

From: [SARA ZANDER](#)
To: [Sheikhali, Monet](#)
Subject: Re: [EXTERNAL] Comment, 1/15/2024 meeting
Date: Monday, January 13, 2025 2:09:49 PM

Hello Ms. Sheikhali,

Thank you for your rapid response and for considering my issues. Your attention and courtesy are much appreciated.

Best Regards,
Sara Zander

Sara R. Zander, M.A.
Mobile Real Estate Notary
CA #2287750
Bonded, E&O Insured
NNA Certified
415-710-4395
Ladystitch@aol.com

On Jan 13, 2025, at 11:18 AM, Sheikhali, Monet <msheikhali@srcity.org> wrote:

Good morning, Sara,

Thank you for sending me your comments and concerns about the project.
I will share your comments with the applicant team and the Design Review Board, which is scheduled for Thursday, January 16th.

Regards,

Monet Sheikhali | Senior Planner

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

Monday through Thursday: 8 a.m. – 4 p.m. and Friday: 8 a.m. – 1:30 p.m.

Tel. (707) 543- 4698| Fax (707) 543-3269 | msheikhali@srcity.org



From: Sara Zander1 <ladystitch@aol.com>
Sent: Saturday, January 11, 2025 6:12 PM
To: Sheikhali, Monet <msheikhali@srcity.org>
Cc: Zander Sara <ladystitch@aol.com>
Subject: [EXTERNAL] Comment, 1/15/2024 meeting

Ms. Sheikhali,

Please read and submit the attached comment for presentation aloud at the **January 15th Neighborhood Meeting**.

Thank you for your assistance in handling my urgent request, as I am unable to appear in person.

In Gratitude,
Sara R. Zander

Sara Zander
Mobile Real Estate Notary
ladystitch@aol.com
415-710-4395
CA Cert 2454140
Bonded, E&O Insured
Member, NNA

SARA R. ZANDER

January 13, 2024

Monet Sheikhal, City of Sant Rosa Project Planning Office

Re: 431 Humboldt Street

Ms. Sheikhal,

Kindly forward the following comment to be verbally aired at the Neighborhood Meeting on January 15 concerning the above proposed property I am unable to attend in person.

I have been a resident at 670 Humboldt Street, Unit 308 since March 4, 2023. As I am sure you are aware, massive construction has been active at Riley and Fifth Street, apparently now approaching completion.

I have assigned handicap parking on the first floor garage of my building, the Humboldt Apartments. Consistently, it has been difficult to access the secure, electronic gated parking lot from Riley Street for the 8 months I have lived at 670. Huge construction vehicles, cranes, delivery trucks, commercial garbage receptacles and randomly parked worker's vehicles constantly block and often block easy and safe access into the garage from 5th Street. Riley is a one way street, with access only from Fifth. It is a common, dangerous and illegal practice by residents to enter Riley the wrong way from 7th Street. The only alternate is to enter through the current business parking lot from Humboldt which ends at Riley, 15 feet from the secure garage entrance. That lot will now disappear.

The proposal shows that we can expect both Humboldt and Riley Streets will now be partially blocked by the same vehicles, cranes, garbage bins and construction traffic. Many of us are very concerned that it will now be even more unsafe and increasingly difficult to access our only garage entrance. (Cont.)

2.

A second concern is the adherence to the noise ordinance mandated by the county. I have been told that for nearly the entire first year of the current construction project, no matter how often the residents complained; noisy, disruptive work began before 6:00 A.M. every work day. Currently, it appears that prep work begins there at 6:45 with major construction beginning at 7:15.

My third floor unit faces the proposed construction. I am very unhappy about the loss of privacy, sunlight and trees and the massive noise I will now be subjected to once this building begins to rise.

I know that there is nothing I can do to halt what will be a heavy and unhappy change in my current privacy and view. What I respectfully request is that the construction management ensure that

1. The noise regulations will be enforced without the prolonged prior difficulties in re the peace and calm we all deserve in our homes, and
2. Safe, clear access to our garage will be guaranteed from Riley Street.

Thank you for considering my requests.

Sincerely,

Sara R. Zander, M.A.

From: [Dan Wolo](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Support for 425 Humboldt
Date: Tuesday, January 14, 2025 8:42:44 AM

Hi, I am writing to voice my support for the project at 425 Humboldt. More residential density downtown is much needed and will bring much needed vitality. Thank you

- - - -

Dan Wolo
fouroakfarm.com

From: [Kevin Arnold](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Humboldt project
Date: Tuesday, January 14, 2025 11:39:22 AM

To whom it may concern,

I'm writing today to voice my full support for the 309 new units in downtown Santa Rosa. We desperately need new housing and this project would complement the apartments across the street as well. Please approve this plan so we can continue to make downtown a vibrant neighborhood with lots of cool housing.

