

From: [Wolski, Sheila](#)
To: [Paul Amaroli](#)
Subject: RE: [EXTERNAL] Attached letter presents comments regarding the Creekside Village Townhomes Project
Date: Tuesday, April 14, 2026 7:09:00 AM

Good morning Mr. Amaroli,

Thank you for the clarification- that's helpful! I hope you can attend the meeting on Thursday.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Paul Amaroli <pamaroli@yahoo.com>

Sent: Monday, April 13, 2026 5:00 PM

To: Wolski, Sheila <swolski@srcity.org>

Subject: Re: [EXTERNAL] Attached letter presents comments regarding the Creekside Village Townhomes Project

Good afternoon and thanks for reaching out. I am requesting that the site be purchased with the intent of creating a cultural park. My apologies for not being clear on that point, and for assuming it was a single parcel.

Thanks again,

Paul Amaroli

El lunes, 13 de abril de 2026, 05:56:37 p.m. GMT-6, Wolski, Sheila <swolski@srcity.org> escribió:

Good afternoon Mr. Amaroli,

Thank you for your letter. I'm hoping to clarify- are you requesting that the multi-parcel site be purchased with the intent of creating a cultural park, or are you suggesting certain areas be reserved for a cultural park?

Thank you,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Paul Amaroli <pamaroli@yahoo.com>

Sent: Monday, April 13, 2026 4:49 PM

To: Wolski, Sheila <swolski@srcity.org>

Subject: [EXTERNAL] Attached letter presents comments regarding the Creekside Village Townhomes Project

Dear. Ms. Wolski:

Please see the comments in the attached letter.

Kind regards,

Paul Amaroli

Ms. Sheila Wolski, Project Planner
City of Santa Rosa, California
swolski@srcity.org

April 13, 2026

Re: Creekside Village Townhomes Project

Dear Ms. Wolski:

Very few cities preserve the substance of their origin. Santa Rosa is one of these privileged few, yet that singular heritage may soon be erased and replaced with housing that could be built virtually anywhere else. I refer to the Creekside Village Townhomes Project proposed for a 14.9-acre parcel.

I write to advocate in the strongest possible terms that this parcel be protected from development and instead curated as a cultural park.

The origins of Santa Rosa lie in a Pomo Indian village and a Mexican ranch established at its edge. The Pomo village was already over 2,000 years old when Franciscan friars arrived in 1824 and named the community Santa Rosa de Gualomi. At that time, it was one of the largest population centers in what is now Sonoma County, home to several hundred people. It is highly likely that the soil still preserves traces of homes, ceremonial structures such as dance houses, and many human burials. Evidence suggests the settlement extended along Santa Rosa Creek, with a principal portion occupying the 14.9-acre parcel in question.

By the late 1820s, Franciscan friars had introduced livestock to the region and established a mission outstation. In 1836, after the mission system was shuttered, María Ygnacia Candelaria López de Carrillo journeyed from the relative comfort of San Diego to Sonoma on California's northern frontier. Recently widowed, she traveled with nine of her thirteen children. Between 1838 and 1839, the family constructed an adobe home on the edge of the Santa Rosa village, possibly incorporating remnants of earlier mission structures. Their move was encouraged by Carrillo's son-in-law, General Vallejo. In 1841, she received official title to the land, known as Rancho Cabeza de Santa Rosa.

María Ygnacia ran the ranch under her death in 1849. Her Pomo neighbors were fundamental in ranching activities, including agriculture and livestock raising. While these conditions were imposed in a context of subjugation, Pomo people continued to live here until the end of the Mexican era. The following American period saw their complete dislocation.

The site of the Pomo Village and Carrillo ranch house is recorded as CA-SON-4/H. It is deemed of such outstanding importance that it is listed on the California Register of Historic Resources and is considered eligible for the National Register of Historic Places.

This parcel holds a unique and irreplaceable cultural resource, in part archaeological under the surface, and in part visible as the adobe building. Its preservation offers an opportunity to create a meaningful educational space that acknowledges both Indigenous and Mexican heritage and serves the diverse community of Sonoma County, including its large Hispanic population. And beyond education, it would be a focal point for visitors from near and far.

You and your colleagues have the opportunity to ensure that this history is not lost. I urge you to protect this site and preserve it as a cultural park for future generations.

Thank you for your consideration.

Cordially,

A handwritten signature in blue ink, appearing to read 'Paul Amaroli', with a stylized flourish at the end.

Paul Amaroli

Note: I was raised in Sonoma County and have worked as an archaeologist here and elsewhere in northern California and in El Salvador where I have participated with teams in establishing three national archaeological parks.

From: [Wolski, Sheila](#)
To: ["Ingrid Anderson"](#)
Subject: RE: [EXTERNAL] DRPB Item 9.1 Creekside Village
Date: Wednesday, April 15, 2026 9:43:00 AM

Good morning Ingrid,

No problem, and I'm happy you reached out! Most of your questions are premature: we don't have answers to them now, nor will we at the meeting.

Concept review is highly encouraged for more complex projects, but it is not required. Typically, an applicant is hoping to get feedback from the DRPB on which elements of their project are generally supported and which may not be. This helps the applicant inform and refine their formal development application submittal, which has not been submitted. At this point, no staff analysis of the project has taken place, and no technical reports have been submitted- i.e. traffic, environmental.

While there are documents from previous project submittals (a similar project was approved about 20 years ago but stalled during the Great Recession and entitlements expired), these are not a part of Concept Review. The checklist for submittal items for Concept Review is fairly limited, given the intent to receive feedback on what is typically conceptual architecture, site layout, landscaping, materials, floor plans. If the applicant decides to submit a formal development application, they may submit some previous environmental documentation, much of which will likely need to be updated. The applicants have not informed staff regarding a proposed CEQA pathway.

Part of the concept project is to subdivide the property into at least three lots, however, the plans weren't very clear to me regarding specific lot lines. This has been communicated to the applicant and they may be able to address this verbally at the meeting. It appears the proposal would be to separate the Carrillo Adobe onto a separate park parcel. Who would own, maintain, preserve and possibly restore this parcel and landmark, is unknown at this point. This will be explored once a formal development application is received and more research is done to determine if there are any valid documents remaining from the previously approved project. To reiterate, because I think it's important: the applicant has not submitted a formal development application, and as such, the extent of the review is purely to provide feedback on what has been submitted, as required by the Concept Review checklist.

I'm sure the DRPB and the public will want more information than we currently have at this point in the process, but we have to work with what we have been provided and what is required on the checklist. As you may know, some project applicants do not return to submit a

formal development application (due sometimes to purely external factors such as interest rates, tariffs on materials, etc.), so staff does not commence any research or analysis until such time as the formal development application is submitted.

Re the CEQA “Not a Project”- this is applied to all Concept Review projects because the applicant is only at a preliminary, conceptual stage, with no discretionary action being proposed or taken. Once they submit a formal development application requesting entitlements, it will become a project, subject to CEQA. Because we do not have an indication on proposed CEQA pathway for this project from the applicants, we do not know what environmental documents will be required.

If you have any further questions, please feel free to reach out to me again.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Ingrid Anderson <Ingrid@andersonarchplan.com>

Sent: Wednesday, April 15, 2026 8:52 AM

To: Wolski, Sheila <swolski@srcity.org>

Subject: [EXTERNAL] DRPB Item 9.1 Creekside Village

Hi Sheila,

I have some questions about the project we are reviewing in a Concept DRPB meeting tomorrow. I am sorry for the late communication, on the eve of the meeting.

The adobe is designated a landmark by the City (1988, Cultural Heritage Board Resolution 11).

Is the project site in whole or part a part of that designation?

Are there any cultural resources reports with findings of historical or archaeological artifacts that may be impacted?

Has a preliminary traffic impact assessment, including bicycle, pedestrian and automobile traffic, been done?

Have the tribes been consulted about the project?

Is the developer required to make the improvements necessary in order to preserve the adobe and create the park?

