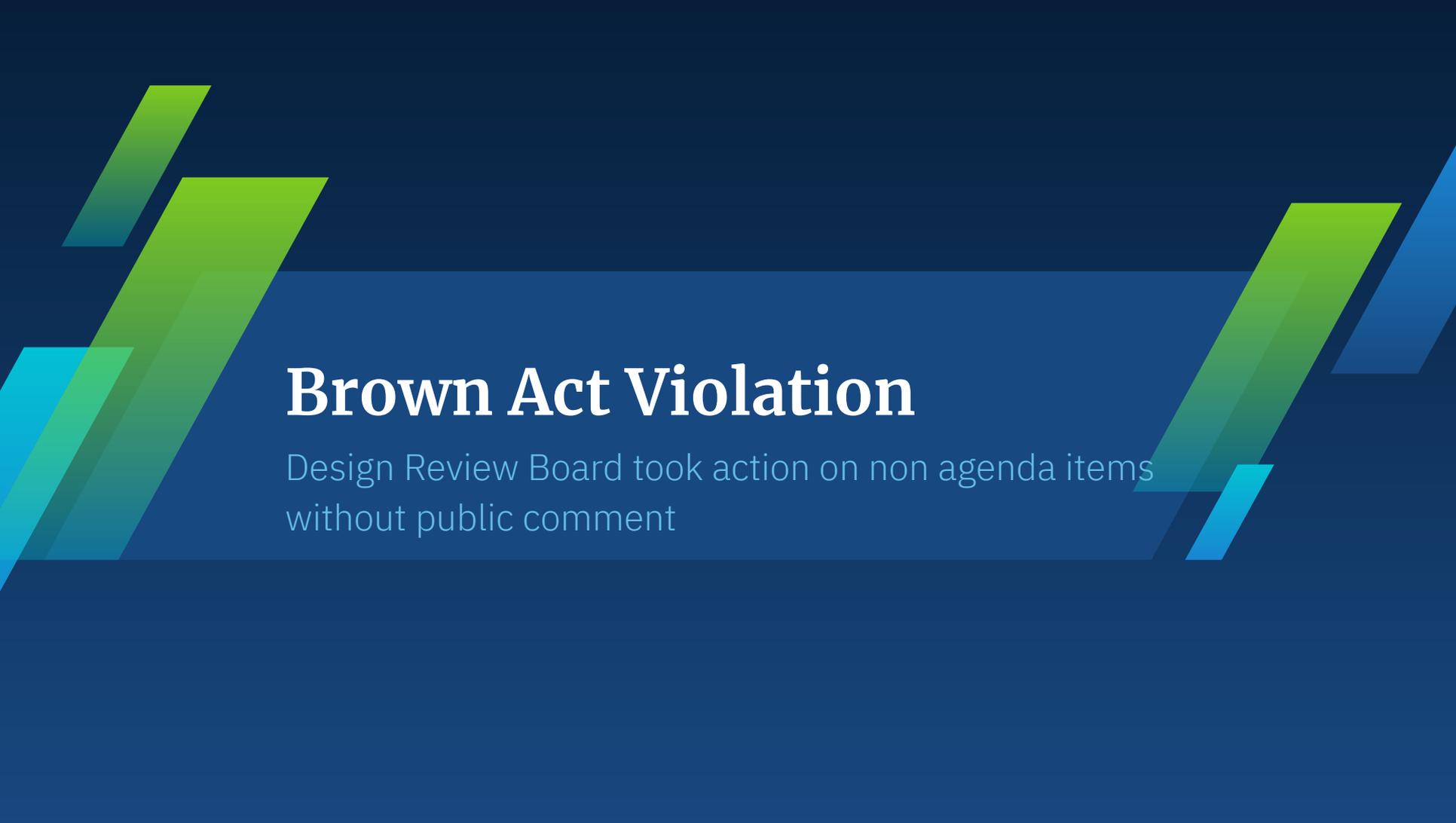


Stony Point Flats Project Appeal - 11/16/21

Presented by Friends
of Roseland Creek





Brown Act Violation

Design Review Board took action on non agenda items
without public comment

Design Review Board Agenda for item 9.2 did not permit adequate public comment and participation due to unclear and ambiguous language

Ambiguous language purposefully deceived the public and prevented full participation.

Requested Remedy: Hold a properly noticed and clearly agendaized Design Review Board Meeting to approve the Stony Point Flats Project in full.

