

From: [McKay, Conor](#)
To: [City Council Public Comments](#)
Subject: Fw: [EXTERNAL] 1650 W. Steele Apartments
Date: Thursday, August 3, 2023 3:45:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Outlook-epjxvf4.png](#)

Hello, can you please add this comment to the public comments for the subject project being reviewed by the Council on August 8th?

Thanks,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



The City of Santa Rosa is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

La Ciudad de Santa Rosa [ofrece apoyo en persona solo con cita previa](#). El Departamento de Planificación y Desarrollo Económico ha lanzado su [portal de aplicaciones de planificación](#) que contiene listas de verificación de procesos para la mayoría de los derechos de planificación. Consulte el estado de su solicitud de permiso enviada aquí. Para consultas generales de planificación, comuníquese con planning@srcity.org. Para enviar los materiales de la solicitud de permiso, envíe todos los documentos requeridos a permitsubmittal@srcity.org.

From: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>
Sent: Thursday, August 3, 2023 3:43 PM
To: Nicholson, Amy <anicholson@srcity.org>; Jones, Jessica <jjones@srcity.org>; McKay, Conor <CTMcKay@srcity.org>
Subject: RE: [EXTERNAL] 1650 W. Steele Apartments

Thanks!



Brian Heaton, AICP

Senior Housing Accountability Manager, Housing Accountability Unit
Housing and Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833



Phone: 916.776.7504

From: Nicholson, Amy <anicholson@srcity.org>
Sent: Thursday, August 3, 2023 2:09 PM
To: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>; Jones, Jessica <jjones@srcity.org>; McKay, Conor <CTMcKay@srcity.org>
Subject: RE: [EXTERNAL] 1650 W. Steele Apartments

Hi Brian,

Please see the attached agenda with links to the project materials including staff report and resolution (page 11).

Thanks,
Amy

Amy Nicholson | Supervising Planner – Current Development

Planning and Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
(707) 321-0935 | (707) 543-3258 | anicholson@srcity.org



From: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>
Sent: Wednesday, August 2, 2023 8:12 AM
To: Nicholson, Amy <anicholson@srcity.org>; Jones, Jessica <jjones@srcity.org>; McKay, Conor <CTMcKay@srcity.org>
Subject: RE: [EXTERNAL] 1650 W. Steele Apartments

Thanks!



Brian Heaton, AICP

Senior Housing Accountability Manager, Housing Accountability Unit
Housing and Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
Phone: 916.776.7504



[\[twitter.com\]](https://twitter.com) [\[facebook.com\]](https://facebook.com)



[\[landlordtenant.dre.ca.gov\]](https://landlordtenant.dre.ca.gov)

From: Nicholson, Amy <anicholson@srcity.org>

Sent: Wednesday, August 2, 2023 8:10 AM

To: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>; Jones, Jessica <jjones@srcity.org>; McKay, Conor <CTMcKay@srcity.org>

Subject: RE: [EXTERNAL] 1650 W. Steele Apartments

Hi Brian,

We will be happy to update you following the appeal hearing next Tuesday. I only see the Preliminary Agenda uploaded (no links to materials) but I will check back and email you the materials when available.

Thanks,
Amy

Amy Nicholson (she,her) | Supervising Planner – Current Development

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Mobile (707) 321-0935 | Tel. (707) 543-3258 | anicholson@srcity.org



From: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>

Sent: Tuesday, August 1, 2023 4:51 PM

To: Nicholson, Amy <anicholson@srcity.org>; Jones, Jessica <jjones@srcity.org>; McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] 1650 W. Steele Apartments

Dear Santa Rosa Team,

Please let me know how the appeal hearing goes at City Council on 8/8/23.

Also, if you have the associated staff report/resolution I'd also like to see those (no links yet on the City's website from what I could find).

Thanks,



Brian Heaton, AICP

Senior Housing Accountability Manager, Housing Accountability Unit
Housing and Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
Phone: 916.776.7504



[[twitter.com](#)]

[[facebook.com](#)]



[[landlordtenant.dre.ca.gov](#)]

From: [Calum Weeks](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Public Comment on 1650 W. Steele Lane
Date: Friday, August 4, 2023 3:53:19 PM
Attachments: [2023_0808_1650 W. Steele Lane.pdf](#)

Hello -

Please accept the attached PDF for public comment on the 1650 W. Steele Lane appeal. These are responses to a petition we circulated in the community.

