

Presentation by Appellants

Charles M. Schulz
Creative Associates,
Children's Museum of
Sonoma County, the
Redwood Empire Ice
Arena ("Snoopy's
Home Ice") and the
Charles M. Schulz
Museum and
Research Center

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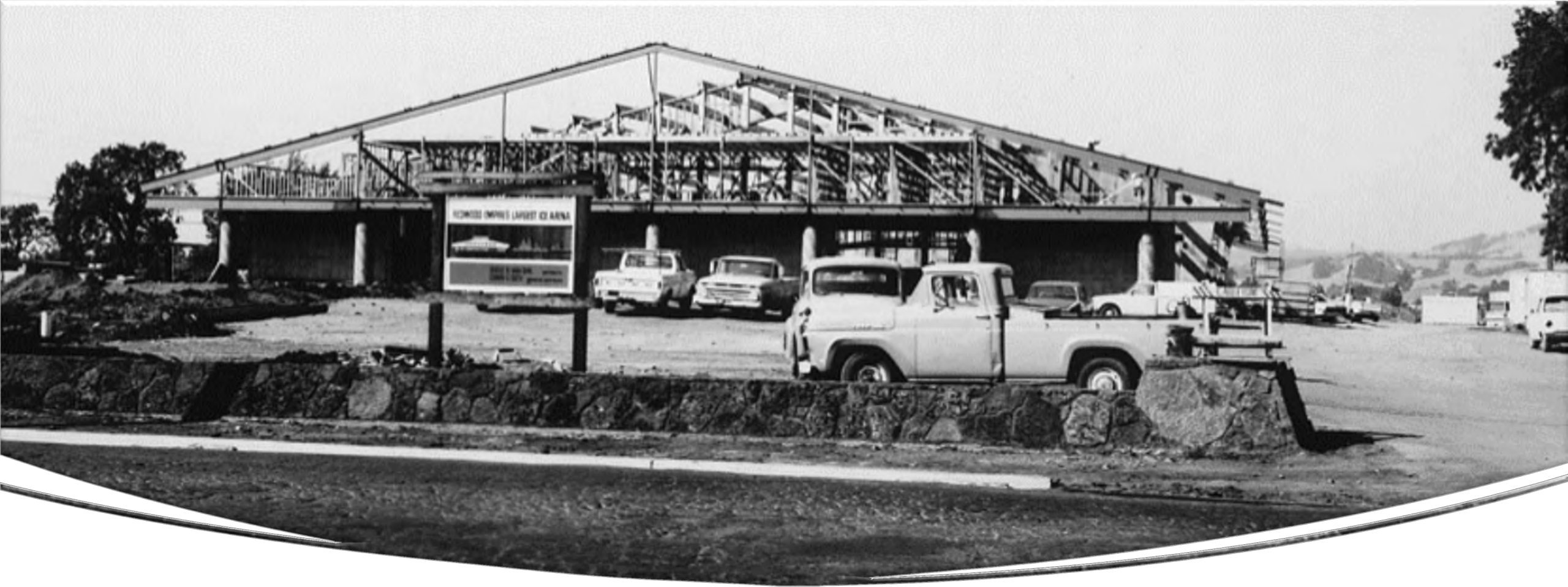
Sorry, Charlie Brown,
but you've got
nowhere to park!



HISTORY OF THE REDWOOD EMPIRE ICE AREA

“SNOOPY’S HOME ICE”





UNDER CONSTRUCTION
CIRCA 1969

This is the still the current location of Snoopy's Home Ice,
1667 West Steele Lane, Santa Rosa, CA

**POST CONSTRUCTION
CIRCA 1969**

As you can see,
this area was
once surrounded
by pastures and
livestock.