9.2 STONY POINT FLATS APARTMENTS - ADDENDUM TO EIR-
DESIGN REVIEW MINOR - 2268 STONY POINT RD - DR21-023

BACKGROUND: Proposed development of a 50-unit, 100% affordable, Multi-family rental housing project consisting of one-, two-, and three-bedroom units in three two- or three-story buildings, ± 39 feet tall, on a 2.9-acre parcel. Existing single-family development would be demolished. Community amenities would include leasing office, resident services facilities, community room and computer center, outdoor patio, children’s play area/tot lot, a multi-sport court, and picnic areas. Bike lockers and bike racks would be located throughout the site. Solar energy generation via 90 solar panels located on building rooftops is proposed. One Density Bonus unit is required.

PROJECT PLANNER: Conor McKay



Inadequate Traffic Study

City and Applicant refusal to address ingress and egress safety

From: Sprinkle, Rob <RSprinkle@srcity.org>
Sent: Wednesday, May 26, 2021 7:13 AM
To: Adams, Nancy <NAdams@srcity.org>; Montoya, Michelle <MMontoya@srcity.org>; McKay, Conor <CTMcKay@srcity.org>; Osburn, Gabe <GOsburn@srcity.org>
Cc: Brady, Steve <SBrady@srcity.org>
Subject: RE: (Traffic) City of Santa Rosa Referral DR21-023

Conor,

Thank you for forwarding me the link to the Traffic memo. I did not see it in a prior review of that folder link that was sent on May 11th. Sorry for any confusion. I want to add to Nancy’s comments to specifically respond to the traffic study.

For an arterial street, I am not sure a 26 foot wide driveway would be adequate. The complex just north of Northpoint Parkway on the west side has a 36 foot wide driveway.

On Page 8, talking about trip distribution: I am not comfortable with this project using Burbank as a means to travel southbound in order to go northbound on Stony Point Rd for access to the site. I believe this project should add a southbound left turn pocket for u-turns on Stony Point Rd at Pear Blossom to allow for residential access as well as fire access. You may want to check in with Fire, but the traffic study indicated that fire would have to go the wrong way against traffic for 100 feet to access the site in an emergency. Check with Ian, but I doubt that is acceptable. Additionally, Traffic Engineering has removed the U-turn prohibition at Giffin, so that location would be the first allowed u-turn location in northbound direction

Inadequate Traffic Study - Refusal to Address Ingress and Egress Safety Despite Recommendations From Mr. Sprinkle

From: "Peter Rumble" <PeterR@santarosametochamber.com>
 To: "Loren Brueggemann" <lorenb@phoenixdevco.com>
 CC: "Tibbetts, Jack" <htj@tibbetts@srcity.org>
 Date: 7/21/2021 9:50:38 AM
 Subject: [EXTERNAL] Re: Stony Point Flats

This is obscene, but good information to have. Thanks, Loren. I'll give you an update as I continue to work on this.

On Jul 20, 2021, at 8:56 PM, Loren Brueggemann <lorenb@phoenixdevco.com> wrote:

Peter, it appears that our issue is with Rob Sprinkle in traffic. He is trying to kill the project by using unusual reasons to change the Project. We discussed alignment of the North point blvd extension with Gabe who agreed that the cartoon drawing in the Roseland plan couldn't physically be done as it crossed the creek incorrectly and didn't align with the existing North point blvd. Rob is now trying to stop the Project by stating that the north point alignment needs to follow the roseland plan. He also wants us to install the u-turn lane the City should have installed in the first place.

Rob is anti housing and I need political help to get him to be reasonable.
 The City Staff has lost its way in regards to creating housing

—
 Loren E Brueggemann
 Principal
 *****NEW ADDRESS*****
 PHOENIX DEVELOPMENT COMPANY
lorenb@phoenixdevco.com
 30 Meyers Court
 Novato CA 94947
 612-386-9071 cell
 707-528-3631 office
 707-806-2564 fax
www.phoenixdevco.com

From: "Trippel, Andrew"
 To: "Clare Hartman (CHartman@srcity.org)" <CHartman@srcity.org>
 Date: 8/19/2021 8:09:41 AM
 Subject: FW: Meeting with the Mayor (Stony Point Flats u-turn median)

Hi Clare,

I was able to talk with Rob this morning. Jason is meeting with the Mayor to discuss this on August 31. Are you in that meeting?

- The condition of approval will indicate the City's support for installation of the u-turn median. Proposed condition: "Consider installation of a u-turn median on Stony Point Road at Pearblossom Drive to support access to the project when traveling south on Stony Point Road."
- Rob is going to see if stormwater infrastructure relocation is required. If not, then the cost drops dramatically and we might reapproach the applicant to see if the housing project could support a \$40-50K improvement.
- I suggested that TPW consider adding the project to the CIP and then we might reapproach the applicant to see if the housing project would participate in the cost-share.