Is there a possibility at all that the landmark status of the adobe and/or site would allow the developer to transfer development rights (TDR's) to another site where negative impact on a historical and cultural resource would not be an issue?

Also, could you clarify page 13 of the Staff Presentation?

What are the aspects of the project that exempt it from CEQA and qualify the finding that there is no possibility that the action will have any effect on the environment?

I understand the adobe is not proposed to be demolished or altered by the project, but the character defining features of the site around it are going to be altered.

At the minimum, a CEQA process would provide mitigation measures during construction, a cultural resources investigation and documentation, discussion of alternatives to mitigate impacts and to preserve the cultural resource, and recommendations for how to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties to ensure the Creekside development minimizes adverse impacts to the adobe and site.

It appears that because the project requires discretionary approval by a public agency for its entitlement for a tentative map and DRPB approval, and that the proposed private development of the land for multifamily housing will physically change the environment, it is a "project" as defined by CEQA.

Is the project anticipated to require a full Environmental Impact Report?

Thank you,

Ingrid



Ingrid Anderson

Anderson Architecture & Planning

Phone 707-523-7010 x101 Mobile 707-318-3162

Email: ingrid@andersonarchplan.com

4752 Stonehedge Dr., Santa Rosa, CA 95405



April 14, 2026

Melanie Jones-Carter
Chair, Design Review and Preservation Board
Santa Rosa City Hall, 100 Santa Rosa Ave
Santa Rosa, CA 95404

Re: Agenda item 9.1, Creekside Village Townhomes (SUPPORT, request for specifications)

Dear Chair Jones-Carter and Board Members,

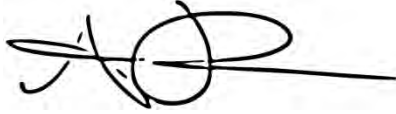
Bikeable Santa Rosa is an all-volunteer campaign of over 1000 Santa Rosa residents who use bicycles for transportation out of necessity or choice. We are pleased to express our support for the Creekside Village Townhomes. People who rely on bikes for transportation prosper when they have housing options that place them close to necessities like retail, groceries, medical services, banks, restaurants, nature, and public transit. This project creates 163 such homes in a thoughtfully designed plan. It also brings additional financial, social, and historical benefits, including the chance to preserve the Carrillo Adobe.

Our campaign does, however, have concerns about this project's impact on our active transportation network. The lack of safe, **connected** routes between neighborhoods is one of the most challenging aspects of using a bike for transportation in Santa Rosa, and is one of the most commonly cited reasons that people who want to ride refrain from doing so. This project is near an intersection that is already on our high-injury network. If done wrong, it might further disconnect our neighborhoods and increase traffic (more noise, pollution, and crashes). If done right, this new development can be part of a Vision-Zero solution. To this end, we request the design review board require the following elements from the project:

- Either a parking-protected bike lane OR a sidewalk-level cycle track along the entire length of the project on Montgomery Drive (see images next page).
- Curb bulbouts to protect pedestrians and cyclists at the intersections between the project and the surrounding roads.
- The inclusion of a multi-use path along the creek on the backside of the property
- An intention to cooperate with City staff in the design of this path to ensure it can be smoothly integrated with whatever connectivity the City provides from the development across the creek and to the Safeway shopping center (see current Creek plan next page).

It is essential that these design features are built into the project from the beginning, as it is much more difficult to retrofit a project for bicycle and pedestrian connectivity after it is built.

Sincerely,



Alexa Forrester
Co-Lead, Bikeable Santa Rosa



Chris Guenther
Co-Lead, Bikeable Santa Rosa

Images:

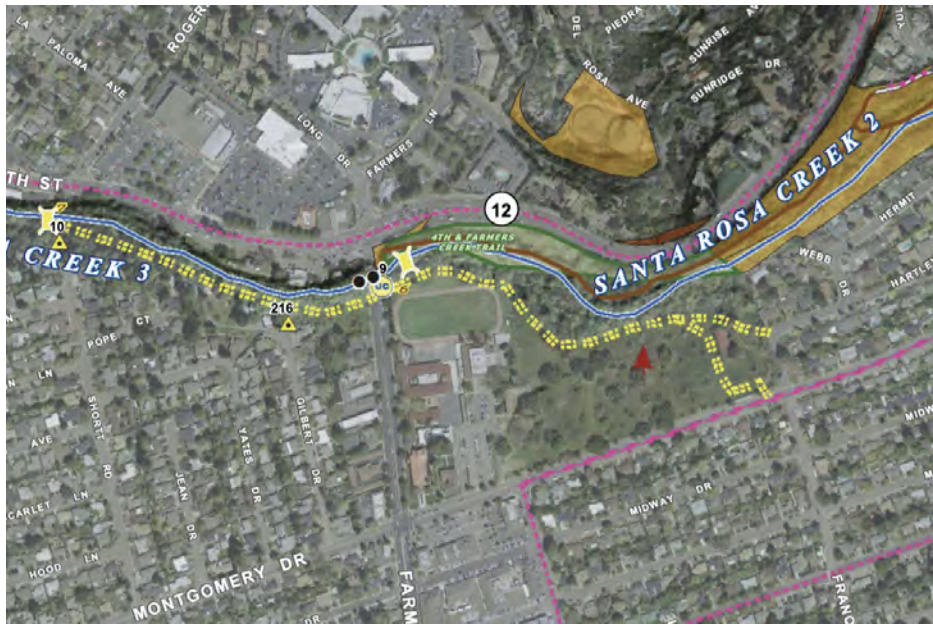
Parking protected bike lanes:



Sidewalk-level cycle track (essentially, a widened sidewalk with room designated for bikes)



Path on backside of property (Image from Santa Rosa Creek Plan, [Map 2 of 4](#))



From: [Wolski, Sheila](#)
To: ["Tracey Bobrowicz"](#)
Subject: RE: [EXTERNAL] Creekside Village Townhomes
Date: Wednesday, April 15, 2026 5:12:00 PM

Hi Tracey,

Thank you so much for your comments on this project. A very similar project was approved at this site about 20 years ago, but it stalled due to the Great Recession. This site has been zoned for medium density housing for a number of years- at least 20, and it is privately owned. One of a city planner's jobs is to process development applications- this doesn't mean 'approve', but rather it means if the applicant has submitted everything necessary for a particular meeting, we are required to process the application and bring it forward to the relevant body for review and public comment.

Despite the background on this project, this iteration is treated as a brand-new project. In December, there was a Neighborhood Meeting held for this project, which is a somewhat informal meeting to introduce the project to the community. The next step is the Concept Review meeting, which is the meeting tomorrow night. This is a meeting at which the developer/applicant requests feedback on conceptual plans- there is no staff analysis of the project and no technical reports (i.e. traffic, environmental) have been provided.

This type of meeting gives the applicant feedback on their concept plans- which aspects are generally supported, which are not, and suggestions for improvements. This meeting will likely focus on architecture/design, site circulation interior to the project site, floor plans, and landscaping. The applicant has not submitted a detailed plan for the Carrillo Adobe, other than showing it on what appears to be a new, separate parcel and labeling it a future park parcel. After a Concept Review meeting, the applicant typically uses the feedback received to refine or redesign their conceptual plans. The applicants may decide to submit a formal development application, at which time technical studies will be provided and staff analysis will be performed. If this occurs, there will be additional meetings and opportunities to provide feedback.

Just a suggestion if your husband intends to make comments during the public comment period: public comments are limited to 3 minutes per person and everyone gets one opportunity to speak. If there is a large turnout of public speakers, the Vice Chair may need to limit comments to 2 minutes per person. Sometimes it's a good idea to have notes prepared so you don't forget to mention something.

Again, thank you for your comments and my best wishes to you on a speedy recovery.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Tracey Bobrowicz <tbobrowicz@sbcglobal.net>

Sent: Wednesday, April 15, 2026 4:31 PM

To: Wolski, Sheila <swolski@srcity.org>

Subject: [EXTERNAL] Creekside Village Townhomes

Dear Ms. Wolski,

I live on Montgomery Drive directly across from the land where the Carrillo Adobe sits. I strongly oppose the current development plan currently being pitched to the citizens of Santa Rosa and the city planners.