POST CONSTRUCTION CIRCA 1969

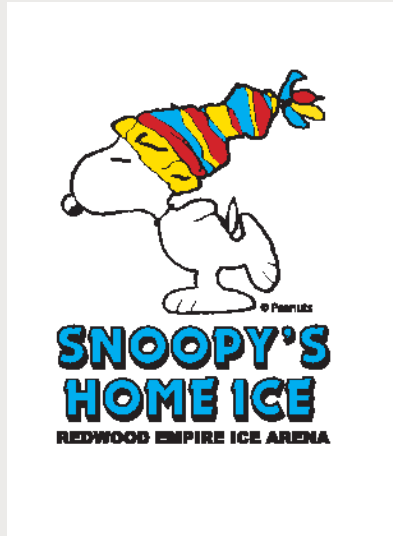
The Schulzes, the Mayor of Santa Rosa and junior athletes in front of the newly completed ice arena in 1969.





REDWOOD EMPIRE ICE ARENA

THIS BUILDING WAS DEDICATED IN
1957
BY THE BOARD OF SUPERVISORS
AND DONATED TO THE
CITY OF REDWOOD CITY
BY THE BOARD OF
SUPERVISORS



SNOOPY'S HOME ICE

WARM PUPPY CAFÉ

SNOOPY'S GALLERY & GIFT SHOP

1667 WEST STEELE LANE

SANTA ROSA





Every year, Snoopy and Snoopy's Home Ice welcome an average of over 150,000 visitors (400+ per day), including junior hockey players . . .



... senior hockey players for league play and “Toddlers on Ice.”



In addition, thousands of local students visit Snoopy's Home Ice annually on school sponsored field trips.

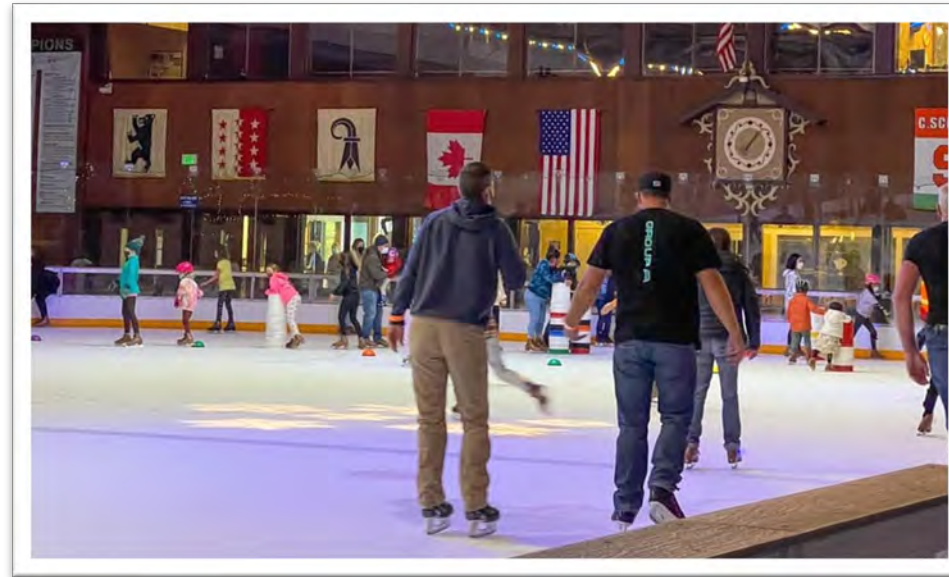
The “Guns and
Hoses”
fundraiser is
held at
Snoopy’s Home
Ice every year.



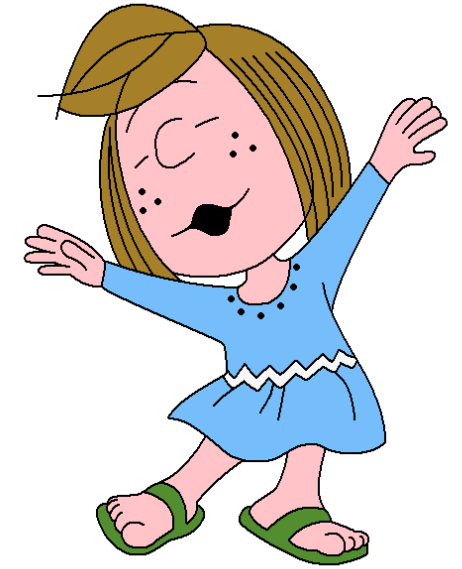
The Tree Lighting Event is always a popular crowd pleaser during the holiday season. ❄️



The public sessions
are just as popular
in the summer
months as they are
in the winter
months.



