



June 9, 2024

Karen Weeks
Chair, Santa Rosa Planning Commission
City Hall, 100 Santa Rosa Ave.
Santa Rosa, CA

RE: Lance Drive Housing Development (SUPPORT)

Dear Chair Weeks and Fellow Board Members,

Santa Rosa YIMBY is an all-volunteer association of Santa Rosa residents dedicated to saying “Yes-in-my-backyard” to new housing to help build Santa Rosa into an affordable, vibrant, and low-carbon city for all.

On January 14, 2020, the Santa Rosa City Council adopted a Climate Emergency Resolution with the goal of achieving carbon neutrality by 2030. In 2023, the city’s Housing Element was certified by the California Department of Housing and Community Development, making the city legally responsible for allowing the construction of at least 4,685 housing units between then and 2031. To achieve its housing and climate goals, Santa Rosa’s draft updated General Plan focuses on reducing vehicle miles travelled (VMT) by prioritizing new housing development be located near existing transit and shopping amenities.

The proposed Lance Drive Housing Development would provide 672 apartment units and 100 single family homes, and 4,800 square feet of retail and plaza space less than 1,000 feet from the North Santa Rosa SMART station and just one half-mile from the Coddington Mall. It’s hard to imagine a project more consistent with Santa Rosa’s housing and climate goals than this one. To maximize this project’s many benefits and minimize it’s potential impacts, we recommend ensuring the significant impact fees paid by the project are directly invested in providing a protected or fully separated pedestrian and cycling path along Guerneville Road between Lance Drive and Range Avenue as the current pedestrian and cycling infrastructure is unsafe, unpleasant, and as a result, sparsely used.

Paired with this modest improvement, the Lance Drive Housing Development is one of the best opportunities for Santa Rosa to build the kinds of vibrant and resilient communities demanded by the city’s own planning goals.

Thank you for considering our views.

Sincerely,

Adrian Covert
Local Lead
Santa Rosa YIMBY

Re: [EXTERNAL] Meeting to discuss development of Lance Drive

McKay, Conor <CTMcKay@srcity.org>

Mon 4/15/2024 4:08 PM

To: Paula Sifflet <paula@omelagah.com>; Galina Seabrook <seagal2008@yahoo.com>

Good afternoon Paula,

I would be happy to meet with you to hopefully clarify the review process for this project. The concept Design Review meeting was an opportunity for the Design Review Board to provide direction on the layout, architecture, materials, landscaping, and other concepts of the project. The City has since received the formal application which is currently being reviewed by City departments and external agencies.

Please let me know when you would like to schedule a meeting. I would be happy to meet in your community, at a location in your neighborhood, or wherever works best for you.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



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From: Paula Sifflet <paula@omelagah.com>**Sent:** Tuesday, April 9, 2024 12:42 PM**To:** McKay, Conor <CTMcKay@srcity.org>; Galina Seabrook <seagal2008@yahoo.com>**Subject:** [EXTERNAL] Meeting to discuss development of Lance Drive

Hello

My name is Paula Sifflet and I am the president of the Westberry Homeowners Association. We have met indirectly and I have attended meetings regarding this matter. We have 160 units in our complex and have grave concerns about this development. We met with the gentlemen from the development company who were very cooperative and informative at the same time. However, our issue is not with them. Our issue is with the City of Santa Rosa and the negligence we feel has taken place from the inception of the process. The public hearing on the matter was clearly perfunctory and I know of no responses to the concerns that were brought up in it. Unfortunately for us, negligence borders on malfeasance and will have to be addressed in some form or fashion. The

rezoning for the property was rammed through without the type of scrutiny and careful analysis it deserves. Just because you can do it, doesn't mean you should. There are some very real problems with your plans and we believe that they will culminate in a lack of safe egress for evacuation in an emergency to over saturation and the negative impacts this has on the community at large. We need thoughtful and careful consideration and we expect to get it from the public servants who use our tax dollars to not only maintain but improve the quality of the lives of the residents in Santa Rosa. We intend to unite with other organizations to join our opposition to this project. and at the same time hope that we can come to some reasonable solution to the existing problems. Myself and another board member would like to meet with your team or you to discuss this further.

Thank you,

Paula Sifflet, MPA

Regional Manager, North Bay

Omelagah, Inc.

236 Georgia Street, Suite 204, Vallejo, CA 94590

Office: (707) 200-1707

Cell: (415) 747-4021

www.omelagah.com

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Re: [EXTERNAL] Re: Lance Drive Housing Development - Status Update

McKay, Conor <CTMcKay@srcity.org>

Thu 1/18/2024 1:58 PM

To: Eugene Gayner <egayner@sbcglobal.net>

Hello Gene and Marlene,

Thank you for your comments and questions. The project has not been analyzed for consistency with codes and policies, and has not been referred to departments, both internal and external, for review. These will include County representatives, Santa Rosa Fire and Police, Traffic, Transit, and more. I anticipate that these good questions you have asked will be answered as part of the review of the project's formal submittal, once that comes in.

Thank you.

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



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From: Eugene Gayner <egayner@sbcglobal.net>**Sent:** Tuesday, January 9, 2024 1:42 PM**To:** McKay, Conor <CTMcKay@srcity.org>**Subject:** [EXTERNAL] Re: Lance Drive Housing Development - Status Update

Good afternoon Mr. McKay, We are still not happy at all with this project. There are far too many apartment complexes being built on this side of town. What are you doing about schools, police & fire departments? That still is not enough parking. We have a terrible parking problem in our neighborhood on Greeneich Ave. Especially when one home alone has eight cars. You are going to run into the same situation. Guerneville Rd is not going to handle all this traffic. I would like to know how many of the employees of the Planning & Economic Development live in this area. The city cannot even fix up Greeneich AVE & Shelly Dr. streets. They have not been touched in almost 40 YEARS. They are a disaster. The city wants to put in more housing when they cannot take care of existing developments unless they are the newer ones. We are the original owners of our home. We moved here in 1970. We have gone through all the changes, pro & con. I have to say, now it is all con's.

Have a good day,
Gene & Marlene Gayner
egayner@sbcglobal.net

On Monday, January 8, 2024 at 01:07:40 PM PST, McKay, Conor <ctmckay@srcity.org> wrote:

Hello everyone,

The meeting will now be held **January 25th, 2024**.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



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From: McKay, Conor

Sent: Wednesday, December 27, 2023 4:12 PM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: Lance Drive Housing Development - Status Update

Hello,

If you are receiving this email, we have discussed the Project proposed at the site at the corner of Lance Drive and Guerneville Road. This email serves as a status update regarding the Project.

