

From: [Irene Flack](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Comment on Missing Middle Housing
Date: Wednesday, September 24, 2025 4:35:54 PM

Good afternoon, I have the following comments on the proposal for missing middle housing in Santa Rosa. I am a resident of the South Park neighborhood in Santa Rosa.

Irene Flack

Comments:

My comments are in support of missing middle housing, but questioning the process used for selection of 'walkable' neighborhoods. The primary concern I have is with the equity of the result from using walkability as a primary selection tool.

The bulk of the parcels selected for missing middle housing seem to be in or near downtown Santa Rosa. Per Santa Rosa's 2019 countywide assessment of fair housing, the median income in downtown Santa Rosa is roughly 64% of countywide income levels. Whether intended or not, the impact of missing middle housing will be absorbed largely by lower income residents. Additionally, at least two of the neighborhoods with significant missing middle housing designations are either majority non-white, or the most diverse neighborhoods in Santa Rosa.

Walkability is not defined in the General Plan Implementation, but based on my limited research it appears to be something along the lines of being within 15-20 minutes walk to shopping, schools, transit and other amenities. However, in viewing the parcels designated in the proposal, it is not clear how some parcels are 'walkable' yet those in the next block are not.

To reiterate, I am in favor of the plan to accommodate and encourage development of missing middle housing. However, I would like to see it distributed more equitably than the result from the proposed designations. I have two key concerns.

Inability to take advantage of the opportunity

In order to be able to fund, or obtain financing for, additional units on a parcel, the owner will need to have access to financing, which will depend in part on the owner having some savings and on having enough income to support a loan request to develop additional units. This likely creates an insurmountable barrier for many households from participating in an opportunity to increase their property value and the rental income additional units would bring.

Reduced opportunity for home ownership and the impact

Added units to a parcel will also inevitably increase the cost to acquire an already improved property and to some extent, any property with this designation, which will tend to favor investors rather than homeowners as future buyers. This in turn leads to a lower percentage of home ownership in the affected neighborhoods.

Habitat for Humanity has authored an evidence brief that describes some of the benefits of home ownership, including greater economic stability, increased civic engagement, reduced environmental footprint, better test scores and higher rates of high school graduation, and better health.

Home ownership is also a known catalyst to wealth building, especially generationally - an avenue that has historically been a challenge to access for Black and Latinx families.

I urge you to consider the inequity of the currently planned distribution of missing middle housing, and to incorporate it more broadly throughout the city, including in neighborhoods that are at or above the median income levels.

From: [Kate Kain](#)
To: [Nicholson, Amy](#)
Cc: [Nancy O. Kain](#)
Subject: [EXTERNAL] Missing Middle Housing Email Updates please
Date: Friday, September 19, 2025 5:36:55 PM

Hello: please send us updates on this exciting project!

Kate and Nancy Kain
owners



From: [Chris Matteson](#)
To: [Nicholson, Amy](#)
Subject: Re: [EXTERNAL] Missing Middle Housing Upzoning notice
Date: Wednesday, September 24, 2025 4:58:28 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Thank you. I probably should have mentioned that I'm a homeowner in the area being upzoned.

Chris Matteson
[REDACTED]

On Wed, Sep 24, 2025 at 4:56 PM Nicholson, Amy <anicholson@srcity.org> wrote:

Hi Chris,

Thank you for your email. I've included it in the late correspondence materials for the Planning Commission. The late public correspondence will be published tomorrow, and I will also summarize public comments during my staff presentation.

Amy

Amy Nicholson (she,her) | Supervising Planner – Advance Planning

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Mobile (707) 321-0935 | Tel. (707) 543-3258 | anicholson@srcity.org

email signature cropped



Coming soon in 2025, the Planning, Building, and Engineering Divisions of the City of Santa Rosa's Planning and Economic Development Department will fully transition to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System [here](#). More information will be coming soon!

From: Chris Matteson [REDACTED]

Sent: Friday, September 19, 2025 4:37 PM

To: Nicholson, Amy <anicholson@srcity.org>

Subject: [EXTERNAL] Missing Middle Housing Upzoning notice

Amy,

Thank you for the letter regarding the upzoning. I won't be able to make the planning commission meeting, but I wanted to voice my support for any upzoning. Ideally, I want much, much more of this.