WINTER



SUMMER

Birthday parties
at the Warm
Puppy Café are
enjoyed year-
round.





Snoopy's Home Ice is enjoyed by all ages and...



...in 2022 was voted as one of the “Best Places to Work” by North Bay Business Journal.





SNOOPY'S GALLERY & GIFT SHOP

Snoopy's Gallery & Gift Shop, adjacent to Snoopy's Home Ice, generates an average of \$800,000 in sales annually.





2301 HARDIES LANE
SANTA ROSA



CHARLES M.

SCHULZ

MUSEUM

The Charles M. Schulz Museum's total media reach for 2022 was 2.3 billion and total publicity value was \$2.5 million.



Thousands of local students visit the Charles M. Schulz Museum every year on field trips.



CHARLES M.

SCHULZ

MUSEUM

Schulz Museum's New Year's Eve Balloon Drop – Welcoming in 2020 with approximately 1,400 guests in attendance.



BY THE NUMBERS:

Charles M. Schulz Museum & Research Center:

- Publicity in 2022: 2.3B total reach; and a \$2.5M total publicity value
- Annual attendance of approximately 100,000 visitors
- New Year's Eve Balloon Drop—approximately 1,400 people
- The **third top attraction** in Santa Rosa via Trip Advisor





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children's
museum
of SONOMA COUNTY

1835 WEST STEELE LANE
SANTA ROSA



children's museum *of* SONOMA COUNTY







children's
museum
of SONOMA COUNTY





The Sonoma County Children's Museum has the following stats:

- 175,000 Visitors in the last year
- Average visitors per day in March of 2023: 640+
- Lunar New Year Celebration: 2,000 attendees on one day
- Train Days 2-day event: 2,000 attendees
- FUNtazmagoria 3-day event: 3,200 attendees
- Current paved parking spaces: 74
- Unpaved: 30
- By 10:30 during normal business days, both paved and unpaved lots are full



Between Snoopy's Home Ice (*including the Warm Puppy Café and Snoopy's Gallery & Gift Shop*), the Charles M. Schulz Museum, and the Children's Museum of Sonoma County, they see more than 350,000 visitors annually.

Data collected in 2005 from 40,000 attendees at a range of arts events revealed average spending, when adjusted for inflation, of \$34.31 per person, not including the price of admission. When applied to Sonoma County, this spending generates an estimated **\$12 MILLION IN ANNUAL REVENUE** for local merchants and their communities.