The current iteration of the Project has reduced the total unit count by 20, from 792 units to 772 units. The full project description is below:

Proposed construction of a 672-unit apartment complex, 100 single-family homes (Small Lot Subdivision), and 4,800 SF retail and plaza on approximately 34.93 acres. Project includes a mix of one-, two-, and three-bedroom units. Clubhouses and other resident amenities would be dispersed throughout the Project. Up to 1,524 parking spaces would serve the residential and retail uses, with each single-family home providing a direct access garage. The parking ratio would be up to 1.87 spaces per unit for the apartments, and up to 1.97 spaces per unit overall.

The Project is tentatively scheduled for the January 18th Design Review Board meeting, where it will receive **Concept** Design Review. This is a required step in the review process of the Project. This is **NOT** a meeting where a final decision on the Project will be made. The meeting will provide the Design Review Board to ask questions of the applicant and make recommendations related to the site layout and design. These recommendations must be considered by the applicant in submitting their

final application for Minor Design Review.

Prior to the meeting, all residents and property owners within 600 feet of the Project site will receive a postcard in the mail that notifies of the item being scheduled and information regarding how to attend the meeting. At this time, no comments are being accepted via Zoom due to recent hate brigades that jurisdictions across the State have experienced.

Please let me know if you have any questions.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



email signature cropped

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[EXTERNAL] Re: 1680 Lance Dr. Santa Rosa development

Paula Sifflet <paula@omelagah.com>

Mon 7/18/2022 5:27 PM

To: Jenifer Burkett <jeniferbpsych@sbcglobal.net>

Cc: McKay, Conor <CTMcKay@srcity.org>

Not sure how I got looped into this email

On Mon, Jul 18, 2022, 3:26 PM Jenifer Burkett <jeniferbpsych@sbcglobal.net> wrote:

Dear Mr. McKay,

I'm emailing you to find out more about a notice I received in the mail. I live at Westberry Dr. Santa Rosa, and this project will certainly have a huge impact on my property. These are a few questions I have that I would like you to answer here in a return email.

1. Are these rentals?
2. If so, who is your target rental family. Demographics.
3. What will be the price range.

Needless to say I'm very concerned. I would appreciate your personal answer even if it's brief.

Thank you,

Jenifer Burkett

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[EXTERNAL] Alta Santa Rosa Concerns

Steve Crocker <steve@cdmre.com>

Tue 8/2/2022 10:50 AM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Conner McKay,

I am writing you in regards to a proposed 792 unit development called Alta Santa Rosa at 1680 Lance Dr. in Santa Rosa, CA. I'm a landowner in the adjacent area and am alarmed by the density and large amount of attached units in contrast to the amount of single family (detached) homes. More of a balance and less numbers of units should be considered by the planning department. There also appears to be a lack of open space given the huge number of units. Without adequate open space for the homes, this project can easily be turned into another Indian Village that ultimately impairs quality of life. With such a large footprint, adding retail or commercial possibilities would benefit the project and create some needed diversity. But the most obvious flaw to the overall design of the project to date is the lack of adequate parking. Given the typical household will likely have two cars, there lacks enough parking for guests. This is a serious issue, and I would point to the Revello Project on Guerneville Rd. as to a project that hasn't enough spaces for guests and is overflowing with the need to have additional parking.

Please consider having the developer modify their original plan to have less density, more parking, and greater opportunity for open spaces with the added features of either commercial or retail properties that could create a true mixed use approach to the community's growing needs for such.

Respectfully submitted,
Steve Crocker

[EXTERNAL] Alta apartment complex

Azita Davinci <azitadavinci@yahoo.com>

Fri 8/5/2022 4:00 PM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Mr. McKay,

My Name is Azita Da Vinci, and I have been a member of the Westberry HOA since 2009. I was very excited when I got the news about the Alta project and thought it would attract many people from Marin County and San Francisco to our city because of its vicinity to the Smart train station. However, I have many questions and concerns after learning more about its details.

I recall that horrible night, just a few years ago, when we had to evacuate for the Tubbs fire in the middle of the night. It took us several minutes to get out of our complex because we were trapped in a massive gridlock inside and outside the Westberry complex.

When I look at the Alta apartment complex proposed map, I see a vast trap just inside of that complex if it will be a mandatory emergency evacuation.

There are four main exits. Three open on Lance directly, and one begins on Irqouis, ultimately driving drivers to lance and only one vehicle emergency exit to Guerneville.

- **What will an emergency evacuation of the Alta compound look like?** Lance is a very narrow street and won't accommodate emergency evacuation of additional 792 households.
- **What will be this large complex's environmental impact on this neighborhood and area?** Have the city done an environmental study, or do you intend to do that? How can we have a copy of this study?
- **All four parcels included in this project are zoned as AR-5**, which is low-density zoning. What law lets these parcels rezoned to medium- medium-high density?
- The phase one(apartments) parking ratio is 1.65 stalls/unit, phase 2 of the town-homes has 2.7 - 3 stalls/unit, and phase three(more apartments) has 1.76-2.58 stalls/unit. We certainly will have **a lake of enough parking spaces inside** the Alta apartment complex. Cars could overrun the Westberry space and surrounding area. What the builders' response is?
- Sonoma County is home to **the California tiger salamanders**. Who will determine that these parcels aren't their habitat? How can we get a copy of the survey?
- A couple of years ago, there was **an armed robbery in a 7- Eleven nearby on W. Steal Lane and Coffey lane**. What type of retail will the Alta complex have? How can we ensure that similar incidents will not occur in the future, just in front of Westberry HOA?
- **Is the Alta project low-income apartments?**

I appreciate your time and effort in keeping our city a prosperous and lovely community.

Sincerely,

Azita Davinci/ 2560 Westberry Dr.

[EXTERNAL] Re: Alta Meeting

Denise DeMartini-Dalpiaz <ddemarti@sbcglobal.net>

Mon 7/25/2022 6:07 PM

To: McKay, Conor <CTMcKay@srcity.org>

Okay, 6pm and you still haven't started the meeting. I can't believe I actually sat here this long, but I wanted to hear what you had to say. This will directly affect my property which sits across the street. The traffic is already horrendous and people from the subdivision down use Iroquois as a drag strip. Parking is insane already and you won't have enough parking for the multi families that will need to occupy one residence and all have cars. This property I own is a rental, and this plan will affect my rent. This same thing happened where my primary house is, and it's crazy. Streets can not support the added cars. The area is not the best already, more people will equal more crime. I will go on record opposing this construction. Not that it will do any good what-so-ever, you'll still do it because it's money for the city and you have no care about the people who already live here. And obviously, you can't even open the meeting as you advertised. 6:06 right now, no meeting. I actually have things to do after work rather than sit here and wait for the city to get things done. I'm not waiting a minute longer, especially since i will do zero good.

