Lago Fresco Appeal Site-specific Public Safety Risks

Project Address: 4744 Hoen Ave / 2445 Summerfield Rd

Date: February 24, 2026

Presented by: Katy Moranda

Legal Standard: Density Bonus and Safety

This Appeal is about safety — **NOT** opposition to housing

Density bonus concessions cannot create a **specific adverse impact on public health or safety.**

Impacts must be:

- Site-specific
- Identifiable and factual
- Related to public health or safety
- Capable of mitigation

This appeal identifies impacts that meet this standard.

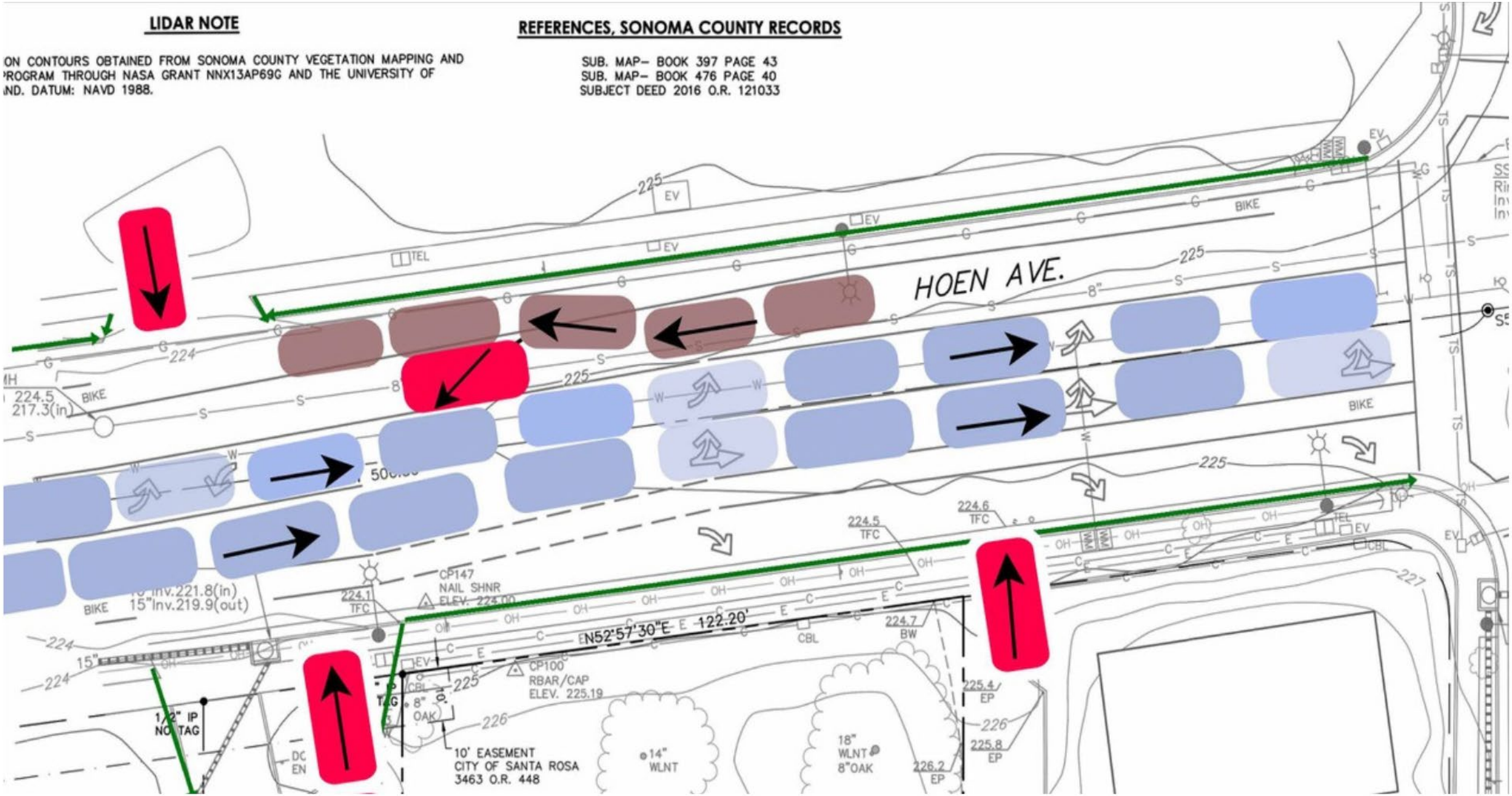
Hoen Avenue
Summerfield Road

LIDAR NOTE

ON CONTOURS OBTAINED FROM SONOMA COUNTY VEGETATION MAPPING AND
PROGRAM THROUGH NASA GRANT NNX13AP69G AND THE UNIVERSITY OF
ND. DATUM: NAVD 1988.