Like many in our community, we support many of the cities housing initiatives and hope the city will proceed with mindfully integrating housing into current established neighborhoods. I oppose the dense housing being proposed for several reasons but mainly, this piece of property is the site where the city was born. It is shocking that St Eugene's was even allowed to sell it to developers when they knew full well that the area has significant historical importance of the early days of Sonoma County. There is also some evidence that it was a place used by Indigenous people well before Maria Carrillo established the property in the 1830s. That alone should prevent it from being turned into a townhome development. It was brought up during the last town meeting that the site is actually registered as an historical site with the state. Is that not enough to protect it?

I know that builder has made concessions and plans to protect the adobe but what a paltry honor for what should be the pride of place for any city. Turning it into a park and learning center could generate tourist dollars for the city. It could be part of a community garden. Schools could organize field trips to learn about the history of California well before it was a state, the Southern Pomo People and how they used the property-- has any effort been made to involved the Indigenous tribes who also can claim ownership of this area? It would be my preference to use the land to honor all of the people who had a hand in creating this city.

In the December meeting, it was brought up that Montgomery Drive is the main corridor for emergency vehicles. The hospital is only a mile down the road and compounding traffic from the proposed Creekside Village would impede emergency vehicles. I haven't even gotten to wildfire evacuations --- is it really wise to put 200++ cars on the small stretch of road if there is another evacuation? We couldn't possibly have forgotten what it is like to evacuate during a wildfire? This is a major concern of mine as well.

I would hope that the historical designation, the environmental concerns of building so close to the creek, and the concerns for evacuations and emergencies would give the City pause in proceeding with this development. I won't hold my breath but I hope reasonable voices will prevail.

I will not be able to attend tomorrow's meeting as I have just had surgery but my husband will be present.

Sincerely,

Tracey Bobrowicz
2712 Montgomery Drive
Santa Rosa

From: [Sheikhali, Monet](#)
To: [Wolski, Sheila](#)
Cc: [Schnepper, Cassia](#)
Subject: FW: [EXTERNAL] Agenda Item 9.1 Creekside Village Townhomes (Support)
Date: Monday, April 13, 2026 5:43:36 PM
Attachments: [04.12_CreeksideVillage.pdf](#)

From: Adrian Covert <covert.adrian@gmail.com>
Sent: Monday, April 13, 2026 1:48 PM
To: Sheikhali, Monet <msheikhali@srcity.org>; Schnepper, Cassia <CSchnepper@srcity.org>
Cc: Lauren Fuhry <la.fuhry@gmail.com>
Subject: [EXTERNAL] Agenda Item 9.1 Creekside Village Townhomes (Support)

Greetings Monet and Cassia,

Please see the attached letter from Santa Rosa YIMBY to the DRP board in support of item 9.1, Creekside Village Townhomes. Please let us know if you have any questions.

Best,

Adrian Covert
Santa Rosa, CA



April 13, 2026

Melanie Jones-Carter
Chair, Design Review and Preservation Board
Santa Rosa City Hall
100 Santa Rosa Ave
Santa Rosa, CA 95404

Re: Agenda item 9.1, Creekside Village Townhomes (SUPPORT)

Dear Chair Jones-Carter and Board Members,

Santa Rosa YIMBY is an all-volunteer association of over 500 Santa Rosa residents dedicated to building Santa Rosa into an affordable, vibrant, and low-carbon city for all. We are pleased to share our support for the Creekside Village Townhomes conceptual design.

Santa Rosa currently faces at least three concurrent crises: (1) a fiscal crisis that threatens essential city services; (2) a demographic crisis that's threatening city schools with state receivership; and (3) a homelessness crisis that undermines public health, safety, and downtown revitalization efforts. All three of these crises are downstream of the failure to build sufficient housing. Under the city's current housing element, Santa Rosa is legally obligated to allow for the construction of at least 4,685 housing units between now and 2031.

The proposed 163-unit infill townhome development at 2323 Montgomery Drive is critical for meeting Santa Rosa's housing and affordability goals. Our members appreciate the concept's inclusion of trail connectivity along the creek to provide safe biking alternatives to car transportation and how the project offers an extraordinary opportunity to rehabilitate and transform the Carrillo Adobe. The Adobe has sat in disrepair for decades. Without intervention, it likely won't have decades more. With an expected \$11 million in impact fees and \$1.7 million annually in property taxes, the Creekside Village Townhomes project is a generational opportunity to bring the necessary resources to preserve and enhance the Adobe for future generations.

The Creekside Village Townhomes project is critical for the city's growth strategy to overcome structural deficits and school closures, and would allow more families to stay, and grow, in Santa Rosa. For these reasons, Santa Rosa YIMBY is pleased to share its support.

Sincerely,

Adrian Covert
Local Lead
Santa Rosa YIMBY

Lauren Fuhry
Local Lead
Santa Rosa YIMBY

14 April 2026

Sheila Wolski
Project Planner
City of Santa Rosa
swolski@srcity.org
707-543-4705

Re: Comments on the Proposed Creekside Village Townhomes Project

Dear Sheila Wolski,

I have serious concerns about the proposed Creekside Village Townhomes development and its potential implications. In my opinion, this project would result in significant and irreversible harm to a highly important historical and cultural place. Allowing this development to proceed would be a mistake for the City of Santa Rosa.

I am a resident of Santa Rosa, an advocate for affordable housing, and a professional archaeologist and historic preservation specialist with over 30 years of experience in northern California.

The site, recorded in the California Historical Resources Information System as CA-SON-4/H, encompasses not only the standing remnants of the adobe structure but also extensive subsurface archaeological deposits across much of the property slated for development. Construction of the Creekside Village Townhomes Project would almost certainly result in the disturbance, damage, or destruction of significant portions of this site.

By at least 400 BC, Southern Pomo families had settled along the terrace adjacent to Santa Rosa Creek. For approximately 2,400 years, nearly 120 generations, this place supported thriving communities, sustained cultural traditions, and witnessed continuous human presence. Ancestral graves remain, making this not only an archaeological site, but a sacred place for Southern Pomo and other local Tribes.

In the 1820s, Franciscan missionaries entered the region, and by 1828, the first adobe structures built by non-Native settlers marked a profound transition in the cultural landscape. Shortly thereafter, María Ygnacia López de Carrillo established her residence here, becoming one of the earliest permanent non-Native settlers in the Santa Rosa Valley. From this location emerged key elements of early settlement, including a general store, the first post office, and the foundation of the town grid. By 1854, the City of Santa Rosa was formally established. This property represents a rare and continuous cultural landscape that connects Indigenous heritage, Mexican California, and early American settlement. One other place retains such depth and continuity of human history.

Once destroyed, resources of this nature cannot be reconstructed or replaced.

The site is designated as a Santa Rosa Historical Landmark, listed on the California Register of Historical Resources, and has been determined eligible for listing on the National Register of Historic Places.

Previous archaeological investigations (Roop and Wick 2008) identified complex and well-preserved deposits, including Native American artifacts and human burials. Estimates suggest that the prehistoric component alone may contain approximately 13 million artifacts and, conservatively, as many as 60 burials.

Given the scale, integrity, and sensitivity of these resources, I must express deep concern regarding the impacts of the proposed project. If approved, mitigation of adverse effects would require extensive excavation, analysis, and Tribal consultation at considerable cost, likely in the millions of dollars, and would involve the disturbance and removal of Native American human remains.

As the lead agency, the City is responsible for ensuring that all mitigation measures are adequate, enforceable, and consistent with applicable legal and regulatory requirements, including CEQA and related historic preservation statutes. This responsibility extends beyond simply identifying mitigation; it requires the City to critically evaluate whether proposed measures will effectively avoid, minimize, or mitigate adverse effects to cultural resources.