On Monday, July 25, 2022 at 05:43:18 PM PDT, Denise DeMartini-Dalpiaz <ddemarti@sbcglobal.net> wrote:

This is ridiculous that we've been sitting here for 45 minutes waiting for you to open the meeting. What is going on?

[EXTERNAL] Concerns

Rocio Ferreira <ferreirarocio918@icloud.com>

Mon 8/8/2022 7:30 PM

To: McKay, Conor <CTMcKay@srcity.org>

Neighbor :

Im really concern about this proyect because we have a big problem with the parking spaces it's very hard to find parking everyday because in is each house here right now lives like three families in each property can you imagine how going to be with all these new apartments. and my other question is this apartments going to be low income? Because valley oak for us is really bad because the value of our properties going down 2.5% for this reason and they used to park around here.

[EXTERNAL] Alta Santa Rosa**Eugene Gayner <egayner@sbcglobal.net>**

Wed 8/3/2022 10:13 PM

To: McKay, Conor <CTMcKay@srcity.org>

This email is in regard to Alta Santa Rosa, 1680 Lance Dr., Santa Rosa, CA 95403, File #PRAP 22-023. We are sending this email to you since my husband & I will not be able to attend the meeting on Monday, Aug. 8, 2022 regarding Alta Santa Rosa. We are opposing construction of this massive complex. We have lived on Greeneich Ave. since 1970. We have seen all the growth on this side of town over all these years. Including the above property. What is this going to do to the traffic on Guerneville Rd, Lance Dr is way too narrow for all the traffic it is going to have. You will have to have more parking then is being said. Most places that end up being rented out have 4 cars or more. Check in our area of Greeneich Ave & Shelly Dr. Where is all the WATER coming from for this amount of people, SWIMMING POOL??? I guess that does not take water. This must mean we who live here and save our water can now start watering all our brown, dead lawns. I guess the city has not been telling us the truth about water shortage. The traffic on Guerneville Rd. is already bad, going to bring more crime into this area. We had a gang shooting next door to us a few weeks ago. We have fought with the City over the care of our neighborhood since 2007, our neighborhood streets, Greeneich Ave., & Shelly Dr. have not been taken care of in over 30+ years. All the city & our STATE is thinking of is the MIGHTY DOLLAR. Why are you building all these large complexes when you cannot take care of what we already have? What is this complex going to do to our schools, traffic, WATER? No to this construction. We also realize that you are going to do whatever you decide and it does not matter how we all feel about this in our neighborhood. Once again, MONEY, MONEY. There are far too many complexes being built in the last couple of months just on College Ave., Guerneville Rd., Marlow Rd & Guerneville Rd and NOW this one. The largest of them all. NO, NO, NO.

Regards,
Marlene & Gene Gayner
egayner@sbcglobal.net

[EXTERNAL] 1680 lance drive**stephanie G <sgoekler12@gmail.com>**

Wed 8/3/2022 1:48 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hi Mr McKay,

I have some concerns about the proposed development at 1680 Lance Drive. I live across the street. What traffic studies have been done to prove Guerneville road can handle the additional traffic? I have lived here for 14 years, and I have definitely noticed an increase in road noise. Are there any proposals for noise barriers for neighbors in the Guerneville road corridor?

We are in a severe drought. What part of this plan allows for high efficiency water usage?

I have witnessed a massive increase in development in Santa Rosa because of housing shortages; however, the city has not considered the huge increase in traffic concerns, or the water use all these additional units will put on city residents.

Can the city guarantee enough water for the existing residents already housed and the projected water use for the thousands of additional units I see springing up all over the city?

A concerned citizen,

Stephanie Goekler

Re: [EXTERNAL] Public comment Project Lance Drive Housing devplmt

McKay, Conor <CTMcKay@srcity.org>

Fri 1/19/2024 10:24 AM

To: Elina L <lipiluna@hotmail.com>

Good morning Elina,

Thank you for your comments. The project has not been analyzed for consistency with codes and policies, and has not been referred to departments, both internal and external, for review. These will include County representatives, Santa Rosa Fire and Police, Traffic, Transit, and more. I anticipate that these important issues that you have raised will be answered as part of the review of the project's formal submittal, once that comes in.

Best,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



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From: Elina L <lipiluna@hotmail.com>

Sent: Thursday, January 18, 2024 5:07 PM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] Public comment Project Lance Drive Housing devplmt

Hello, We live just off Lance drive on Harwood street and have lived and worked in Santa Rosa since 2003. This area has experienced a lot of population growth, and lots of families and multiple cars and trucks. The roads are all in rough shape. The air quality is very bad in the hot summer many houses in the old Coddington do not have AC units but use wood stoves ,making the air quality bad in winter too. The traffic was made very bad on Guerneville road since the smart train (mostly empty, poor ridership) causes the traffic delays from east/west traffic crossing over railway , especially during peak commute hours along Guerneville road, a two lane road in each direction. Planning for the area needs to emphasize MORE OPEN SPACE because the wildlife inducing birds, bees, Oppossum, and other critters are totally squeezed out. There are power outages and water shortages, and open space for cooling off and food sources is very important and valuable. The traffic congestion along Guerneville is already approaching unacceptable and WILL NOT be able to accommodate another 1500 cars entering in and out of Lance drive. A hideous three story housing project and a tiny 4000+

sqft retail area will DEVALUE the areas real-estate property as it will be quickly in poor disrepair and attract more vagrants to the area. The city of Santa Rosa MUST do better and not approve a land grab for unaffordable poorly built cheap trashy construction which will burden this already near-neglected neighborhood. PRIORITIZE OPEN SPACE FOR THE HEALTH OF THE COMMUNITY AT LARGE - we do not support another hideous eye sore housing project that will be overpriced and over-burden our infrastructure. Such a project will create waste, air pollution and is likely to fail because people won't be able to afford a new unit and renters will be eventually living under managed slum lords. Keep Santa Rosa a community STOP PERMITTING SPRAWL!

THANK YOU

Elina Lipilina

[EXTERNAL] Alta Project and Guerneville Rd.

