

[EXTERNAL] Garden Square Mixed Use Project

Rex Faktor <refaktor@gmail.com>

Wed 6/19/2024 7:07 PM

To: Janusek, Mike <mjanusek@srcity.org>

I think it's quite obvious that a 5 story building is not appropriate for this location...it would be out of character with the neighborhood, and since all the apartment buildings being constructed in the last few years have such poor outward appearance, this would be an enormous ugly construct that would have people asking, "Who approved this?" Perhaps a lower height, similar to the nearby units recently built on Sendero would be a more logical fit for this area. Will they also be building a five floor underground parking garage?

Jesse Parker
Santa Rosa

[EXTERNAL] Building on Sebastopol Rd.

Catherine Graham <gracat230@gmail.com>

Thu 6/20/2024 3:53 PM

To: Janusek, Mike <mjanusek@srcity.org>

Isn't that area densely populated already? The traffic is horrible there, is that being addressed? Can the schools, police and fire stations support the increase? And finally, What is going on in Santa Rosa that we are suddenly blocking out the sun with all these ginormous buildings? Are we trying to change the culture of this city? Let me guess, the builders are people who don't have to live here. It's beginning to feel like a rat maze.

[EXTERNAL] Garden Square Mixed Use Project

Wendy Krupnick <wlk@sonic.net>

Wed 6/12/2024 8:57 PM

To: Janusek, Mike <mjanusek@srcity.org>

Dear Mr. Janusek,

I saw the notice about plans for the "Garden Square Mixed Use Project" and wondered if you can send more information? Will all the residential units be "affordable"? This proposed 5 story building seems very out of place for this neighborhood. And this intersection is already jammed with traffic much of the day.

Is there a need for all that commercial space? There are so many vacant office buildings and retail businesses struggle to stay open with so much competition. Massive new buildings are going in at Corporate Parkway. Is anyone looking at cumulative impacts?

I will not be able to attend the meeting but this seems like a bad idea to me.

Thanks, Wendy

[EXTERNAL] DESIGN REVIEW BOARD MEETING 6/20/2024: Garden Square Mixed Use Project

Francie <fsimonson1968@yahoo.com>

Tue 6/18/2024 9:57 PM

To:Janusek, Mike <mjanusek@srcity.org>

Cc:Chris Fusco <chris.fusco@pressdemocrat.com>

 1 attachments (513 KB)

1910 Sebastopol Road.jpg;

Hello, I am unable to attend the Design Review Board Meeting meeting this Thursday evening. But I am **opposed** to a five-story building at 1910 Sebastopol Road. Surrounding structures are not this tall. A three-story building (including first floor parking garage) is more appropriate to our community. Thank you.

Respectfully,

Frances Simonson
636 Wisteria Lane
Santa Rosa, CA 95407-9105
(628) 600-8441

[EXTERNAL] Apartments on 1910 Sebastopol Road

Trish Tatarian <trishtatarian@gmail.com>

Wed 6/19/2024 7:33 AM

To: Janusek, Mike <mjanusek@srcity.org>; Jones, Jessica <jjones@srcity.org>

Good Morning,

I am writing this letter regarding the proposed 5-story apartments on 1910 Sebastopol Road. I am not against apartments in Roseland.

I am opposed to the 5-story nature of the building for the following reasons:

- 1) They are too tall for this community - there are no other buildings this size in our community. This height is more a city center height.
- 2) Traffic will become more of an issue - cross traffic on Sebastopol Road is currently a traffic issue at all hours. In addition, during rush hour, drivers use Rose Avenue to get from Stony Point Road to the eastern part of Sebastopol Road because there is not a dedicated right turn lane on Sebastopol Road. Even big rigs are using Rose Avenue which does not have sidewalks on the east side of the road. It is dangerous with such traffic. This development would exacerbate this existing condition at all hours of the day.

The 5 story apartments are not suitable or benefiting this community. Please do not approve this proposal. Request a more suitable development on this parcel that fits into our community.

Regards,

Trish
Burbank Avenue

June 18, 2024

Harman Dhillon
3343 Industrial Drive, Suite 9
Santa Rosa, CA 95403

RE: Project Endorsement - Garden Square

Thank you for submitting your project, Garden Square, for endorsement consideration. After thorough analysis guided by our project endorsement criteria, Generation Housing is pleased to share that your **project qualifies for endorsement**.

Based on your score of 72 out of 100, our level and commitment to advocacy includes the following:

- Endorsement Letter
- Letter of Support
- Public Statement at Commission/Council (x2)
- Online Petition + Social Media

We were pleased to see several elements in your concept project proposal that promotes best housing/development practices. In particular, we appreciated seeing the following:

- Redevelopment of underutilized commercial space
- Inclusion of onsite market
- Close proximity to essential/non-essential services
- Rooftop terrace for community leisure

To boost your score to a level that qualifies for more extensive community mobilization we suggest creating a website that allows online input and equitable language access. The inclusion of secured bike storage within the building that is only accessible to residents would similarly result in a higher score. Secured external bike lockers are largely not utilized for myriad reasons.

Please be in touch with any updates to your project should it encounter significant opposition that would trigger delays in the timely approval and development of this project.

Thank you again for submitting this project for endorsement and we look forward to seeing it across the finish line.

In partnership,

Calum Weeks
Policy Director | Generation Housing

Re: [EXTERNAL] Garden Square Mixed Use Project

Wendy Krupnick <wlk@sonic.net>

Tue 7/9/2024 8:39 AM

To: Janusek, Mike <mjanusek@srcity.org>

Good morning and thank you for this additional information, which I have reviewed.

I'm just a concerned local resident and am not knowledgeable about the requirements of the Specific Plan or for affordable housing. But 4 affordable units and 71 "market rate" is continuing the trend that has gone on for far too long of ignoring our actual housing needs. Affordable units are the only housing sector desperately needed so this proposal does next to nothing to address this need.

Do they really qualify for a density bonus for only supplying 5% affordable units? If so, that policy needs to change. A minimum of 50% affordable should be required for a density bonus.

I'm in favor of mixed use development but feel that Santa Rosa is over building market rate units and most are drastically changing neighborhood character as well as adding to already problematic traffic congestion.

Thank you for passing along my comments.

Wendy Krupnick Santa Rosa

On 2024-06-19 16:38, Janusek, Mike wrote:

Dear Wendy,

Thank you for your public comment which will be forwarded to the Design Review Board for consideration as part of the public meeting, which has been rescheduled to July 18, 2024 (see attached).

I've attached the project plans with more information for your review.

Sincerely,
Mike

Mike Janusek, AICP | Contract Planner

Planning and Economic Development | Planning Division

100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 540-0723 x222 | Email: mjanusek@srcity.org



From: Wendy Krupnick <wlk@sonic.net>

Sent: Wednesday, June 12, 2024 8:56 PM

To: Janusek, Mike <mjanusek@srcity.org>

Subject: [EXTERNAL] Garden Square Mixed Use Project

Dear Mr. Janusek,

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Thanks, Wendy