The City must also ensure that mitigation measures are feasible, properly designed, and capable of being successfully implemented in the field. This includes providing sufficient oversight, requiring appropriate qualifications for personnel, ensuring meaningful consultation with Tribal representatives, and verifying that mitigation outcomes meet professional and legal standards.

Importantly, the responsibility for these determinations cannot be delegated. While consultants, contractors, and specialists may assist in developing and implementing mitigation strategies, the City, as lead agency, retains ultimate responsibility for their adequacy and effectiveness. As such, the City also bears the legal and ethical liability for any deficiencies in mitigation, including failures that result in the damage, destruction, or inappropriate treatment of archaeological resources or Native American human remains.

Given the complexity, scale, and sensitivity of the resources present at this site, this responsibility is particularly significant and warrants careful, deliberate consideration.

While the need for affordable housing is undeniable, the siting of this project is inappropriate. The proposed development would cause substantial and unavoidable harm to a uniquely significant historical and cultural landscape and to a place of profound importance to local Tribes.

The City of Santa Rosa now faces a defining choice: to permit the destruction of its own origin place and a sacred Tribal landscape, or to preserve this site for future generations as a place where the city's heritage can be experienced, understood, and respected.

I strongly recommend that the entire 14.9-acre property be preserved and protected as a public historic park.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex DeGeorgey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Alex DeGeorgey
125 Junior Street
Santa Rosa, CA 95404
alex@altaac.com
(530) 570-7172

References Cited

William Roop and Emily Wick

2028 *The Creekside Village Archaeological Testing Program, Santa Rosa, Sonoma County, California. Archaeological Investigations at the Carrillo Adobe Site (Son-4/H), to Fulfill the Requirements of the Creekside Village Condominiums and Senior Apartments Project Revised Mitigations Program Final Report.* Document on file at the California Historical Resources Information System, North West Information Center (S-38736).

From: [Wolski, Sheila](#)
To: ["Alex DeGeorgey"](#)
Subject: RE: [EXTERNAL] Creekside Village Development Project - DeGeorgey Comment Letter
Date: Tuesday, April 14, 2026 12:42:00 PM

Hi Alex,

Thank you for your comment letter on the conceptual plans for Creekside Village Townhomes. Your letter has been received and will be included with public comments in a revised agenda packet.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Alex DeGeorgey <alex@altaac.com>

Sent: Tuesday, April 14, 2026 12:23 PM

To: Wolski, Sheila <swolski@srcity.org>

Subject: [EXTERNAL] Creekside Village Development Project - DeGeorgey Comment Letter

Greetings Sheila Wolski-

This email includes a comment letter regarding the proposed Creekside Village Development project located at 2327, 2611, 2809 Montgomery Drive in Santa Rosa. Please include this letter in the record.

Please confirm receipt of this email and attachment.

My best,

Alex DeGeorgey

From: [Wolski, Sheila](#)
To: [Wolski, Sheila](#)
Subject: Groninga
Date: Thursday, April 16, 2026 8:32:26 AM

-----Original Message-----

From: Wolski, Sheila
Sent: Wednesday, April 15, 2026 11:23 AM
To: 'CURTIS GRONINGA' <cgroninga@mac.com>; CURTIS GRONINGA <cgroninga@icloud.com>
Cc: Gaye Lebaron <gayeleb@sonic.net>
Subject: RE: [EXTERNAL] Creekside Apartments/Carrillo Adobe

Good morning Curt,

Thank you for the information. I see your cgroninga@mac.com email address is subscribed to this project's webpage for updates, so you will continue to receive emailed notifications.

Thank you for continuing to be involved in our community.

Best regards,

Sheila Wolski, Senior Planner
Planning & Economic Development
100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404 Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.
Below is the 2026 Holiday and Office Closure schedule.
2026 Holiday and Office Closure Schedule

-----Original Message-----

From: CURTIS GRONINGA <cgroninga@mac.com>
Sent: Wednesday, April 15, 2026 10:47 AM
To: Wolski, Sheila <swolski@srcity.org>; BBC <cgroninga@mac.com>; CURTIS GRONINGA <cgroninga@icloud.com>; Stapp, Mark <MStapp@srcity.org>
Cc: Gaye Lebaron <gayeleb@sonic.net>; Jones, Jessica <jjones@srcity.org>
Subject: [EXTERNAL] Creekside Apartments/Carrillo Adobe

Hello Sheila and Mayor Stapp: I appreciate receiving your recent notification as to the next design review meeting regarding the Creekside Apartments/Carrillo Restoration Project. My purpose today is twofold:

As I have acquired additional responsibilities in serving as one of Jeff Kolin's Asst Governors when Jeff assumes Rotary District #5130 Governorship, I have resigned from the Friends of The Carrillo Adobe. However I plan to remain active in support of the restoration project via my association with the Historical Society of Santa Rosa (I am a board member) and the Greenway Project (Thea Hansel). Importantly I wish to assure Mayor Stapp that I will continue to work very closely with his/our good friend Gaye Lebaron on the Adobe and Greenway support.

Thus I wish to remain on any and all City contact lists relevant to the Creekside, Carrillo and Greenway project development. My contact information remains:

707-481-4209 cell/text
cgroninga@mac.com

751 Hillmont Court
Santa Rosa, California 95409

Thank you, Curt

Sent from my iPad

From: [Sheikhali, Monet](#)
To: [Wolski, Sheila](#)
Cc: [Schnepper, Cassia](#)
Subject: FW: [EXTERNAL] In support of Village Creekside
Date: Monday, April 13, 2026 6:19:54 PM

-----Original Message-----

From: Michelle Klimek <msfalcin@gmail.com>
Sent: Monday, April 13, 2026 6:10 PM
To: _DRPB - Design Review and Preservation Board <DRPB@srcity.org>
Subject: [EXTERNAL] In support of Village Creekside

Hello, I live in the area and drive by the location and have wondered why it was never developed. The answer is NIMBYs. They've been preventing the much needed housing to be built and claim they want to save the Maria Carrillo structure, save the "history", how will building homes destroy history? The plan in place to protect the house is sufficient and welcome. Don't allow a group of selfish homeowners stop progress in the city. Please move forward with the project.

Thank you.
Michelle Klimek
4722 Bridle Trail
Santa Rosa

From: [Wolski, Sheila](#)
To: "[Meg McNees](#)"
Subject: RE: [EXTERNAL] Disappointed in release of CVH docs
Date: Tuesday, April 14, 2026 11:24:00 AM

Hi Meg,

Thanks for your email- I will respond to your questions in **bold**.

1. The map layout has been presented in three different ways. Yes, the December map of 20 buildings was the first view, with expectations of change. But why is it still at the top of your Creekside Village Townhomes intro page? The developer sent out a postcard and posted two signs on the fencing with a second map **showing 16 buildings**. Now, this third map shows us 25 buildings. Does the developer get to change the advertising map at his whim without being true to the design of either 20 or 25 buildings? This bait & switch does not build trust. Why did this happen? **The Neighborhood Meeting in December reflects the applicant's proposal as of that meeting. Following the Neighborhood Meeting, applicants oftentimes revise their plans in response to feedback received at this meeting. For the discrepancy you see in the on-site notice and the agenda packet plans for the Concept Review meeting, the City begins its noticing process a month before a meeting. The plan set provided by the applicant for noticing this week's concept meeting included the image on the postcard and the on-site signs. However, that plan set had several technical errors: pages that would not open without error message pop-ups and pages that had blank spots. I requested a new, technical-error-free plan set so the public could better view the plans. The resubmitted plan set had a somewhat different site plan: same number of units but showing more buildings; however, the noticing had already been done. In any case, the error free plan set is what we're working with for the concept review meeting, the one showing the 25 buildings. Neither site plan shows buildings fronting on Franquette, which was a concern for many people. And while the previous site plan shows fewer buildings, in order to accommodate the same 163 units, those buildings would have had to be more massive. It's entirely possible that the site plan will change following the Concept Review meeting, and that's to be expected- at these preliminary meetings where no decisions are being made, there is no requirement that materials submitted for a formal development application be the same. The formal development application has not been received.**

2. How is it possible for the developer not to give the city and the public less than a week to publish his 20 illustrations of his project before the public meeting? The rules need to change to allow more time so more people can digest this amount of information. What are the city's rules in this regard? **The plans cannot be distributed until they are received by**

everyone in the public, including the review body. For regular meetings, such as this meeting, there is a 72-hour requirement to post the agenda. This is in compliance with the Brown Act, which is a State law that governs most- if not all- public agencies. The City typically tries to provide one week of publication prior to a meeting date.

