

## PUBLIC CORRESPONDENCE RECEIVED

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I will be unable to attend the public meeting on June 20 regarding proposed changes to the plaza near 4th and B streets, to provide parking for the new P.F. Chang's restaurant, so I would like to express my strong opposition to this proposal in writing prior to that. Sacrificing one of the most notable pedestrian spaces in downtown Santa Rosa to provide a trivial amount of parking is a ridiculous idea that goes against the city's broader development goals. The existing plaza is a key amenity for those visiting the mall, dining at establishments along the plaza frontage, or simply walking in the area.

I hope that the zoning board will decide to deny the application and retain one of downtown's most iconic public spaces.

Sincerely,

Aron Nopanen

RECEIVED BY EMAIL ON TUESDAY, JUNE 11, 2024

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I recently learned of the planned changes to the entry of Santa Rosa Plaza that are proposed in conjunction with the tenant improvements for P. F. Chang. The Project Description on the Notice of Public Meeting calls this a "Minor Design Review Permit", but the changes being proposed do not appear to be "Minor". From the diagram that appears on the Notice of Public Meeting for the June 20, 2024 Zoning Administrator meeting, it is apparent that significant changes are being proposed that include removing mature landscaping and large trees, introducing vehicular traffic into what is now a pedestrian plaza and reconfiguring pedestrian flow into and out of the mall. The visual change and the view from 4th street will be dramatically altered. I am surprised that this is not being seen by the full Design Review Board and am formally requesting that this application receive a fully noticed public hearing. Not just a Zoning Administrator meeting.

The entry the Santa Rosa Plaza was designed to be any extension of 4th street and the entry plaza is a key element of that design. Replacing it with a driveway and parking will put another barrier between 4th Street and the Plaza and potentially put pedestrians crossing yet another street at risk. While I am not necessarily opposed to the idea, any changes to that space need to be skillfully designed to enhance the downtown environment. The public should be aware of those changes.

I looked on the City's website to see if any additional information was available. As of 1:30pm on June 11, 2024, there is no agenda or meeting packet available at <https://www.srcity.org/1399/Zoning-Administrator>.

I am a long time (23+ years) downtown business owner and am very supportive of new downtown businesses, but I also know that poorly designed changes damage the downtown experience. From the look of this proposal, that's what is going to happen here. If this change is not designed and landscaped well, P.F. Chang will fail, and the public will be left with a crappy driveway and parking in front of a vacant storefront and a struggling mall.

I look forward to attending the public meeting.

Sincerely,

Ted Luthin

RECEIVED BY EMAIL ON TUESDAY, JUNE 11, 2024

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We are writing again to provide our comments on the plan for the P.F. Chang's/Santa Rosa Plaza ("Plaza") frontage improvement because we are going to be out of the country at the time of the hearing and we have read the Press Democrat article about the possible removal of the Giant Hand (Agraria) as part of this project. We wish to provide further comments.

First, we reiterate our comments from our first e-mail to you (see below).

We strongly oppose the removal of the Giant Hand / Agraria sculpture. If the ultimate decision requires the removal of this sculpture from its location at the plaza entrance at 4th and B, we urge that the approval is conditioned upon the sculpture being kept for the downtown and City of Santa Rosa and relocated to another, visible portion of the downtown. If the owner of the Santa Rosa Plaza owns the sculpture, the approval should be conditioned on giving ownership of the sculpture to the City of Santa Rosa and the sculpture being installed, as stated, in a proper, visible portion of the downtown. It should not be removed completely or moved to some other area of the mall/plaza.

Thus, we ask the city to keep the sculpture and, if necessary, take over ownership of it, and to keep it installed downtown. This is an iconic piece which people visit and comment on, and was often referred to in the local radio announcements (KCBS?) for some time in the past as "The Giant Hand downtown."

We also object to creation of a new driving/parking area along the B St side of the mall and reduction or removal of landscaping and pedestrian space.

There is already more than enough parking at the Plaza, much of which goes unused almost all the time.

That said, we do not oppose the creation of a new restaurant space in the Plaza or alteration of the Plaza B St frontage. This should, however, include better tying in the Plaza to the B St area of downtown with more windows, space for customers to see downtown, and creation of additional outdoor seating, pedestrian uses, pedestrian access, etc., along B St. It should not involve new driving or parking areas.

A new driving/parking area will conflict with the city's needs and goals for downtown, to make it more attractive and more pedestrian friendly. Downtown has been improving, but a new driving/parking area will be a step backwards.

Sincerely,

Edward and Jennifer Collins

RECEIVED BY EMAIL ON WEDNESDAY, JUNE 12, 2024

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The proposed changes to the frontage of the plaza go directly against the Downtown Station Area Specific Plan that seeks to prohibit new standalone surface parking lots. The mall is surrounded by existing parking and a city survey has showed a surplus of parking in city owned garages. Removing pedestrian space for more surface parking does not align with the city's goals to make a walkable and vibrant downtown.

RECEIVED BY EMAIL ON WEDNESDAY, JUNE 12, 2024

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I cannot make it to the hearing but would like to make it known that I am opposed to the project proposal under File No. DR23-019. More specifically, I am opposed to any project that adds automobile circulation in the Santa Rosa plaza area, unless it is in conjunction with a project reconnecting 4th street. Pedestrian-only spaces should be preserved.

This proposal is also in conflict with the following GP Policies:

T-B-1 Require site design to focus through traffic on streets, reduce the number of driveways

T-B-3 minimize disruption of historic/architectural resources by street improvements

LUL-L-3 Create pedestrian friendly environments

UD-B-5 promote street life in downtown through pedestrian friendly design and amenities

UD-D-3 minimize curb cuts

I appreciate the work you do, and thank you for adding my comment to the record for consideration.

Elliott Pickett

RECEIVED BY EMAIL ON FRIDAY, JUNE 14, 2024

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I would like to submit for the City's consideration my strong objection to adding parking at the East entrance to the Santa Rosa Plaza.

The mall is already a blight on Santa Rosa's downtown. Not only does the 690,000 SF structure divide the city, and suck business away from the adjacent streets, but the mall has hundreds of current parking spots that are mostly unoccupied, and its three story concrete parking lot has permanently scarred the West entry into to the city. And now the city wants to add to the mess by providing parking as the terminus to 4th Street. Never mind removing the access space adjacent to the Plaza.

No doubt the justification for approving this application is that someone - Simon or the (temporary) holder of the lease- might benefit financially. Please vote no.

Sincerely,

Alison Dykstra

RECEIVED BY EMAIL ON FRIDAY, JUNE 14, 2024

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I'm unable to make it to the 6/19 meeting to discuss the zoning proposal to put a parking lot in front of the new PF Changs restaurant in downtown Santa Rosa. Please do not let this pass. We have plenty of parking downtown and adding another parking lot would just be an eyesore. The front of the mall with the hand statue is iconic to Santa Rosa, please do not alter this.

Thank you,

Haley

RECEIVED BY EMAIL ON FRIDAY, JUNE 14, 2024

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