From: Wolski, Sheila
To: Bill
Subject: RE: [EXTERNAL] File No. MOD24-001
Date: Friday, May 17, 2024 8:24:00 AM
Attachments: image001.png

Good morning Bill,

Thank you for your comments on this project. This is confirmation they have been received and will be shared with the Planning Commission when this project goes before them for consideration.

Best regards,

Sheila Wolski, City Planner
Planning & Economic Development
100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705| swolski@srcity.org

Hours | Monday-Friday 7:30am-4:30pm

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From: Bill <snowmobilekid98@yahoo.com>
Sent: Thursday, May 16, 2024 5:11 PM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] File No. MOD24-001

Dear Ms.Wolski;
My Name is William Hoffman and I live on Cox Ct.I am against modification of the final map for 4301 and 4500 Fistor Dr,95409.I believe the original restrictions were well thought out and were created to create an open ambience to the neighborhood.
Thank you for your consideration to my concerns.

Best Regards,
Bill

From: Wolski, Sheila
To: "Alan Wilcox"
Subject: RE: [EXTERNAL] 4301 & 4500 Fistor Dr., Santa Rosa, CA 95409 Modification of Final Map
Date: Monday, May 13, 2024 10:54:00 AM
Attachments: image001.png
image004.png

Good morning Alan,

I appreciate you getting in touch with me regarding this Certificate of Modification project. Please note that your comments have been saved to the project file and will be shared at a future public hearing, which is not yet scheduled.

Both lots are privately-owned (not City-owned parcels). The Final Map building setback lines for these two properties indicate a 50-foot setback from the west side of each parcel (Brush Creek Rd. side). The request is to align a proposed new building setback line with the Scenic Road Combining District for Brush Creek Road, which is 50-feet, and is measured instead from the edge of pavement of Brush Creek Road, not the parcel line. I'm sending you the section of the City's Zoning Code that addresses this below, and you can also search the City's Zoning Code here: https://ecode360.com/42980391

Division 2. Zoning Districts and Allowable Land Uses

Chapter 20-28. COMBINING DISTRICTS

§ 20-28.050. Scenic Road (-SR) combining district.

A. Purpose. The -SR combining district is intended to enhance and preserve the natural and constructed features that contribute to the character of scenic roads. Natural and constructed features include trees, rock walls, view corridors, road configuration and tree canopy.

B. Applicability. The -SR combining district may be combined with any primary zoning district established by Section **20-20.020** (Zoning Map and Zoning Districts), provided that the standards of this Section shall apply only to the portions of parcels within 125 feet or less from the edge of the pavement of the designated scenic road. All portions of a parcel more than 125 feet from the edge of the pavement of a designated scenic road shall be regulated by the standards of the primary zoning district.

C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -SR combining district, subject to the land use permit requirements of the primary district.

D. Site planning and development standards. Proposed development and new land uses shall comply with the following standards, as applicable. In the event of any conflict between the following standards and those of the primary zoning district, the most restrictive shall apply.

1. Brush Creek Road and Wallace Road. Scenic characteristics consist of the many native and ornamental trees that line the roadway as well as groups of trees found immediately adjacent to the roadway. Numerous dry-laid rock walls formed from native field stone are along properties fronting Brush Creek Road. Development density is very low and low density with varied setbacks creating a rural to semi-rural character.

   a. Minimum Brush Creek Road-Wallace Road lot frontage: 100 feet measured at property line, provided that the access strip of a flag lot is exempt from this requirement.

   b. Minimum setback from Brush Creek Road-Wallace Road:

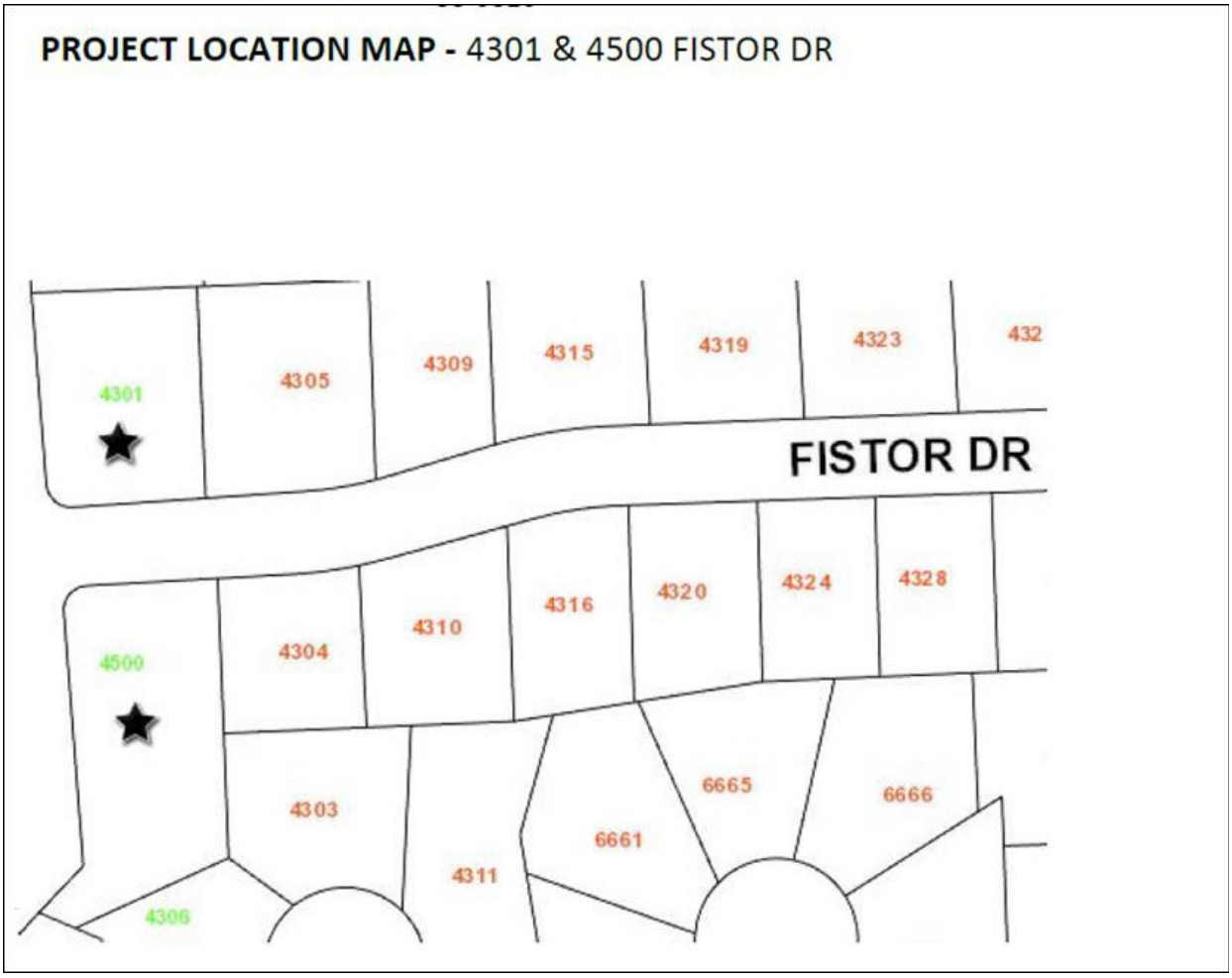
      (1) 50 feet measured from edge of pavement to a one-story structure with a maximum height not exceeding 25 feet;

There is no construction proposed as a part of this project; the project applicant is interested in modifying the building setback line in order to create lots that would have more buildable space. It would be reasonable to assume there may be construction on these sites in the future. Both these properties are zoned for residential land uses. Any future construction would need to

meet setbacks applicable to the proposed land use.

I see that the 4500 Fistor property is currently being used as an informal connection to Brush Creek Rd.; however, there is no public access easement on this property.

Regarding the notice and addressing, the City's public GIS system has these two potential addresses listed below for these sites so they can be searched and located via these addresses. Because these properties are vacant and there is no existing home(s) bearing either address, we also provide the map location on the postcard to help identify the project sites. The Notice of Application you received is not a decision; it's required notification of receipt of a new project to residents within 600 feet of a project site. As noted on the postcard, this project requires a public hearing and will be considered by the Planning Commission at a future date (before which you will receive another notice).



If you have additional questions or concerns, please feel free to reach out to me.

Best regards,

Sheila Wolski, City Planner
Planning & Economic Development
100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705| swolski@srcity.org

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From: Alan Wilcox <alanwilcox0@gmail.com>
Sent: Sunday, May 12, 2024 5:23 PM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] 4301 & 4500 Fistor Dr., Santa Rosa, CA 95409 Modification of Final Map

Hello,

My name is Alan Wilcox. I reside with my family at 4351 Fistor Drive. We received a Notice of Application regarding Modification of Final Map for 4301 & 4500 Fistor Dr., Santa Rosa, CA 95409 (the "Notice"). Per that Notice, we are hereby providing this written commentary on the proposal. We object to the proposed modifications. Although the Notice claims that no construction is proposed with the application, we are certain that the next step which would follow this modification if it were allowed would be that both lots would be further developed and construction would commence on one or both lots. The lot on the South side of Fistor Drive is a community walking path and the closest thing to a park in the area, which, it is my understanding, the community has used regularly and openly for many years. One just has to view the lot to see the walking/biking path which the community has worn in the lot over the years. It allows the residents of Cox and Fistor to cross between one another and loop the block. As for the lot on the North side of Fistor, the setback limits traffic and noise, but is otherwise just a green space on which the residents seem to regularly park a RV. The loss of at least the green space on the South side of Fistor would be a loss to the community.

Additionally, I see a few errors with the Notice which may render it invalid and/or improper: 1) the address 4500 Fistor Drive does not match the address of the lot at issue on the South side of Fistor and instead matches another home elsewhere in the neighborhood; and 2) the code section(s) cited in the Notice do not appear to be proper or valid. I attempted to review the code sections and zoning regulations listed and could find no such code sections or regulations. Please at least clarify to what the Notice is referring when it cites to the "Scenic Road Combining District" and "Zoning Code Section 20-28.050(D)(1)(b)." No such codes or regulations seem to exist as far as I could find.

Thank you,
- Alan Wilcox