Kathy O'Reilly <kathyor999@gmail.com>

Wed 10/5/2022 8:57 AM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Conor,

I'd like to add something to the public comments regarding Alta. I'm requesting that the City installs a new traffic signal and turn lane off of Guerneville Rd.

This large development needs a dedicated entrance off of the main road. There is a long stretch of Guerneville Rd that has no traffic lights. It runs the length of the Alta property. It would be perfect for an entrance to the property.

The proposal to use Lance Dr. and Iriquois Dr. as main arteries is not the right plan. These are narrow residential streets. There will be thousands of cars trying to get in and out of the Alta development.

Thank You,
K. O'Reilly

[EXTERNAL] Parking Space Waivers For High Density Projects

Kathy Oreilly <kathyor999@gmail.com>

Fri 8/26/2022 8:59 AM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Conor, I had an idea. Now that the state has approved banning sales of gas powered vehicles starting 2035, we need to make some adjustments to get ready. Many of the new high density projects in our city are using incentives and loopholes to reduce the number of parking spaces usually required for new builds. We should probably stop this, because they will need space to install charging stations at these properties. The new high density complexes we are building right now, do not leave much room for parking/charging spots. It's probably time to end parking space waivers and start requiring applicants to add EV charging spaces to their plans.

Just my 2 cents.

Thanks

Kathy from Westberry.

Re: [EXTERNAL] Lance Drive Apartments

McKay, Conor <CTMcKay@srcity.org>

Thu 1/18/2024 1:18 PM

To: Kathy Oreilly <kathyor999@gmail.com>

Thank you Kathy, much appreciated.

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



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From: Kathy Oreilly <kathyor999@gmail.com>**Sent:** Friday, January 12, 2024 7:25 AM**To:** McKay, Conor <CTMcKay@srcity.org>**Subject:** [EXTERNAL] Lance Drive Apartments

Hi Conor, I just emailed the Design Review Board to point out an error in the plans for this development.

The applicant wants to include an entrance/exit on Guerneville Rd, They are showing a left turn arrow and a right turn arrow, but only right turn is possible. Unless the county installs a traffic light with a left turn signal, this driveway will not work as an exit. Most people will need to go left. The freeway, the downtown, the hospitals, the train, are all to the left. Most of the new residents will need to use Lance Dr. instead of Guerneville Rd. to exit the development. This is the problem that we are concerned about. Please address this with the county. They own the section of Guerneville Rd that needs the traffic light.

Thanks

Kathy Oreilly

[EXTERNAL] Development 1680 Lance Dr

Kathy O'Reilly <kathyor999@gmail.com>

Sat 7/30/2022 10:36 AM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Mr. McKay,

I'd like to submit a couple of concerns about the new development. I am an owner of a condominium on Westberry Dr. My complex is directly affected by the proposed project.

1. Driveway access to the new development seems limited. I see that the major access to the new development is Lance Dr. This is a small road. This is where our own driveway access is located. I feel that the new development needs its own access from Guerneville Rd. In the plans, I do see one opening that looks like an access point, on Guerneville Rd. but it's not a main driveway. And it's only accessible when driving one direction on Guerneville Rd. More access points from the main road are needed.

2. Many trees are planned around the perimeter. It's vital that ALL of these trees have sufficient water lines. It's a common practice for developers to plant trees in the neighbor interface without water lines. Please insist on proper irrigation. Dead trees are a fire risk.

3. In general, I feel that this development is too big for the area. Trying to force 792 units right next door is unfair. A smaller project is more appropriate.

4. In the planning documents, Westberry Complex is listed as "apartments." We are not an apartment complex. We are owners of the condominiums. We live here.

Thanks for listening,

Kathy O'Reilly

2676 Westberry Dr

[EXTERNAL] Re: Development 1680 Lance Dr

Kathy Oreilly <kathyor999@gmail.com>

Tue 8/2/2022 8:52 AM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Connor,

I have one more comment to add about the Alta Santa Rosa. This development is described as a "mixed-use" project. I feel this is misleading. There is one small building set aside for retail. 792 residential units and one small retail space do not add up to a mixed-use development. And the retail location is kind of remote. It's located on a residential street, directly opposite of Westberry Condominium units. There's a chance that the retail space will remain vacant. How is the space divided? Is it 5000ft divided into 5 retail units, or is it one big space? I see a lack of planning. It seems that they just stuck in a retail component to appease the city.

On Sun, Jul 31, 2022 at 8:50 AM Kathy Oreilly <kathyor999@gmail.com> wrote:

One question to add. Is this an affordable housing project, or market rate, or a mixture of both? The plans don't disclose this important detail.

On Sat, Jul 30, 2022 at 10:35 AM Kathy Oreilly <kathyor999@gmail.com> wrote:

Dear Mr. McKay,

I'd like to submit a couple of concerns about the new development. I am an owner of a condominium on Westberry Dr. My complex is directly affected by the proposed project.

1. Driveway access to the new development seems limited. I see that the major access to the new development is Lance Dr. This is a small road. This is where our own driveway access is located. I feel that the new development needs its own access from Guerneville Rd. In the plans, I do see one opening that looks like an access point, on Guerneville Rd. but it's not a main driveway. And it's only accessible when driving one direction on Guerneville Rd. More access points from the main road are needed.

2. Many trees are planned around the perimeter. It's vital that ALL of these trees have sufficient water lines. It's a common practice for developers to plant trees in the neighbor interface without water lines. Please insist on proper irrigation. Dead trees are a fire risk.

3. In general, I feel that this development is too big for the area. Trying to force 792 units right next door is unfair. A smaller project is more appropriate.

4. In the planning documents, Westberry Complex is listed as "apartments." We are not an apartment complex. We are owners of the condominiums. We live here.

Thanks for listening,
Kathy O'Reilly
2676 Westberry Dr

[EXTERNAL] Alta SR

Kathy O'Reilly <kathyor999@gmail.com>

Mon 8/8/2022 9:49 AM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Conor, I know it's too late to submit anything before the meeting tonight. I just want to share something with you. I did some research to find out how parcels can be so easily re-zoned and combined. Especially parcels switching from rural to R-3-30 and R-3-18. Well, it's all traced back to the North Station Area Specific Plans. When these train area plans were designed, it was assumed that people would ditch their cars, and walk to the station to commute. They envisioned a commuter village utopia with plenty of open spaces and walking paths and pretty landscaping. Look at the plans they drew up. Look at the pictures of how they imagined the new train areas. Things have not turned out that way. What we have in our North Station Area are several large apartment buildings going up in the zone. And now, this Alta project is the biggest of them all. Since the smart train hasn't been a success, very few residents of these large complexes will be using the smart train to commute. So, instead of a village type atmosphere, we will have thousands of extra cars and thousands of people packed into the Alta development. I am requesting that the planning commission stop using Train Specific Area loopholes to fulfil affordable housing quotas for the state and the county.