REFERENCES, SONOMA COUNTY RECORDS

SUB. MAP– BOOK 397 PAGE 43
SUB. MAP– BOOK 476 PAGE 40
SUBJECT DEED 2016 O.R. 121033



Traffic Conflict at a Congested Intersection

50-unit residential entry point added at an already congested signalized intersection

Existing conditions include:

- Heavy turning movements
- Peak hour backups
- School and commuter traffic

SAFETY IMPACT

A new residential driveway creates a concentrated vehicle conflict zone at the intersection.

Safety Impacts of Driveway Placement

Driveway placement requires split-second conflict judgments

Drivers exiting must simultaneously:

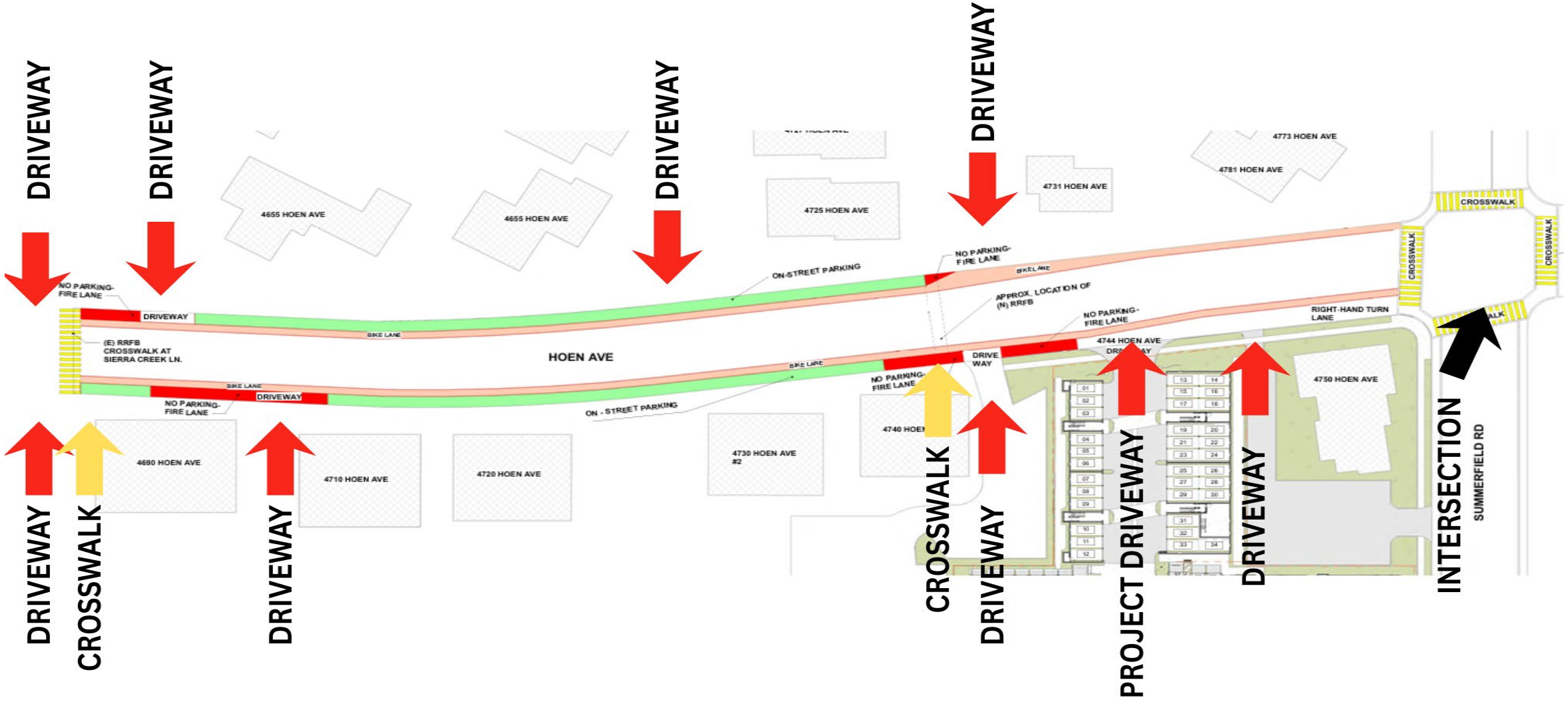
- Judge limited traffic gaps
- Monitor bike lane activity
- Watch pedestrians
- Merge near signalized intersection

