

From: [Ken MacNab](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Jones, Jessica](#); [Nicholson, Amy](#); [McKay, Conor](#); [Ben vanZutphen \(ben@vanzutphen.us\)](#)
Subject: [EXTERNAL] Comments on Item 8.1: Draft Preferred Alternative - South Santa Rosa Specific Plan
Date: Tuesday, August 11, 2026 4:25:23 PM
Attachments: [Item 8.1. - Comments on SSRSP Pref Alternative - 8-11-2026.pdf](#)

Hello Chairperson Weeks, Commissioners-

Attached for your review and consideration is a comment letter regarding Item 8.1 on the August 13th Planning Commission Agenda. Unfortunately I will not be able to attend the meeting, so please feel free to reach out to me if you have any questions.

Respectfully-

Ken

Ken MacNab | KMac Advising, LLC



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August 11, 2026

Ms. Karen Weeks, Chair
Planning Commission
City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404

RE: Item 8.1: South Santa Rosa Specific Plan - Draft Preferred Alternative

Dear Chairperson Weeks, Planning Commissioners:

Thank you for the opportunity to provide comments on the Draft Preferred Alternative for the South Santa Rosa Specific Plan area. I am unable to attend the scheduled Study Session on August 13th but would like to share the comments below for your consideration. These comments specifically pertain to the “Todd Creek” area – which is generally includes the undeveloped area between Santa Rosa Avenue and Petaluma Hill Road, north of the east fork of Todd Creek.

Flood Mitigation

The City should consider use of parkland to mitigate potential flooding impacts associated with 100- and 500- year flood events. The location of the proposed parks within the Todd Creek area should be evaluated against adopted FEMA flood maps to assess whether the proposed parks are optimally sited to take advantage of potential mitigation opportunities.

Land Use

The City should consider increasing the amount of land designated for Medium-Low residential uses within the Todd Creek area to create additional opportunities for the development of small-lot “for sale” detached and attached missing-middle housing types.

Road Connection to Delores Lane

The City should further assess the feasibility of the proposed road connection to Delores Lane, a private street, from the southwest corner of the Todd Creek area.

Thank you for your consideration of these comments. If you have any questions regarding this letter, please do not hesitate to contact me at ken@kmacadvising.com.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ken MacNab', with a long horizontal flourish extending to the right.

Ken MacNab
KMac Advising, LLC