

**From:** [Wolski, Sheila](#)  
**To:** [Smokeykwd](#)  
**Subject:** RE: [EXTERNAL] Oakmont Project REZ 23-002  
**Date:** Wednesday, January 17, 2024 12:28:00 PM  
**Attachments:** [image001.png](#)

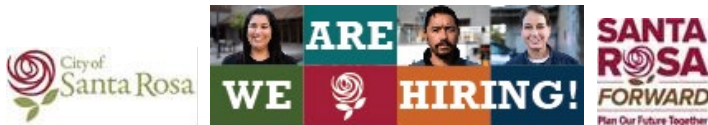
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Yes, we call everything for which we receive an application a project- I know, it's confusing. Thanks for reaching out, though!

**Sheila Wolski, City Planner**

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

Hours | Monday-Friday 7:30am-4:30pm



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**From:** Smokeykwd <[smokeykwd@aol.com](mailto:smokeykwd@aol.com)>  
**Sent:** Wednesday, January 17, 2024 12:21 PM  
**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Subject:** Re: [EXTERNAL] Oakmont Project REZ 23-002

OK, that's what I thought. Thank you for clarifying. The word "project" is always a red flag so I was looking all over for the project which you have now explained would apply to processing of future projects.

Thank you,  
Denise Benguerel

On Wednesday, January 17, 2024 at 12:07:34 PM PST, Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)> wrote:

Hi Denise,

Correct- there is no development or building project proposed. This 'project' consists of text amendments and better quality maps to the Policy Statement for Oakmont. If approved, the proposed changes would apply to processing of future projects.

Best regards,

**Sheila Wolski, City Planner**

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---

**From:** Smokeykwd <[smokeykwd@aol.com](mailto:smokeykwd@aol.com)>  
**Sent:** Wednesday, January 17, 2024 11:58 AM  
**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Subject:** Re: [EXTERNAL] Oakmont Project REZ 23-002

Thank you for sending this. It is a little confusing as it does not indicate any *particular* project is involved. This sounds like changes that need to be made for any future applications. Is this correct?

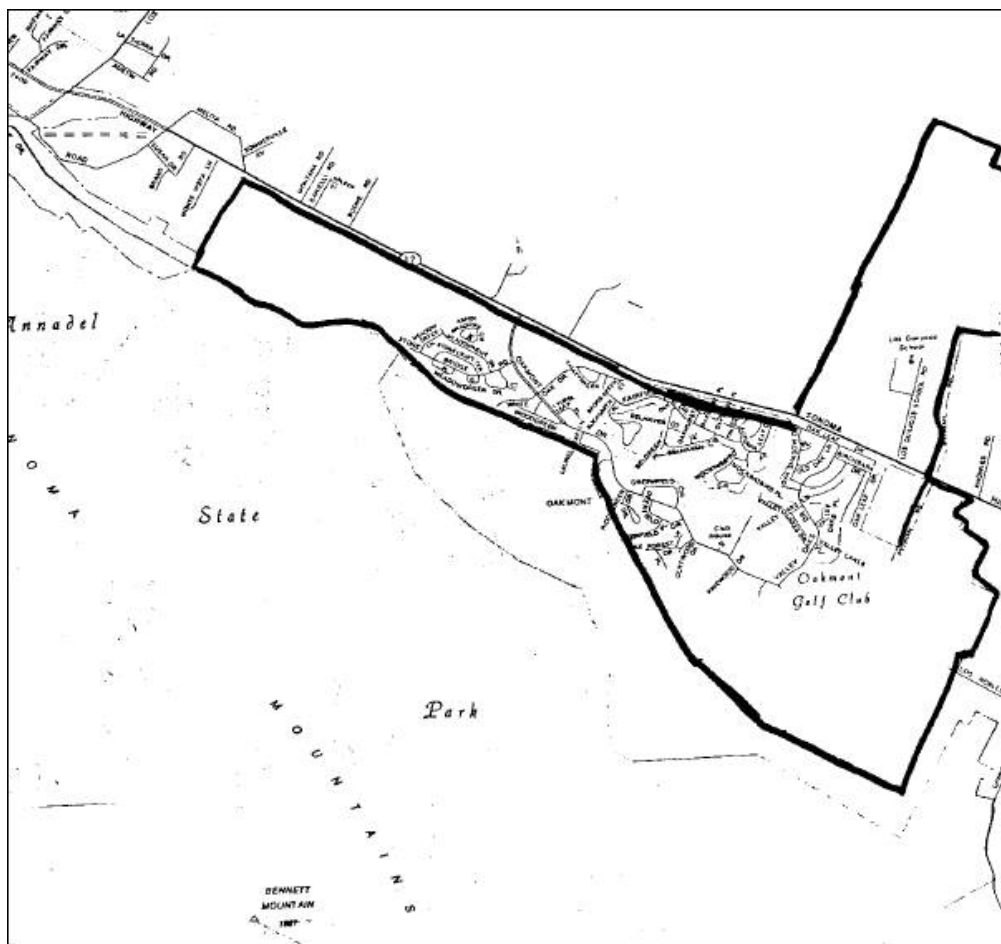
On Wednesday, January 17, 2024 at 11:38:57 AM PST, Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)> wrote:

Hi Denise,

Thank you for reaching out to me. Please see the attached application that was filed with the City. The project description is on page three of the PDF. The plan is to provide clearer maps of the area covered by the PD and to remove the requirement for Use Permit application with the City for all uses to default to the City's Zoning Code for land uses (in which a land use may be allowed by right, or with a Minor Conditional Use Permit, or with a Conditional Use Permit, or prohibited). I'm sending you the attached PD boundary map that will likely be proposed to update the existing PD boundary map.

Existing PD boundary map:  
boundary map:

Proposed PD





If you have any further questions, please let me know.

Best regards,

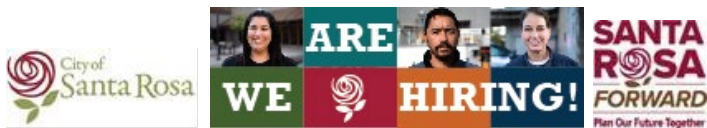
**Sheila Wolski, City Planner**

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**From:** Smokeykwd <[smokeykwd@aol.com](mailto:smokeykwd@aol.com)>  
**Sent:** Tuesday, January 16, 2024 6:02 PM  
**To:** Wolski, Sheila <[swolski@sreity.org](mailto:swolski@sreity.org)>  
**Subject:** [EXTERNAL] Oakmont Project REZ 23-002

Can you please tell me about the planned development area in Oakmont that this notice I got refers to.

Where and what is it? Where can I view this project on line. Please send a link.

Thank you,

Denise Benguerel, Oakmont

**From:** [Wolski, Sheila](#)  
**To:** [Milan Jensen](#)  
**Subject:** Oakmont PD63-001 Please help me understand.  
**Date:** Monday, January 22, 2024 9:26:00 AM  
**Attachments:** [image003.png](#)  
[Application.pdf](#)

---

Hello Milan,

Thank you for contacting me. I'm sending you an email that includes information I've provided to other people who have inquired about this amendment to the Oakmont Policy Statement.

First, this has nothing to do with any proposed development or building project to the east of you or anywhere else; these are textual changes proposed to this Zoning District.

Part of the postcard included the graphic, below-right, which is the zoning for this area of Oakmont (highlighted in blue) and named PD63-001 (known as a Planned Development or PD).

In brief, the City received an application from Oakmont Village Association to amend the Policy Statement that applies to zoning district PD63-001. Policy Statements are documents that may provide for different building setbacks, heights or uses allowed in that specific PD. The existing Policy Statement is included in the attached application.

