

From: [Elaine Fraser](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Apartment building 50 units
Date: Wednesday, February 18, 2026 4:53:48 AM

I live on Summerfield . I hear cars all hours of the night inside my beautiful home.
Please.consider the size of this project. Something smaller is doable. You taking the beauty
away from our be better valley . . Please no on the project. Or atleast smaller complex. It's
too big for this are. Anyone knows this. Stop it . Elaine Fraser [REDACTED]
No

From: [Ken M](#)
To: [_CityCouncilListPublic](#)
Cc: [Sheikhali, Monet](#)
Subject: [EXTERNAL] My family supports the Hoen/Summerfield housing addition idea
Date: Thursday, February 12, 2026 9:57:53 AM

Hello,

I'm the father of 3 teens and live in the Montgomery village area. We own our home and know how incredibly expensive it is to live in this area of SR. Someday, hopefully, my kids will want to move out of our house. It would be nice to have some more affordable options nearby.

I'm too am concerned about the increased traffic but also a big supporter of biking, busing, walking, etc. Maybe the city can increase the freq of bus stops near this planned housing? Thank you for listening to our community members and for working to bring more affordable housing to the Bennett Valley/Montgomery village area and to SR in general.

Thank you,

Ken M.

From: [nferrick](#)
To: [Sheikhali, Monet](#); [CityCouncilListPublic](#); [Stapp, Mark](#); [Fleming, Victoria](#); [Okrepkie, Jeff](#); [diannamacdonald@aol.com](#); [Rogers, Natalie](#); [Okrepkie, Jeff](#)
Subject: [EXTERNAL] Waiting for mayor/city council reply to specific concerns Re: Lago Fresca Apartments Project
Date: Wednesday, February 18, 2026 10:31:28 AM

On Feb. 9 I replied to Monet's email. Please read it below. It has been over a week and I haven't heard whether my initial letter is also included in the packet, I sent two. Most importantly, I have not heard back from the mayor or city council members regarding my specific concerns noted in the second letter I sent. As a concerned citizen, I would appreciate having those safety concerns addressed prior to the meeting. The letter is also included in this email thread.

I look forward to hearing from you.

Sincerely,
Nancy and Reed Ferrick

On Feb 9, 2026, at 5:34 PM, nferrick (null) <[\[REDACTED\]](#)> wrote:

Monet,

Thank you for acknowledging receipt of my email and including it in the Council's project folder for review. Are you able to include the initial letter I sent as well? In addition, given the seriousness of this issue and impact on our neighborhood, I would like a written response from one or more Council members addressing the concerns I've expressed. I look forward to hearing from them in the near future.

Sincerely,
Nancy and Reed Ferrick

Sent from my iPad

On Feb 9, 2026, at 10:22 AM, Sheikhali, Monet <msheikhali@srcity.org> wrote:

Good morning, Ms. and Mr. Ferrick,

Thank you for your email regarding the proposed Lago Fresca Apartments project and for sharing your concerns regarding evacuation and traffic conditions on Hoen Ave and Summerfield Rd. This email is to confirm that the City has received your email. Your email will be included in the project folder along with other emails we have received and will be provided to the Council for their review and consideration.

Regards,

Monet Sheikhali | Supervising 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



Coming soon, the Planning, Building, and Engineering Divisions of the City of Santa Rosa's Planning and Economic Development Department will fully transition to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System [here.](#)"

From: nferrick (null) <[REDACTED]>
Sent: Friday, February 6, 2026 9:13 PM
To: Sheikhal, Monet <mshikhali@srcity.org>; _CityCouncilListPublic <citycouncil@srcity.org>
Subject: [EXTERNAL] Lago Fresca Apartments Project Concerns

Dear Mayor and City Councilmembers,

I am writing for a second time regarding the proposed Lago Fresca Apartments to reiterate my ongoing concerns about public safety, emergency access, pedestrian safety, and overall neighborhood compatibility given the current plan. As a resident and constituent, I am paying close attention to how these issues are evaluated and addressed as this project moves forward.

Even under California's Density Bonus Law, the City retains the responsibility to consider real and practical safety impacts. In this case, I remain concerned about several unresolved issues, including:

- Emergency access and evacuation flow
- Parking spillover that could narrow streets during emergencies
- The project's single access point onto an already congested Hoen Avenue
- The gap between traffic study assumptions and real daily conditions
- Lack of parking for all residents

My concerns are informed by direct experience. Our neighborhood has lived through wildfire evacuations, and clear, unobstructed routes are critical. During past evacuations, Hoen Avenue and Summerfield Road were backed up for blocks, creating significant delays and additional stress during an already dangerous situation. Traffic studies do not always capture how people actually evacuate, nor how curbside parking and congestion affect emergency response in real time. In addition, Hoen Avenue has already experienced one tragic pedestrian fatality of a beloved teenager as well as other serious injuries. Increased vehicle traffic associated with this project could further exacerbate these risks. Pedestrian and cyclist safety, particularly along already constrained and busy corridors, should be

a central consideration in evaluating this proposal.

Beyond these specific safety issues, I respectfully ask the City to consider whether this is the right project as it is currently slated for our community and neighborhood. Project scale, access limitations, existing traffic conditions, and infrastructure constraints all factor into whether a development can be safely and responsibly integrated into its surroundings.

Given these realities, I respectfully request further safety review and careful consideration before moving forward. Ensuring safe evacuation routes, reliable emergency access, pedestrian safety, and appropriate neighborhood fit should remain top priorities for both current and future residents.