3. Please make it easier to access the maps and illustrations by making a bold print heading: **Project Maps and Plans** rather than having it buried under project materials. **Good suggestion! If the applicants decide to move forward with this project, that is, submit a formal development application, the website will be updated and likely reconfigured. To note: the email to project webpage subscribers included direct links to the plan set and narrative.**

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Meg McNees <megamcnees@gmail.com>

Sent: Monday, April 13, 2026 4:57 PM

To: Wolski, Sheila <swolski@srcity.org>

Subject: [EXTERNAL] Disappointed in release of CVH docs

Hello Sheila,

I object to how the developer and city has handled the release of the project's details before Thursday's public meeting.

1. The map layout has been presented in three different ways. Yes, the December map of 20

buildings was the first view, with expectations of change. But why is it still at the top of your Creekside Village Townhomes intro page? The developer sent out a postcard and posted two signs on the fencing with a second map **showing 16 buildings**. Now, this third map shows us 25 buildings. Does the developer get to change the advertising map at his whim without being true to the design of either 20 or 25 buildings? This bait & switch does not build trust. Why did this happen?

2. How is it possible for the developer not to give the city and the public less than a week to publish his 20 illustrations of his project before the public meeting? The rules need to change to allow more time so more people can digest this amount of information. What are the city's rules in this regard?

3. Please make it easier to access the maps and illustrations by making a bold print heading: **Project Maps and Plans** rather than having it buried under project materials.

Thank you Sheila for all your work shepherding this project for the city, developer and the public.

In gratitude, Meg McNees

From: [Wolski, Sheila](#)
To: ["Meg McNees"](#)
Subject: Proposed Creekside Village Townhomes
Date: Wednesday, April 15, 2026 4:25:00 PM

Good afternoon Meg,

Thank you for your comments. These will be submitted as part of the public record.

Just a reminder that there will be no vote on this project tomorrow night; the meeting is to provide feedback on these conceptual plans- no decisions will be made.

Thank you for your continued involvement.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Meg McNees <megamcnees@gmail.com>
Sent: Wednesday, April 15, 2026 3:53 PM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] Proposed Creekside Village Townhomes

To: Preservation Board, SR City Council and City Planning Departments

From: Meg McNees, 3200 Midway Drive, SR 95405

Re: Proposed Creekside Village Townhomes

To Sheila Wolski, city planner

I request that you review Green Valley's project in terms of integrity. I judge companies by their actions, not their words. And so, I have questions:

How has this company performed in its 20-year ownership to the city and the citizens of Santa Rosa?

How has it cared for the land, especially in terms of fire abatement after our 2017 fire?

Did it adequately steward the trees, fields, creek, wildlife, and the remains of the Marie Carrillo Adobe?

Did they pay property taxes and obey other laws of ownership?

Have they worked out of goodwill towards the city and its citizens?

Why didn't the company return, with grace, the 40-year-old statue of Saint Rose to the Catholic Church when requested some years ago?

What is the company's reputation for building quality in the industry?

I would ask you to include the answers to these questions in your judgement for approval or denial. My hope is that the company will withdraw its proposal, move it to another location and gracefully, for a fair price, release its ownership to a foundation to honorably preserve it. Surely, these historic 15 acres can be saved out of Santa Rosa's 25,000-acre footprint.

My main concern and objection to the proposed Creekside Village Townhomes is the loss of the historic value this place holds for Santa Rosa's birthplace. Indigenous people settled here by 400 BC and continued to live here for 120 generations. There is so much more we can learn about their culture if the land was preserved for more archaeological studies which started in 1977. Then there are the Franciscan priests who came in the 1820's as an outpost to their San Rafael mission. There is some speculation that the northwest wing of the Carrillo Adobe was a place of worship separate from Marie's home because of the change in architecture. This is evident in the photos of the Adobe I downloaded from the Library of Congress's website of the 1930's WPA project to document old buildings. It was normal to build an adobe in a U-shaped fashion in the wilderness, so the work needs yet to be done to uncover a possible southwest section of the adobe. Then there are the outbuildings common at the time. None of this exploration will be possible if the proposed project gets approved.

In my opinion, we have a moral obligation to thousands of indigenous human beings who lived on this land, raised their families, grew crops, raised hogs, hunted the woodlands, fished the streams, stewarded the wildlife, and genuinely cared for the land, creek, and people as a sacred duty. I am upset that we know there are people buried in this particular plot of land. I think it would be tragic to allow bulldozers to unearth these graves. There must be a law to protect tribal burial grounds and to hold people accountable if remains are disturbed.

"Preserving and interpreting this remarkable cultural resource would honor its indigenous past, Mexican-era heritage, and the many historical figures and communities associated with this unique place." Michael Moratto, Archaeologist

Isn't it significant that on our 250th Anniversary of our nation's birth, we here in Santa Rosa, our little corner of the world, are reaching back in time to preserve our priceless and varied history in these 15 acres. By some miracle, it was saved from development until now. My own perception is that this sacred land waited until enough voices could be heard to honor and

preserve it.

With kind regards, Meg McNees

From: [Wolski, Sheila](#)
To: ["Buffy McQuillen"](#)
Subject: RE: [EXTERNAL] Creekside village
Date: Wednesday, April 15, 2026 7:54:00 AM

Good morning Buffy,

Absolutely public comments can still be made! If written comments arrive after the revised agenda is posted on Thursday (including additional public comments received since the last posting), they will be included in the next agenda packet for the project, provided the applicants choose to submit a formal application for development. At the meeting, the Design Review and Preservation Board (DRPB) will open a verbal, in-person public comment period. Typically, this is a 3-minute time limit each for members of the public to provide comments. It is one 3-minute opportunity, so it's generally a good idea to prepare a list in advance so interested commenters can ensure all their comments are made. That said, we are expecting a high turnout for this meeting; I have attended meetings where the review body reduces the public comment time period allowed to 2-minutes, or even 1-minute, in order to allow the opportunity for everyone to be heard.

At this stage, it's still fairly preliminary; these are concept plans on which the applicant is seeking feedback from the DRPB and public. During concept review, there has been no staff analysis of the project, and no environmental or other technical reports have been submitted. It's a voluntary application on the applicant's part to receive early comments, feedback and suggestions to inform a formal development application- oftentimes plans are refined in response to feedback received at this meeting.

There isn't much detail in the plans or narrative regarding proposed preservation, so the Board will work with the information they do have, which is design and architecture, materials, floor plans, site circulation, landscaping. I expect significant suggestions on preservation.

If you'd like to prepare written comments, I have a deadline of tomorrow at 8am to submit those to our administrative team for posting to the revised agenda packet, and we welcome any comments received in-person at the meeting.

If you have any other questions, please reach out to me.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development
100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705| swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Buffy McQuillen <BMcQuillen@gratonrancheria.com>

Sent: Tuesday, April 14, 2026 9:55 PM

To: Wolski, Sheila <swolski@srcity.org>

Subject: [EXTERNAL] Creekside village

Hi Sheila, I wanted to check in about the agenda for Thursday's meeting regarding Creekside Village project. I understand it's a design review meeting and see public comments submitted. Will there be an opportunity for additional comments to be heard on the proposed project design? Any information you can provide is helpful. Thank you.

Buffy McQuillen, THPO
Federated Indians of Graton Ranchera.

Get [Outlook for iOS](#)

From: [Wolski, Sheila](#)
To: ["Andrew Miller"](#)
Subject: RE: [EXTERNAL] Creekside Townhomes project feedback
Date: Tuesday, April 14, 2026 11:57:00 AM

Hi Andrew,

Please forgive me if I haven't gotten back to you on your email, and thank you for taking the time to provide comments!

