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Attachment 16

DEC 19 2025

APPEAL FORM 11:48 AM

CITY OF SANTA ROSA  
CITY CLERK'S OFFICE

Date Received: 12/19/2025

Fee: \$814

City Clerk's Office/Rec'd by: C. W. W.

Name of Appellant: BENNETT VALLEY COMMUNITY AGAINST LAGO  
TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL: FIESCO PROJECT

The above named appellant does hereby appeal to your Honorable Body the following:

The decision of the: (List Board/Commission/Dept.)

Decision date: PLANNING COMMISSION: 12/11/2025 & DESIGN REVIEW 12/18/2025

Decision: (approval, denial, other) JAVIER HOLLY

Name of Applicant/Owner/Developer:

Type of application: (Rezoning, Tentative Map, etc.) MAJOR CONDITIONAL USE PERMIT

Street address of subject property: 2445 SUMMERFIELD RD & 4744 HOEN AVE.

The grounds upon which this appeal is filed are: (List all grounds relied upon in making this appeal. Attach additional sheets if more space is needed.)

1. ADVERSE SAFETY OF RESIDENTS & EMPLOYEES OF NEARBY HOMES & BUSINESSES -
2. TRAFFIC & SAFETY OF PEDESTRIANS, CYCLISTS & VEHICLE OCCUPANTS

The specific action which the undersigned wants the City Council to take is: (Attach additional sheets if more space is needed.)

WE BELIEVE THERE ARE SEVERAL COMPELLING & TANGIBLE REASONS TO PERFORM A NEW & UPDATED TRAFFIC STUDY & COLLISION

Appeals shall be submitted in writing on a City application form within 10 calendar days after the date of the decision. The time limit will extend to the following business day where the last of the specified number of days falls on a day that the City is not open for business.

2/19/2025

Applicant's Name (type or print) KHASHAYAR GHARZAGHA Address P O BOX 4183 S.R. 95402

Daytime Phone Number

Home Phone Number

Dear honorable city council members-

We are a group of highly concerned citizens with homes, businesses and varied properties adjacent or near the Lago Fresco apartment project. We have banded together to file and appeal against this project and decisions made by the members of Planning Commission as well as Design Review Boards.

We firmly believe that there are severe safety concerns for the public for this project to be approved and constructed as it is currently proposed. As the state's Density Bonus Laws stipulate, there are specific, adverse impact upon public health and safety supported by evidence that are conveniently omitted by the developer, architect firm and consultants hired by this team.

Here are the specific concerns:

- 1- The traffic study (by W-Tran), commissioned and paid for by Mr. Holly (the developer) shows that the data gathered for their report was obtained during Covid's shut down era of 2021. This report clearly shows traffic and parking data was obtained during a time when many were working remotely and while most offices were shut down, hence not many were parking on Hoen Ave and going to their offices. The traffic through this area was also much lighter at that time than it is today. The builder has requested and received ALL concessions (less setback, half the required parking and much bigger height limit to mention a few) in this project by offering the bare minimum amount of units for "low income housing" required under the SBDL. The report seems to rely on street surface parking on Hoen Ave which in reality is not as available today with offices open as the report seems to prove. Even city of Santa Rosa traffic engineers admitted to me on us and recognize that the parking for this project is inadequate and that the residents and visitors and services will most likely park in other adjacent properties and various street surface parking. This will undoubtedly create a dangerous and usage precedent for pedestrians, bikes and vehicles traveling through the area.
- 2- W-Tran's study indicates that the firm obtained their "collisions data" from the city of Santa Rosa from periods between 2017 to 2022. ***Not only 2 years of this data is compromised because of Covid era's lighter traffic from 2020 to 2022, in 2023 we had some significant incidents that are conveniently omitted from their report.*** In March of 2023 a 19 year old female pedestrian was struck by a car and put in CRITICAL CONDITION. This transpired on Hoen Ave, near Sierra Creek's crosswalk which is only a few feet away from this proposed project and yet a new crosswalk. ONLY 43 DAYS

BEFORE THIS INCIDENT, Atticus Peason, a 13 year old boy, was hit by another car in the same cross walk and subsequently was put in a COMA! Unfortunately, Atticus Peason passed away a few months later in the hospital after months of being in a coma.