All the best,

--

Calum (Cal) Weeks | Policy Director

([he/him](#))

Generation Housing

GenerationHousing.org

427 Mendocino Ave, Suite 100 | Santa Rosa, CA 95401

(c) 760-799-4771



[Facebook](#), [Instagram](#), [Twitter](#), [YouTube](#)

Support Transit-Oriented and Mixed-Income Housing

Taylor Diffenderfer

Postal Code: 94952

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 15:09

Submission Letter:

My name is Taylor and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

James Ferronato

Postal Code: 95405

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 14:28

Submission Letter:

My name is James and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Ali Kalia

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 14:06

Submission Letter:

My name is Ali and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

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Support Transit-Oriented and Mixed-Income Housing

James Mcneilly

Postal Code: 95401

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 14:02

Submission Letter:

My name is James and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

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Support Transit-Oriented and Mixed-Income Housing

Robert Beall

Postal Code: 95405

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 13:59

Submission Letter:

My name is Robert and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Jennie Schultz

Postal Code: 95403

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 13:52

Submission Letter:

My name is Jennie and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Maria Barakat

Postal Code: 95476

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 13:48

Submission Letter:

My name is Maria Barakat and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Remi Newman

Postal Code: 95409

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 13:27

Submission Letter:

My name is Remi and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Lauren Taylor

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 12:55

Submission Letter:

My name is Lauren and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Shan Magnuson

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 12:01

Submission Letter:

My name is Shan and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Abril Madrigal

Postal Code: 95407

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 11:57

Submission Letter:

My name is Abril and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Valerie Schlafke

Postal Code: 95401

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 11:52

Submission Letter:

My name is Valerie Schlafke and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Lauren Fuhry

Postal Code: 95405

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 11:28

Submission Letter:

My name is Lauren and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Angela Conte

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 11:02

Submission Letter:

My name is Angela Conte and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers.
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Angie Dillon-Shore

Postal Code: 95403

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 10:59

Submission Letter:

My name is Angie and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
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Support Transit-Oriented and Mixed-Income Housing

Dorothy Stuebner

Postal Code: 95409

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 10:58

Submission Letter:

My name is Dorothy Stuebner and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Thomas Stuebner

Postal Code: 95409

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 10:57

Submission Letter:

My name is Thomas Stuebner and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Susan Clark

Postal Code: 95409

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 10:56

Submission Letter:

My name is Susan and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
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Support Transit-Oriented and Mixed-Income Housing

Ingrid Anderson

Postal Code: 95405

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 10:54

Submission Letter:

My name is Ingrid and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
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Support Transit-Oriented and Mixed-Income Housing

John Anderson

Postal Code: 95405

Email Address: [REDACTED]

[REDACTED] Submission: Fri, 08/04/2023 - 10:54

Submission Letter:

My name is John and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Thomas Stuebner

Postal Code: 95409

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 10:53

Submission Letter:

My name is Thomas and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

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Support Transit-Oriented and Mixed-Income Housing

Caitlin Childs

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 10:53

Submission Letter:

My name is Caitlin and I support the Generation Housing endorsed project at 1650 West Steele Lane.

We need more housing and less delays!

This project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Leah Halper

Postal Code: 95405

Email Address: [REDACTED]

Date of Submission: Mon, 07/31/2023 - 15:16

Submission Letter:

My name is Leah and I support the Generation Housing endorsed project at 1650 West Steele Lane.

We urgently need low and very low income housing units, and the longer we wait, there more suffering and dysfunction result. This project has been vetted and should be fast-tracked, as it is consistent with your council goals:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
- + Inclusionary housing (affordable units are co-located with market rate units)
- + Reduces overall Vehicle Miles Traveled ("VMT") which is in alignment with regional climate goals

The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

Please REJECT any efforts to derail or delay this project, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Melissa Gomez

Postal Code: 94952-3262

Email Address: [REDACTED]

Date of Submission: Tue, 05/30/2023 - 16:12

Submission Letter:

My name is Melissa and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Judith Yera

Postal Code: 95407

Email Address: [REDACTED]

Date of Submission: Tue, 05/23/2023 - 16:36

Submission Letter:

My name is Judith and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Marshal Galvan Jr

Postal Code: 94704

Email Address: [REDACTED]