We can discuss at our check-in next week.

Best,

Andrew

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning
 Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
 Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



Applicant use of political threat tactics to persuade Mayor and Mr. Sprinkle backed by the Santa Rosa Chamber of Commerce, puts costs/profits before safety of future and current residents

Refer to Packet Exhibit B

Requested Remedy:

Mandate that a legal U-turn option be installed at Pearblossom Drive as a condition of approval for this project installment to ensure the safety of current and future residents



Resident safety should be priority 1 in project planning - better ingress and egress routes must be required!

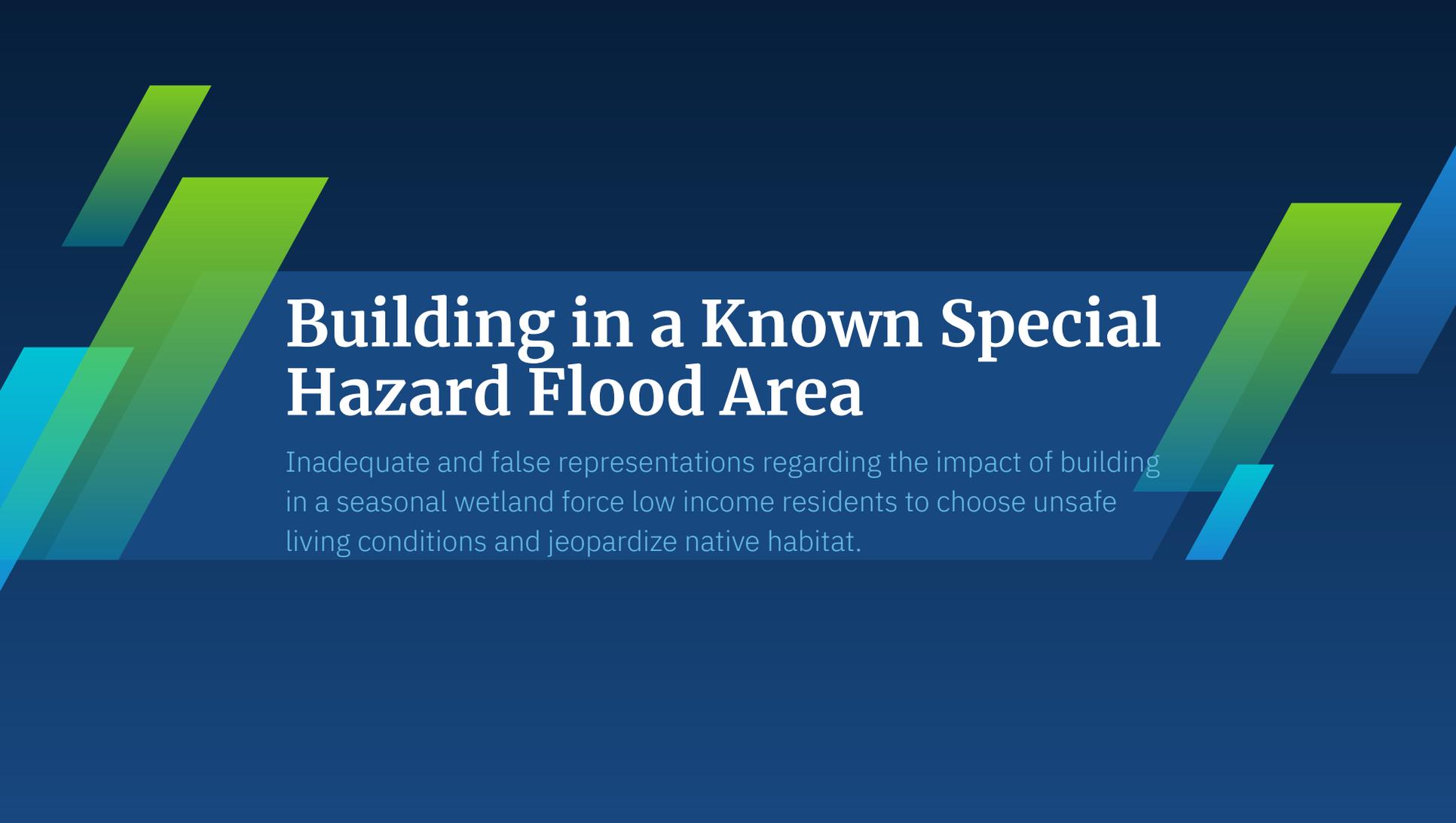


Inadequate and Outdated Environmental Impact Report (EIR)

Issue 3: Inadequate and Outdated Environmental Impact Report (EIR)

Provided EIR addendum does not accurately document flora and fauna of Roseland Creek, including known **endangered species and heritage trees** that will be **destroyed** and **displaced** by this project infilling a known wetland area.