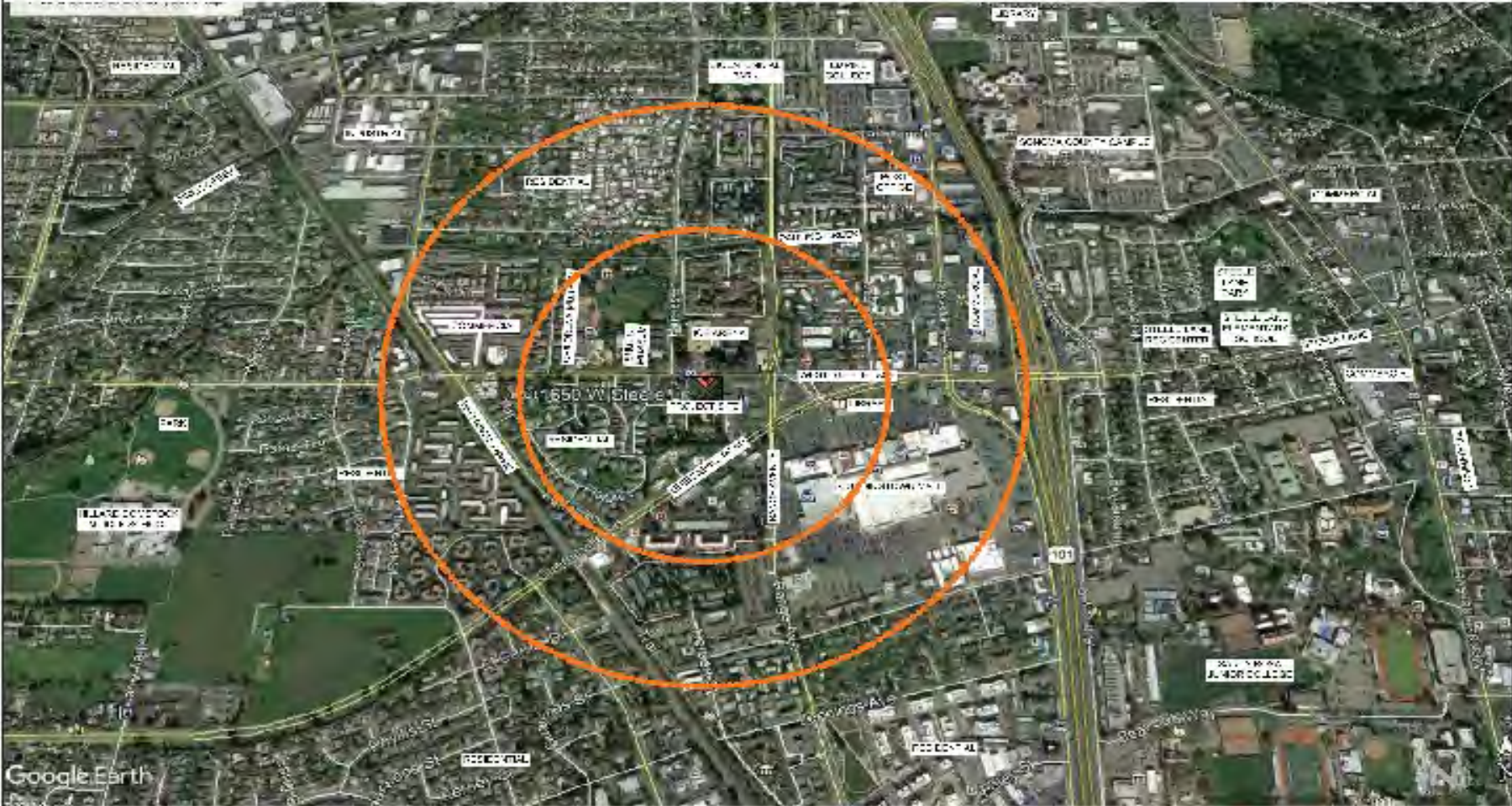
- Non-local attendees spend almost twice as much as local attendees demonstrating that a community that attracts cultural tourists stands to harness significant economic rewards.
- On a national level, according to the Arts and Economic Prosperity 5 Report, museums and other nonprofit cultural organizations have a return of more than \$5 in tax revenue for every \$1 they receive in funding from all levels of government. This translates to over 726,000 American jobs and an annual generation of \$50 billion in the U.S. economy, based on AAM's Museums as Economic Engines National Report.

THE PROPOSED PROJECT

1650 WEST STEELE LANE

SANTA ROSA

Applicant's Site Map



Site Context Map



Hedgpath
2021 Redwood Drive
Suite 101
San Jose, California
95131-1001
Phone: 408.552.1000
Fax: 408.552.1001

1600 West Steele Lane, Apartment 101
San Jose, CA 95128
APN: 061-01-010

Site Context Map

Author:
Project Number:
Project Name:
Client:
Drawn by:
Reviewed by:
Date:
Scale:
A0.1

Google Earth
Map showing
Proposed
Project location
and
surrounding
businesses of
Appellants.



As stated in Appellants' Appeal Application, every curb space on Meadowbrook Court is already occupied by the existing residents. With the introduction of new housing units, and the cars that necessarily accompany the Appellants' soon-to-be neighbors, the project as proposed will present these new neighbors with an untenable question: *where to put their cars.*



This is a very recent
photo of the street
view of
Meadowbrook
Court looking
towards W. Steele
Lane and towards
Snoopy's Home Ice.
Photo was taken at
6:00 pm.