Date of Submission: Tue, 05/23/2023 - 10:51

Submission Letter:

My name is Marshal and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Evan Wiig

Postal Code: 95405

Email Address: [REDACTED]

Date of Submission: Mon, 05/22/2023 - 16:43

Submission Letter:

My name is Evan and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Joann Ellis

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Mon, 05/22/2023 - 13:20

Submission Letter:

My name is Joann Ellis Joann and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Paula Fogarty

Postal Code: 95409

Email Address: f [REDACTED]

Date of Submission: Mon, 05/22/2023 - 11:44

Submission Letter:

My name is Paula and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Danny Toub

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Fri, 05/19/2023 - 19:06

Submission Letter:

My name is Danny and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Stephanie Bedolla

Postal Code: 95492

Email Address: [REDACTED]

Date of Submission: Fri, 05/19/2023 - 18:00

Submission Letter:

My name is Stephanie and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Jennie Schultz

Postal Code: 95403

Email Address: [REDACTED]

Date of Submission: Fri, 05/19/2023 - 15:49

Submission Letter:

My name is Jennie and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Autumn Buss

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Fri, 05/19/2023 - 06:53

Submission Letter:

My name is Autumn and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Thomas Kuhn

Postal Code: 95472

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 19:53

Submission Letter:

My name is Thomas and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Lauren Taylor

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 17:48

Submission Letter:

My name is Lauren and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Karen Moncay

Postal Code:

Email Address:



Date of Submission: Thu, 05/18/2023 - 17:31

Submission Letter:

My name is Karen and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Jacob Rich

Postal Code: 95401

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 16:40

Submission Letter:

My name is Jacob and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Karen Martin

Postal Code: 95409

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 16:28

Submission Letter:

My name is Karen and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Volker Strifler

Postal Code: 95407

Email Address: i [REDACTED]

Date of Submission: Thu, 05/18/2023 - 16:26

Submission Letter:

My name is Volker_Strifler and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Alison Dykstra

Postal Code: 95404

Email Address: a [REDACTED]

Date of Submission: Thu, 05/18/2023 - 16:22

Submission Letter:

My name is Alison and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Julie Heredia

Postal Code: 95407

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 16:17

Submission Letter:

My name is Julie Heredia and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Elece Hempel

Postal Code: 94954

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 16:06

Submission Letter:

My name is Elece and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Sheryl Pope

Postal Code: 95407

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:54

Submission Letter:

My name is Sheryl and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Patrick Montgomery

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:51

Submission Letter:

My name is Patrick and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Bryce Jones

Postal Code: 95441

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:49

Submission Letter:

My name is Bryce and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Jack Robertson

Postal Code: 94901

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:41

Submission Letter:

My name is Jack and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Cynthia Murray

Postal Code: 94954

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:28

Submission Letter:

My name is Cynthia and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Belinda Fernandez

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:26

Submission Letter:

My name is Belinda and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
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- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Tamara Murrell

Postal Code: 95436

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:21

Submission Letter:

My name is Tamara and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
- + Infill development that drives more city-centric growth; reduces sprawl
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The first goal of the 2022-2023 City Council Goals is to "Deliver housing for all - pursue housing options for residents of all income levels". This project simply does that.

I call on the City Council to REJECT this appeal, uphold the Zoning Administrator's approval of this project, and advance safe, stable, and more affordable housing in Santa Rosa.

Support Transit-Oriented and Mixed-Income Housing

Robin Stephani

Postal Code: 95472-9156

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:16

Submission Letter:

My name is Robin and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Paul Fritz

Postal Code: 95473

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:14

Submission Letter:

My name is Paul and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

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- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Kimberly Bender

Postal Code: 95488

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:12

Submission Letter:

My name is Kimberly and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Teresa Franklin

Postal Code: 95401

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:04

Submission Letter:

My name is Teresa and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Jim Henderson

Postal Code: 95403

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:04

Submission Letter:

My name is Jim and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Ani Weaver

Postal Code: 95409

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:02

Submission Letter:

My name is Ani and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Ryan Sonneville

Postal Code: 95403

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:01

Submission Letter:

My name is Ryan Sonneville and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Sincerely,
Ryan Sonneville

Support Transit-Oriented and Mixed-Income Housing

Jim Neary

Postal Code: 95405

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 15:00

Submission Letter:

My name is Jim and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Trini Amador Amador

Postal Code: 95448

Email Address: t [REDACTED]

Date of Submission: Thu, 05/18/2023 - 14:55

Submission Letter:

My name is Trini Amador and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Frederick Allebach

Postal Code: 95487

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 14:45

Submission Letter:

My name is Frederick and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Joshua Shipper

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 13:07

Submission Letter:

My name is Joshua and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Abby Torrez

Postal Code: 94928

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 12:06

Submission Letter:

My name is Abby and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Stephanie Picard Bowen

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Thu, 05/18/2023 - 11:59

Submission Letter:

My name is Stephanie and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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From: [Calum Weeks](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Additional Public Comment on 1650 W. Steele Lane
Date: Monday, August 7, 2023 8:47:38 AM
Attachments: [2023_0807_Batch V2_Petition Support Letters_1650 W. Steele Lane.pdf](#)

Hello -

Please find attached additional petitions to our prior submission on Friday (8/4). Please include these in the record.

All the best,

--

Calum (Cal) Weeks | Policy Director

([he/him](#))

Generation Housing

GenerationHousing.org

427 Mendocino Ave, Suite 100 | Santa Rosa, CA 95401

(c) 760-799-4771



[Facebook](#), [Instagram](#), [Twitter](#), [YouTube](#)

Support Transit-Oriented and Mixed-Income Housing

Ryan Sonneville

Postal Code: 95403

Email Address: [REDACTED]

Date of Submission: Mon, 08/07/2023 - 07:34

Submission Letter:

My name is Ryan Sonneville and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Barbara Gude

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Sun, 08/06/2023 - 14:31

Submission Letter:

My name is Barbara and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
- + Access to healthy amenities (full-service grocery store, fitness center, health clinic)
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Support Transit-Oriented and Mixed-Income Housing

Sherry Ananda Magee

Postal Code: 95472

Email Address: [REDACTED]

Date of Submission: Sat, 08/05/2023 - 22:03

Submission Letter:

My name is Sherry Ananda and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Bryce Jones

Postal Code: 95441

Email Address: [REDACTED]

Date of Submission: Sat, 08/05/2023 - 17:30

Submission Letter:

My name is Bryce and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

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Support Transit-Oriented and Mixed-Income Housing

Cecilia Sofranko

Postal Code: 95404

Email Address: [REDACTED]

Date of Submission: Sat, 08/05/2023 - 11:34

Submission Letter:

My name is Cecilia and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

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Support Transit-Oriented and Mixed-Income Housing

Samantha Feld

Postal Code: 95401

Email Address: [REDACTED]

Date of Submission: Sat, 08/05/2023 - 09:16

Submission Letter:

My name is Samantha and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

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Support Transit-Oriented and Mixed-Income Housing

Berenise Cortez

Postal Code: 95401

Email Address: [REDACTED]

Date of Submission: Sat, 08/05/2023 - 08:36

Submission Letter:

My name is Berenise and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Berenise Cortez

Postal Code: 95401

Email Address: [REDACTED]

Date of Submission: Sat, 08/05/2023 - 08:35

Submission Letter:

My name is Berenise and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
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Support Transit-Oriented and Mixed-Income Housing

Russell Samson

Postal Code: 95401

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 20:41

Submission Letter:

My name is Russell and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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Support Transit-Oriented and Mixed-Income Housing

Jerry Klenow

Postal Code: 95476

Email Address: [REDACTED]

Date of Submission: Fri, 08/04/2023 - 17:12

Submission Letter:

My name is Jerry and I support the Generation Housing endorsed project at 1650 West Steele Lane.

The project aligns with several stated goals of Santa Rosa's City Council, such as:

- + Housing located near key job centers
- + Transit-oriented development (Proximity to North SMART Station and CityBus stops)
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From: [Grecia Mannah-Ayon](#)
To: [City Council Public Comments](#)
Cc: [Zack Deutsch-Gross](#)
Subject: [EXTERNAL] Letter of Support for 1650 West Steele Lane
Date: Monday, August 7, 2023 11:00:07 AM
Attachments: [1650 West Steele Lane Letter of Support.pdf](#)

Good morning,

It is with great pleasure that I submit the attached letter of support for the 1650 West Steele Lane development.