SAFETY IMPACT

Increased likelihood of rear-end collisions and side-impact crashes from left-turn exits.

High Conflict Density Within 800 Feet

- 1 Signalized intersection
- 9 Driveways
- 2 Crosswalks
- Striped bike lanes (both sides)



SAFETY IMPACT: Adding a 50-unit entry point intensifies an already high-conflict corridor.

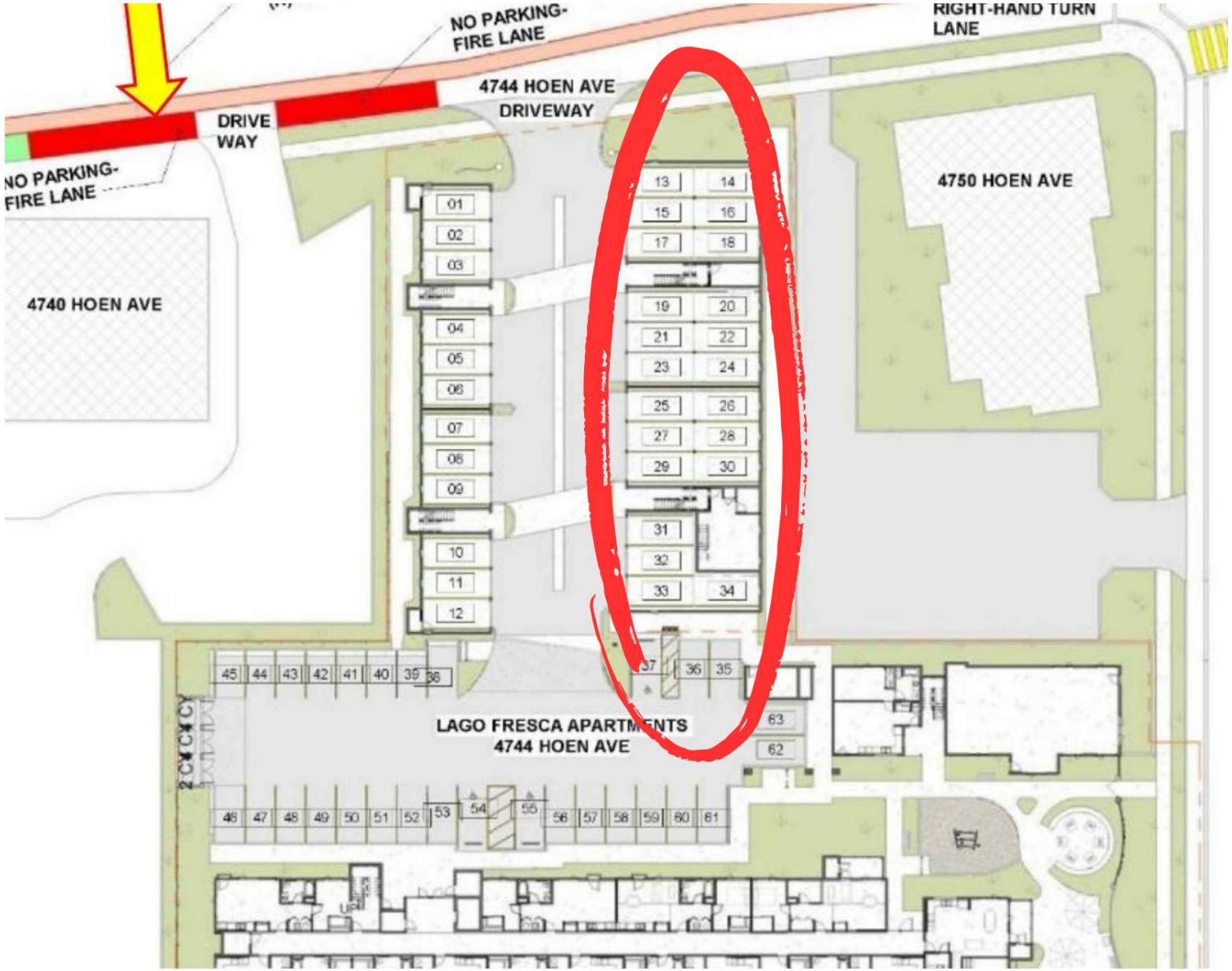
Constrained Internal Access

50 Units — One Access Point

- Narrow driveway
- Parking on both sides
- Single ingress/egress

SAFETY IMPACT

All vehicle traffic is concentrated at one constrained exit.



Internal congestion & limited parking

- 20 Tandem spaces (10 stalls)
- No visitor parking
- No service/delivery parking

SAFETY IMPACT

Internal congestion increases blind exits and queueing into the intersection.

High Pedestrian Exposure

Project entrance located in high pedestrian activity area

Nearby:

- Multiple crosswalks
- Medical and office buildings
- Frequent foot traffic
- Frequent cyclist traffic

SAFETY IMPACT

Increased turning movements raise risk of vehicle-pedestrian conflict.

Severe injury and fatal pedestrian incidents have occurred in this corridor.

Bike Lane Safety

Driveway introduces new conflict point in active bike corridor

- Heavily used bike lanes
- Usage expected to increase with greenway

SAFETY IMPACT

Reduced visibility + turning movements increase vehicle-cyclist collision risk.

Fire and Emergency Access Concerns

Emergency access constrained by single narrow entry

- Narrow access lanes
- Parking on both sides
- Tandem spaces limit maneuverability
- A single access point

SAFETY IMPACT

Potential delays for fire apparatus and life-safety evacuation bottlenecks.

Cumulative Safety Impact

This site combines multiple risk factors within one compact area:

- A busy signalized intersection
- Multiple driveways
- Crosswalk activity
- Bike lane traffic
- A concentrated 50-unit entry and exit point

SAFETY IMPACT

These overlapping risks create a concentrated safety conflict zone.

Requested Action

This appeal seeks **project modification — not housing denial.**

Request:

- Driveway redesign or widening
- Parking layout revision
- Independent traffic safety review
- Emergency access reevaluation
- Fire evacuation reevaluation

Closing Statement

This appeal seeks prevention of identifiable safety risks.

We respectfully request reconsideration and modification to protect:

- Residents
- Pedestrians
- Cyclists
- Emergency responders

Thank you for your consideration.