This photo of Meadowbrook Court was taken on the same evening and is looking away from W. Steele Lane and Snoopy's Home Ice. The photo was also taken at 6:00 pm.

Both photos indicate that the parking on Meadowbrook Court is at capacity. Anticipated construction will require a red zone area, which will further impact parking in the established neighborhood.

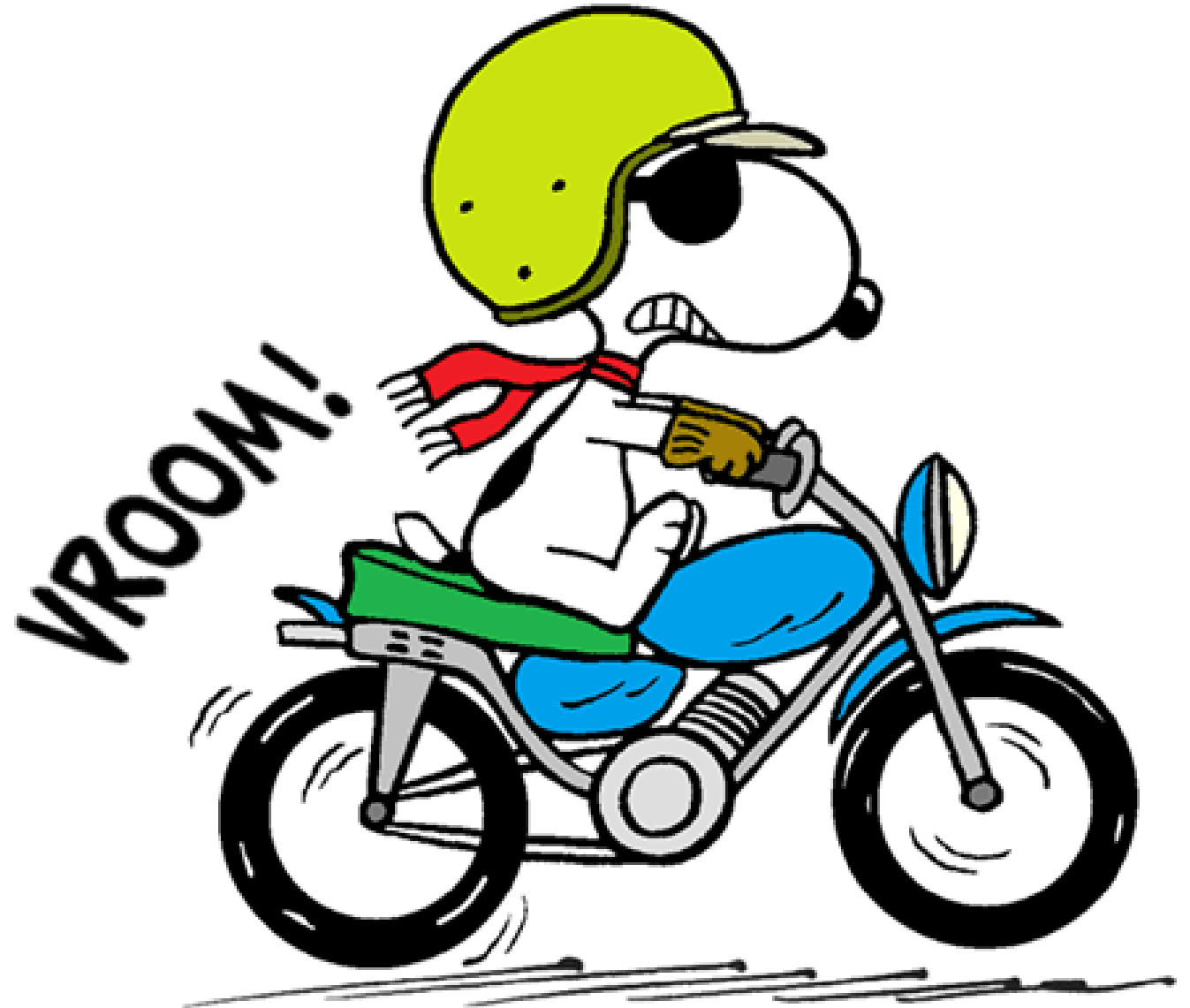


The Proposed Project would normally be required to build 52 spaces under City traffic requirements (see W-Trans report).