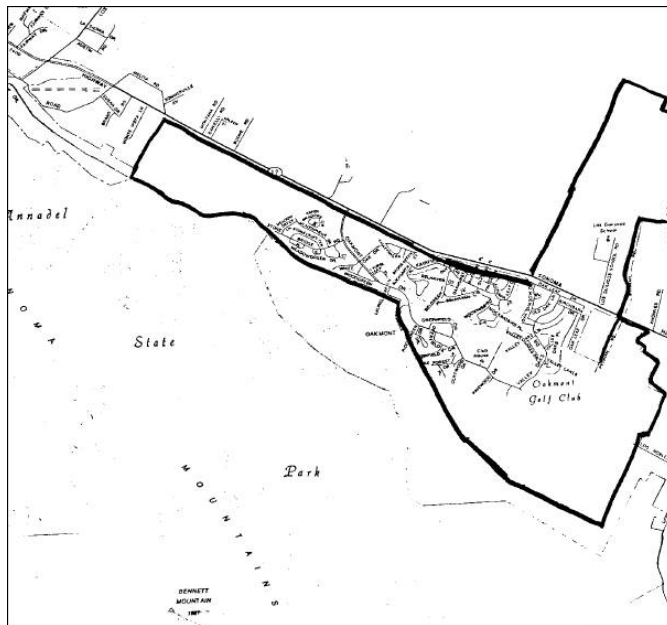
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In terms of relevance to you, one example is a home based business. Many of the properties in this area are residential. In most other residential zoning districts, a home based business permit could typically be permitted, as long as the business operates with minimal impact to the neighborhood. Many home based businesses are approved that allow residents to work from home and typically do all their work on the internet (e.g. consulting, tax preparation, graphic design). Because this Policy Statement requires a Use Permit for all new uses, home based businesses in this area of Oakmont require a Use Permit, which is costly and takes months to process. In terms of OVA-owned properties that are designated for recreation uses, the proposed amendment would allow for recreation uses without a Use Permit application, where applicable. New structures would require Design Review application/approval from the City.

Regarding why this was submitted, it is proposed to save time and money on Use Permit applications that would otherwise not be necessary, and the proposed amendment better depicts the area's boundaries now that Oakmont has been built-out. The application could have been filed by anyone (Chair of an HOA, resident) willing to take on the time and expense of amending a Planned Development.

*Existing PD boundary map:*

*Proposed PD boundary map:*





If you have any further questions, please let me know.

Best regards,

**Sheila Wolski, City Planner**

Planning & Economic Development

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Tel. (707) 543-4705 | [swolski@srcity.org](mailto:swolski@srcity.org)

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**From:** Milan Jensen <[milanjensen@gmail.com](mailto:milanjensen@gmail.com)>

**Sent:** Sunday, January 21, 2024 10:02 PM

**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>

**Subject:** [EXTERNAL] Please help me understand.

Hello Sheila

Can you please explain in simple terms what this notice is regarding? I do not understand the purpose of this notice or what its relevance is to me as an Oakmont resident.

Why would the chairman of our OVA submit this request for an amendment to our current policy of planned development? What's the benefit of this policy amendment?

The terms in the notice are very vague.

Can you please educate me on what this really means?

With gratitude

Milan Jensen



## NOTICE OF APPLICATION & NEIGHBORHOOD MEETING

### CITY OF SANTA ROSA PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT NOTICE OF APPLICATION & NEIGHBORHOOD MEETING

**PROJECT NAME** - Amendment to the Oakmont Village Association Policy Statement, File No. REZ 23-002

**PROJECT ADDRESS** - All properties zoned PD 63-001

**PROJECT DESCRIPTION** - An application has been filed by Christel Antone, General Manager of the Oakmont Village Association, for an Amendment to the Policy Statement of Planned Development 63-001 (PD63-001 or Oakmont Village). The purpose of this amendment is to update the Policy Statement to provide current maps of the boundaries, and to reduce regulatory and financial barriers for allowable uses within the planned development area.

#### ACCESS TO APPLICATION INFORMATION

To slow the spread of COVID-19 and to protect the health of the public and staff, City Hall is open by appointment only. To schedule an appointment to view project submittal documents, please go to <http://srcity.org/QLess>, leave a voicemail at (707) 543-4623, or contact the project planner.

#### NEIGHBORHOOD MEETING

The Oakmont Village Association will host a Neighborhood Meeting to receive questions, comments, and recommendations regarding the proposed project application.

You may also provide written comments to the Project Planner.

City staff will be in attendance.

#### PURPOSE OF THE MEETING

To receive questions, comments and recommendations regarding the proposed project.

#### DATE, TIME, & LOCATION OF MEETING

The Berger Center, 6633 Oakmont Drive  
Friday, January 26, 2024, 1pm-2pm

#### CITY CONTACT

Sheila Wolski, Project Planner  
(707) 543-4705 or [swolski@srcity.org](mailto:swolski@srcity.org)



The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Planning Division at 707-543-3200 (TTY Relay at 711) or [Planning@srcity.org](mailto:Planning@srcity.org). If the request is received at least 7 business days prior to this meeting, the copy shall be provided no later than two (2) business days prior to the meeting.

**From:** [Wolski, Sheila](#)  
**To:** [canam.bend@gmail.com](mailto:canam.bend@gmail.com)  
**Subject:** Oakmont Postcard re PD63-001  
**Date:** Friday, January 19, 2024 3:17:00 PM  
**Attachments:** [image004.png](#)  
[Application.pdf](#)

---

Hi John,

Nice talking to you, and thank you for contacting me about this project. I'm sending you an email that includes information I've provided to other people who have inquired about this amendment to the Oakmont Policy Statement.

Part of the postcard included the graphic, below-right, which is the zoning for this area of Oakmont (highlighted in blue) and named PD63-001 (known as a PD).

In brief, the City received an application from Oakmont Village Association to amend the Policy Statement that applies to zoning district PD63-001. Policy Statements are documents that may provide for different building setbacks, heights or uses allowed in that specific PD. The existing Policy Statement is included in the attached application.

Once an application is received by the City, it is called a 'project', even if there's no building or development proposed. Please see the attached Application for this project. The project description is on page three of the PDF. The proposal is to provide clearer maps of the area covered by the PD (see images below) and to remove the requirement for Use Permit application with the City for all uses to instead default to the City's Zoning Code for land uses (in which a land use may be allowed by right, or with a Minor Conditional Use Permit, or with a Conditional Use Permit, or prohibited). Included below is the PD boundary map that will likely be proposed to update the existing PD boundary map.

*Existing PD boundary map:*  
*boundary map:*

*Proposed PD*





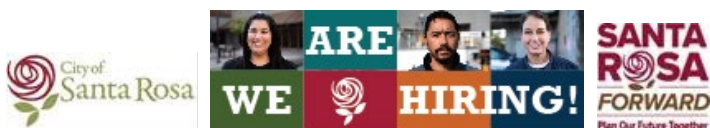
If you have any further questions, please let me know.

Best regards,

**Sheila Wolski, City Planner**

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

Hours | Monday-Friday 7:30am-4:30pm



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**From:** [Wolski, Sheila](#)  
**To:** [Craig Lawson](#)  
**Cc:** [Murray, Susie](#)  
**Subject:** RE: [EXTERNAL] Meeting with OVA on 1/26  
**Date:** Thursday, February 8, 2024 12:05:00 PM  
**Attachments:** [image002.png](#)  
[image005.png](#)

---

Hi Craig,

You're welcome to address any comments directly to me (you have my email!). You can also cc the Planning Commission: [planningcommission@srcity.org](mailto:planningcommission@srcity.org)

Best regards,

**Sheila Wolski, City Planner**

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

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**From:** Craig Lawson <craig@calcbs.com>  
**Sent:** Wednesday, February 7, 2024 9:10 AM  
**To:** Wolski, Sheila <swolski@srcity.org>  
**Cc:** Murray, Susie <SMurray@srcity.org>  
**Subject:** RE: [EXTERNAL] Meeting with OVA on 1/26

Sheila,

Thanks for letting me know what you think the best way is to respond.

As we get closer, please let me know the exact date we'll be scheduled at PC. I'd also like to know who I should address my comments/letter to; you, or the PC?

Thanks!

**Craig A Lawson** | Retired President



707-291-2122

Mailing address: 1 Valley Lakes Place, Santa Rosa, CA 95409

[craig@calcbs.com](mailto:craig@calcbs.com)



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General Building Contractor

---

**From:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Sent:** Friday, February 02, 2024 8:29 AM  
**To:** Craig Lawson <[craig@calcbs.com](mailto:craig@calcbs.com)>  
**Cc:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** RE: [EXTERNAL] Meeting with OVA on 1/26

Good morning Craig,

I think it's always helpful for people who support/don't support a project to speak in-person at the meeting. Staff provides a summary of comments received in the staff report, but I think it makes a strong statement when people take the time to show up in-person for a meeting.

