corner of Tuxhorn and Silver Spur. Make some improvements. Don't turn our homes into your ghetto!

Cassie Thomson

From: [Sheikhali, Monet](#)
To: ["Gina Lehl"](#)
Subject: RE: [EXTERNAL] 3011 Dutton Meadow Project, Concept review Colgan Creek
Date: Tuesday, August 17, 2021 6:26:00 PM

Gina,

I appreciate providing comments and concerns regarding Dutton Meadows Housing Development. I will provide your email to the Design Review Board (DRB) so members can consider them while formulating their own comments. Please keep in mind that this item is being reviewed on a concept basis; we have not received a formal application for the development. If/when the formal application is received, staff will consider your comments while conducting our review. I will include a copy for the review authority to consider before any action is taken.

Thanks,

Monet Sheikhali | City Planner

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Friday: 8 a.m. to noon (No new permits are accepted after 11:00 a.m.)

From: Gina Lehl <gina.lehl@outlook.com>
Sent: Saturday, August 14, 2021 11:36 AM
To: Sheikhali, Monet <msheikhali@srcity.org>
Cc: Alvarez, Eddie <EAlvarez@srcity.org>
Subject: [EXTERNAL] 3011 Dutton Meadow Project, Concept review Colgan Creek

How many members of the design review board or other elected officials have a hard time finding a parking spot in your neighborhood or not having a place to park in front of your own house?

How many of you have gotten stuck in traffic on very narrow roads trying to get on a main thoroughfare in your neighborhood?

I very strongly object to another development with its current design that is now planned at 3011 Dutton Meadow. The plan includes 65 attached single family homes with each home having an accessory dwelling unit. The parking for this plan includes one single car garage and a single driveway parking spot. NOTHING else. This is across from Colgan Meadows apartments, where parking is already limited and overflows onto Mojave and other nearby streets.

In the last several years, we saw housing completed on Tuxhorn and Dutton Meadow. Another development was just completed on Dutton Meadow and Mojave. Developments are also going in across from Elsie Allen, and another one is planned across from Meadow View School. Most of these are too far down the process to do anything about it, and we're all stuck with the consequences of increased traffic without improvements to our roads.

Many of the families in this neighborhood are multigenerational and own **at least 2** cars per house. Add a granny unit to that, and you're adding at minimum one more car. Where are all these cars going to go?

If parking or traffic is not important to you, consider this: The City and County are promoting a Know Your Zone campaign for emergency evacuation. We're expected to know these zones, but **there's no mention of the gridlock that will also occur during an emergency**. This was in issue in the 2017 Tubbs fire in northern Santa Rosa where the fire spread so rapidly that people were literally driving over private property trying to get out. We wouldn't have a chance here because we have extremely narrow roads without good main streets that can handle the traffic.

The City and County are also assuming that public transit will be used in areas of dense development. If anyone has tried to take the bus anywhere, you can bet it will take at least twice as long to get to your destination than if you drove. We are nowhere near having the public transit system like those found in a major city.

This is happening throughout Roseland, without the same impacts to eastern Santa Rosa. I'm not a political or any other type of advocate. I'm also not anti-development. We need housing, but the city is being irresponsible and short sighted in their planning. I'm just trying to preserve the level of public safety and basic amenities I thought I was buying into when I bought my simple little house. Not mentioned here is where our children will play, whether the schools can accommodate the increased population, or the lack of adequate sidewalks, water, etc. Attached is a copy of a public comment received to date from Devina Douglas. Ms. Douglas' email has a great deal of interesting data about what's happening in Roseland, and I incorporate it hereto by reference.

Please consider whether you would live in an area of high-density housing without the infrastructure to support it.

Thank you,

Gina Lehl

From: [Sheikhali, Monet](#)
To: ["Jennifer LaPorta"](#)
Subject: RE: [EXTERNAL] 3011 Dutton Meadows housing development
Date: Tuesday, August 17, 2021 6:40:00 PM

Jennifer,

Thank you for your comments and concerns regarding Dutton Meadows Housing Development. I will provide your email along other emails I have received to the Design Review Board (DRB) so members can consider them while formulating their own comments.

Please keep in mind that this item is being reviewed on a concept basis; we have not received a formal application for the development.

If/when the formal application is received, staff will consider your comments while conducting our review. I will include a copy for the review authority to consider before any action is taken.