While city planners are the project managers for new projects, traffic studies and comments are addressed by the City's Public Works- Traffic Engineering Department. The Creekside Village Townhomes project applicants haven't submitted a traffic study because they are still at a preliminary stage- they have not submitted an application for development; at this point, the proposal is just conceptual. If the project applicants decide to move forward, there will be a traffic study, which will be available for public review.

It sounds like there are some existing traffic conditions that are already causing you concerns, regardless of this project. For general concerns, please check out this page:

<https://www.srcity.org/m/faq?cat=48>

To request a traffic trailer, please see here, excerpted from our online FAQs on the above page:

How can I get a radar speed feedback sign on my street?

Permanent radar speed feedback signs cost approximately \$10,000 to install. They are only put on arterial streets (as defined in the General Plan) that have had a significant collision problem, with 50% of those collisions due to excessive speed. The City of Santa Rosa Police Department also has a radar feedback trailer which can be moved onto certain streets throughout the City on a rotating basis. These feedback signs are only a tool and are used best when drivers may not be aware that they are speeding. They are designed to let the drivers know how fast they are going in relation to the posted speed for the road segment they are on. The speed trailer may not be used on certain road segments. The speed trailer cannot be parked on the sidewalk or in a bike lane. It is also not effective if other vehicles can be parked in front of it, blocking the radar function and the sign visibility for drivers. If you think that a particular street might be a candidate for a permanent radar feedback sign please call Traffic Engineering at 707-543-3814. If you would like to recommend a location for the speed trailer please contact Officer Perry Plattus of the Santa Rosa Police Department at 707-543-8341.

Here is Traffic Engineering's webpage- you might explore here and reach out to them to see if you can connect with someone in that Division to best relay your concerns, find out what the City may have in the works to address these concerns, or to notify them of concerns of which they may not be aware: <https://www.srcity.org/850/Traffic-Engineering>

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development
100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.
Below is the 2026 Holiday and Office Closure schedule.
2026 Holiday and Office Closure Schedule

-----Original Message-----

From: Andrew Miller <miller_andrew@mac.com>
Sent: Saturday, April 11, 2026 8:07 AM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] Creekside Townhomes project feedback

Hello!

Thanks for taking comments on this project, I appreciate you accepting feedback from the community. I came to the first community meeting and was impressed with the turnout. Unfortunately I can't make it to this one.

I am not a nimby, and I am all for more housing and more density around Montgomery Village. Having lived in Manhattan I enjoy a thriving city with young families and mixed incomes. My main concern is traffic. We live at 3318 Montgomery Dr and have since 2013. Traffic has become terrible all along Montgomery, and especially the stretch between Farmers and Yulupa, and continuing on to Mission.

Everyone speeds. Everyone runs red lights. I have had to pull my dogs back multiple times in the crosswalk for someone to run a red light at Yulupa and Monty. I have walked out of my house to see car crashes with people laying in the streets multiple times since we have lived here. People walk their children to school along this route, and it is becoming increasingly dangerous.

So if we are going to add 180 some units, which could potentially add 300 cars a day to Montgomery, there needs to be a major shift in traffic patterns and also safety through this corridor. We need speed limit signs that display when people are speeding. We need police patrolling for reckless drivers. We need a red light camera at Yulupa and Monty. Mostly we need to sort out the terrible traffic issues at Farmers and 4th st, so that Montgomery doesn't keep being used as a high speed alternative route to 4th. I'm not a city planner obviously, so I don't have all of the answers, but I do have huge questions about the sustainability of this project without serious traffic studies and adjustments.

Thanks for your time.

Andrew Miller
707.889.4989
Degaville.com

oliveandrosestudio.com

RECEIVED

By City PED at 10:46 am, Apr 14, 2026

Ms. Sheila Wolski, Project Planner
City of Santa Rosa, California
swolski@srcity.org

April 14, 2026

Re: Creekside Village Townhomes Project

Dear Ms. Wolski:

I write to offer a couple of comments regarding the project reference above. There is no doubt that the parcel of land where the residential project has been proposed contains important cultural resources that span several thousand years beginning with a Native America village marked by artifacts that tell the story about daily life (and death) of the first occupants of this region. More recently, yet some 200+ years ago, friars from the asistencia and later mission at San Rafeal performed baptisms along Santa Rosa Creek and named the place, what we now know it as, Santa Rosa. Later, Mexican settlers in the form of the Carrillo family established a home on the property, the remnants of which remain on the property.

These and other past events associated with the property should be memorialized through protection and appropriate enhancement, such as the creation of a park so that all who live in and visit Santa Rosa can appreciate this city's heritage. Such a park should be planned with the guidance of the local Native American community, the Carrillo family, and other relevant community members.

Having a connection to the property as an archaeologist since 1980 and citizen of Sonoma County since the early 1960s, I suggest that funding be secured and the project proponent compensated for the cost of the land so that this important cultural place can be preserved rather than capped and boxed in by buildings, and, in effect, obliterated. With funding and the City's support, I believe that the developer can find another piece of land that can be developed to provide housing urgently needed in Santa Rosa.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thomas M. Origer'.

Thomas M. Origer, M.A.
Archaeologist

From: [Tom Origer](#)
To: [Wolski, Sheila](#)
Subject: RE: [EXTERNAL] Creekside Village
Date: Thursday, April 16, 2026 8:23:29 AM
Attachments: [Safe Attachments Scan In Progress.msg](#)

Ms. Wolski:

The attached misplaced letter came out of hiding yesterday afternoon. I am sending it as it provides some relevant history regarding the history of efforts to preserve the Creekside Village property's Santa Rosa and Native American heritage.

Tom

From: Wolski, Sheila <swolski@srcity.org>
Sent: Tuesday, April 14, 2026 10:50 AM
To: Tom Origer <origer@origer.com>
Subject: RE: [EXTERNAL] Creekside Village

Hi Mr. Origer,

Thank you for providing comments on this project. Your letter has been received and will be included with additional public comments received in a revised agenda.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Tom Origer <origer@origer.com>

Sent: Tuesday, April 14, 2026 9:42 AM

To: Wolski, Sheila <swolski@srcity.org>

Subject: [EXTERNAL] Creekside Village

Thomas M. Origer, Archaeologist
P.O. Box 1531
Rohnert Park, CA 94927

November 3, 2008

Chuck Regalia, Director
Community Development Department
City of Santa Rosa, California
100 Santa Rosa Avenue
Santa Rosa, CA 95404-4906

Dear Mr. Regalia:

I am writing regarding efforts aimed at preserving the Carrillo Adobe and Native American archaeological site on the property formerly owned by the Catholic Church along Montgomery Drive, Santa Rosa. It is my understanding and that of a small group of folks who are interested in preserving this site, that the current land owner may not proceed with development of the property at this time. I spoke with a number of people including a Sonoma County Agricultural Preservation and Open Space District representative, a member of the Federated Indians of Graton Rancheria, and Marie Meredith about the concept of acquiring the property for preservation as a "historic park." Marie urged me to write to you, and so I am.

I recognized that the process of acquiring the land (or development rights) could be complex, but my understanding also is that the Sonoma County Agricultural Preservation and Open Space District would be in a position to assist in this effort, assuming that the City would have no objection. My question to you is this: Do you foresee that the City of Santa Rosa would object to the property being purchased from the current land owner for the creation of an historic park?

While most of us do not enjoy the economic climate of the times, this same economic downturn may be creating a unique opportunity to acquire the property and protect this historic site that by some accounts is the birth place of the City of Santa Rosa. Thank you for taking the time to review this letter. I can be reached at 584-8200 if you have any questions or would like to meet to discuss this issue.

