

From: [Matt Mullan](#)
To: [Stapp, Mark](#)
Cc: [Nicholson, Amy](#); [Manis, Dina](#)
Subject: [EXTERNAL] Public Comments on 11-04-25 City Council Agenda Item 16.1 - Public Hearing -General Plan 2050
Municipal Code and Zoning Map Implementation
Date: Friday, October 31, 2025 2:05:15 PM
Attachments: [10-31-25 SR City Opposing Rezone Parker.pdf](#)

Mayor Stapp and Councilmembers:

Attached are my public comments on the proposed General Plan action items under Item 16.1.

I am a 22 year resident of 1420 Parker Drive. Located on the southside of Parker Drive my home and many others are proposed to be zoned as Commercial/Office (CO) under the action before you at your November 4 Council Meeting.

I and many of our neighbors in the Talbot neighborhood urge the Council to review and consider the concerns and comments of all the people who have enjoyed living in this lovely legacy residential neighborhood that has existed and thrived for over 80 years.

Please restore the Zoning of the parcels on the southside of Parker Drive from Doyle Park Drive up to Alderbrook Drive to Low Density Residential R-1-6 and direct City staff to initiate a General Plan Amendment to memorialize this zoning for current and future residents.

Thank you in advance for your consideration and action.

J. Matthew Mullan


Santa Rosa, CA 95405

VIA ELECTRONIC MAIL

October 31, 2025

Mayor and City Council
City of Santa Rosa
100 Santa Rosa Ave.
Santa Rosa, CA 95404
MStapp@srcity.org

RE: Proposed Municipal and Zoning Code Text and Zoning Map Adjustments to Implement the City's Adopted General Plan 2050 – PLN25-0393

Mayor Strapp and Councilmembers:

Please consider my comments below and take the following action:

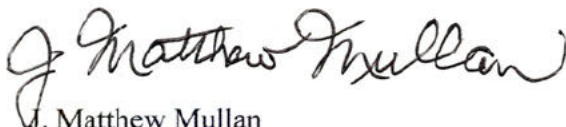
Approve the unanimous recommendation from the Planning Commission and numerous affected neighbors, to designate the parcels on the south side of Parker Drive between Doyle Park Drive and Alderbrook Drive as Low Density Residential and direct City staff to initiate a General Plan Amendment to formally rezone these parcels to the R-1-6 (Single-Family) zoning district.

My wife and I have lived in Santa Rosa since 1981 and at 1420 Parker Drive since 2003. We downsized from our much larger home after our children grew and started their own families. After searching many city neighborhoods, we decided to purchase a home in the Talbot neighborhood. It just felt like the neighborhoods we both grew up in San Francisco: single family homes with character and charm, close to downtown and shopping, walkable, tree lined streets, diverse and friendly neighbors and close proximity to parks and open space. Over the 20+ years we have lived here it is clear we made the right choice to live in such a vibrant and thriving neighborhood full of energy and people of all ages.

Please help all of us preserve this long established and thriving residential neighborhood for the current residents and generations to come.

Thank you for your consideration.

Respectfully,



J. Matthew Mullan

Santa Rosa, CA 95405

cc: D. Manis, SR City Clerk
A. Nicholson, SR Planning

From: danyale@springboardwine.com
To: [Stapp, Mark](#)
Cc: [Manis, Dina](#); [Nicholson, Amy](#)
Subject: [EXTERNAL] PROPOSED MUNICIPAL AND ZONING CODE TEXT AND ZONING MAP ADJUSTMENTS TO IMPLEMENT THE CITY'S ADOPTED GENERAL PLAN 2050 - PLN25-0393
Date: Friday, October 31, 2025 2:51:22 PM
Importance: High

Submitted by:
Mitchell and Danyale Jones

Santa Rosa, CA 95405
APN 009-152-011-000

Dear Mayor Strapp and Councilmembers:
Please consider my comments below and take the following action:

Approve the unanimous recommendation from the Planning Commission and numerous affected neighbors to designate the parcels on the south side of Parker Drive between Doyle Park Drive and Alderbrook Drive as Low-Density Residential and direct City Staff to initiate a General Plan Amendment to formally rezone these parcels to the R-1-6 (Single Family) zoning district.

I know the decision is now in your hands with the Commission's recommendations. As a neighbor living next to these parcels, I respectfully request that you maintain the south side of the 1400 block of Parker Drive as residentially zoned. This street is clearly residential, and changing it to commercial use does not make sense.

My husband, Mitchell, and I have lived at 1415 Parker for over 25 years. Our son was born while we have lived here, and our street has become our community and family. We understand that we live near a major hospital. While some of our neighbors are not keen about the growth and helicopters, we find it comforting to know that our neighborhood is likely the safest in the city of Santa Rosa in the event of a natural disaster. I love the helicopters because they bring back memories of running out to watch them land with my son as he was growing up. But that's our neighborhood/community, agreeing to disagree. However, our community, which includes Doyle Drive, Parker Drive, Talbot, and

Alderbrook, agrees on this one issue: keep our 'hood residential.