Kathy O'Reilly

Westberry Owner

WESTBERRY CONDOMINIUM OWNERS' ASSOCIATION

July 22, 2022

Connor Mc Kay, Project Planner
City of Santa Rosa

The Westberry Condominium Owners Association and the residents of the property received the notice recently sent out by the City of Santa Rosa regarding a zoom meeting on Monday July 25, 2022, at 5pm for the development of a large apartment complex on the property located at 1680 Lance Drive which is near Westberry Condominiums. We have an initial concern about the timing of the notice, receiving it less than a week before the scheduled meeting, and feel it does not give our residents enough time to rearrange their schedules to be able to attend the meeting and to prepare for the meeting.

We would request copies of any preliminary development plans that may be available, for dissemination to our 160 homeowners, and time for them to absorb and discuss the potential impacts to our community.

The Westberry Condominium Association Board of Directors had a Board meeting on Wednesday July 20th, 2022, after receiving the notice and this topic was discussed. The Board directed me as Manager of the Association to reach out to you regarding initial concerns they have about the new development and some of those concerns are listed below. We hope you will take these concerns in consideration when working with the developer to insure the least amount of impact to the residents of this Association.

- Number of units- in an effort to maximize density it seems there was no thought to a more comfortable, pleasing layout, and where is the open space as mentioned? The current site layout looks more like a military base or public housing project, that would eventually blight the neighborhood in the years to come.
- Increased traffic- proper infrastructure to handle the increase. Traffic study completed?
- Increased Noise- ensure there are sound barriers on the perimeter of the property and that units are developed away from Lance Drive to reduce the noise transmissions. Noise study?
- Parking- adequate parking for the number of proposed units. There are concerns that overflow parking for the new property may impact parking on our property. We have had some issues of this when the train station was put in.
- Water infrastructure needed – we are currently in a drought and a new development with this many units will have an impact of the availability and cost of water to the properties in this area.

The Westberry Condominium Association is willing to work with the city to help in regulating the apartment project so it will be a positive addition to the community and have the least impact on our Westberry Community and the surrounding neighborhood.

Kind Regards,
Mark Rhoda, CCAM
Senior Community Association Manager
(707) 285-0609 direct
mrhoda@stewardprop.com



Steward Property Services, Inc. | 1465 N. McDowell Blvd., Ste. 120 | Petaluma, CA 94954
Tel (707) 285-0600 | Fax (707) 285-0601 | www.stewardprop.com

Re: [EXTERNAL] Alta Santa Rosa development proposal - comments

McKay, Conor <CTMcKay@srcity.org>

Tue 7/26/2022 12:44 PM

To: Seabrook, Galina <Galina.Seabrook@G3Enterprises.com>

Hello Galina,

Thank you for reaching out. The meeting yesterday was cancelled because of a noticing error. The meeting has been rescheduled for August 8th, 2022.

I have shared your concerns with the applicant, who will be discussing these topics during the meeting. I greatly appreciate your participation in this process, and I look forward to working with you.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.

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From: Seabrook, Galina <Galina.Seabrook@G3Enterprises.com>**Sent:** Monday, July 25, 2022 12:40 PM**To:** McKay, Conor <CTMcKay@srcity.org>**Subject:** [EXTERNAL] Alta Santa Rosa development proposal - comments

Dear Mr. McKay,

I am a member of the Board of Directors of the Westberry Condominium complex situated on the property next to the proposed new development Alta Santa Rosa. Our complex consists of 160 condominiums. I have been living in this complex for the last 20 year.

Our community was made aware in the middle of last week about the proposed construction project and many residents expressed the concern that:

- the time to the 25th July meeting did not allow them enough time to do their diligent research on the impact of such large housing addition to our already crowded neighborhood;
- The Zoom format is prohibitive to many to attend the meeting

From the information in the notice mailed to our residents, the following concerns are prevalent among the owners at Westberry:

1. Traffic congestions at the intersection of Lance Ave. and Guernville Rd.:

- This intersection is already jammed at peak hours as many residents from the neighborhoods North of us, around West Steel Lane, take a shortcut to Helen Lehman school and the direction of downtown. Bringing in another 2,000 cars does not seem feasible.
- Secondly, the proximity of the rail tracks (and barrier) on Guernville, just a block to the East, at present time causes a huge backup of cars on Guernville and blocks the Lance intersection several times a day. Left turn on Guernville becomes impossible at such times and as a result, long lines of cars jam southbound Lance Ave. It is impossible or hard for Westberry residents to make a left turn on Lance Ave., especially in peak hours.
- In addition, the way Lance Ave. curves at the traffic light, is a cause of higher than average minor car accidents all the time. Adding over 1,600 cars to this neighborhood would put huge strain on it.
- In order to preserve the safety and wellbeing of our current residents, an option for an access point to the new development from the intersection of Guernville Ave and Ridley Ave, (a block West from Lance) could be a solution. An access from Alta Santa Rosa to Lance should not be permitted, or if necessary, there could be an entrance with a barrier for fire trucks access.

2. Air and noise pollution:

- pollution from exhaust of a couple of thousands additional cars
- noise from swimming pools if close to Lance
- is a noise protection barrier / wall along Lance included in the project?
- trash, additional trash collection vehicles – particularly noisy, usually run in early morning hours; also contributing to traffic congestion

3. Water resources :

- our complex has been experiencing low water pressure in the evening hours for years; new 800 homes would put enormous strain on the local water supply.

4. Overcrowding:

- The area in question is already populated with a number of densely built apartment complexes, particularly along Northcoast St. and Iroquois St., but also new developments West on Guernville Rd. Adding another 800 densely built units would create further overcrowding and reduce the quality of life of the current population.

5. Retail spaces, dog parks and community garden in the proposal:

- the proposal states over 5,000 sq. f. **retail spaces** – the area already has plenty of shopping/retail amenities in close proximity;
 - * West - one block to Marlow Shopping Center with Safeway, restaurants, coffee shops and a hair salons;
 - * North - one block to a convenience store, a hair salon
 - * East - 2 blocks, less than 10 min walk to Coddington with all variety of stores, Whole Foods grocery store; 3 smaller shopping centers across from Coddington with restaurants,

dry cleaners, liquor store, Staples, a TJ Maxx, among others.