Expand the area, make it by right, and eliminate side setbacks so existing lots can be converted into townhouses one at a time.

Chris Matteson



From: [Chris Matteson](#)
To: [Nicholson, Amy](#)
Subject: Re: [EXTERNAL] Missing Middle Housing Upzoning notice
Date: Wednesday, September 24, 2025 4:58:27 PM

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[REDACTED]

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Chris Matteson



From: [Sarah Botz](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Opposition to zoning change on south side of Parker Drive.
Date: Thursday, September 25, 2025 5:38:12 AM

Dear Planning Commission,

I understand that there is a proposal to change the zoning on the south side of Parker Drive from residential to commercial. This is a terrible idea that has foreseeable negative impacts for the current and future residents.

I live on the north side of Parker with my family, including two minor children. We have lived here for 17 years. We likely would not have bought our house had there been businesses or the potential for businesses directly across the street.

We are particularly concerned about the proposed change because of the proliferation of illicit massage businesses in our area. There are two on Montgomery within a block of our house. We have seen former residential single family homes rented out to these businesses along Third Street and other nearby streets zoned mixed use or commercial. Such a business on a historically residential street among neighbors who never bargained for it would be devastating.

Even if illicit massage businesses were somehow excluded (which is very difficult to do), any commercial use of the houses on Parker would change the character of our neighborhood in ways that we do not want and that we were not warned to expect. The simple lack of a residential neighbor in one or more of the houses would alter how we experience our neighborhood, not to mention street parking impact and an influx of unknown people.

It would be a callous and harmful mistake to zone the south side of Parker commercial simply because the commission wants to "clean up" the zoning map. Far better for the Montgomery side of the blocks to remain commercial while the Parker side remains residential. The discrepancy may trouble map makers, but it protects a residential community worth caring about.

Thank you for your consideration.

Sarah Botz


From: [Adeline Espinasse](#)
To: anicholson@srcity.org
Subject: [EXTERNAL] Rezoning 3406 Lake Park Ct and
Date: Sunday, September 21, 2025 10:16:05 PM

Dear Mrs Nicholson

I received a notice regarding rezoning of my property. I reviewed the plan and it appears that the property will be rezoned to very low density residential. Is this correct?

Regarding the rezoning around my neighborhood and the plan for the future, the number of housing units has exploded around Mendocino ave and Fountaingrove parkway. Even as the construction has not been completed, traffic has become increasingly difficult and the noise level at my property has significantly increased which makes enjoying my backyard difficult. This crossroad is not designed to sustain that many cars so I hope that the city will plan to address this issue.

I chose to live in San Rosa due to the charm of the downtown including the 4th street with its old buildings such as the art deco Barnes and Nobles and the low rise old-style buildings. I am surprised that the city is planning to allow high-rises in the city center as it will destroy its attractiveness and the small mom and pops businesses. Petaluma or Healdsburg have bet on developing their old downtowns which makes them enjoyable to walk around and shop. Santa Rosa should think about improving the already existing structures, support small business to settle in the downtown area, and limit any new buildings to 3-4 stories. New buildings are not pleasant and their first floor business areas have no appeal. Additionally, sunlight will disappear from downtown as it is already the case due to the new building at 5th street & Mendocino ave.

Thank you for considering my comments

Best,
Adeline Espinasse



From: [Matt Mullan](#)
To: [Nicholson, Amy](#)
Subject: [EXTERNAL] Santa Rosa Planning Commission Public Comments on 9-25-25 Agenda Item 11.1
Date: Tuesday, September 23, 2025 5:42:01 PM

Re: Public Hearing Item 11.1
General Plan 2050 Implementation Package PLN25-001

Submitted by:
James Matthew Mullan
1420 Parker Drive
Santa Rosa, CA 95405
(APN 009-153-008)

Dear Chair Weeks and Members of Planning Commission:

My wife and I are 40+ year residents of Santa Rosa and have lived in our current home at 1420 Parker Drive (APN 009-153-008) since 2003. Our home like most of homes in the Doyle Park Talbot neighborhood were built in the early 1940s, long before Providence SR Memorial Hospital (PSRMH) was opened. No one in our neighborhood is opposed to the hospital as it provides essential medical services for all of us. However, in last 15 years the opening of the Type II Trauma Center has expanded operations dramatically resulting in increases in medical helicopter flights over the residential neighborhoods 600% and an expansion of medical support facilities on a piecemeal basis with little or no CEQA review as the City Attorney determined that PSRMH is exempt from CEQA review since it is an essential service to the community. I share this because the proposed change in zoning of mine and many of my neighbors lots from R1 single family residential to Commercial-Office Zoning is yet another negative impact from the massive expansion of the PSRMH campus into a sprawling medical center campus the size of campuses found in San Francisco, Oakland, San Jose, Sacramento, San Rafael and many others. I share this background to lead into my written comments and suggestions moving forward.

I am submitting written comments because I am unable to attend the Commission meeting on 9-25-25 as I will be attending a funeral in San Francisco.

I spoke at length with Supervising Planner, Amy Nicholson, to fully understand the impacts of the proposed rezoning of our lot to Commercial -Office. Here are my comments:

1. The proposed zoning change for the south side only of 80+ year residential lots on Parker Drive from Doyle Park to Alderbrook Drive appears to be flawed. These properties have co-existed with the expanding commercial offices on Montgomery Drive for decades with most, not all, respecting the residential homes and quality of life that are separated by a shared fences.
2. If the proposed rezoning is approved it is yet one more action that threatens the quality of life and property values of the affected residential homes for years to come, resulting from the continuous expansion of PSRMH and the related medical offices and centers that support them.
3. Some could argue that this proposed rezoning action is "reverse eminent domain" as it strips away the basic use and rights the owners in these residential homes have enjoyed for over 80 years. This proposed new zoning action may also result in onerous new requirements to comply with new and complex planning regulations such as conditional use permits (CUP). Such action could also adversely affect the current residents, heirs or new owners and negatively impact the ability to sell their property in the future.
4. This proposed action could have a long term negative impact on other residential properties on the north side of Parker Drive and the surrounding streets on Doyle Park, Talbot and other streets in the neighborhood. With the new zoning to Commercial Office, lots could be developed into large operations with employee and patrons daily parking spilling onto residential city streets in front of these surrounding homes. Can you imagine a new 35 foot building being built in the near term on several lots on Montgomery Drive combined with several on the south side of Parker Drive into a sprawling medical office complex with large buildings looking down on mine and other residents backyard or across the street from residential homes that were not rezoned and continue to be zoned R-1? That is a shocking visual that makes no sense or reason.
5. I respectfully request that the Planning Commission and City Council instead adopt a two-pronged approach for the proposed rezoning of the south side of Parker Drive from Doyle Park to Alderbrook.

Option #1: Retain the current R-1 zoning on all the current parcels on the south side of Parker Drive from Doyle Park to Alderbrook Drive and retain that zoning for as long as the

properties are used for residential use only (no commercial or office use). This could be noted in the 2025 General Plan as an overlay Zoning Map and designation.

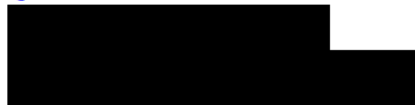
Option #2: Create a second overlay Commercial-Office zoning map for these same lots as noted above to guide the development of any of these parcels into commercial or office uses. Special language should be included in this overlay zoning map that indicates that any such development will mitigate any and all CEQA impacts that may adversely impact that quality of life of the surrounding residential homes.

In closing, I respect the time, effort and requirements that go into General Plan Updates. The Council, Commission and City staff are to be commended for their efforts and dedication over years.

Lastly, I appreciate and thank you for your consideration of my comments and suggestions and I await the final action taken by the City in this matter.

Sincerely,

James Matthew Mullan

A black rectangular redaction box covering the signature area.