Best regards,

**Sheila Wolski, City Planner**

Planning & Economic Development

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

Tel. (707) 543-4705 | [swolski@srcity.org](mailto:swolski@srcity.org)

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**From:** Craig Lawson <[craig@calcbs.com](mailto:craig@calcbs.com)>  
**Sent:** Friday, February 2, 2024 7:55 AM  
**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Cc:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** RE: [EXTERNAL] Meeting with OVA on 1/26

Sheila,

That's great, I'll submit my comments to you a few days prior to the meeting.

Do you think it will be advantageous for us to have people in support, attend the meeting, and speak?

Thanks!

**Craig A Lawson** | Retired President

707-291-2122

Mailing address: 1 Valley Lakes Place, Santa Rosa, CA 95409

[craig@calcbs.com](mailto:craig@calcbs.com)



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---

**From:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>

**Sent:** Thursday, February 01, 2024 2:04 PM

**To:** Craig Lawson <[craig@calcbs.com](mailto:craig@calcbs.com)>

**Cc:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>

**Subject:** RE: [EXTERNAL] Meeting with OVA on 1/26

Hi Craig,

We will have the option to be on Zoom, but only for viewing purposes; the City isn't allowing comments on Zoom due to some hate speech comments that were interrupting regular business last summer/fall. However, you can always email me comments ahead of time that will be part of the record.

I don't know what items will ultimately be scheduled for this meeting, but right now, there is just this item proposed and a 10-minute presentation.

Reach out at any time for updates!

**Sheila Wolski, City Planner**

Planning & Economic Development

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

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**From:** Craig Lawson <[craig@calcbs.com](mailto:craig@calcbs.com)>  
**Sent:** Thursday, February 1, 2024 1:19 PM  
**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Cc:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** RE: [EXTERNAL] Meeting with OVA on 1/26

Sheila,

Of course, it would be my luck that I'm out of town that week, in Southern California. Please let me know for sure the date. That way I can rally to troops to attend the PC meeting.

One other thing, Oakmont is an aging population (go to bed early) so if it's possible, we'd like to request to be earlier on the agenda.

Thanks!

**Craig A Lawson** | Retired President

707-291-2122

Mailing address: 1 Valley Lakes Place, Santa Rosa, CA 95409

[craig@calcbs.com](mailto:craig@calcbs.com)



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---

**From:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Sent:** Thursday, February 01, 2024 1:03 PM  
**To:** Craig Lawson <[craig@calcbs.com](mailto:craig@calcbs.com)>  
**Cc:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** RE: [EXTERNAL] Meeting with OVA on 1/26

Hi Craig,

Yes, I remember you and thank you for reaching out. The list of activities you provided was

impressive; so much going on there for interested residents!

I'm targeting the 3/14 Planning Commission meeting date, but please reach out to me to see if there are any changes.

Best regards,

**Sheila Wolski, City Planner**

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

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**From:** Craig Lawson <[craig@calcbs.com](mailto:craig@calcbs.com)>  
**Sent:** Thursday, February 1, 2024 12:49 PM  
**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Cc:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** [EXTERNAL] Meeting with OVA on 1/26

Sheila,

I met you and Susie last Friday at the Berger Center before the OVA meeting. I was also the first person to speak and gave you some materials regarding the number of clubs active in Oakmont, along with activities scheduled over the next 5 days.

I'm following up on the Policy Statement Amendment process and wanted to get a take from you on how you see that process progressing. I know the first step is to take it to the Planning Commission and subsequently the City Council. Do you have an idea of how long it will take for that process? Is it going to take weeks (wishful thinking), a few months, or longer? Please fill me in on the timing so I can be a participant when it does ultimately, go before PC and CC.

Thanks!

**Craig A Lawson** | Retired President

707-291-2122

Mailing address: 1 Valley Lakes Place, Santa Rosa, CA 95409

[craig@calcbs.com](mailto:craig@calcbs.com)



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**From:** [Wolski, Sheila](#)  
**To:** [leslegay@gmail.com](mailto:leslegay@gmail.com)  
**Subject:** Oakmont PD63-001 Please help me understand.  
**Date:** Monday, January 22, 2024 11:35:00 AM  
**Attachments:** [image003.png](#)  
[Application.pdf](#)

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Hi Leslie,

I'm sorry- it looks like we lost our phone connection. Below is the information I've been providing to people calling me about this project. Included below is a copy of the postcard/notice.

First, this has nothing to do with any proposed development or building project to the east of you or anywhere else; these are textual changes proposed to this Zoning District.

Part of the postcard included the graphic, below-right, which is the zoning for this area of Oakmont (highlighted in blue) and named PD63-001 (known as a Planned Development or PD).

In brief, the City received an application from Oakmont Village Association to amend the Policy Statement that applies to zoning district PD63-001. Policy Statements are documents that may provide for different building setbacks, heights or uses allowed in that specific PD. The existing Policy Statement is included in the attached application.

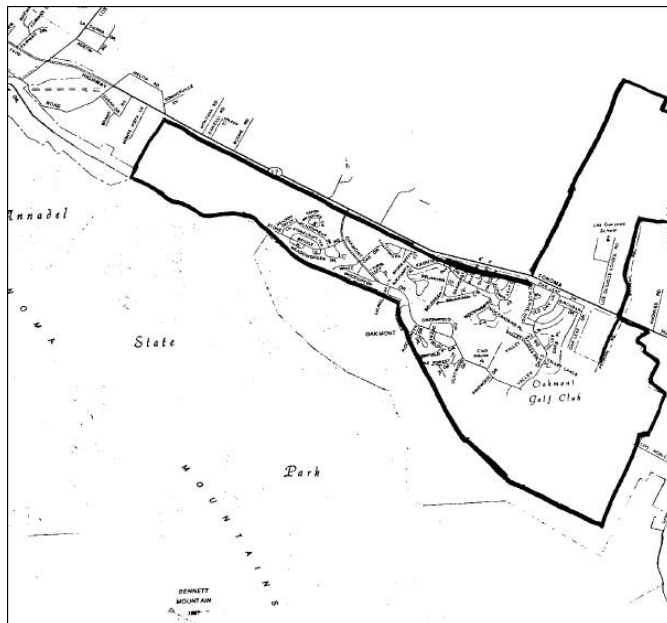
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In terms of relevance to you, one example is a home based business. Many of the properties in this area are residential. In most other residential zoning districts, a home based business permit could typically be permitted, as long as the business operates with minimal impact to the neighborhood. Many home based businesses are approved that allow residents to work from home and typically do all their work on the internet (e.g. consulting, tax preparation, graphic design). Because this Policy Statement requires a Use Permit for all new uses, home based businesses in this area of Oakmont require a Use Permit, which is costly and takes months to process. In terms of OVA-owned properties that are designated for recreation uses, the proposed amendment would allow for recreation uses without a Use Permit application, where applicable. New structures would require Design Review application/approval from the City.

Regarding why this was submitted, it is proposed to save time and money on Use Permit applications that would otherwise not be necessary, and the proposed amendment better depicts the area's boundaries now that Oakmont has been built-out. The application could have been filed by anyone (Chair of an HOA, resident) willing to take on the time and expense of amending a Planned Development.

*Existing PD boundary map:*

*Proposed PD boundary map:*





If you have any further questions, please let me know.

Best regards,

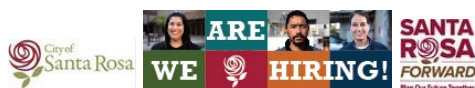
**Sheila Wolski, City Planner**

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## NOTICE OF APPLICATION & NEIGHBORHOOD MEETING

### CITY OF SANTA ROSA PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT NOTICE OF APPLICATION & NEIGHBORHOOD MEETING

**PROJECT NAME** - Amendment to the Oakmont Village Association Policy Statement, File No. REZ 23-002

**PROJECT ADDRESS** - All properties zoned PD 63-001

**PROJECT DESCRIPTION** - An application has been filed by Christel Antone, General Manager of the Oakmont Village Association, for an Amendment to the Policy Statement of Planned Development 63-001 (PD63-001 or Oakmont Village). The purpose of this amendment is to update the Policy Statement to provide current maps of the boundaries, and to reduce regulatory and financial barriers for allowable uses within the planned development area.

#### ACCESS TO APPLICATION INFORMATION

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The Oakmont Village Association will host a Neighborhood Meeting to receive questions, comments, and recommendations regarding the proposed project application.

You may also provide written comments to the Project Planner.

City staff will be in attendance.

#### PURPOSE OF THE MEETING

To receive questions, comments and recommendations regarding the proposed project.