Requested Remedy: Require comprehensive and current site specific EIR and limit infill to preserve the creek and wildlife

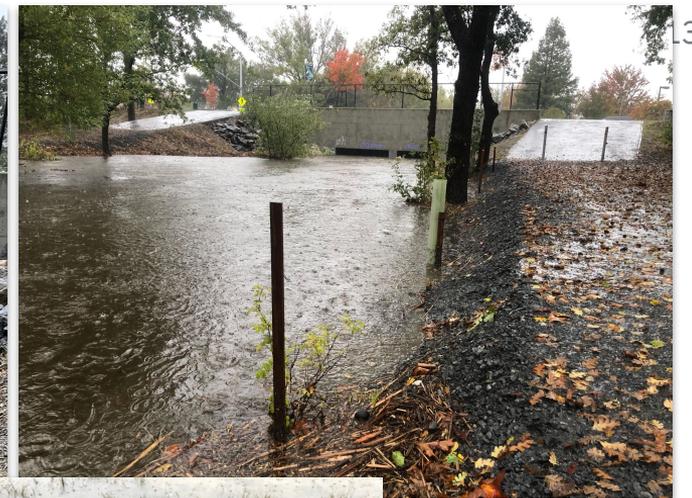


Building in a Known Special Hazard Flood Area

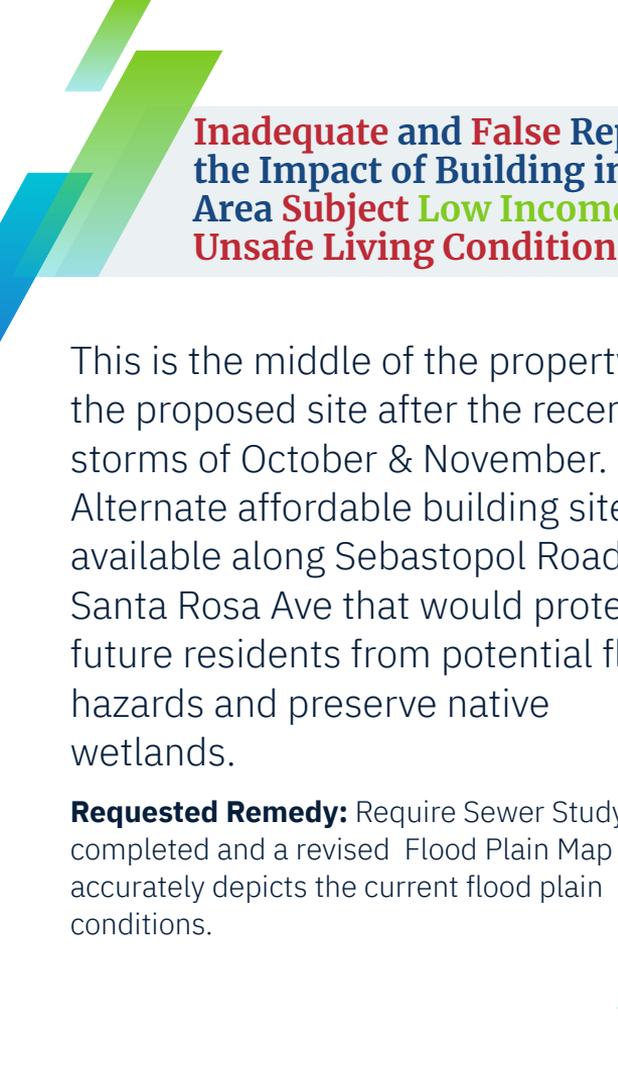
Inadequate and false representations regarding the impact of building in a seasonal wetland force low income residents to choose unsafe living conditions and jeopardize native habitat.



Is it a safe and fair idea to build
affordable housing in known Special
Hazard Flood Area?



Insufficient culvert to handle the flooding to the property



Inadequate and False Representations Regarding the Impact of Building in a Special Hazard Flood Area Subject Low Income Residents to Choose Unsafe Living Conditions

This is the middle of the property of the proposed site after the recent rain storms of October & November. Alternate affordable building sites are available along Sebastopol Road and Santa Rosa Ave that would protect future residents from potential flood hazards and preserve native wetlands.

Requested Remedy: Require Sewer Study to be completed and a revised Flood Plain Map that accurately depicts the current flood plain conditions.