Sincerely,



Thomas M. Origer
Registered Professional Archaeologist (#10333)

April 14, 2026

Dorothy Foster
Robert Shives
3263 Hermit Way
Santa Rosa, CA 95405

To: Santa Rosa Design Review and Preservation Board
Re: Creekside Village Townhomes

We write as 40-year residents of Montgomery Village, now living in the neighborhood directly adjacent to the proposed development. We have multiple concerns about the plans being proposed for the project site, as well as about the project overall.

Foremost, while we recognize and believe in the need for more affordable housing in Santa Rosa, and throughout Sonoma County, we do not believe the topic property is the right place for housing, particularly at the density proposed. We believe the property is of great historic value and should be preserved as a place of archeological and cultural importance; an opportunity for an educational site and park for the generations to come.

We also recognize that the developer owns the property and is seeking to benefit from its investment. We would ask that the City work with the community toward finding an alternative site for such development, a site that would not destroy an irreplaceable Santa Rosa landmark but would provide the developer an opportunity and the City needed housing and associated tax revenue. (That said, we are also aware of a net exodus in terms of the county's population, which would seem to argue in favor of a good, long look at exactly what type of housing should be built. Is there truly a need for this type of market-rate housing?)

If the Board cannot see a way toward preservation of this landmark and is to consider approval of a development, we have a number of specific concerns about the current plans.

- The proposed density is far out of step with the surrounding neighborhood.
- The three-story height is unlike anything in the neighborhood.
- The townhomes are not "village"-like. They are apartment-like and will appear as a virtual wall to the neighborhood. By contrast, the Terracina apartments on College Ave have a more appealing, village-like façade.
- The "homes" have no front porches; the balconies overlook the garage alleys.
- Many of the buildings have virtually no green space around them. Residents must cross multiple interior roadways to access the intended park area.

Additionally, although this may be outside your purview, we have concerns about the impact of a minimum 300 more cars using the Montgomery Dr/Hahman Dr intersection, which routinely gridlocks when there is a service or other occasion at St. Eugene's. The Farmers Ln/Montgomery

Dr intersection itself is already dangerous because of the high volume of traffic running through it. Heading south on Farmers, the left-turn lane to Montgomery is often backed up, with cars piling into the turn lane to wait through several light cycles for a chance to turn. Heading north on Farmers, slowing in the right lane to turn on to Montgomery is dangerous because people are rushing to go the last block before turning on to Hwy 12.

There is also the specter of a need to evacuate Montgomery Village due to fire or other disaster. Montgomery Dr is a major route for the existing neighborhood; putting 300 more cars into the mix seems a prescription for potentially deadly delay.

We appeal to your sensitivity to the past; the worthiness of honoring those who have come before and preserving what's left of their mark on Santa Rosa. And we ask that you consider the needs of the present and future residents of Santa Rosa by creating neighborhoods that are attractive, inviting, and supportive of family life in community.

Thank you for your time and thoughtful review of what is being presented.

Yours truly,

Dorothy & **Robert**

From: [Wolski, Sheila](#)
To: ["Dorothy Foster"](#)
Subject: RE: [EXTERNAL] Creekside Townhouse Development
Date: Thursday, April 16, 2026 7:53:00 AM

Good morning Dorothy,

Thank you for taking the time to prepare a letter with your comments on this site and the project in general. Your letter will be part of the public record.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Dorothy Foster <dfoster@sonic.net>
Sent: Wednesday, April 15, 2026 8:38 AM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] Creekside Townhouse Development

Dear Sheila,

Please find attached a letter we would like provided to the Design Review and Preservation Board to express our thoughts about the proposed Creekside Townhome Development.

Thank you for your assistance.

Dorothy

From: [Wolski, Sheila](#)
To: [M. Alima Silverman](#)
Subject: RE: [EXTERNAL] Creekside Village Townhomes
Date: Wednesday, April 15, 2026 8:22:00 AM

Good morning Ms. Silverman,

Thank you for your comments on this project, which will be included in a revised agenda packet on Thursday, to include additional public comments received since the agenda was posted.

I hope you are able to attend the meeting!

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: M. Alima Silverman <alimas@sbcglobal.net>
Sent: Wednesday, April 15, 2026 6:53 AM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] Creekside Village Townhomes

April 15, 2026

RE: Creekside Village Townhomes Project
Ms. Sheila Wolski, Project Planner
City of Santa Rosa, California
swolski@srcity.org

Dear Ms. Wolski,

Thank you for the opportunity to comment on this project. I am writing as a 22 year resident of this neighborhood in Santa Rosa and as a concerned citizen for preserving the heritage of this site. As a Retired Architect, I have been involved in numerous development projects in Santa Rosa and Sonoma County during those 22 years, having retired in 2025. I'll be brief with my comments.

1. I would like to see this entire site preserved as part of the Heritage of Santa Rosa as proposed by Archaeologist Michael Morratto in his letter to you dated April 10, 2026. The property at issue is a Santa Rosa Historic Landmark and is also listed in the California Register of Historical Resources, qualifies as a California Tribal Cultural Resource, and a Native American sacred site and has been determined eligible for the National Register of Historic Places. Tribal approval would be required.
2. My specific concerns about this proposed project include repetitive design and lack of variety of building types, access locations contributing to increased traffic and congestion, and lack of respect for the preservation of the history of this site.
3. I support affordable housing in Santa Rosa but not on this site. This historic site should never have been sold for housing development. The cultural and historical importance of this site has been known and publicized for many decades.

Thank you for consideration of these comments.

Kindly,

Alima Silverman, Retired Architect
3016 Midway Drive
Santa Rosa, California, 95405

From: [Wolski, Sheila](#)
To: ["sharris@ncscarpenters.org"](mailto:sharris@ncscarpenters.org)
Subject: Creekside Village Townhomes- Processing
Date: Thursday, April 16, 2026 7:48:00 AM

Hi Steve,

I don't have an answer for you on whether the project applicant will request to use SB35 or SB330 for processing. At this point, they have only submitted materials for a Concept Review meeting, which is to receive feedback on preliminary or concept plans- no decisions will be made tonight, and they have not submitted a formal development application for processing.

Thank you for your call.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: [Wolski, Sheila](#)
To: ["Leslie Taylor"](#)
Subject: RE: [EXTERNAL] Public Comment Regarding Montgomery Drive Development
Date: Tuesday, April 14, 2026 7:15:00 AM

Good morning Leslie,

Thank you for your comments. This email is to notify you that these will be made a part of the public record. As the City continues to receive more public comments, the agenda will be revised to include these.

Please note that the applicant has been notified about FEMA's flood risk mapping project and has this information for their property.

I hope you will be able to attend Thursday's meeting. If not, it will be recorded.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Leslie Taylor <tauzer7@gmail.com>
Sent: Monday, April 13, 2026 5:14 PM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] Public Comment Regarding Montgomery Drive Development

Dear Design Review & Preservation Board,

I am writing to provide comments on the proposed Creekside Village Townhome development

on Montgomery Drive.

Height of the Townhomes directly on Montgomery Drive: The homes along Montgomery Drive should be designed as two-story structures, as this better reflects and preserves the existing neighborhood character. Three-story homes may be more appropriately located within the interior of the development. The surrounding area is predominantly one-story residential, and maintaining that scale along the street edge will help ensure the new development fits appropriately within its context rather than appearing out of character.

New FEMA Flood Map Concerns: I also want to raise a concern regarding the updated FEMA flood maps scheduled to take effect in Spring 2027. It is currently unclear whether the project design is based on existing flood maps and creek setback requirements or whether it incorporates the forthcoming updates. I respectfully request that the record clearly document which standard is being used in the current proposal. Clear confirmation is needed, particularly for the units located near the creek.

If the development was designed without consideration of the new flood maps, it may not fully account for expanded future flood risk. Given the long lead time of this project, it is reasonable and prudent to plan for the upcoming regulatory conditions. Projects of this scale should be resilient to foreseeable regulatory changes rather than narrowly optimized to current baseline conditions. Development should not rely solely on outdated mapping or assumptions when more accurate federal guidance will soon be in effect through FEMA.

For the long-term safety, resilience, and viability of the project, I encourage the review body and project applicant to confirm flood exposure under the updated maps.