#### DATE, TIME, & LOCATION OF MEETING

The Berger Center, 6633 Oakmont Drive  
Friday, January 26, 2024, 1pm-2pm

#### CITY CONTACT

Sheila Wolski, Project Planner  
(707) 543-4705 or [swolski@srcity.org](mailto:swolski@srcity.org)



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**From:** [Wolski, Sheila](#)  
**To:** [canam.bend.jj](#)  
**Subject:** RE: FW: [EXTERNAL] Re: Oakmont Postcard re PD63-001  
**Date:** Monday, January 22, 2024 3:02:00 PM  
**Attachments:** [image001.png](#)

---

Hi John,

Feel free to contact me any time with additional questions.

Best regards,

**Sheila Wolski, City Planner**

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

Hours | Monday-Friday 7:30am-4:30pm



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**From:** canam bend jj <canam.bend@gmail.com>  
**Sent:** Monday, January 22, 2024 2:43 PM  
**To:** Wolski, Sheila <swolski@srcity.org>  
**Subject:** Re: FW: [EXTERNAL] Re: Oakmont Postcard re PD63-001

Thanks for the responses. I do realize that the document is PROPOSED (a DRAFT) and is subject to revisions or clarification, but most of the homeowners in Oakmont are not as informed as they should be about planning/zoning criteria. With newly enacted state regs concerning the developemt of external or interior JR ADU occupancy and parking, almost any change can be deemed a negative. I will share your comment with those who have had similar questions.

I am sure ther are many who will agree with the application as submitted, but there are several others who are more informed than I am who will respond with some very specific questions.

Although I will try to attend the 26th meeting, I may have to respond by email/mail to gain added clarifications.

Again, thans for the very quick and informative replies.

John MacInnis - Oakmont

On Mon, Jan 22, 2024 at 1:34 PM Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)> wrote:

Hi John,

Please see responses below and contact me if you have any questions.

**Item 1 “Uses allowed by right (without a CUP), if approved by the OVA:**

1a. Although Item 1a shall defer to the Zoning Code (which also defines standards for exempt home occupations and the exemption for a CUP), who determines the adherence to those exempted home businesses under the “if approved by the OVA? Will the City or the OVA then have initial jurisdiction on any non compliance issues? **The City reviews applications for home based businesses under Section 20-42.070 of the Zoning Code: <https://ecode360.com/42982266> . The City does not regulate or enforce HOA regulations. If a home based business is non-compliant with the City’s requirements for a home based business, a code enforcement violation complaint may be lodged with the City.**

1b. Refers to an Exhibit B but that Exhibit B was not legible in the packet. Without a clear look at the exhibit, the text seems to indicate that “all recreational activities” (including sports courts), as determined by the OVA, are exempt from a CUP if they are in any area “designated for recreational purposes”. That would seem to include the golf course property owned by the OVPC as well as any other OVA property that is “designated (by the OVA? or City?) for a recreational purpose”. My question is: **“What areas, other than housing, or included in item 2, would be excluded from installing a recreational activity without a CUP? Please note: this document is the draft policy document submitted to the City for this application and may be subject to further refinement. This project (amendments to the PD) will need to be considered by the City’s Planning Commission and City Council. The intent is to simplify the process for establishing new uses in this PD, which would be subject to the City’s Zoning Code of land uses, and to refine what recreational uses are appropriate on OVA-owned parcels without requirement of a Use Permit. For example, if your property has a general plan land use designation of ‘low density residential’, the typical implementing zoning district would be R-1 (not PD63-001). Under an R-1 land use table, a home based business that meets the City’s requirement for a Home Occupation Permit could be allowed with a Zoning Clearance from the City. With the current language in this PD, it’s considered a new use and would require a Use Permit application. Similarly, if the OVA wanted to install a community garden on one of its parcels, that would be considered a new use and would require a Use Permit from the City. New structures would be subject to the City’s Design Review application: <https://ecode360.com/42983227> . There are likely additional requirements placed on uses and structures that the HOA governs, but the City is not involved in those matters.**

1c. This item seems to exclude a CUP requirement only in Oakmont’s “ Very Low Density Residential Areas” as noted on the GP and would affect only a few large lot properties in Oakmont. **The proposed language in this section would apply to properties designated in the General Plan as residential. There are many properties in this PD with that General Plan land use designation. Since this area of Oakmont is largely built out, this language would allow for conversion of a single family home to a duplex without the requirement of a City Use Permit; however, City Design Review still applies. This would also apply to existing duplex homes, if they were destroyed by fire, for instance.**

1d. This item seems to indicate that a dog park may be approved without a CUP in “areas designated for recreational purposes”. **Unless Exhibit B shows only specific areas, that becomes a very large area to consider for additional dog parks. This proposed change would allow for new recreational uses to be established without the requirement of a City Use Permit, where recreational uses, such as dog parks, are considered appropriate. Under the General Plan land use designation, sites that are designated Parks & Recreation (applies to some OVA-owned parcels), a dog park would typically be a permitted use that does not require a Use Permit.**

John MacInnis - Oakmont Dr

**Sheila Wolski, City Planner**

Planning & Economic Development

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---

**From:** canam bend jj <[canam.bend@gmail.com](mailto:canam.bend@gmail.com)>

**Sent:** Saturday, January 20, 2024 5:17 PM

**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>

**Subject:** [EXTERNAL] Re: Oakmont Postcard re PD63-001

**Wolski, Sheila** <[swolski@srcity.org](mailto:swolski@srcity.org)>

RE: Oakmont Postcard re PD63-001

Thanks for the information and a quick response to my request.

Some questions:

Item 1 "Uses allowed by right (without a CUP), if approved by the OVA:

1a. Although Item 1a shall defer to the Zoning Code (which also defines standards for exempt home occupations and the exemption for a CUP), who determines the adherence to those exempted home businesses under the "if approved by the OVA? Will the City or the OVA then have initial jurisdiction on any non compliance issues?

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1c. This item seems to exclude a CUP requirement only in Oakmont's " Very Low Density Residential Areas" as noted on the GP and would affect only a few large lot properties in Oakmont.

1d. This item seems to indicate that a dog park may be approved without a CUP in "areas designated for recreational purposes". **Unless Exhibit B shows only specific areas, that becomes a very large area to consider for additional dog parks.**

John MacInnis - Oakmont Dr

On Fri, Jan 19, 2024 at 3:17 PM Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)> wrote:

Hi John,

Nice talking to you, and thank you for contacting me about this project. I'm sending you an email that includes

information I've provided to other people who have inquired about this amendment to the Oakmont Policy Statement.

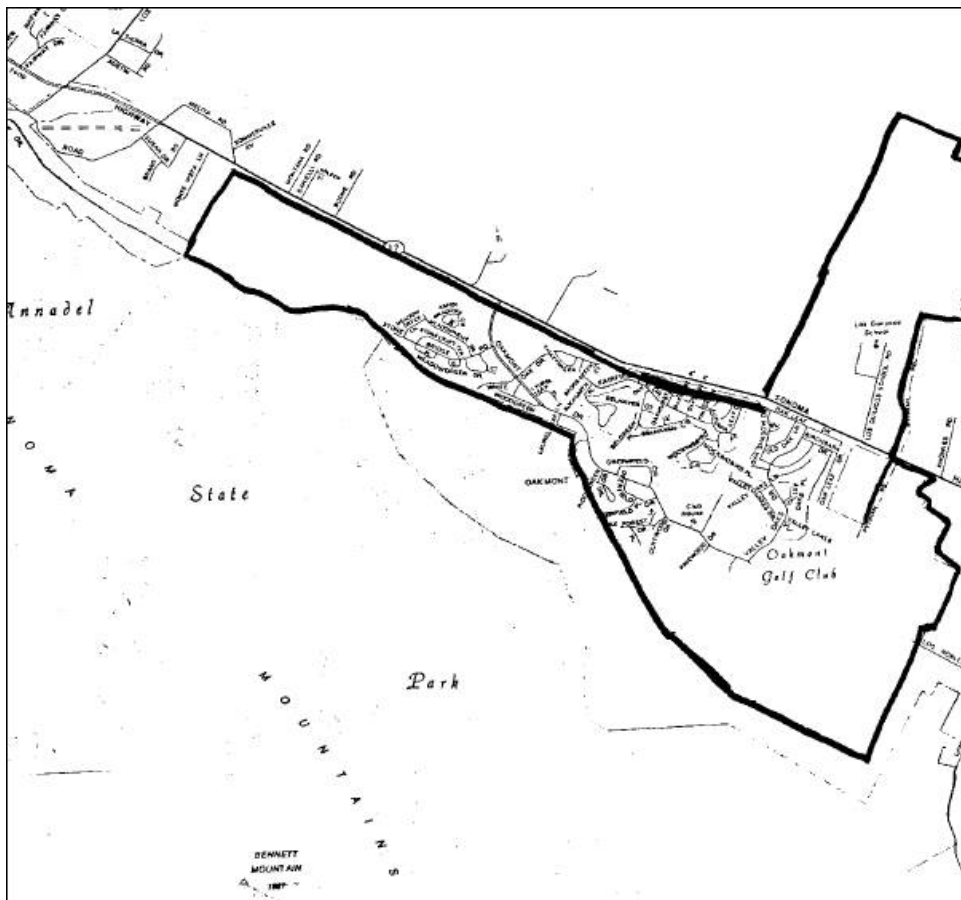
Part of the postcard included the graphic, below-right, which is the zoning for this area of Oakmont (highlighted in blue) and named PD63-001 (known as a PD).