From: [waitingtohear](#)
To: [Nicholson, Amy](#)
Subject: Re: [EXTERNAL] Re: re-zoning idea in santa rosa neighborhoods
Date: Friday, September 19, 2025 6:01:24 PM
Attachments: [Outlook-email sign.dat](#)
[Outlook-nto4idac.dat](#)

Hi,

I recently received a September 12, 2025 notice about upcoming rezoning meeting.

I was hoping someone would have removed the Tammy way neighborhood off this mapping for new zoning since this is a very crowded neighborhood with no extra room for more housing or any splitting of these small homes.

Can whomever made these choices take a drive around this neighborhood or do a Google visit, and realize it should be removed from the map?

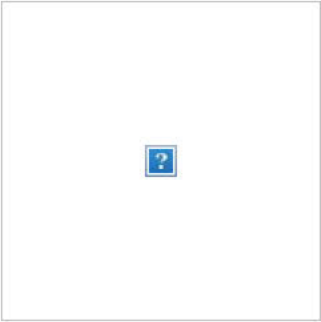
I can't believe this street would be seriously considered.

On Wednesday, May 14th, 2025 at 4:49 PM, Nicholson, Amy <anicholson@srcity.org> wrote:

Hi David,

I appreciate you following up with me - I'm just now catching up on my emails.

Thank you for your comments on Missing Middle Housing and how it relates to your neighborhood. I've included the link to the City webpage with additional information here: <https://www.srcity.org/3495/Missing-Middle-Housing>



Missing Middle Housing | Santa Rosa, CA

The purpose of the Missing Middle Housing Initiative is to amend or create policies, standards and fees to accommodate by-right construction, replacement or conversion of standard single-family homes and remodels to produce missing middle infill housing. The Initiative is intended to

www.srcity.org

I'm happy to meet with you or have a conversation by phone if that would be helpful.

Thanks,
Amy

Amy Nicholson (she/her) | Supervising Planner – Advance Planning

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

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From: waitingtohear [REDACTED]
Sent: Wednesday, May 14, 2025 2:03 AM
To: Nicholson, Amy <anicholson@srcity.org>
Subject: [EXTERNAL] Re: re-zoning idea in santa rosa neighborhoods

just checking to see if you have returned and will be re-sending me those zoning diagrams etc.

On Tuesday, May 6th, 2025 at 5:33 PM, waitingtohear [REDACTED] wrote:

Hi Amy,

we had talked on the phone about the new zoning ideas for certain neighborhoods and I was telling you about Tammy Way area where I live and how this brings up various concerns.

You said to send an email that covered my thoughts on this.

The Tammy way neighborhood is not well suited for additional residential units.

The parking is already less than ideal with the amount of current residents in this area. It's overly crowded already within this 2 block area. There is no where to find parking (aside from the daytime when everyone goes to work) But it becomes a nightmare after 5pm and weekends. It's like living in a busy area of San Francisco. Wall to wall cars down each side of the road.

The neighborhood is also no where near any transportation or markets.

Vehicles are needed to get to places, which explains why it's so hard to find parking.

Also the homes on this street are at the minimum spacing of 10 ft. apart which gives it the feel of being more like condominiums rather than stand alone housing. It's a very crowded looking neighborhood.

I'm not sure how this area got on the list as a possible re-zoning area, to somehow create more residential space, but this street lacks any real privacy and already gives off the feeling of being too crowded. A simple drive around this area would be all that is needed to understand what I have described here.

It would also make selling any property on this street even that more difficult than it is already with the crowded look and lack of parking.

Could you also please re-send me the mapping and the site pages about this topic. I somehow lost the paperwork I had and can't find my way back to the site pages about this zoning idea.

.
Thanks,

David T.
Tammy Way Home Owner

From: [REDACTED]
To: [PLANCOM - Planning Commission](#)
Cc: [Nicholson, Amy](#)
Subject: [EXTERNAL] URGENT Santa Rosa Planning Commission Public Comments on 9-25-25 Agenda Item 11.1
Date: Thursday, September 25, 2025 9:14:08 AM

Submitted by:
Mitchell and Danyale Jones
1415 Parker Drive
Santa Rosa, CA 95405
APN 009-152-011-000

Dear Chair Weeks and Members of Planning Commission:
I understand this may be late; however, we learned about this meeting last night, not through a notice, but from our neighbors. I guess our letter got lost in the mail.