Thanks,

Monet Sheikhali | City Planner

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From: Jennifer LaPorta <jenniferlaporta1@gmail.com>
Sent: Sunday, August 15, 2021 4:47 PM
To: Sheikhali, Monet <msheikhali@srcity.org>
Cc: Alvarez, Eddie <EAlvarez@srcity.org>; Rogers, Chris <CRogers@srcity.org>; Rogers, Natalie <NRogers@srcity.org>; Schwedhelm, Tom <tschwedhelm@srcity.org>; Tibbetts, Jack <hjtibbetts@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; Sawyer, John <jsawyer@srcity.org>
Subject: [EXTERNAL] 3011 Dutton Meadows housing development

8/14/21

Dear Money Sheikhali, Project Planner

I am writing to oppose yet another housing development in southwest Santa Rosa. This one is at 3011 Dutton Meadows, aka the Dutton Meadows

Project. It is for 65 attached single family homes + 65 ADUs or accessory dwelling units. The parking for this plan includes one single car garage and a single driveway parking spot. That's only two parking spots per home + ADU. It's more likely that each home + ADU will need at least 3 parking spots. This is across the street from Colgan Meadows apartments, where parking is already limited and overflows onto Mojave and other nearby streets.

In the last several years, new housing developments have been built on Tuxhorn and Dutton Meadows. Another development was just completed on Dutton Meadows and Mojave. Developments are also under construction on Burgess Dr. across from Elsie Allen HS, and another one is planned across from Meadow View School. There are multiple housing developments currently being built along Stony Pt Rd: 1) just north of Bellevue Av next to the religious center, 2) just north of Yuba Av, and 3) 2268 Stony Point Road (Stony Point Flats Project). How many more units are these all together? My guess is 1000, maybe even 2000 or 3000 units! You tell me. **Please look at this project in light of all these other new housing developments. You must look at the big picture!**

In an emergency where people need to evacuate quickly, southwest Santa Rosa is going to be a disaster! We wouldn't have a chance in the area of Bellevue Av/Dutton Meadows because we have extremely narrow roads without good main streets that can handle the traffic. **Bellevue Av, Dutton Meadows, Hearn Ave west of Dutton, and even Stony Pt Rd south of Hearn are ALL TWO WAY ROADS!!!**

The City is supposed to be providing six acres of park per 1000 residents in an area. Right now, our area has a total of 24 acres of parks for approximately 18,000 residents. Even though the new development includes park space in its later phases, it is not enough.

Wasn't the Dutton Meadows Project planned nearly 20 years ago? Since then, there have been many changes to the City. Roseland has been annexed into the city. The population of the SW Santa Rosa area has grown substantially. This makes one wonder if the city should continue to work to achieve the development goals of an old and out-of-date plan. . .?

Have you seen the condition Bellevue Av is in? It's literally crumbling! The increased demands on our roads diminishes the quality of the public services we receive and

makes the City less resilient. Our neighborhood will feel less “livable.” This development will add to problems with pollution from cars, making it more difficult to achieve carbon neutrality. As a bicycle rider, I shudder to think of how my valued form of recreation will be. Riding bicycles and walking along the streets will be more dangerous to our safety and health, due to the increased exhaust fumes and traffic.

And it takes away yet another open space. As a bird watcher, I can attest to seeing far fewer hawks, kites, egrets and foxes in the area by Colgan Creek. Their habitat has been made into housing!

As a creek steward who personally cleans up two miles of Colgan Creek (in and along the creek bed itself) annually, I can attest to the increasing amounts of garbage in and along Colgan Creek. It will only get worse with more people who can't seem to put their garbage into garbage cans.

This development is NOT in the public interest. Southwest Santa Rosa has done MORE than its share of taking the burden of more housing developments! I know that my family will likely have to move out of the area if it goes in. Southwest Santa Rosa is turning into a big city. Not where I thought I lived.

Jennifer LaPorta

B.S. Environmental Health

volunteer Creek Steward

Santa Rosa

95407

From: [Sheikhali, Monet](#)
To: ["Pat Delaplane"](#)
Subject: RE: [EXTERNAL] Fwd: New Housing Under Construction on Dutton Meadow
Date: Tuesday, August 17, 2021 6:29:00 PM
Attachments: [image002.png](#)

Pat,

Thank you for your email regarding Dutton Meadows Housing Development. I will provide your email to the Design Review Board (DRB) so members can consider them while formulating their own comments.