In brief, the City received an application from Oakmont Village Association to amend the Policy Statement that applies to zoning district PD63-001. Policy Statements are documents that may provide for different building setbacks, heights or uses allowed in that specific PD. The existing Policy Statement is included in the attached application.

Once an application is received by the City, it is called a 'project', even if there's no building or development proposed. Please see the attached Application for this project. The project description is on page three of the PDF. The proposal is to provide clearer maps of the area covered by the PD (see images below) and to remove the requirement for Use Permit application with the City for all uses to instead default to the City's Zoning Code for land uses (in which a land use may be allowed by right, or with a Minor Conditional Use Permit, or with a Conditional Use Permit, or prohibited). Included below is the PD boundary map that will likely be proposed to update the existing PD boundary map.

*Existing PD boundary map:*

*Proposed PD boundary map:*





If you have any further questions, please let me know.

Best regards,

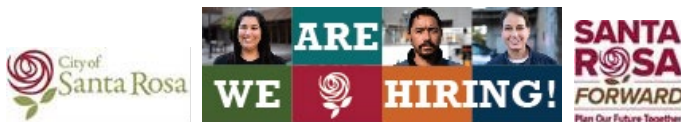
**Sheila Wolski, City Planner**

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**From:** [Wolski, Sheila](#)  
**To:** [Mike & Mandi Sheppard](#)  
**Subject:** RE: [EXTERNAL] Re: Oakmont Postcard re PD63-001  
**Date:** Tuesday, January 23, 2024 7:38:00 AM  
**Attachments:** [image001.png](#)  
[image007.png](#)

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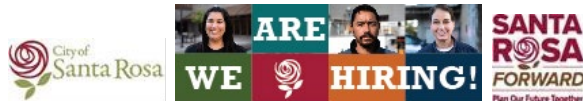
You bet.

Take care,

**Sheila Wolski, City Planner**

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100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543-4705 | [swolski@srcity.org](mailto:swolski@srcity.org)

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**From:** Mike & Mandi Sheppard <m\_sheppard@sbcglobal.net>

**Sent:** Monday, January 22, 2024 5:18 PM

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

**Subject:** Re: [EXTERNAL] Re: Oakmont Postcard re PD63-001

Sheila

Thank you. I wasn't aware of that change but I appreciate your checking it out. Best to you.

Mike

[Sent from AT&T Yahoo Mail for iPhone](#)

On Monday, January 22, 2024, 10:47 AM, Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)> wrote:

Hi Mike,

I did some digging and it appears that in 2004 the PC zoning district was eliminated and all PC zoning districts reclassified as PD.

- g. Reduce use of the PD and PC Districts and propose alternatives to the use of these districts.*

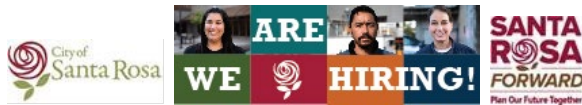
The PC District has been eliminated entirely from the Zoning Code and will be reclassified as PD Districts. The use of PD Districts should slow as a result of the 15 acre minimum lot size requirement.

Best regards,

**Sheila Wolski, City Planner**

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**From:** Mike & Mandi Sheppard <[m\\_sheppard@sbcglobal.net](mailto:m_sheppard@sbcglobal.net)>

**Sent:** Friday, January 19, 2024 2:56 PM

**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>

**Subject:** [EXTERNAL] Re: Oakmont Postcard re PD63-001

Sheila,

In reviewing the attached documents and from my knowledge of the Oakmont zoning, I don't believe the Oakmont PC zoning was ever changed to PD. While the PD and PC (Planned Community) were similar the PD usually specified all zoning requirements in the policy statement. If this is in fact the case than the application may not be correct. Just a FYI.

Thanks for the info.

Mike Sheppard

On Friday, January 19, 2024 at 02:33:35 PM PST, Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)> wrote:

Hi Mike,

Nice talking to you, and thank you for contacting me about this project. I'm sending you an email that includes information I've provided to other people who have inquired about this amendment to the Oakmont Policy Statement.

Part of the postcard included the graphic, below-right, which is the zoning for this area of Oakmont (highlighted in blue) and named PD63-001 (known as a PD).

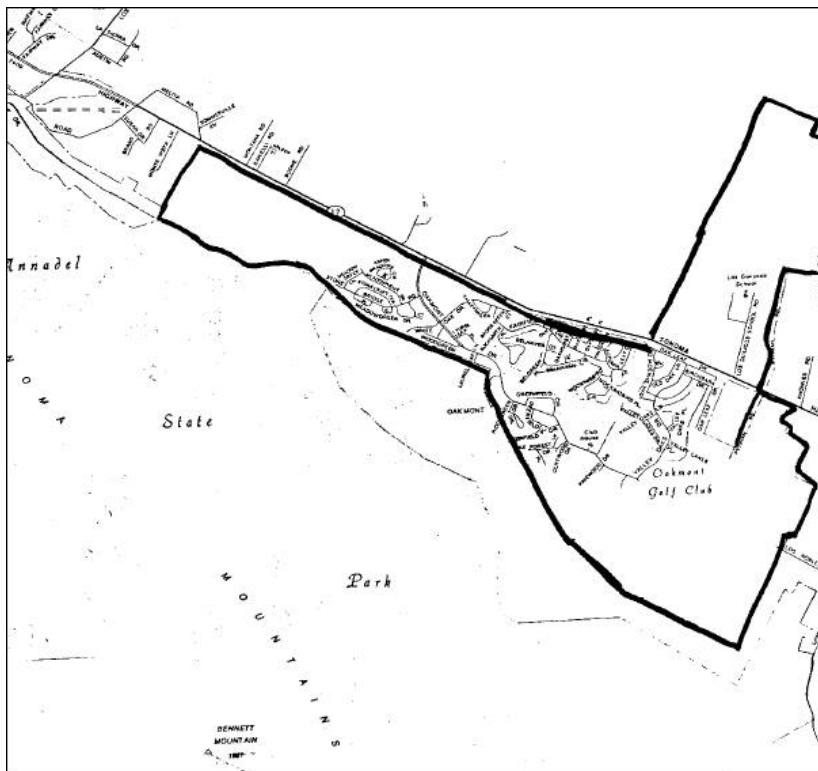
In brief, the City received an application from Oakmont Village Association to amend the Policy Statement that applies to zoning district PD63-001. Policy Statements are documents that may provide for different building setbacks, heights or uses allowed in that specific PD. The existing Policy Statement is included in the attached application.

Once an application is received by the City, it is called a 'project', even if there's no building or development proposed. Please see the attached Application for this project. The project description is on page three of the PDF. The proposal is to provide clearer maps of the area covered by the PD (see images below) and to remove the requirement for Use Permit application with the City for all uses to instead default to the City's Zoning Code for land uses (in which a land use may be allowed by right, or with a Minor Conditional Use Permit, or with a Conditional Use Permit, or prohibited). Included below is the PD boundary map that will likely be proposed to update the existing PD boundary map.