Thank you for your time and for your consideration of these concerns.

Sincerely,

Nancy and Reed Ferrick

██████████, SR

Sent from my iPad

From: [Kate E. Hutchins](#)
To: [Stapp, Mark](#)
Cc: [Les Perry](#); [_CityCouncilListPublic](#); [City Clerk](#)
Subject: [EXTERNAL] Lago Fresco
Date: Wednesday, February 18, 2026 4:02:14 PM
Attachments: [2026 02-18 Letter to Mayor Stapp.pdf](#)

Dear Mayor Stapp,

Attached please find today's correspondence from Les Perry. Thank you for your attention to this matter.

Kate Hutchins, Legal Administrator

Pronouns: she, her, hers

PERRY, JOHNSON, ANDERSON, MILLER & MOSKOWITZ LLP

438 First Street., 4th Floor

Santa Rosa, CA 95401

Tel: (707) 525-8800 Fax: (707) 545-8242

Email: hutchins@perrylaw.net Website www.perrylaw.net

CONFIDENTIALITY NOTICE: This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

LAW OFFICES OF

**PERRY, JOHNSON, ANDERSON,
MILLER & MOSKOWITZ LLP**

438 First Street, 4th Floor, Santa Rosa, CA 95401

February 18, 2026

VIA ELECTRONIC MAIL ONLY

Mark Stapp, Mayor
Santa Rosa City Council
Santa Rosa City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404
Email: MStapp@srcity.org

Re: Lago Fresco

Dear Mayor Stapp:

Our office has been asked to assist with the approval of the Lago Fresco housing project. Since the Project has benefited from extensive staff review and support as well as a unanimous recommendation for approval by the Planning Commission, our role is to simply supply an overview of State housing legislation.

This Project is presented to you at a unique time in the history of housing land use law. There has been an evolution of housing legislation over the last couple of decades, all attempting to address the well documented housing crisis. Each iteration has chipped away at barriers and offered opportunities. To a large extent, this ongoing effort has been less than successful. But the legislature has been undeterred. With each legislative session we have seen implementation of additional opportunities for housing development and mandates requiring approvals. The long history of housing legislation has brought us to a point where the deliberations and outcome on this Project are, to a very real degree, dictated.

The progress toward housing development started with the Housing Accountability Act (Government Code §65589.5) which mandates approval of a housing development that is consistent with the general plan and zoning. Here, the Project is consistent with both.

The statute aims “to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for,

E. Page Allinson

David F. Beach

Daphne A. Beletsis

Deborah S. Bull

Traci L. Carrillo

Chad O. Dorr

Isaac M. Gradman

Martin L. Hirsch

Nicole M. Jaffee

John E. Johnson

Marla Keenan-Rivero

Scott A. Lewis

Michael G. Miller

Lawrence A. Moskowitz

Leslie R. Perry

Burton H. Fohrman

Sarah Jane T.C. Truong

Kelsey L. O'Rourke

Alexander A. Wiegel

Jennifer H. Alexander

Kristine Tellefsen

Michael E. Tracht

Regan V. Masi

Zsuzsanna Veres

Amanda M. Galvin

Nathan M. Siedman

Nickolas M. Rineberg

Sheryl L. Schaffner

Gaya K Murthy

Kim Marois

Kit Marois Driscoll

Gina Fortino Dickson

TELEPHONE

(707) 525•8800

FACSIMILE

(707) 545•8242

E-MAIL

perry@

perrylaw.net

P
J
A
M
&
M

or render infeasible housing development projects and emergency shelters.” (§ 65589.5, subd. (a)(2)(K).) *Reznitskiy v. Cnty. of Marin* (2022) 79 Cal.App.5th 1016, 1020.

In addition to the Housing Accountability Act, the state’s Density Bonus Law and your own zoning ordinances mandate project approval with the density increases that are calculated based on the level of affordability offered. As your staff has stated, the bonus here is thirty-two percent (32.%). The state Density Bonus Law, Government Code §65915, specifically states that the applicable bonus “shall” be granted. The limited exceptions are rare and not applicable here.

Beyond the density increase, the Density Bonus statute requires a city to grant a number of incentives or concessions, again, based on the level of affordability, here that number is two. The same is true with requested waivers of development standards. The Project is entitled to a waiver of any development standard that would, if imposed, preclude development at the density allowed, including normal project amenities.

An applicant is not required to demonstrate or prove that the incentives or waivers are necessary to render the project feasible. They are presumed to do so. To emphasize this point, a city is prevented from requiring proof that they are needed, and the burden falls to the city to prove otherwise. Here, of course, your staff has reviewed the request and concur with the applicant.

Recent amendments to the Housing Accountability Act have expanded the mandate by making it clear that even though a project must be consistent with objective development standards and requirements, the adoption of incentives or the granting of concessions and waivers from the standards do not remove a project from the HAA mandate requiring project approval.

Based on the foregoing, it is abundantly clear that this Project requires approval at the proposed density and with the requested incentives and waivers.

Mark Stapp, Mayor
Santa Rosa City Council
February 18, 2026
Page 3

Your attention and consideration of this matter is greatly appreciated.

Very truly yours,

Leslie R. Perry

LRP:kh

cc: Santa Rosa City Council via email citycouncil@srcity.org
City Clerk via email cityclerk@srcity.org

P
J
A
M
&
M