Please keep in mind that this item is being reviewed on a concept basis; we have not received a formal application for the development.

If/when the formal application is received, staff will consider your comments while conducting our review. I will include a copy for the review authority to consider before any action is taken.

Thanks,

Monet Sheikhali | City Planner

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From: Pat Delaplane <mauimermaid@icloud.com>
Sent: Sunday, August 15, 2021 10:02 AM
To: Sheikhali, Monet <msheikhali@srcity.org>
Subject: [EXTERNAL] Fwd: New Housing Under Construction on Dutton Meadow

No more construction in this area without commensurate roads, access, "infrastructure."

Pat, a concerned homeowner resident in the area.

Begin forwarded message:

From: Nextdoor Roseland South <reply@rs.email.nextdoor.com>
Date: August 15, 2021 at 7:27:59 AM PDT
To: mauimermaid@icloud.com
Subject: New Housing Under Construction on Dutton Meadow
Reply-To:

reply+GM2DENRXGU4TAX3QOJXWI5LDORUW63S7KBHVGVC7GE4TONJYG4YTONQ=@reply.nextdoor.com

Hi my neighbors, ***ACTION REQUIRED BY THURSDAY 8/19/2021.*** I'll try to keep this concise, but it's really important that...



[View on Nextdoor](#)



G. L., Roseland South

Hi my neighbors, ***ACTION REQUIRED BY THURSDAY 8/19/2021.*** I'll try to keep this concise, but it's really important that everyone in our neighborhood understand what's going on. Please share with our neighbors that are not on Nextdoor. How many of you in our neighborhood have a hard time... [See more](#)



[Project_Plan_Set.pdf](#)



[Public_Comments.pdf](#)

General · Aug 14



1



5

[See 3 previous replies](#)



Jen Lapp

PS I actually caught somebody spraying ROUNDUP on this parcel about a year ago. I took photos but...



Amy Marshall

I chose this neighborhood because it was quiet and had a country feel, yet close to shopping and the...

[View or Reply](#)

[View or Reply](#)

Ms. Sheikhal:

Please stop indiscriminately developing Roseland. I'm sure you are aware of the growing resentment in the area regarding development, as well as dissatisfaction with local government not being receptive to resident input. There are additional reasons why this development is not good planning:

Drought. The dry years are increasing, and will only worsen with global warming. There is not enough water for current residents; those on municipal water are being asked to decrease water usage, wells are running very low, and some in the area have run dry. The very last thing the City needs is more demands on water. Any new development only exacerbates the problem.

Logic. The construction boom of the past 4 years has done nothing to help the homeless problem or the high cost of housing. I keep hearing "We need more housing!" from a variety of sources, including local government, but I ask you why, when it does nothing to alleviate these problems. Santa Rosa is big enough. Services are spread thin, at least in less affluent areas.

Reports I have read indicate that many of the home buyers in Santa Rosa and Sonoma County are from out of town. Basically, you are building houses for rich out-of-town buyers, some of who are buying weekend or vacation homes. It's actually exacerbating the local housing crisis. The population of Santa Rosa is either decreasing or increasing at a much lower rate than predicted four years ago. We do not need the number of houses/apartments that were decided upon years ago. I just checked realtor.com: 797 houses listed in Santa Rosa for sale, and 844 on movato.com. The houses being built by Elsie Allen High School are priced around \$700,000. Crazily expensive. There are also a large number of apartments listed; the rents remain very high, despite all the new ones being built.

I can think of only two reasons why development continues. The first, as always in Sonoma County, is money. More houses, more permit fees, more property taxes. These fees, however, don't make it to the areas where the development is occurring. In my neighborhood, we have seen much development, but no improvements that should be funded by this money. The roads are a mess, we have a high concentration of homeless people and people living in RVs, police patrols are minimal and trash is everywhere. The area around Colgan Creek, on which the City spent millions of dollars to renovate, is filthy and many new plantings were not tended to and died. Building on the lot directly adjacent to the Creek cannot help but have negative environmental effects.

The only other reason I can think of is that some people enjoy planning. Apparently games exist that allow people to plan neighborhoods and cities, and "run" them to see if they are successful. This does not work in real life. Those of us living in this very real city are not avatars. Our quality of life is being compromised by this crowding, and when a development doesn't work, it doesn't simply go away. We have to live with it.