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable for everyone. Over the past decade, we have worked with dozens of developers to evaluate the climate, community and affordability benefits of "right size" parking through the use of our GreenTRIP Connect tool. We applaud the construction of additional housing with affordable units near transit in Santa Rosa.

Best,
Grecia Mannah-Ayon
Housing Policy Manager
TransForm



August 7, 2023

City Council
City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 94945

Re: 1650 West Steele Lane

Dear Members of the Santa Rosa City Council,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable for everyone. Over the past decade, we have worked with dozens of developers to evaluate the climate, community and affordability benefits of "right size" parking through the use of our GreenTRIP Connect tool. [GreenTrip Connect](#) is a free-to-use tool for developers, planners and the public to shape future housing and land use decisions in the Bay Area.

When residents have access to affordable homes close to services, jobs and transit, and developments are designed with traffic reduction and innovative parking, there are benefits for all:

- Increased household transportation savings.
- Economic support for locally serving businesses.
- Less freeway traffic and fewer vehicle collisions.
- Improved public health through increased walking and better air quality.
- Greater demand and support of transit services.
- Reduced greenhouse gas emissions, supporting compliance with SB375 and AB32.

We applaud the construction of additional housing with affordable units near transit in Santa Rosa. An evaluation of the 1650 West Steele Lane development using GreenTrip demonstrates this project would accomplish the following:

1. **509 fewer miles** driven every **day** compared to the Sonoma County average.
2. **38% fewer** GHG impacts every **day** compared to the Sonoma County average.
3. **12% less** parking use every **day** compared to the Sonoma County average.

And when compared to Municipal requirements:

4. **Saving \$2,160,000** in parking construction cost if built with 1.00 instead of the municipal requirement of 2.2 spaces/unit.
5. **Saving 1,620 sq.ft.** in parking spaces which could be allocated to 2 housing units of 839 sq.ft.

You may view the entire report [here](#).

Based on the excellent location and availability of nearby transit, particularly the Sonoma-Marín Area Rail Transit (SMART) Guerneville Road rail stop within 0.5 miles of this development, our GreenTrip model shows the project would result in 38% less driving than the average development in Santa Rosa.

By lowering the cost of parking construction and maintenance, homes can also be offered at more affordable prices, reducing the number of community members that face extreme housing cost burdens, getting priced out of their community, and becoming unsheltered. Residents will also greatly benefit from the reduction in vehicle traffic and associated air pollution supported by right-sized parking.

This development is arguably an overparked project under AB2097, which prohibits parking minimums for developments within 0.5 miles of a major transit stop. We urge the City Council to strike down this appeal as this project would contribute to critically needed homes in Santa Rosa and would provide more parking spaces than required or needed.

Please let me know if you have any questions and thank you for your consideration.

Sincerely,

Grecia Mannah-Ayon, Housing Policy Manager
TransForm
gmannahayon@transformca.org

From: [Jacob Rich](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 W Steele Lane Apartments Appeal
Date: Monday, August 7, 2023 12:24:09 PM

Dear City Council Members,

I urge you to support this project and reject this appeal.

I am a West Santa Rosa homeowner. This project will help move Santa Rosa in the direction we need when it comes to addressing two of the biggest issues we are facing; providing much needed housing and addressing climate change.

Please reject the appeal.

Thank you,

Jacob Rich

From: [David Kittelstrom](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Item 16.3: 1650 W Steele Lane Apartments Appeal
Date: Monday, August 7, 2023 12:41:22 PM

Dear City Council,

My name is David Kittelstrom, and I live north of downtown Santa Rosa. I wish to express my support for the transit-oriented housing development near the Coddington SMART station. As someone who struggles to keep up with the skyrocketing cost of rent in Sonoma County and who prefers to limit my investment in the also increasing costs of car ownership, I am very much in favor of just this kind of development in Santa Rosa. We need density near transit hubs for the long-term livability of our community, and we also need to evolve from car-oriented development if we are ever going to find a solution to the existential threat posed by climate change. If, in fact, this development does end up making car travel more onerous and encourages people to take the train when they visit the museums or the skating rink, that should be seen as a plus.

This is exactly the location where this development needs to be. Please don't allow the appeals to derail such a positive step forward. I applaud you on your vision thus far.