Having retail space in this new development would add extra traffic/ cars to the already huge number proposed on the premises of Alta Santa Rosa.

- The proposal states there will be **dog parks**. Our Westberry residents love dogs and we have many dogs living in our complex. However there already exists a very nice large dog park consisting of 2 areas at the Northwest Community Park, which from the looks on the proposal of the new development, is just next to Alta Santa Rosa.

Perhaps building additional dog parks won't be necessary.

- **Community garden** proposed at the corner of Lance and Guernville: Community gardens are a great idea. The proposed location however, seems to be the worst spot for a garden - at a busy intersection with thousands of cars to be added to an already very busy road artery. This is the most polluted spot of the entire project – fumes from passing car, dust and dirt will all cover the produce unobstructed.

Perhaps the garden could be planned some place away from the major traffic.

I'd like to stress again that our Westberry occupants are extremely worried about the above factors and the threat of lower quality of life, public health and safety.

We hope to find equitable solutions with the developers and the city planning committee and are ready to be working towards a sound resolutions to our concerns.

Sincerely,

Galina Seabrook

*2702, Westberry Dr.
Santa Rosa, CA 95403*

Cell: 707-590-5612

RE: [EXTERNAL] Alta Santa Rosa development proposal - comments

Seabrook, Galina <Galina.Seabrook@G3Enterprises.com>

Fri 7/29/2022 3:38 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hello Mr. McKay,

Thank you for your response. Our Westberry Condominium HOA Board of Directors is further discussing the proposed new development with our homeowners.

We reviewed the documentation from the applicant from your website and more questions and concerns have aroused regarding the density of the development, traffic congestions, etc.

1. We see that signs were recently posted on the property. But is there going to be new mailing sent to each of the residents with the meeting details? Would be hard to copy/ write down the meeting information from the street sign as it is right at the intersection on the opposite side of Lance where there is no pedestrian walkway and not possible to stop and read the sign.
2. Can the City provide information on what is the density of the population in a sq. mile radius from the property and how is it compared with the average for Santa Rosa?
3. Was there a survey done on the impact on the traffic in the area and considerations made that the section of Guernville Rd between Lance and Hwy101 is the most densely populated with traffic lights in the whole city? Will you be presenting a report on this at the meeting on 8/8/22?

Kindly,

Galina Seabrook

From: McKay, Conor <CTMcKay@srcity.org>

Sent: Tuesday, July 26, 2022 12:45 PM

To: Seabrook, Galina <Galina.Seabrook@G3Enterprises.com>

Subject: Re: [EXTERNAL] Alta Santa Rosa development proposal - comments

CAUTION: External Sender: ctmckay@srcity.org. Validate sender before clicking links/attachments.

Hello Galina,

Thank you for reaching out. The meeting yesterday was cancelled because of a noticing error. The meeting has been rescheduled for August 8th, 2022.

I have shared your concerns with the applicant, who will be discussing these topics during the meeting. I greatly appreciate your participation in this process, and I look forward to working with you.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

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From: Seabrook, Galina <Galina.Seabrook@G3Enterprises.com>
Sent: Monday, July 25, 2022 12:40 PM
To: McKay, Conor <CTMckay@srcity.org>
Subject: [EXTERNAL] Alta Santa Rosa development proposal - comments

Dear Mr. McKay,

I am a member of the Board of Directors of the Westberry Condominium complex situated on the property next to the proposed new development Alta Santa Rosa. Our complex consists of 160 condominiums. I have been living in this complex for the last 20 year.

Our community was made aware in the middle of last week about the proposed construction project and many residents expressed the concern that:

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From the information in the notice mailed to our residents, the following concerns are prevalent among the owners at Westberry:

1. Traffic congestions at the intersection of Lance Ave. and Guernville Rd.:

- This intersection is already jammed at peak hours as many residents from the neighborhoods North of us, around West Steel Lane, take a shortcut to Helen Lehman school and the direction of downtown. Bringing in another 2,000 cars does not seem feasible.
- Secondly, the proximity of the rail tracks (and barrier) on Guernville, just a block to the East, at present time causes a huge backup of cars on Guernville and blocks the Lance intersection several times a day. Left turn on Guernville becomes impossible at such times and as a result, long lines of cars jam southbound Lance Ave. It is impossible or hard for Westberry residents to make a left turn on Lance Ave., especially in peak hours.
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- The area in question is already populated with a number of densely built apartment complexes, particularly along Northcoast St. and Iroquois St., but also new developments West on Guernville Rd. Adding another 800 densely built units would create further overcrowding and reduce the quality of life of the current population.

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Perhaps the garden could be planned some place away from the major traffic.

I'd like to stress again that our Westberry occupants are extremely worried about the above factors and the threat of lower quality of life, public health and safety.

We hope to find equitable solutions with the developers and the city planning committee and are ready to be working towards a sound resolutions to our concerns.

Sincerely,

Galina Seabrook

*2702, Westberry Dr.
Santa Rosa, CA 95403*

Cell: 707-590-5612

Re: [EXTERNAL] Lance Drive Housing Development

McKay, Conor <CTMcKay@srcity.org>

Fri 1/19/2024 10:27 AM

To: Pat St. Clair <stclair@sonic.net>

Good morning Pat,

Thank you for your comments. The project has not been analyzed for consistency with codes and policies, and has not been referred to departments, both internal and external, for review. These will include County representatives, Santa Rosa Fire and Police, Traffic, Transit, and more. I anticipate that these important questions and issues that you have raised will be answered as part of the review of the project's formal submittal, once that comes in.

Best,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



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From: Pat St. Clair <stclair@sonic.net>

Sent: Tuesday, January 16, 2024 10:34 AM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] Lance Drive Housing Development

Hello Mr. McKay,

Here are my comments/questions for the Lance Drive Housing Development. I was unable to access any information on the DRB website.

What is the parking for each unit? Usually each person who drives has their own car. This is not going to drive people to public transportation by having inadequate parking or having a mass amount of people in one area. How wide are the streets going to be? With parking probably needed on both sides of the road, the road should be wide enough for 1,000 people or more to get around and for first responders to have access. Also, most buses run with almost no people but how many buses will be needed to service this area and who will ride them? What is the track record of Pacific Development? They are not a business that has been featured before in your housing disasters. Remember Paul Rogal who got the development rights to Sonoma Developmental Center for less than 700 units and after he got it, filed for 930 units. He currently has been selected to deal with the

development of the Third Street garage, the idea of which I do not approve. The apartments should not look like ugly boxes like the development 325 Brix apartments on Kawana Springs Road which are boxy and very ugly. The public notice also does not state whether these units are very low income, low income, market rate or what the potential rental cost will be available.