Reasons specific to this proposed development on Dutton Meadow include the proximity to the Colgan Creek, the inadequate road system in the area (traffic studies seem to be conducted during holiday periods, when school is not in session, which makes a huge difference, and they don't take into account the 48 new houses being built and not yet occupied, or the planned Dutton Meadow subdivision with another 137 homes), the lack of any amenities such as parks, stores, a library, convenient public transportation. Dutton Meadow cannot handle any more houses. How can you possibly consider it "planning" to add 130 new living units, each with only two parking spaces? Please drive down Dutton

Meadow and connecting streets and count all the cars on the street. Maybe you don't realize that in order for people to afford these houses, there need to be many employed people living in home, each of whom likely has a vehicle, due to the inadequate bus service. Two parking spaces, and the garage will likely be used as a living space? This is completely unrealistic. I understand the benefits of high density housing, but it is usually built in an area with good public transportation and many amenities.

I found myself asking why the City of Santa Rosa ignores the pleas of long-term residents to stop crowding Roseland with development, and I realized that, again, there is financial incentive to the City for us to leave. For example, we are paying property taxes on the 30-year-old purchase price of our home. Were we to sell it at today's inflated prices, the assessment would go up and the property taxes would rise accordingly. More money to the City, and fewer disgruntled voters.

In sum, more development, especially on Dutton Meadow, is a mistake. Please respect the current residents of this area. Please don't approve this project.

Patricia Valone

530 Bellevue Ave

907-299-0616

From: [Sheikhali, Monet](#)
To: "t"
Subject: RE: [EXTERNAL] Re: 3011 Dutton Meadows housing development
Date: Tuesday, August 17, 2021 6:18:00 PM

Tom,

Thank you for taking time to provide your comments regarding Dutton Meadows Housing Development. I will provide them to the Design Review Board (DRB) so members can consider them while formulating their own comments. Please keep in mind that this item is being reviewed on a concept basis; we have not received a formal application for the development.

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Thanks,

Monet Sheikhali | City Planner

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From: t <sloowlearner@yahoo.com>
Sent: Monday, August 16, 2021 10:05 AM
To: Sheikhali, Monet <msheikhali@srcity.org>
Cc: Alvarez, Eddie <EAlvarez@srcity.org>; Rogers, Chris <CRogers@srcity.org>; Rogers, Natalie <NRogers@srcity.org>; Schwedhelm, Tom <tschwedhelm@srcity.org>; Tibbetts, Jack <hjtibbetts@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; Sawyer, John <jsawyer@srcity.org>
Subject: [EXTERNAL] Re: 3011 Dutton Meadows housing development

8/16/21

Dear Money, and city council members,

I am writing to oppose the 3011 Dutton housing development. 65 attached single family homes + 65 ADUs. The parking for this plan is only two parking spots per home + ADU. This is next to Colgan Meadows apartments, where parking is already limited and overflows onto Mojave and other nearby streets.

In the last several years, new housing developments have been built on Tuxhorn and Dutton Meadows. Another development was just completed on Dutton Meadows and Mojave. Developments are also under construction on Burgess Dr. across from Elsie Allen HS, and another one is planned across from Meadow View School. There are multiple housing developments currently being built along Stony Pt Rd: 1) just north of Bellevue Av next to the religious center, 2) just north of Yuba Av, and 3) 2268 Stony Point Road (Stony Point Flats Project). Please look at this project in light of all these other new housing developments.

In an emergency where people need to evacuate quickly, southwest Santa Rosa is going to be a disaster! We wouldn't have a chance in the area of Bellevue Av/Dutton Meadows because we have extremely narrow roads without good main streets that can handle the traffic. **Bellevue Av, Dutton Meadows, Hearn Ave west of Dutton, and even Stony Pt Rd south of Hearn are ALL TWO WAY ROADS!!!**

The City is supposed to be providing six acres of park per 1000 residents in an area. Right now, our area has a total of 24 acres of parks for approximately 18,000 residents. Even though the new development includes park space in its later phases, it is not enough. Roseland has a severe lack of parkland.

This development will make bicycling and walking along the streets more dangerous to our safety and health, due to the increased exhaust fumes, garbage problem and traffic. It will only get worse with more people who can't seem to put their garbage into garbage cans.

This development is NOT in the public interest. Southwest Santa Rosa has done MORE than its share of taking the burden of more housing developments! I know that my family will likely move out of the area if it goes in.

Tom LaPorta
Santa Rosa 95407