I researched the purpose of the proposed rezoning. I have a general understanding, which I oppose, since the rezoning would directly affect my home and street. Here are my comments:

1. The proposed zoning change for the south side only of 80+ year residential lots on Parker Drive from Doyle Park to Alderbrook Drive appears to be flawed. These properties have co-existed with the expanding commercial offices on Montgomery Drive for decades, with most, not all, respecting the residential homes and quality of life that are separated by shared fences. Currently, those commercial buildings are vacant. If businesses can't fill the current commercial offices, why would the city designate more?
2. If the proposed rezoning is approved, it is yet one more action that threatens the quality of life and property values of the affected residential homes for years to come, resulting from the continuous expansion of PSRMH and the related medical offices and centers that support them.
3. Changing the zoning takes away long-standing residential rights neighbors have had for over 80 years. It could add confusing new permit requirements and make it harder for families to keep or sell their homes in the future.
4. This rezoning could hurt the whole neighborhood in the long run. If lots are converted to Commercial Office Space, significant developments could move in, bringing traffic and parking problems to our residential streets.
5. I ask the Planning Commission and City Council to take a two-part approach for the south side of Parker Drive between Doyle Park and Alderbrook:
 - Option 1: Keep the current R-1 zoning as long as the properties remain residential. This could be noted in the 2025 General Plan with an overlay map.
 - Option 2: Create a second overlay for Commercial Office zoning to guide future development, with clear rules that any project must fully address CEQA impacts and protect the quality of life for nearby homes.

In closing, I want to thank the Council, Commission, and City staff for the time and effort that goes into updating the General Plan. Also, our whole neighborhood should have received notice of this proposal, since it affects all of us. Trust in our city depends on open and transparent communication. In addition, future meeting notices should be sent out earlier — a few days' notice does not give residents enough time to prepare or adjust their schedules to participate.

Thank you for considering my comments, and I look forward to seeing the City's final decision on this matter.

Danyale Hambly-Jones and Mitchell Jones

From: [Paula Sedgwick](#)
To: [Stapp, Mark](#); [Nicholson, Amy](#); [Manis, Dina](#)
Subject: [EXTERNAL] Public Comments on 11-04-25 City Council Agenda Item 16.1 - Public Hearing -General Plan 2050
Municipal Code and Zoning Map Implementation
Date: Saturday, November 1, 2025 3:53:32 PM

Mayor Stapp and Councilmembers:

Attached are my public comments on the proposed General Plan action items under Item 16.1.

I am a 17 year resident of 1520 Parker Drive. Located on the southside of Parker Drive my home and many others are proposed to be zoned as Commercial/Office (CO) under the action before you at your November 4 Council Meeting.

My family and I urge the Council to review and consider the concerns and comments of everyone who has lived in our residential neighborhood. It is a neighborhood where families enjoy the safety and charm of a long-standing community. I have been raising my three children here since their birth. Increased traffic and businesses moving in on our street would impede their safety while playing and walking the neighborhood. In fact, our neighborhood is often used as a safe walking route for surrounding neighborhoods and hospital workers. Please consider maintaining this special community as a residential zone.

I implore you to restore the Zoning of the parcels on the southside of Parker Drive from Doyle Park Drive up to Alderbrook Drive to Low Density Residential R-1-6 and direct City staff to initiate a General Plan Amendment to memorialize this zoning for current and future residents.

Thank you in advance for your consideration and action.

Paula Sedgwick



Santa Rosa, CA 95405

From: [Sherry Alderman](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Public Hearing Comments for November 4, 2025 Meeting: 16.1 GENERAL PLAN 2050 MUNICIPAL CODE AND ZONING MAP IMPLEMENTATION
Date: Sunday, November 2, 2025 7:04:32 PM

November 2, 2025

Mayor Stapp and Council Members:

Attached are our public comments on Item 16.1 GENERAL PLAN 2050 MUNICIPAL CODE AND ZONING MAP IMPLEMENTATION

We are 25 year residents of Alderbrook Drive. Located to the front of our house is Parker Drive which is proposed to be zoned as Commercial/Office (CO) under the action before you at your November 4th Council Meeting.

We and many of our neighbors urge the Council to review and consider the impact, concerns, and comments of the people who love living in this residential neighborhood that has existed and thrived for over 80 years.

We request the Council take action to remove the parcels on the southside of Parker Drive from rezoning (allowing the Low Density Residential R-1-6 Zoning designation to remain in place), and to direct City staff to initiate a General Plan Land Use Amendment to memorialize this zoning for current and future residents.

Thank you in advance for your consideration and action.

F. Lee and Sherry Alderman

[REDACTED]

Santa Rosa, CA 95405