*Existing PD boundary map:*  
*PD boundary map:*

*Proposed*





I don't know when the PC zoning designation changed to PD, but we use a chart for outdated and current zoning designations:



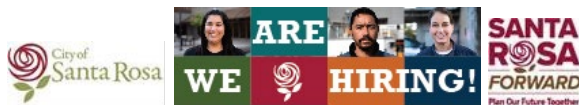
PC	Minus 1	PDR		
S	Minus 1			
U	Minus 1			
	Plus 1	PD		Planned Development

If you have any further questions, please let me know.

Best regards,

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

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**From:** [Wolski, Sheila](#)  
**To:** [David Suddendorf](#)  
**Subject:** RE: [EXTERNAL] Amendment to Oakmont Policy Statement PD 63-001, File No. REZ 23-002  
**Date:** Wednesday, January 17, 2024 11:54:00 AM  
**Attachments:** [image001.png](#)

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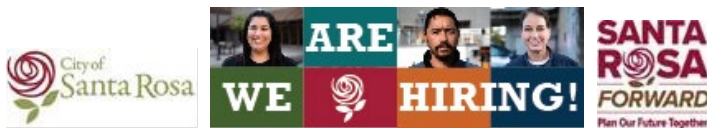
You bet- again, any questions, feel free to contact me, and perhaps we'll see you on 1/26 at the Berger Center.

Best regards,

**Sheila Wolski, City Planner**

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

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---

**From:** David Suddendorf <dave@davidsuddendorf.com>  
**Sent:** Wednesday, January 17, 2024 11:52 AM  
**To:** Wolski, Sheila <swolski@srcity.org>  
**Subject:** RE: [EXTERNAL] Amendment to Oakmont Policy Statement PD 63-001, File No. REZ 23-002

Thank you for your prompt response!

David L. Suddendorf  
Attorney at Law  
Legal Practice Consultant  
415.806.6599  
[dave@davidsuddendorf.com](mailto:dave@davidsuddendorf.com)  
[www.davidsuddendorf.com](http://www.davidsuddendorf.com)

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---

**From:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Sent:** Wednesday, January 17, 2024 11:36 AM  
**To:** David Suddendorf <[dave@davidsuddendorf.com](mailto:dave@davidsuddendorf.com)>  
**Subject:** RE: [EXTERNAL] Amendment to Oakmont Policy Statement PD 63-001, File No. REZ 23-002

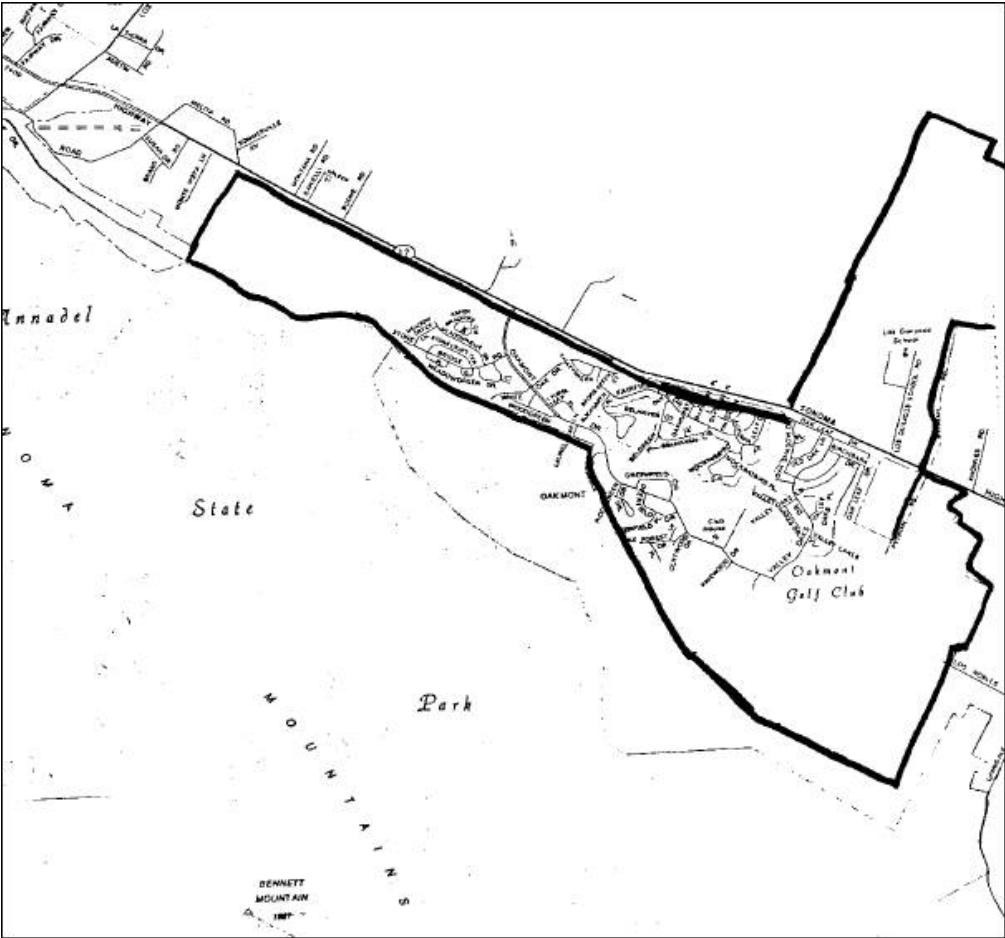
Hi David,

Please see the attached Application. The project description is on page three of the PDF. The plan is to provide clearer maps of the area covered by the PD and to remove the requirement for Use Permit application with the City for all uses to default to the City's Zoning Code for land uses (in which a land use may be allowed by right, or

with a Minor Conditional Use Permit, or with a Conditional Use Permit, or prohibited). I'm sending you the attached PD boundary map that will likely be proposed to update the existing PD boundary map.

Existing PD boundary map:

Proposed PD boundary map:





If you have any further questions, please let me know.

Best regards,

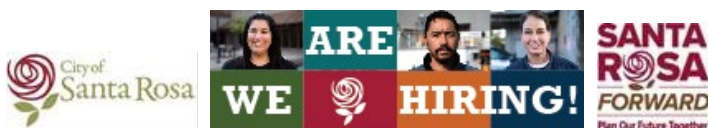
**Sheila Wolski, City Planner**

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**From:** Wolski, Sheila

**Sent:** Tuesday, January 16, 2024 5:51 PM

**To:** David Suddendorf <[dave@davidsuddendorf.com](mailto:dave@davidsuddendorf.com)>

**Subject:** RE: [EXTERNAL] Amendment to Oakmont Policy Statement PD 63-001, File No. REZ 23-002

Hi David,

Thank you for contacting me. This email acknowledges your request. I will send you requested documents; however, I have several meetings and a presentation tomorrow, so it may not be until Thursday. I hope that's Ok. If I get any time in the early morning hours, I will get back to you then.

Best regards,

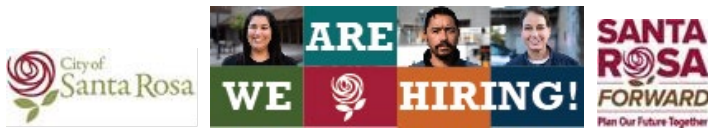
**Sheila Wolski, City Planner**

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**From:** David Suddendorf <[dave@davidsuddendorf.com](mailto:dave@davidsuddendorf.com)>

**Sent:** Tuesday, January 16, 2024 5:17 PM

**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>

**Subject:** [EXTERNAL] Amendment to Oakmont Policy Statement PD 63-001, File No. REZ 23-002

Ms. Swolski,

My wife and I are residents of Oakmont. We received the city's postcard today advising us of the Neighborhood Meeting on January 26.

Although we have seen some brief statements in the Oakmont News about Board of Directors meetings involving proposed enhancements to Berger Center and surroundings, we have no visibility to the current policy you reference or to the reasons given by the Association for an amendment. Could you please email to me copies of pertinent sections of the current policy and the request for amendment for our review?

I appreciate your assistance.

Dave

**David L. Suddendorf**

Attorney at Law

Legal Practice Consultant

415.806.6599

[dave@davidsuddendorf.com](mailto:dave@davidsuddendorf.com)

[www.davidsuddendorf.com](http://www.davidsuddendorf.com)

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**From:** [Wolski, Sheila](#)  
**To:** [wjsweeneylaw@gmail.com](mailto:wjsweeneylaw@gmail.com)  
**Subject:** Oakmont Postcard re PD63-001  
**Date:** Friday, January 19, 2024 11:04:00 AM  
**Attachments:** [image004.png](#)  
[Application.pdf](#)

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Hi William,

Nice talking to you, and thank you for contacting me about this project. I'm sending you an email that includes information I've provided to other people who have inquired about this amendment to the Oakmont Policy Statement.