Thank you,
Kevin Arnold

From: [Tom Helm](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] 425 Humboldt St proposal is a good one
Date: Tuesday, January 14, 2025 2:10:00 PM

I strongly support the proposed project at 425 Humboldt St. It will help fill the desperate need to make downtown Santa Rosa more vibrant and interesting.

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 425 Humboldt Apartment Project would provide 309 residential units and ground floor commercial space in the center of downtown. This project would provide downtown with additional customers and workers, who could access and contribute to our downtown vibrancy while minimizing additional car traffic in the downtown core. It is difficult to imagine a project more in sync with the City's housing and climate goals.

Thank you,
Tom Helm
684 Benicia Dr Apt 52
Santa Rosa CA 95409

From: [emwiig](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] I support proposed apts at 425 Humboldt
Date: Tuesday, January 14, 2025 4:19:46 PM

Hi, as a resident of Santa Rosa, I'm writing to express my full support for the proposed apartments at 425 Humboldt. Bringing more homes downtown, especially dense and walkable infill developments like this, is exactly what this city needs more of. I look forward to seeing people downtown, living, working, shopping, bringing vibrancy to the streets while hopefully offsetting unnecessary sprawl to meet our city's growth needs.

Sincerely,
Evan Wiig
Santa Rosa, CA

From: [Sheikhali, Monet](#)
To: [Nyla Larsen](#)
Subject: RE: [EXTERNAL] Humboldt Apartment Project
Date: Tuesday, January 14, 2025 5:24:00 PM

Hi Nyla,

Thank you for sharing your comments and concerns about the project. I will share your email with the applicant team and the Design Review Board.

This project site is located within the boundaries of the Downtown Station Area Specific Plan (DSASP), adopted by the City Council in 2020. The DSASP eliminates the minimum parking requirement. The projects proposed within DSASP are not required to provide any parking spaces. The DSASP goal is to make the downtown an energetic regional commercial and cultural center with a range of housing, employment, retail, entertainment, and restaurant options in a safe, vibrant, walkable environment.

You can review this plan at this link: <https://www.srcity.org/2911/Downtown-Station-Area-Specific-Plan>

Let me know if you have any questions.

Have a great night,

Monet Sheikhali | Senior Planner
Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Monday through Thursday: 8 a.m. – 4 p.m. and Friday: 8 a.m. – 1:30 p.m.
Tel. (707) 543- 4698| Fax (707) 543-3269 | msheikhali@srcity.org

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

From: Nyla Larsen <nylason@sonic.net>
Sent: Tuesday, January 14, 2025 1:39 PM
To: Sheikhali, Monet <msheikhali@srcity.org>
Subject: [EXTERNAL] Humboldt Apartment Project

Hello Monet,

I am a resident on Humboldt St inquiring about the number of parking spaces allotted for this new complex of residences and commercial users.

This area is already a heavily used street with competition for parking, trash bins, and speeding motorists (usually disregarding the 20 mph limit posted).

One can't dismiss the glaring mismatched number of residential units (309) and the commercial spaces all vying for 194 spaces to park. How can this be acceptable unless one admits that the advantage has been given to the landlord/owner? Is it too late to reconfigure this project to provide 50 -100 more parking spaces?

Sincerely,
Nyla Larsen
418 Humboldt St.

From: [Andrew Rich](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] 425 Humboldt
Date: Wednesday, January 15, 2025 8:06:28 AM

Hi there,

I am writing in support of the 425 Humboldt housing project. We critically need more housing, and this the project fits the bill. The City should do everything in its power to allow this project to move forward as quickly as possible.

I am a resident of downtown Santa Rosa and live a few blocks from the proposed site.

Thanks
Andrew Rich

From: [Chris Guenther](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Support for 425 Humboldt Project
Date: Tuesday, January 14, 2025 8:18:54 PM

I strongly support the proposal to build 309 housing units at 425 Humboldt Street. For one thing, we need a heckuva lot more housing! Also, a denser, more vibrant downtown would be an incredible asset for Santa Rosa and the wider region, and is vastly preferable to building more housing around the periphery, which is more expensive, fractures the community, and worsens car dependency. Let's do this!

Chris Guenther
Santa Rosa, CA

From: [Kate Haug](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] 425 Humboldt Apartments - Public Comment for Design Meeting
Date: Wednesday, January 15, 2025 8:42:23 AM

Dear Monet Sheikhali,

I am writing in regards to the 425 Humboldt Apartments, which will be discussed at the Design Review Board's Thursday hearing.