I await your response.

Pat St. Clair

stclair@sonic.net

[EXTERNAL] Alta Santa Rosa public comment

Ari Thomas <ariellamthomas@gmail.com>

Sat 7/30/2022 5:03 PM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Conor,

I live close to the proposed site of Alta Santa Rosa and have passed the lot almost every day for many years, wondering what will go there. I think Alta Santa Rosa looks great and I love that it is a mix of commercial and residential with other amenities. I hope to see the city go further in the direction towards these mixed-use, walkable zones. Because this is such a big space and big project, it is a really amazing opportunity to create a new community space that will be used by a lot of people. I am writing because I really believe this can be a great model for the future of the city's developments, sustainable and in harmony with nature.

My biggest ask to you is that you make habitat creation a priority in your landscape. The big field is one of the quickly vanishing open spaces left in the densely developed city center-ish area. Since it's mostly non-native grasses it's not functioning at its full potential as a habitat now anyway, but it will be a big loss of space for wildlife to live, especially crucial insect species that set the foundation for the food web and pollination. I think that with the amount of greenspace you have proposed, you could plant a ton of native plants and help the environment thrive. The native plants will support wildlife and take much less resources in irrigation to maintain (please don't put in grass lawns!! They are worthless for wildlife value and such water suckers. Clover will be similarly green and pleasant to walk on, while still offering food to pollinators and not requiring mowing). Seeing the birds and bugs that live in my neighborhood is a huge source of joy for me and many people feel the same way. Getting to walk into a green space outside your house that is replicating a very lush native forest/grassland would be a wonderful bonus for the residents, human and nonhuman. There are also things like bee bricks and bat/bird houses that can provide habitat. I feel very strongly that Santa Rosa must set a positive example for drought and climate resilience by starting to mandate that all new developments must include attempts to create water-smart urban habitat, especially through native plants, and again, a project of this size is an amazing opportunity to set that example.

Another aspect of drought and climate resilience that I desperately want to see the city start incorporating is in the design of the buildings. Every new building should be designed thoughtfully regarding passive heating and include solar panels, rainwater catchment and a system for greywater to go directly to irrigation on the site, and/or cycled back (like sink water draining to fill the toilet and then getting flushed). We know the climate crisis is upon us and we must take every avenue we can for efficiency and conservation. Every development where this isn't at the forefront of planning is delaying the inevitable switch to when we MUST consider it. I love this city and want to see us move into the future with resilient, smartly designed buildings and community networks. I think the community garden is a great way to bring in those elements and I would love to see it be even bigger. Santa Rosa has an ideal (though changing) climate for agriculture and with the uncertain future and supply chain it is so important to invest in and create places for local food production.

I also want to point out that all pavement stops the infiltration of water back into the ground, so anywhere you can skip pavement (gravel is permeable and can be made wheelchair accessible!!!) will help the environment. Especially with the site so close to the creek, it's so important to do anything we can to increase our groundwater as we are stuck in this never-ending drought. Designing the environment to catch and infiltrate water (earthworks like swales can add a wonderful dimension to greenspace while increasing the groundwater) is another really important consideration that developers cannot keep ignoring. I know it is a very hard sell to give up car space in our super car-centric culture but these homes are located super close to public transit and will include garages; please consider replacing some of the parking spaces with more green/garden/water catchment space. The more we design spaces (and transit) to be accessible and welcoming to people without cars, the more common it will be not to have one and that will improve the air and safety of our community. The parking spaces that do get put in could also have solar panel coverings, like the SRJC has!

My final note only concerns aesthetics- I would love to see more colorful buildings in Santa Rosa, whether that is through the base colors they're painted or by featuring lots of murals. A lot of the new apartments getting built look a lot like your concept sketch, almost entirely white and neutral colors with tiny accents. The colors don't have to be anything crazy but it would give the new neighborhood a lot more personality and make each building much easier to distinguish.

Thank you for reading. I fervently hope that you will prioritize the environment in this and all future projects. I strongly believe that Alta Santa Rosa could represent an amazing shift in how we develop our city's future and I hope that you will work to make that shift. We can transform our city into a leader of sustainable, liveable, walkable design and inspire future developments that follow that goal.

Sincerely,
Ari Thomas

[EXTERNAL] Lance Drive Housing Development

Pauline Block <pauline@cornerstone-prop.com>

Thu 1/25/2024 10:11 AM

To: McKay, Conor <CTMcKay@srcity.org>

Good Morning Connor,

I would like to provide comment to support the project coming to DRB this evening for concept review. I do understand and appreciate some of the comments submitted from the neighboring community, however, I also want to commend the developer on this concept package. It is well thought out, prioritizes social space, provides housing at many levels and adds vibrancy to a neighborhood that many cannot find housing to live the current climate. With transit options nearby, the 1.5 spaces provided for apartment units is very reasonable. I would recommend the developer look at its bike parking ratios and attempt to get that higher than .5 spaces per unit. As the city moves to create more bicycle and pedestrian connectivity, I think that will be increasingly important (unless there is ample space for parking within the unit, although not the ideal solution).

As the project matures, I would advocate the developer to look at opportunities to provide childcare in a portion of the retail building, as we are severely lacking childcare spaces in this community. It would be a great benefit for families living onsite, as well as an option for the surrounding community.

I think this is an exciting and beautiful project for this area in town, and look forward to seeing the project plans progress.

Thank you,

PAULINE BLOCK

Marketing + Development

www.cornerstonedowntown.com

[EXTERNAL] Re: Lance Drive/Guerneville Development

Sonia Taylor <great6@sonic.net>

Thu 1/25/2024 9:29 AM

To: McKay, Conor <CTMcKay@srcity.org>

Conor, this was a quote in today's PD article: "The property remains unincorporated county land and is not within city limits, but developers plan to pursue annexation as the project goes through the development process, he said."

IS the property still a County island? If so, I'm confused about how development approvals -- even a concept design review -- is proceeding without an annexation. The article does say that the applicant will submit an application after Thursday's DRB meeting, which I assume will include a request for annexation. Is this correct? Further, won't annexation have to be approved BEFORE other development approvals happen?