Thank you for your consideration and for your attention to ensuring that both neighborhood character and environmental risk are appropriately addressed in the final design.

Best,
Leslie Taylor
District 2 Resident

From: [Wolski, Sheila](#)
To: [Chelsea Weisel](#)
Subject: RE: [EXTERNAL] Letter of opposition for Creekside Townhomes
Date: Thursday, April 16, 2026 7:33:00 AM

Good morning Chelsey,

Thank you so much for your comments regarding this project. They will be added to the public record for the meeting.

While many landmarks are on public property, some are on private property, and this landmark happens to be located on private property: the parcels that make up the project site were sold to the project applicant by the Catholic Church many years ago. At this stage in the process, we do not know how the Carrillo Adobe or other resources will be managed. This will be addressed when- and if- the applicant submits a formal development application- this has not happened yet.

Please note that no decisions (yes, no or otherwise) will be made on this project during tonight's meeting; it is still in a preliminary phase. The Concept Review meeting is an opportunity for feedback on concept plans. Typically, the applicant takes this feedback and may redesign or refine their plans if they choose to submit a formal development application. Again, this last hasn't been done yet.

I have not heard any comments about people not showing appreciation for this site; in fact, most of the comments the City has received have focused on the value of historic resources.

Thank you for taking the time to email me.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Chelsea Weisel <chelseagweisel@gmail.com>
Sent: Wednesday, April 15, 2026 8:54 PM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] Letter of opposition for Creekside Townhomes

Dear Ms. Wolski,

I am writing this letter to express my opposition to the Creekside Village Townhomes Project.

I grew up in Santa Rosa, most of it in Montgomery Village. The soundtrack to my childhood was listening to the bubbling Brush Creek and Santa Rosa Creek on walks and bike rides. Now I get to share it with my five year old son who enjoys hearing excited bull frogs and spotting river otters while biking along those same trails. Most recently I saw a flock of wild turkeys in the manicured front lawn of a Montgomery Village home. This made me giggle and also made me very grateful for this wildlife. This pocket of nature around Montgomery Village is valuable.

I also see the value of adding housing to Santa Rosa, even specifically near Montgomery Village. My husband and I have been unable to live in Sonoma County due to the high cost of living, so I feel uniquely positioned to wish for more housing options but at the same time acknowledge that this location is entirely unfitting.

On a recent trip to Mesa Verde National Park I was reminded of the value of preserving history, especially for the generations to come. Many brave folks protected that land for us to enjoy today. In the lobby of the Mesa Verde visitors center was a glass display case with artifacts taken by visitors before it was a national park and kindly returned to be preserved. That stuck with me. Items that would have been lost were returned and therefore could be studied, protected, and witnessed by thousands of people each year. We have a small window to make the educated decision to protect this Santa Rosa Historic Landmark. Once the pavement is poured, that is it. Historic artifacts or hints as to the life of those who settled in our beautiful landscape can not be returned, no matter how much future generations will wish for them.

Lastly I'd like to address any comments intimating that residents of Santa Rosa have not shown their appreciation for this historic site until it was threatened. I believe this process of due diligence is acting as a spotlight, a gathering of voices, that may have been dimmed or quieted until now. They were there, it just wasn't a choir yet.

I ask that you consider another location for the townhomes and deny the approval of this housing development in the proposed location.

Thank you for your time.

Warmly,
Chelsea Weisel

www.honeybwell.com

From: [Sheikhali, Monet](#)
To: [Wolski, Sheila](#)
Subject: FW: [EXTERNAL] Support for Creekside Village Townhomes
Date: Thursday, April 16, 2026 9:04:37 AM

From: Abby Arnold <abby@abbyarnold.com>
Sent: Thursday, April 16, 2026 9:01 AM
To: _DRB - Design Review Board <_DRB@srcity.org>
Subject: [EXTERNAL] Support for Creekside Village Townhomes

Dear Design Review Board members:

I am a homeowner on Hartley Drive, adjacent to the Carrillo Adobe area. I have seen the plans for the proposed 163 condominium homes, with dedication of the remains of the adobe and its surrounding area for preservation and public access.

I strongly support this project as it is currently designed, and I look forward to welcoming our future neighbors to this wonderful neighborhood, as I was welcomed when I moved here several years ago.

Our city needs additional housing for families, especially homes for purchase that will form the basis of economic sustainability for the family's future. These 3 and 4 bedroom units are exactly what families need; smaller units are not big enough for families. They will be priced at a level that I believe will be within the budget of middle class families: the teachers, nurses, and business workers who we need to keep in our community.

My emphasis on family housing relates to the demographics of Santa Rosa and Sonoma County. About one in three residents are seniors! No wonder our schools are closing, and recently the pediatric unit at Memorial Hospital closed. This is because we do not have enough children in our town to support neighborhood schools and high quality pediatric medical facilities.

Creekside Village also aligns with the Urban Growth Boundary adopted by Santa Rosa voters in 1995 to preserve agricultural land. Additional housing must be built within our current urban footprint. We in the Montgomery Village area can walk or ride our bikes to the Howarth-Spring Lake-Annadel Park area, a huge resource in our area. Residents of Creekside Village will be able to walk or ride bikes to Safeway, CVS, Montgomery Village, all the houses of worship in the neighborhood, all the medical offices in the neighborhood, Memorial Hospital, and several schools (if they are able to stay open). They'll have direct access to the bike and walk path

along the creek. It really is an ideal location for this new family housing.

My one concern is that the City will delay this project, which will only make it more expensive for our future neighbors to buy their homes. I read recently that each month of delay adds \$6,000 to the cost of a new home. I would hate to saddle young families with this additional cost due to the rising cost of building materials, the rising cost of mortgages, and the cost of additional consultant reports, as well as City staff costs.

Please approve this project rapidly, with the developer's offer to preserve the historic Carrillo Adobe. It's a winner for all of us.

Very truly yours,
Abby Arnold
3139 Hartley Dr.

Abby Arnold

abby@abbyarnold.com
(310) 922-3636 (cell)

From: [Wolski, Sheila](#)
To: ["Heike Guenette"](#)
Subject: RE: [EXTERNAL] Creekside Village Townhomes project
Date: Thursday, April 16, 2026 9:47:00 AM

Good morning Heike,

Thank you for taking the time to write me about this project. Your comments will be included in the public record.

Best regards,

Sheila Wolski, Senior Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

The Planning and Economic Development Department is closed for services every other Friday.

Below is the 2026 Holiday and Office Closure schedule.

[2026 Holiday and Office Closure Schedule](#)

From: Heike Guenette <heikeguenette@gmail.com>
Sent: Thursday, April 16, 2026 9:35 AM
To: Wolski, Sheila <swolski@srcity.org>
Subject: [EXTERNAL] Creekside Village Townhomes project

Dear Sheila Wolski,

As the project planner responsible for recording and distributing messages to the council regarding the Creekside Village Townhomes project, please accept the following notes regarding the proposed development:

- The Montgomery Drive acreage is a vital natural landscape consisting of orchards, forests, and a creek. It serves as a wildlife refuge and is a historically priceless resource that should not

be converted into housing.

- The proposed three-story buildings would tower over our existing one-story homes, fundamentally altering the historic charm of our neighborhood. Furthermore, a 163-unit complex would place an immense strain on our local infrastructure, including sewage, water, electricity, and fire safety systems.

- While affordable housing in Santa Rosa is important, a high-density complex of this scale is better suited for open areas like Fountaingrove rather than our small, historic Montgomery Village neighborhood.

- These 15 acres represent the most historically significant land in Santa Rosa. Indigenous people settled here for approximately 120 generations, and the site contains the CA-SON-4/H archaeological record of Native life. It was also the site of the first permanent non-Native residence in 1838. We have an obligation to preserve this sacred land for its educational value rather than disrespectfully developing it.

This land and its irreplaceable history must be preserved for future generations; once it is paved over, it is gone forever.

Thank you for your time and for considering these concerns.

Best regards,

Heike Guenette