I support dense urban infill. I would support this project with the following changes:

- 1) More parking for residents. There should be at least one parking spot for each unit. Sonoma County is a semi-rural County with limited public transportation opportunities. Most people need their cars for work, especially if they work in the service industry with non conventional hours or in the trades where they need to bring equipment and/or tools with them to the job site. There are many new developments in downtown Santa Rosa. Each development should have at least one parking spot per building otherwise commercial businesses will lose parking spots.
- 2) Family sized apartments. There should be at least 15% of units dedicated to 3 bedrooms so that families with children or living with elderly relatives can live downtown.
- 3) Scale of the building, the scale of the building should be reduced by 1 story so it fits in with the rest of the neighborhood.

In addition, the City of Santa Rosa should work with developers to create downtown recreational facilities that include 1) public pool, 2) pickleball court, 3) soccer fields, 4) exercise rooms, 5) basketball courts. With so many new residents, people will need places to gather and exercise. The development of recreational facilities will be a huge boost for residents and also make any developments more appealing. It would be a win/ win for the City of Santa Rosa and developers.

Public recreational facilities could be located in one building or throughout the downtown area. They should be within walking distance of the new developments.

This is a public comment and should be posted for public view and shared with the Design Review Board.

Thank you,
Kate Haug

From: [Samantha Feld](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Support for 425 Humboldt Street Apartments
Date: Tuesday, January 14, 2025 8:56:36 PM

Dear Monica:

I am a resident of downtown Santa Rosa and until recently I actually worked in the former office located at 425 Humboldt Street. I am writing to express my support for the 309 homes and commercial space proposed at 425 Humboldt. As a resident of downtown Santa Rosa, I wish for Santa Rosa to become a more vibrant place for Santa Rosans to live, work and recreate. This project addresses critical housing needs for Santa Rosa, and building density in the core of downtown is a critical strategy to addressing our city's climate goals and revitalizing the downtown. Thinking of the hundreds of more people who will be downtown -- to live, shop, eat, and recreate -- I am excited for Santa Rosa's future! I deeply hope the city will approve and advance this project.

Thank you,
Samantha Feld
Resident of Downtown Santa Rosa (8th Street)

From: [Marlene Lowenthal](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Humboldt Street 7-story project
Date: Wednesday, January 15, 2025 12:28:21 PM

Dear Monet,

I am absolutely against building a seven story complex in downtown Santa Rosa. A much better size would be a four-story complex. Aesthetically and impact wise this would be a much better and more cohesive approach to providing needed housing in the area.

I strongly urge the committee to send the project back to be redesigned.

Thank you,
Marlene Lowenthal
1729 Mariposa Drive
Santa Rosa, CA 95405
707-322-6561

From: [Nyla Larsen](#)
To: [Sheikhali, Monet](#)
Subject: Re: [EXTERNAL] Humboldt Apartment Project
Date: Wednesday, January 15, 2025 6:07:31 PM

Upon listening to the comments of the woman speaking about the torture of dust, noise and disruption of the Riley St. project, I wanted to cheer and support her comments of life disruption! This has been wearing, distressing and distracting! The one thing making it bearable was that it was almost done ! And now to begin **again** and to hear that the Mark Thomas site is next !! One of the city projects might be to give the current and I mean out my front WINDOW! residents a perk of some sort. Maybe a parking pass for 1 guest or a gift card or whatever.

I'm with her all the way. This is designed misery.
In solidarity,

Nyla Larsen

On 1/14/25 5:24 PM, Sheikhali, Monet wrote:

Hi Nyla,

Thank you for sharing your comments and concerns about the project. I will share your email with the applicant team and the Design Review Board.

This project site is located within the boundaries of the Downtown Station Area Specific Plan (DSASP), adopted by the City Council in 2020. The DSASP eliminates the minimum parking requirement. The projects proposed within DSASP are not required to provide any parking spaces. The DSASP goal is to make the downtown an energetic regional commercial and cultural center with a range of housing, employment, retail, entertainment, and restaurant options in a safe, vibrant, walkable environment. You can review this plan at this link:
<https://www.srcity.org/2911/Downtown-Station-Area-Specific-Plan>

Let me know if you have any questions.
Have a great night,

Monet Sheikhali | Senior Planner
Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 |
Santa Rosa, CA 95404
Monday through Thursday: 8 a.m. - 4 p.m. and Friday: 8 a.m. - 1:30 p.m.
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org

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

From: Nyla Larsen <nylason@sonic.net>
Sent: Tuesday, January 14, 2025 1:39 PM
To: Sheikhali, Monet <msheikhali@srcity.org>
Subject: [EXTERNAL] Humboldt Apartment Project

Hello Monet,
I am a resident on Humboldt St inquiring about the number of parking spaces allotted for this new complex of residences and commercial users. This area is already a heavily used street with competition for parking, trash bins, and speeding motorists (usually disregarding the 20 mph limit posted).