And, won't the annexation portion, at least, of the application have to be approved by the City Council? I don't believe that it's possible to streamline annexation or that that can be approved by the ZA, although I could be wrong.

Would appreciate some clarity on this.

Thanks.

Sonia

Sonia Taylor
707-579-8875
great6@sonic.net

[EXTERNAL] Support for Lance Drive Development

Katherine Austin <kaustin@pacbell.net>

Thu 1/25/2024 10:13 AM

To: McKay, Conor <CTMcKay@srcity.org>

Dear Mr. McKay,

I'm writing to you to voice my support for the development that Pacific Development has proposed on Lance Drive in Santa Rosa. I am the architect of the town homes opposite it on Iroquois St. called North Coast Commons. The empty property is a perfect location for housing and mixed use as proposed. Santa Rosa is in desperate need of housing. I maintain and office in Sebastopol and share a home with my son in Montgomery Village. So I stay tuned into what is happening in Santa Rosa. I believe this development is well designed and meets many needs of the community. Neighbors will always complain about a change in character or traffic. I faced this in the dozens of subdivisions I had designed in Santa Rosa. None of the fears ever materialized. I would like my support of this development to be placed in the public record if possible. Thank you for your consideration.

Sincerely,

Katherine Austin, AIA, Architect
179 SE Rice Way
Bend, OR 97702
P 707-529-5565
kaustin@pacbell.net
www.austinaia.com

Re: [EXTERNAL] Lance Drive Housing Development

Pat St. Clair <stclair@sonic.net>

Wed 1/24/2024 2:53 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hi Conor,

I don't think I will be attending. The last DRB meeting I attended on Zoom, the woman in charge didn't call on me again after I said the design was ugly and didn't fit with the neighborhood even though I just wanted to ask a question.

What school district would these potential children be attending and how close to the upcoming Bird Rescue Center would the project be?

Pat

On 2024-01-19 13:48, McKay, Conor wrote:

Hey Pat, the meeting is actually this coming Thursday, 1/25, at 4:30pm. I hope you are able to attend!

Thanks,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

From: Pat St. Clair <stclair@sonic.net>

Sent: Friday, January 19, 2024 11:34 AM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: Re: [EXTERNAL] Lance Drive Housing Development

Good morning Conor,

Thank you for your response. I was unable to tune in to the DRB meeting so I hope a decent looking plan was presented.

Pat St. Clair

On 2024-01-19 10:27, McKay, Conor wrote:

Good morning Pat,

Thank you for your comments. The project has not been analyzed for consistency with codes and policies, and has not been referred to departments, both internal and external, for review. These will include County representatives, Santa Rosa Fire and Police, Traffic, Transit, and more. I anticipate that these important questions and issues that you have raised will be answered as part of the review of the project's formal submittal, once that comes in.

Best,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

(707) 543-4351



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From: Pat St. Clair <stclair@sonic.net>
Sent: Tuesday, January 16, 2024 10:34 AM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] Lance Drive Housing Development

Hello Mr. McKay,

Here are my comments/questions for the Lance Drive Housing Development. I was unable to access any information on the DRB website.

What is the parking for each unit? Usually each person who drives has their own car. This is not going to drive people to public transportation by having inadequate parking or having a mass amount of people in one area. How wide are the streets going to be? With parking probably needed on both sides of the road, the road should be wide enough for 1,000 people or more to get around and for first responders to have access. Also, most buses run with almost no people but how many buses will be needed to service this area and who will ride them? What is the track record of Pacific Development? They are not a business that has been featured before in your housing disasters. Remember Paul Rogal who got the development rights to Sonoma Developmental Center for less than 700 units and after he got it, filed for 930 units. He currently has been selected to deal with the development of the Third Street garage, the idea of which I do not approve. The apartments should not look like ugly boxes like the development 325 Brix apartments on Kawana Springs Road which are boxy and very ugly. The public notice also does not state whether these units are very low income, low income, market rate or what the potential rental cost will be available.

I await your response.

Pat St. Clair
stclair@sonic.net

[EXTERNAL] Lance Drive Housing Development

Denise DeMartini <denise.deMartini@nationalmi.com>

Tue 1/23/2024 11:32 AM

To: McKay, Conor <CTMcKay@srcity.org>

I have a serious question about the allowed parking space ratio of 1.97 spaces overall. I will go on record to say this is not enough parking. I own a house across the street on Iroquois and parking is a huge issue. This is going to spill out on to Iroquois and Lance and cause even more issues than we currently have. Also, access from Lance or Iroquois will be a problem due to the overage of parking. Right now, people double park to let people out or in due to the lack of parking. Is this subdivision creation going to include upgrading Lance and Iroquois Streets to handle all this additional traffic?

Denise L. DeMartini**Denise L. DeMartini**

Director/User Business Acceptance

National Mortgage Insurance Corporation | nationalmi.com**Office:** (510) 858-0361 | **Mobile:** (707) 495-4388**Solution Center:** solutioncenter@nationalmi.com | 855.317.4664

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FW: [EXTERNAL] Lance development Water allotment

Planning Shared <planning@srcity.org>

Tue 1/23/2024 10:57 AM

To: McKay, Conor <CTMcKay@srcity.org>

Hello,

I believe this is about your project.

Thanks,

Noor

Sachnoor Bisla | City Planner

Planning and Economic Development Department | 100 Santa Rosa Ave | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 292-0963 | sbisla@srcity.org

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

From: Patricia Driedger <abdriedg@sonic.net>

Sent: Monday, January 22, 2024 2:56 PM

To: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] Lance development Water allotment

Dear City Planning office,

We wonder where the hundreds of new dwellings planned for Lance at Guerneville Rd. will obtain water.

At last check we were advised to continue reducing water usage as we had done in the drought.

Can we reduce the water usage of our city enough to provide for all those new homes?

Please do not approve of the Lance at Guerneville project.

Patricia Driedger,

2522 Shawnee St.

Santa Rosa 95403

[EXTERNAL] Lance at Guerneville housing plan

Patricia Driedger <abdriedg@sonic.net>

Mon 1/22/2024 3:06 PM

To: McKay, Conor <CTMcKay@srcity.org>

Dear M. McKay,

It is not clear to me about how our city can support more water usage than we have been able to do up until now. We had extreme

reduction in usage by our present population these last several years and were barely able to provide for the housing we presently have.

Please do not approve the projected buildings at Lance and Guerneville Rd. Thank you.

Concerned citizen,

Patricia Driedger

2522 Shawnee St.
SR 95403