First, this has nothing to do with any proposed development or building project to the east of you or anywhere else.

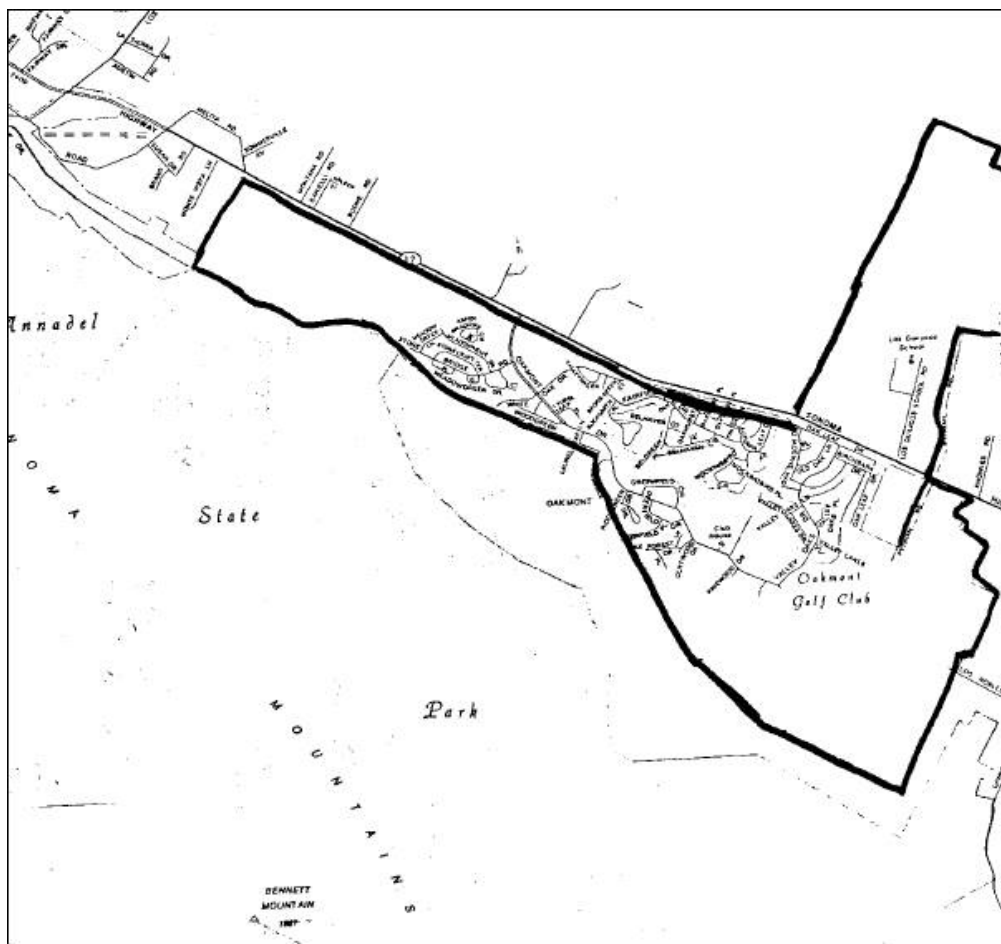
Part of the postcard included the graphic, below-right, which is the zoning for this area of Oakmont (highlighted in blue) and named PD63-001 (known as a PD).

In brief, the City received an application from Oakmont Village Association to amend the Policy Statement that applies to zoning district PD63-001. Policy Statements are documents that may provide for different building setbacks, heights or uses allowed in that specific PD. The existing Policy Statement is included in the attached application.

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*Existing PD boundary map:*  
*boundary map:*

*Proposed PD*







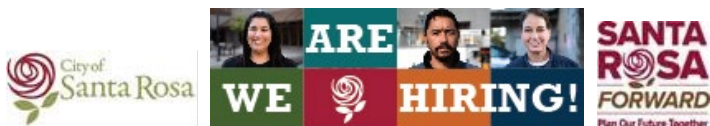
If you have any further questions, please let me know.

Best regards,

**Sheila Wolski, City Planner**

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**From:** [Wolski, Sheila](#)  
**To:** [Javier Tenorio](#)  
**Subject:** RE: [EXTERNAL] Re: OVA Policy Statement Amendment  
**Date:** Monday, January 22, 2024 10:29:00 AM  
**Attachments:** [image001.png](#)  
[image004.png](#)

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Hi Javier,

The boundary map is only for areas that are covered by this PD63-001 city zoning district, as depicted below. The City does not enforce HOA regulations or CC&Rs; that's separate from City processes. It may very well be that one or more HOAs operate in this zoning district, or that some properties are not in an HOA.

Based on the graphic you provided me, your address is 7522 Hwy. 12. Your City zoning is PD63-001-G-RC and is within this Planned Development (PD).

The existing Planned Development Policy Statement requires all new uses to apply for a City Use Permit. An example for your property might be if you requested a home based business permit from the City to work from home (i.e. consulting, tax preparation, graphic design). Most residentially zoned properties allow for this type of new use- that has minimal or no impact on the neighborhood- with a free permit issued by the City. In this area of Oakmont, this type of home-based business would require a Use Permit, which is costly in terms of time and expense.

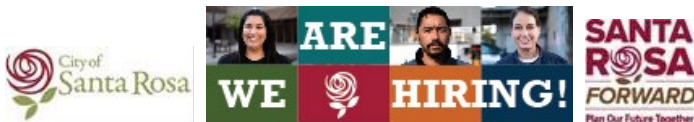
I hope this helps, and please feel free to reach out to me if you have any more questions.

Best regards,

**Sheila Wolski, City Planner**

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

Hours | Monday-Friday 7:30am-4:30pm



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**From:** Javier Tenorio <javier.tenorio2@gmail.com>  
**Sent:** Friday, January 19, 2024 6:34 PM  
**To:** Wolski, Sheila <swolski@srcity.org>  
**Subject:** [EXTERNAL] Re: OVA Policy Statement Amendment

Thanks, Sheila. The only concern I may have is if the proposed policy statement changes will affect future land use or permitting processes for my property. My property is located on the Oakmont side of Hwy 12, however, my property is not associated with the Oakmont Community or Oakmont Village Association. The boundaries of the Oakmont Village Association shown on page 33 of the packet you sent me are inaccurate. The boundary map of OVA should exclude my property. Please see the property in question pictured below.

Parcel #: 016-850-086-000



If you could please confirm that the proposed changes will not impact the permitting process, land use of my property, or association with OVA.

Thank you,

Javier

On Fri, Jan 19, 2024 at 5:41 PM Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)> wrote:

Hi Javier,

Thank you for contacting me about this project. I'm sending you an email that includes information I've provided to other people who have inquired about this amendment to the Oakmont Policy Statement.

First, this has nothing to do with any proposed development or building project to the east of you or anywhere else; these are textual changes proposed to this Zoning District.

Part of the postcard included the graphic, below-right, which is the zoning for this area of Oakmont (highlighted in blue) and named PD63-001 (known as a PD).