Thanks for your time,
David Kittelstrom

From: [City Council Public Comments](#)
To: [City Council Public Comments](#)
Subject: FW: [EXTERNAL] City Council Hearing of August 8, 2023 - Agenda Item No. 16.3/File No. PRJ21-010
Date: Monday, August 7, 2023 3:14:37 PM
Attachments: [City Council ltr from Carlstrom re Agenda Item 16.3 8-7-23.pdf](#)

From: Trish Durler <tdurler@cfk.com>
Sent: Monday, August 7, 2023 12:42 PM
To: Rogers, Natalie <NRogers@srcity.org>; MacDonald, Dianna <dmacdonald@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; Okrepkie, Jeff <JOkrepkie@srcity.org>; Rogers, Chris <CRogers@srcity.org>; Stapp, Mark <MStapp@srcity.org>
Cc: CMOOffice <CMOOffice@srcity.org>; Hartman, Clare <CHartman@srcity.org>; cmckay@srcity.org; Manis, Dina <dmanis@srcity.org>; Erin <ecarlstrom@cfk.com>; Susannah <sedwards@cfk.com>
Subject: [EXTERNAL] City Council Hearing of August 8, 2023 - Agenda Item No. 16.3/File No. PRJ21-010

All:

Please see the attached letter from Erin B. Carlstrom in anticipation of tomorrow's City Council meeting/public hearing.

Feel free to contact our office if you have any questions.

Thank you,

Trish Durler
Paralegal to Robert L. Quail and Erin B. Carlstrom
CLEMENT, FITZPATRICK & KENWORTHY
3333 Mendocino Avenue, Suite 200
Santa Rosa, CA 95403
Telephone: 707-523-1181
FAX: 707-546-1360
www.cfk.com

LAW OFFICES OF
CLEMENT, FITZPATRICK & KENWORTHY
INCORPORATED
3333 MENDOCINO AVENUE, SUITE 200
SANTA ROSA, CALIFORNIA 95403
FAX: 707 546-1360

TELEPHONE: (707) 523-1181

ERIN B. CARLSTROM, CHAIR
STEPHEN K. BUTLER
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STEPHEN K. BUTLER
(1952-2023)

August 7, 2023

VIA EMAIL ONLY

nrogers@srcity.org
Natalie Rogers, Mayor

JOkrepie@srcity.org
Jeff Okrepkie, Councilmember

dmacdonald@srcity.org
Dianna MacDonald, Vice Mayor

crogers@srcity.org
Chris Rogers, Councilmember

calvarez@srcity.org
Eddie Alvarez, Councilmember

MStapp@srcity.org
Mark Stapp, Councilmember

vfleming@srcity.org
Victoria Fleming, Councilmember

Re: City Council Hearing – August 8, 2023, Agenda Item No. 16.3
Appeal of Zoning Administrator's Decision Issued on January 25, 2023
FILE NO. PRJ21-010

Dear Mayor Rogers and Councilmembers MacDonald, Alvarez, Fleming, Okrepkie,
Rogers and Stapp:

As you may know, this office represents the appellants in the above-referenced matter, Charles M. Schulz Creative Associates, Children's Museum of Sonoma County, the Redwood Empire Ice Arena ("Snoopy's Home Ice") and the Charles M. Schulz Museum and Research Center ("Schulz Museum") (collectively, "Appellants").

The City staff report asserts that CEQA Guideline §15164 relieves this project from engaging in a subsequent or supplemental Environmental Impact Report because it was previously analyzed and approved pursuant to a certified EIR. For all of the reasons set forth herein, this project **does not** qualify for the use only of an Addendum to the FEIR, as the conditions described in CEQA Section 15162 have occurred. The Council should direct the applicant to engage in further environmental analysis.

The proposed development is not a “proposed modification” to the project which was the subject of the existing/original EIR, and thus an addendum is inappropriate within the meaning of Section 15162 (and 15164). The original FEIR for the North Santa Rosa Station Area Specific Plan (“Plan Area”), for which studies were conducted starting in 2006, contemplated only the regular density pursuant to Santa Rosa City Code, or slightly increased density for the proposed project site. The FEIR could not have contemplated the density proposed by the developer in this project (a 100% increase in what would be permitted by right) because the laws granting double density and reduced parking were not in effect at the time of its certification. AB 2097, which purports to eliminate minimum parking standards, did not go into effect until 2023. AB 1401, its predecessor, was not considered until 2021 (when it failed to receive necessary Senate support). Indeed, the majority of development standards upon which this project relies for its density bonuses and other concessions were not in existence at the time of certification of the FEIR.