Instead, Developer relies on brand new law, AB-2097, to build only 36 spaces.

Developer argues the City cannot impose minimum parking requirements.

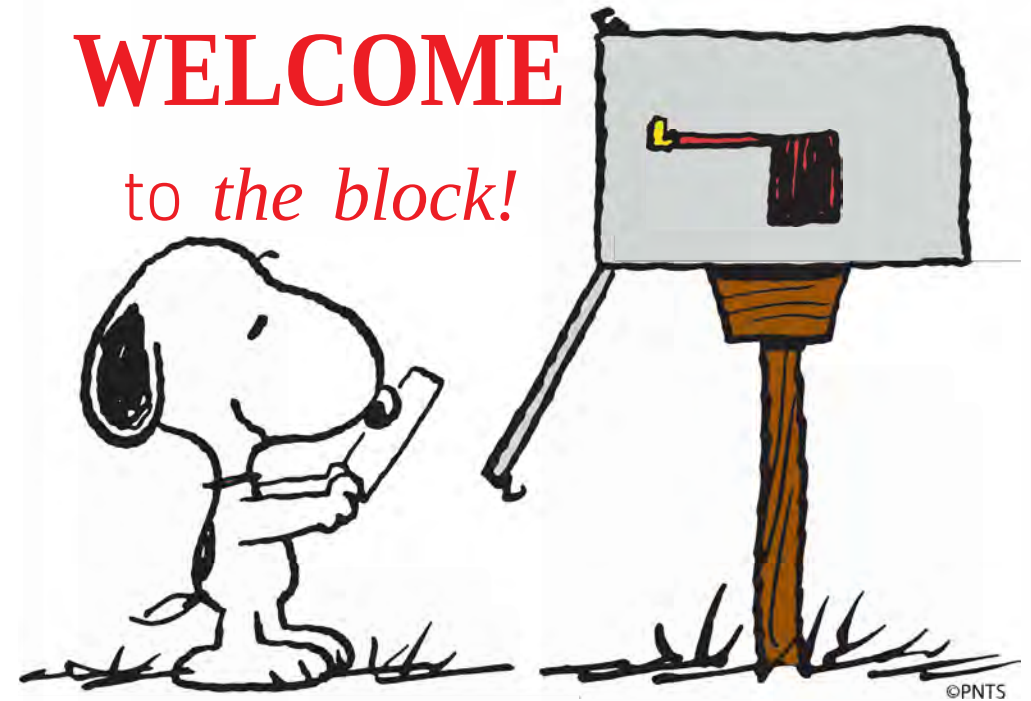
However, the law offers an exception-where, as here, the lack of parking would have deleterious impact on existing commercial and residential parking needs.



Appellants acknowledge the limitations imposed on the City following the passage of AB-2097. What bears further review, however, is the City's ability to impose minimum parking requirements where, as here, **failure to do so would have a substantially negative impact... on residential or commercial parking within one-half mile of the proposed housing development.** Government Code §65863.2.



The local businesses of the Charles M. Schulz Museum & Research Center, the Children's Museum of Sonoma County and Snoopy's Home Ice have put together a Welcome Package for their new neighbors.



On behalf of the Charles M. Schulz Museum & Research Center, the Children's Museum of Sonoma County, and Snoopy's Home Ice, please enjoy this welcome package, especially for our new neighbors!

- 4 Free skating passes to Snoopy's Home Ice
- 4 Warm Puppy Cafe hot cocoa coupons
- 4 Free passes to the Children's Museum of Sonoma County
- 4 Free passes to the Schulz Museum
- Discount coupon at the Snoopy's Gallery & Gift Shop



Please, City Council,
give everyone on our
block a safe place to
park, and a safe place
to call home.