- 3- Lack of adequate parking for residents and NO PARKING AT ALL FOR VISITORS pose a serious concern for collisions. Many services such as: USPS, Amazon, UPS, FedEx, food delivery services such as Dominos and Door Dash, or simply family and friends visiting residents is another huge concern. By having inadequate surface street parking on Hoen Ave and no parking on Summerfield Rd, it is absolutely clear to us all that many future residents and visitors will not only park in nearby private business parking lots and even residential roads nearby, the additional crosswalk proposed on Hoen Ave is simply not going to be deter them from jaywalking and dangerous behavior.
- 4- The developer has not given any consideration for the safety of pedestrians or bikes entering or exiting Lago Fresco via Hoen Ave driveway. Current design is for cars only. That seems to be highly hypocritical to the core of this project's claims that it is promoting a "public transportation" lifestyle.
- 5- The proposed driveway entrance/exit of this project has huge concerns for us all. In reality, vast majority of residents will be exiting the driveway going west on Hoen Ave to go to HWY 12 or HWY 101 or downtown for work, school or shopping and there is no safe or practical way for them to exit. Those cars will have to cross two eastbound lanes and hope to not get hit by that traffic, ONLY IF the lane is not backed up by traffic. We believe city of Santa Rosa has not studied this issue well enough.
- 6- The proposed Driveway on Hoen Ave is only a few feet away from an existing driveway into 4750 Hoen Ave. That driveway is already highly dangerous, and this project's new driveway will most certainly make the conditions far worse. Currently, when a patron of 4750 Hoen attempts to slow down and enter the driveway, many times the driver behind assumes that the driver in the front is going to turn south on Summerfield Rd. We have had so many near collisions there because of this existing condition. Now there will be an additional driveway and an additional crosswalk to contend with. This will absolutely make the conditions less safe for residents and patrons in the area.
- 7- The DBL (Density Bonus Laws) were intended to promote high density and low income housing in areas where you find "MAJOR PUBLIC TRANSPORTATION" and where jobs are plentiful. There is no "major public transportation" anywhere near this project for residents to rely on. Nor is the location of this complex near major job opportunity areas. There is only one bus stop, one route, and the bus only goes by once an hour and not 24/7! Additionally, the bike routes are very unsafe. The bike lane going towards Farmers Lane is cut off by a dangerous "on ramp" of HWY 12 west bound, and the bike lane on Summerfield Rd going to Montgomery Dr abruptly ends at Montgomery drive, exposing riders to significant danger of cars traveling east on Montgomery Dr. We firmly

believe that this developer is more concerned with ROI in their project than the safety of its residents and neighbors.

- 8- We believe, and despite the comments by the fire department representative during planning commission meeting on 12/18, the wildfire evacuations which are NEVER ORDERLY in frantic situations is another grave concern. We all have been through many wildfires in our community. And we have all seen the chaos. The fire department seems to contend that they can control traffic lights and signals to help the exit and do it in phases and areas. In reality, many of us flee in fear in those situations. Also, the reality is that often times there is NO POWER for this cute idea of the fire chief to control traffic signals. There is simply no safe way to exit 200 anticipated residents in this complex as it is designed.
- 9- Traffic patterns have increased on Hoen Ave since merging Slater Jr. High into Montgomery high school. This is a recent change and again, not factored into the traffic study which it's calculation data were obtained from Covid era!

Finally, we believe the developer is entitled to and deserves a successful project. However, this cannot come at the cost of safety and well being of the citizens of our community. We hope the city will take serious consideration in revisiting the safety issues and concerns this project will introduce to our community before it is too late and becomes a liability issue if approved.

We ask that at council considers actions against this project's approval on the basis of adverse safety concerns to the citizens of our city and to stand up against the state mandates, and to either reject this project, or to significantly modify the design as approved by the Planning Commission and Design Review Board. The city of Santa Rosa has the burden of making sure this is a safe project for our community. At the moment, this seems to be far from reality.

Community Against Lago Fresco

12-21-2025