Further, the proposed project is inconsistent with the Plan Area. Such inconsistency invalidates the City’s claimed CEQA exemption and requires additional review. **Plan Policy E-1.4 specifically directs the City to “[e]xpand the area’s tourist focal point, centered around the Charles M. Schulz Museum and Redwood Empire Ice Arena...”** Far from doing anything to expand the tourist focal point of the Plan Area, the applicant and its project directly and negatively impact the Schulz Museum and Snoopy’s Home Ice by foisting the impact of new neighbors’ vehicles (generally considered necessary by those actually living and working in the area) onto the existing neighborhood and, specifically, Snoopy’s Home Ice. Additional cars in the already congested neighborhood will work a detriment upon the visitors that Snoopy’s Home Ice and the Schulz Museum seek to attract, as well as posing an unacceptable burden on existing residents.

State laws provide environmental review streamlining and exemptions. However, this streamlining and exemptions are only available for development projects (particularly housing projects) *if they are consistent with the Specific Plan*. Here, the project is explicitly inconsistent with the North Santa Rosa Station Area Specific Plan.

CEQA Guideline §15162 relieves projects from providing a subsequent EIR unless:

- (1) **Substantial changes are proposed in the project** which will require major revisions of the previous EIR or negative declaration **due to the involvement of new significant environmental effects** or a **substantial increase in the severity of previously identified significant effects**;
- (2) **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions** of the previous EIR or negative declaration due to the involvement of new significant environmental

effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

According to CEQA Statutes Section 21083, (Significance Guidelines) and CEQA Guidelines Section 15065 (Mandatory Findings of Significance), if any of the following impacts would result from a proposed project, the project is considered to have a significant effect on the environment:

- **The project has possible environmental effects which are individually limited but cumulatively considerable.** “Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of reasonably foreseeable probable future projects (as defined in Guidelines Section 15130).

Here, over the past decade at least, there are *new significant environmental effects* or *substantial increase in the severity of the previously identified significant effects*. We need look only to the effects of the 2017, 2019, and 2020 fires and the displacement of residents throughout our City to understand the ripple effect of wildfire. The deterioration of PG&E service lines, prevalent throughout the Plan Area, was not a known risk at the time of certification. By proposing to further strangle an already-overburdened major access road, the project poses an unacceptable risk to life and public safety in the likely event of a major evacuation. The existence of either of these, standing alone, requires new CEQA analysis rather than just an addendum. (CEQA Guidelines §15162(a)(1)&(2).)

Further, there is new information of substantial importance (the increased allowable densities under AB 2097) that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan FEIR was certified; this, together with either of the aforementioned effects is sufficient to require new CEQA analysis. (CEQA Guidelines §15162(a)(3)(A)&(B).)

Mayor Rogers and City Councilmembers
Santa Rosa City Council
August 7, 2023
Page 4

Put plainly, the Council has not been given enough information to make the requisite findings as required by law to proceed with this project. We respectfully request the project be denied for the foregoing reasons. Alternatively, we request the project be sent back to the developer, with specific instructions to meet and confer in good faith to ameliorate the impact of their project on the existing cultural corridor.

Thank you all for your continued service to our lovely community.

Sincerely,



ERIN B. CARLSTROM

EBC/sje/pd

c: Maraskeshia Smith, City Manager (*via email*)

Clare Hartman, Planning and Economic Development Director (*via email*)

Conor McKay, Project Planner (*via email*)

Dina Manis, City Clerk (*via email*)

clients

From: [Kimberly Bender](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 W Steele Lane Project
Date: Monday, August 7, 2023 1:30:33 PM
Attachments: [image001.png](#)

Dear City Council,

I'm writing in support of the 1650 W Steele Lane Project, and to urge you to reject the appeal at your hearing tomorrow. We all know that there is a severe housing crisis in our county, which has commensurate impacts on our community's health and mental health. This project is aligned with many of the Santa Rosa City Council's stated goals: providing housing that is near key job centers and transit; it's inclusive and in alignment with regional climate goals.

We applaud your visionary work in approving this project. Please continue to stand strong in prioritizing housing people over parking cars.