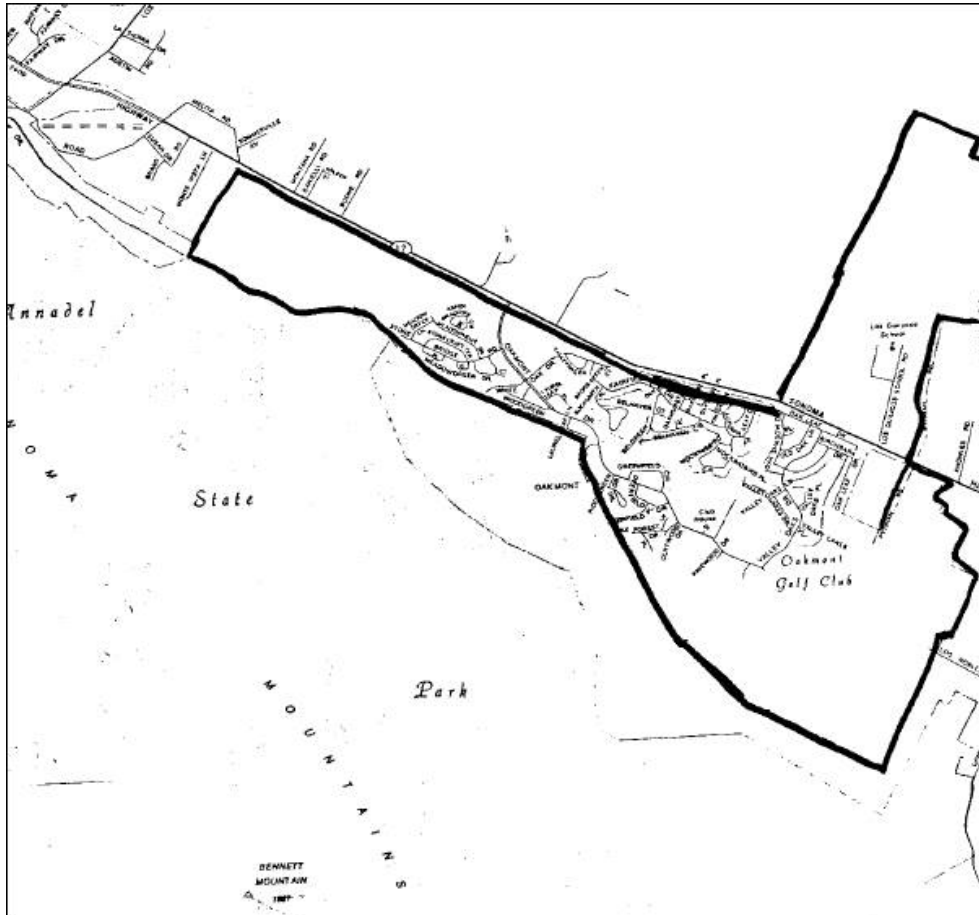
In brief, the City received an application from Oakmont Village Association to amend the Policy Statement that applies to zoning district PD63-001. Policy Statements are documents that may provide for different building setbacks, heights or uses allowed in that specific PD. The existing Policy Statement is included in the attached application.

Once an application is received by the City, it is called a 'project', even if there's no building or development proposed. Please see the attached Application for this project. The project description is on page three of the PDF. The proposal is to provide clearer maps of the area covered by the PD (see images below) and to remove the requirement for Use Permit application with the City for all uses to instead default to the City's Zoning Code for land uses (in which a land use may be allowed by right, or with a Minor Conditional Use Permit, or with a

Conditional Use Permit, or prohibited). Included below is the PD boundary map that will likely be proposed to update the existing PD boundary map.

Existing PD boundary map:  
boundary map:

Proposed PD





If you have any further questions, please let me know.

Best regards,

**Sheila Wolski, City Planner**

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**From:** Javier Tenorio <[javier.tenorio2@gmail.com](mailto:javier.tenorio2@gmail.com)>

**Sent:** Friday, January 19, 2024 5:32 PM

**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>

**Subject:** [EXTERNAL] Fwd: OVA Policy Statement Amendment

Hi Sheila,

We received a postcard in the mail regarding potential amendments to the Oakmont Village Association Policy Statement. Unfortunately, we are unable to make the meeting next Friday. I am wondering if you can share any documents that will be discussed during the meeting.

Thank you,

Javier

**From:** [Wolski, Sheila](#)  
**To:** [Patwood18@gmail.com](mailto:Patwood18@gmail.com)  
**Subject:** Oakmont Postcard re PD63-001  
**Date:** Thursday, January 18, 2024 1:03:00 PM  
**Attachments:** [image004.png](#)  
[Application.pdf](#)

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Hi Pat,

Thank you for contacting me and providing your email address; I'm under the weather today and talking is difficult.

First, this has nothing to do with any proposed development or building project to the east of you or anywhere else.

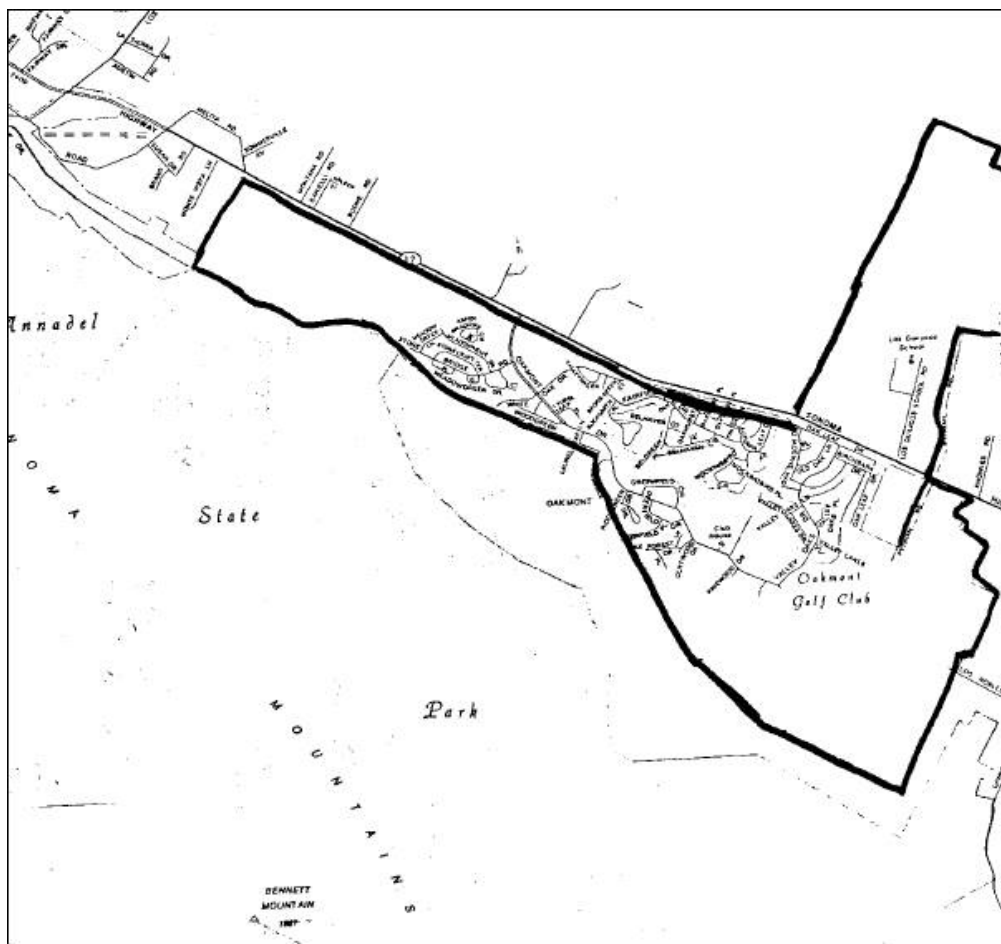
Part of the postcard included the graphic, below-right, which is the zoning for this area of Oakmont (highlighted in blue) and named PD63-001 (known as a PD). Your property is not located in this zoning district. (Your zoning district is R-1-6-RC, which is a standard zoning district used throughout the City.) Because you are not in this PD zoning district, the proposed project does not apply to you/your property.

In brief, the City received an application from Oakmont Village Association to amend the Policy Statement that applies to zoning district PD63-001. Policy Statements are documents that may provide for different building setbacks, heights or uses allowed in that specific PD.

Once an application is received by the City, it is called a 'project', even if there's no building or development proposed. Please see the attached Application for this project. The project description is on page three of the PDF. The proposal is to provide clearer maps of the area covered by the PD (see images below) and to remove the requirement for Use Permit application with the City for all uses to default to the City's Zoning Code for land uses (in which a land use may be allowed by right, or with a Minor Conditional Use Permit, or with a Conditional Use Permit, or prohibited). Included below is the PD boundary map that will likely be proposed to update the existing PD boundary map.

*Existing PD boundary map:*

*Proposed PD boundary*







If you have any further questions, please let me know. And, of course, you are welcome to attend the meeting at the Berger Center, if you are interested.

Best regards,

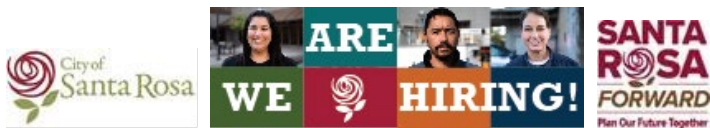
**Sheila Wolski, City Planner**

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