One can't dismiss the glaring mismatched number of residential units

(309) and the commercial spaces all vying for 194 spaces to park. How can this be acceptable unless one admits that the advantage has been given to the landlord/owner? Is it too late to reconfigure this project to provide 50 -100 more parking spaces?

Sincerely,
Nyla Larsen
418 Humboldt St.

From: [Nyla Larsen](#)
To: [Sheikhali, Monet](#)
Subject: Re: [EXTERNAL] Humboldt Apartment Project
Date: Wednesday, January 15, 2025 4:40:37 PM

Hi Monet

Thank you for the prompt reply.

With this notation in mind -

projects proposed within DSASP are not required to provide any parking spaces.

where are those 309 tenants going to be parking? It is already difficult to back out of my drive way with the traffic at the density currently existing.

With the hopes of -

an energetic regional commercial and cultural center with a range of housing, employment, retail, entertainment, and restaurant options in a safe, vibrant, walkable environment.

in mind why then is the plan to add 309 more units when **1 block away** the builder is almost finished with a 7 story apartment complex? How will these residents get to work without cars (assuming they will have to sell them because of a lack of parking)?

One can't imagine that the prospective renters will be arriving in droves considering the 2 incomes required to afford these high rent apartments.

The project parameters don't seem well thought out.

Thank you for your time, Nyla Larsen

On 1/14/25 5:24 PM, Sheikhali, Monet wrote:

Hi Nyla,

Thank you for sharing your comments and concerns about the project. I will share your email with the applicant team and the Design Review Board.

This project site is located within the boundaries of the Downtown Station Area Specific Plan (DSASP), adopted by the City Council in 2020. The DSASP eliminates the minimum parking requirement. The projects proposed within DSASP are not required to provide any parking spaces. The DSASP goal is to make the downtown an energetic regional commercial and cultural center with a range of housing, employment, retail, entertainment, and restaurant options in a safe, vibrant, walkable environment. You can review this plan at this link: <https://www.srcity.org/2911/Downtown-Station-Area-Specific-Plan>

Let me know if you have any questions.
Have a great night,

Monet Sheikhali | Senior Planner
Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 |
Santa Rosa, CA 95404
Monday through Thursday: 8 a.m. - 4 p.m. and Friday: 8 a.m. - 1:30
p.m.
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org

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

From: Nyla Larsen <nylason@sonic.net>
Sent: Tuesday, January 14, 2025 1:39 PM
To: Sheikhal, Monet <msheikhali@srcity.org>
Subject: [EXTERNAL] Humboldt Apartment Project

Hello Monet,
I am a resident on Humboldt St inquiring about the number of parking spaces allotted for this new complex of residences and commercial users.
This area is already a heavily used street with competition for parking, trash bins, and speeding motorists (usually disregarding the 20 mph limit posted).

One can't dismiss the glaring mismatched number of residential units (309) and the commercial spaces all vying for 194 spaces to park. How can this be acceptable unless one admits that the advantage has been given to the landlord/owner? Is it too late to reconfigure this project to provide 50 -100 more parking spaces?

Sincerely,
Nyla Larsen
418 Humboldt St.



**SANTA ROSA
YIMBY**

January 14, 2025

Money Sheikhal
City of Santa Rosa, Planning Division, Community Development Department
100 Santa Rosa Ave Suite 3
Santa Rosa, CA 95404

Re: 425 Humboldt Apartment Project (SUPPORT)

Dear Monet,

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 425 Humboldt Apartment Project would provide 309 residential units and ground floor commercial space in the center of downtown. This project would provide downtown with additional customers and workers, who could access and contribute to our downtown vibrancy while minimizing additional car traffic in the downtown core. It is difficult to imagine a project more in sync with the City’s housing and climate goals.

For these reasons Santa Rosa YIMBY is in strong support of building this site to its maximum potential.

Sincerely,

Adrian Covert
Co-Lead
Santa Rosa YIMBY

From: [Victor Delpanno](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] 425 Humboldt project
Date: Wednesday, January 15, 2025 4:34:26 PM

Good afternoon,

I'm writing in support of the 425 Humboldt project. The city desperately needs more housing, especially multi-family housing. The amount of parking seems reasonable for such a prime location in a very walkable area, which will encourage less driving and more sustainable living in general.

I also want to emphasize that for every person that provides comments in favor of the project, there's many, many more throughout the city (and some who might move to the city from elsewhere) who would benefit in ways big and small from the construction of new housing, but are not able to provide input.

Usually, the loudest voices are those from close neighbors, who oppose any change in their vicinity due to real or perceived inconveniences. Please put their complaints in the context of the much greater benefits from greater housing availability.