My husband, Mitchell and I have lived at 1415 Parker for over 25 years. Our son was born while we have lived here, and our street has become our community and family. I get we live near a major hospital, and while some of our neighbors complain about the growth and helicopters, we find it comforting to know that our neighborhood is probably the safest in any natural disaster in the city of Santa Rosa. I love the helicopters, because they bring back memories of running out to watch them land with my son as he was growing up.

I am submitting written comments because I am unable to attend the Commission meeting on 9-25-25 as I will be participating in my son's SRHS Panther football team dinner. Another family-oriented community event. An event that is still around after a year of my fighting to keep the schools standing; but that's another sorry Santa Rosa issue.

I researched the purpose of the proposed rezoning, I think I have a general understanding, which I am opposed to since the re-zoning would be directly affect my home and street. Here are my comments:

1. The proposed zoning change for the south side only of 80+ year residential lots on Parker Drive from Doyle Park to Alderbrook

- Drive appears to be flawed. These properties have co-existed with the expanding commercial offices on Montgomery Drive for decades, with most, not all, respecting the residential homes and quality of life that are separated by shared fences. Currently, those commercial buildings are vacant. If businesses can't fill the current commercial offices, why would the city designate more?
2. If the proposed rezoning is approved, it is yet one more action that threatens the quality of life and property values of the affected residential homes for years to come, resulting from the continuous expansion of PSRMH and the related medical offices and centers that support them.
 3. Changing the zoning takes away long-standing residential rights neighbors have had for over 80 years. It could add confusing new permit requirements and make it harder for families to keep or sell their homes in the future.
 4. This rezoning could hurt the whole neighborhood in the long run. If lots are converted to Commercial Office Space, significant developments could move in, bringing traffic and parking problems to our residential streets.
 5. I ask the Planning Commission and City Council to take a two-part approach for the south side of Parker Drive between Doyle Park and Alderbrook:
 - Option 1: Keep the current R-1 zoning as long as the properties remain residential. This could be noted in the 2025 General Plan with an overlay map.
 - Option 2: Create a second overlay for Commercial Office zoning to guide future development, with clear rules that any project must fully address CEQA impacts and protect the quality of life for nearby homes.

In closing, I respect the hard work that goes into updating the General Plan, and I thank the Council, Commission, and City staff for their time and dedication. I also want to note that our entire neighborhood should have received notice of this proposal, since these decisions affect all our lives — it's vital for us to trust that our city is being open and transparent.

Thank you for considering my comments, and I look forward to seeing the City's final decision on this matter.

Danyale Hambly-Jones and Mitchell Jones

DANYALE HAMBLY-JONES

Corporate Retail Account Manager

M: (707) 888-3104

O: (415) 492-2035

Toll Free: (800) 542-0736

From: [Kathy Kever](#)
To: [PLANCOM - Planning Commission; Nicholson, Amy](#)
Cc: [REDACTED]
Subject: [EXTERNAL] Re: URGENT Santa Rosa Planning Commission Public Comments on 9-25-25 Agenda Item 11.1
Date: Thursday, September 25, 2025 9:33:04 AM

Dear Chair Weeks and Members of Planning Commission:

I agree and will not reiterate bullet points from the neighbors.

But would like to give an example of commercial-office designation.

I own a home on Midway drive built by Coddling. The corner parcel was designed office .

Permit issued however not monitored . Consequently, a window company establish a showroom that created semi truck traffic that dropped off windows at all times of the day.... As side from loading and loading. The impact was horrific on the narrow street and quality of life. And there was no remedy....no oversight from the permit department. No annual compliance . That is how we have gotten in trouble with the massage parlors in our neighborhood.

Good to follow a vision... a general plan but if the vision does not have oversight... unintended consequences will happen.

Oversight oversight oversight!

More community input.

Kathy Kever
[REDACTED]

Sent from my iPhone

On Sep 25, 2025, at 9:11 AM, danyale@springboardwine.com wrote:

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1415 Parker Drive
Santa Rosa, CA 95405
APN 009-152-011-000

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