Inadequate Fencing

DRB should have mandated fencing to protect future residents and establish Good Neighbor Boundaries

Hello Phil,

I have a concern that the activities in the parking lot could result in lighting and noise to nearby properties to the project's north. Has the applicant team considered a landscaped sound wall (4'+) that would immediately and completely block the light from headlights and greatly reduce the sound of car activity? Additionally, I am concerned about the usage of landscaping as a means to block headlights from the parking lot due to the current state of drought in our community. Landscape irrigation is currently limited to the hours of 8pm and 6am, and I am not sure how the drought restrictions will progress in the future. If the sound wall is not a possibility, I will need to verify the proposed hedges will be of a height that is adequate to block light from headlights, and the timing at which it would be fully grown.

Thank you,

Conor McKay (he/his) | City Planner

Conor McKay to Developing Team (applicant)

City puts the interest of the developer ahead of safety, engages in closed door discussions with the chamber of commerce instead of listening to the concerns of its constituents and planners

Mayor Rogers took the time to engage with Peter Rumble from the SR Chamber of Commerce and developer Mr. Brueggemann regarding this project and planning recommendation for fencing. Apparently the **cost of a fence** is **more important** to Mayor Rogers, the chamber, and developer **than** the potential **lives of** future **children** living in this affordable housing that could carelessly enter the creek, especially during flooded conditions.

Page 1

From: CRogers@srcity.org
To: "Peter Rumble" <peterr@santarosametrochamber.com>
Date: 8/11/2021 1:47:48 AM
Subject: Re: [EXTERNAL] Stony Point Flats - Photometric Study

Thanks. I have a time setup to talk with Jeff in the next few days about it. You probably saw we lost Bill Rose?

Chris

Sent from my iPhone

On Aug 11, 2021, at 6:05 AM, Peter Rumble <peterr@santarosametrochamber.com> wrote:

I think you are out of town. This is project that I wanted to talk with you about before you left. **WTF is going on over there. Staff do understand the council wants housing, right?**

Begin forwarded message:

From: Loren Brueggemann <lorenb@phoenixdevco.com>
Subject: Fwd: [EXTERNAL] Stony Point Flats - Photometric Study
Date: August 10, 2021 at 6:20:53 PM PDT
To: Peter Rumble <peterr@santarosametrochamber.com>

More of the same from the City of SR staff. Now they want a 4' sound wall around the entire project (see below). That is probably a 500k add. If we get Stony built I doubt I will be interested in future affordable project projects in SR. There is no comprehension of how to work with developers.

Issue 5: Inadequate Fencing

Mandated fencing protects future residents and establishes Good Neighbor Boundaries

DRB encouraged reconsideration of a **fencing** option that **protects** access to the creek, especially for children and provides greater light/sound mitigation to neighbors.

Requested Remedy: Mandate fencing as recommended by City Planner, Conor McKay as a requirement of this project moving forward. There should be no cost too great to the safety of children that may access the creek without sufficient fencing.





Inadequate Time Provided for Public Records Requests

To be received and reviewed PRIOR to the DRB Meeting and in preparation for this appeal hearing

Issue 8: Inadequate Time Provided for Public Records Requests

To be received and reviewed PRIOR to the DRB Meeting and in preparation for this appeal hearing

The city claims that they have complied with all of the outstanding public records requests; however, there are **public records** that have been submitted by appellants that have **not been produced** as part of the public records leading Appellans to believe that further records are outstanding and the city is in **violation of the California Public Records Request Act**.

Requested Remedy: continue the appellate hearing until the city has properly complied with the CAPRA so that Appellants can compile an adequate and accurate record that is currently being deprived.





**City Council Refusal to
Acknowledge and Engage with
Citizens Following Submission of
Petition Signatures**

City puts the interest of the developer, engages in closed door discussions with the chamber of commerce instead of listening to the concerns of its constituents and planners

Mayor Rogers took the time to engage with Peter Rumble from the SR Chamber of Commerce and developer Mr. Brueggemann regarding this project, but **refused** to acknowledge or respond (along with the rest of this council) to over 180 signatures against this project from **concerned Roseland residents**.

We've still yet to receive a response to signatures submitted on June 24, 2021 - see Exhibit E

Page 1

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More of the same from the City of SR staff. Now they want a 4' sound wall around the entire project (see below). That is probably a 500k add. If we get Stony built I doubt I will be interested in future affordable project projects in SR. There is no comprehension of how to work with developers.

Thank you for your time...

We ask that the **city council act fairly** in addressing our grievances, imposes the required remedies to make the approval of this project **equitable**, and to **require necessary changes** to the design (fencing/traffic) to protect the **safety of future and current residents**.