Thank you,

Kim Bender

[Kim Bender](#)
[Executive Director](#)

Join me as a [Healthcare Hero](#)



111 Monte Vista Dr Ste A
Healdsburg, CA 95448
Mobile: (415) 271-0763
Office: (707) 395-4924
kbender@healthcarefoundation.net
Healthcarefoundation.net

From: [Kate Murray](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Reject the Steele Lane Project Appeal
Date: Monday, August 7, 2023 2:53:32 PM
Attachments: [Reject Appeal Steele Lane Project SR.pdf](#)

Hello,

I'm emailing to share our letter of support to reject the Steele Lane Project Appeal. Thank you for your time and consideration.

-Kate Murray

Kate Murray

North Bay Leadership Council

775 Baywood Dr., Suite 101

Petaluma, CA 94954

707.283.0028

707.763.3028 Fax

kmurray@northbayleadership.org

www.northbayleadership.org

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INGRID ESTRADA
CAO
Keysight Technologies

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JILL GREGORY
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Sonoma Raceway

ERIC JOHNSTON
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DR. YUNG-JAE LEE
Dean, Andrew P. Barowsky School of Business
Dominican University of California

DR. MIKE LEE
Interim President
Sonoma State University

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President & CEO
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MEAGAN MOORE
CAO
Buck Institute for Research on Aging

LESLIE PERRY
Partner
Perry, Johnson, Anderson, Miller
& Moskowitz LLP

DAN PETERSON
CAO, Santa Rosa Regional Hospital
Sutter Health

FRED STEMMLER
General Manager
Recology

FRED VELA
Regional Vice President
Wells Fargo Bank

AARON WALKER
VP President, Field Operations - CA Region
Comcast

CYNTHIA MURRAY
President & CEO

KATE MURRAY
CAO



August 7, 2023

Mayor Rogers and City Councilmembers
City of Santa Rosa
Sent via Email

RE: REJECT APPEAL of the 1650 W Steele Lane Apartments Project

Dear Mayor Rogers and Councilmembers:

North Bay Leadership Councils urges you to reject the appeal of the 1650 W Steele Lane Apartments Project. The Steele Lane project provides much-needed housing, i.e., multi-family housing that serves mixed-income families helping to integrate neighborhoods, and has units reserved for very low-income families. In this housing shortage, it is imperative for projects like this to be approved and constructed.

North Bay Leadership Council is an employer-led public policy advocacy organization committed to providing leadership in ways to make the North Bay sustainable, prosperous and innovative. As business and civic leaders, our goal is to ensure economic health by building more housing, improving mobility, promoting better education, and creating jobs to make our region a better place to live and work. Collectively, our members have over 25,000 employees.

The project will feature 36 units for mixed income families, 4 of which will be deed-restricted to Very-Low income individuals. This project is in alignment with many of the Santa Rosa City Council's stated goals such as:

- Housing located near key job centers.
- Transit-oriented development.
- Access to healthy amenities.
- Infill development that drives more city-centric growth and reduces sprawl.
- Inclusionary housing.
- Reduction of Vehicle Miles Traveled which is in alignment with regional climate goals.

Today, California has a statewide housing shortage of nearly 3.5 million homes and for the past decade has produced only 45% of the number of housing units needed to meet our growing population. Santa Rosa needs to do more and this project will help.

North Bay Leadership Council urges you to reject the appeal of the Steele Lane Project. Thank you for your consideration.

Sincerely,

Cynthia Murray
President & CEO

From: [Alison Dykstra](#)
To: [City Council Public Comments](#)
Cc: [Generation Housing](#)
Subject: [EXTERNAL] 1650 W Steele Lane Housing
Date: Monday, August 7, 2023 3:32:39 PM

Once again, parking hysteria rears its head! I would bet money that the majority of those objecting to this project claim that they're "not a NIMBY, and *support* the idea of more housing. Just not *here*!"

We are in a crisis; we need thousands of units of housing, and we need them as soon as possible. All of us need to be resilient and flexible when reasonable projects are proposed. And this project ticks the boxes: near retail shopping and jobs, within walking distance to public transit, in the midst of existing commercial, and offering a variety of apartment sizes to a range of tenants. It's also worth noting that it's close to existing municipal services and is also not in the dangerous urban/wildland interface areas that surround us.

This project will enable 36 families to have homes. I hope that groundbreaking can occur as soon as possible.

Alison Dykstra, [REDACTED], Santa Rosa

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