

From: [Lauren Fuhry](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 W Steele Lane
Date: Monday, August 7, 2023 7:26:05 PM

Hi there,

My name is Lauren Fuhry and I live at 779 Summerfield Rd, Santa Rosa. I'm writing in support of the development at 1650 W Steel Lane, and hope City Council will uphold the Zoning Administrator's approval of this project in its current design. Increasing the number of parking spaces will reduce the number of badly needed new homes in our community. I hope the City will take this opportunity to be progressive, forward thinking and visionary in its decision-making, and approve this development which is designed more around people than around cars.

Thank you,
Lauren Fuhry

From: [Andy Rich](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 W Steele Lane
Date: Monday, August 7, 2023 9:16:50 PM

Dear City Council,

Do the right thing and do not bow to the political pressure. Please approve this project as-is. Do not delay approval of this project. Delaying the project will send bad signals to future developers.

I'm writing to request you uphold the Zoning Administrator's approval of the 1650 W Steele Lane Apartments. Generation Housing has endorsed this project which aligns 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.

Sincerely, Andrew Rich

From: [Victor Delpanno](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 W Steele Lane
Date: Monday, August 7, 2023 9:55:07 PM

We need more dense housing built around transit nodes to reduce urban sprawl and car-dependency. I urge you to deny the appeal and approve the permit for this project.

-Victor Delpanno

From: [City Council Public Comments](#)
To: [City Council Public Comments](#)
Subject: FW: [EXTERNAL] Deny appeal re 1650 West Steele Lane
Date: Tuesday, August 8, 2023 7:40:12 AM

From: Barbara Moulton <[REDACTED]>
Sent: Monday, August 7, 2023 6:06 PM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: [EXTERNAL] Deny appeal re 1650 West Steele Lane

Dear Mayor and Council Members,

I hope you will deny the appeal of the approval of the 1650 West Steele Lane housing development. The project as described in today's Press Democrat sounds great! Discouraging unnecessary car ownership is an important step toward livable cities. One of the outstanding innovations is leasing the parking spots separately from the apartments, so those who don't have or need their own vehicle can save that expense. I applaud the city and the planning department for approving this project. The density of this infill will contribute to the viability of public transit in the neighborhood. There are multiple bus routes serving the area, and the SMART station is a 10 minute walk away.

I understand there is consideration of a bike-sharing program for the location, which is good. A car-share system, such as the one I observed in Montreal, is another great way for people to have access to a car when needed but not need to own and park their own vehicle. It works well in dense areas.

Please, Santa Rosa City Council, don't back. down on this project. Deny the appeal.

Many thanks for your service.

Barbara Moulton
[REDACTED]
Santa Rosa, CA 95409

[REDACTED]

From: [Bolla, Rhonda](#)
To: [City Council Public Comments](#)
Subject: FW: [EXTERNAL] Item 16.3 -- Let 1650 W Steele Lane move forward as is
Date: Tuesday, August 8, 2023 9:15:39 AM

From: Alexa Forrester <[REDACTED]>
Sent: Tuesday, August 8, 2023 8:58 AM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: [EXTERNAL] Item 16.3 -- Let 1650 W Steele Lane move forward as is

Dear Councilmembers,

I am writing ahead of your public hearing to urge you to follow the recommendation of the Zoning Administrator and the Planning and Economic Development Department and **deny the appeal to the West Steele Lane apartments and allow the project to move ahead as designed.**

This is a great project that will help support all of Santa Rosa's goals. It should not be delayed.

Although my family and I are big supporters and regular visitors to the Shultz museum and ice arena, we are saddened that they've adopted this wrong-headed stance in opposition to a much needed development.

If the Shultz museum doesn't feel there is adequate parking for their facilities, they should build that parking on their own properties, rather than forcing that burden and expense on another property owner, and slowing down the construction of much needed housing.

If they are concerned with increased traffic congestion, they should support the city's ongoing efforts to help people live car-free and car-light in Santa Rosa, such as by supporting transit-oriented projects like this very development, and multi-modal transportation options more generally.

Thanks for reading,
Alexa Forrester
Santa Rosa Resident

From: [Gary Wysocky](#)
To: [_CityCouncilListPublic](#)
Subject: [EXTERNAL] Re: item 16.3 appeal of 1650 W Steele
Date: Tuesday, August 8, 2023 10:07:16 AM

Madame Mayor and Councilmembers,

Please reject the baseless appeal of the proposed multi family housing development at 1650 W Steele. This project conforms to city regulations and assists in attaining numerous civic goals. Infill also helps our surrounding neighbors by limiting sprawl. The county tradition of urban separators benefits with less pressure to expand outwards. This also is an example of Think Globally, Act Locally. This is a project within walkable distance of a regional shopping center and a regional transit line. Our area votes with an environmental conscious, this project is compatible with that.

Also please consider what approval of the appeal might bring:

- Loss/delay of additional housing
- Possible legal exposure for the city as the project conforms to mandated state regulations, and
- Loss of co-operation from state government for future development grants.

This because of 6 (?) parking spaces? We have a developer waiting/ready to go. There are jobs there as well.

Thank you for your time and service to our city.

Gary Wysocky

From: [Alexandria F](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] 1650 W Steele Lane
Date: Tuesday, August 8, 2023 12:11:47 PM

Hi there,

I'm writing in support of this development. We desperately need more housing in Santa Rosa, and this is a great location for families, and anyone commuting by bus, car, or SMART.

I'm a Santa Rosa resident who drives, bikes, and takes public transit.

Thank you for your time,

Alex

From: [Grecia Mannah-Ayon](#)
To: [City Council Public Comments](#)
Cc: [Zack Deutsch-Gross](#)
Subject: [EXTERNAL] Re: Letter of Support for 1650 West Steele Lane
Date: Tuesday, August 8, 2023 3:21:21 PM
Attachments: [CORRECTED 1650 West Steele Lane Letter of Support.pdf](#)

Good afternoon,

We found a small error in the report referred to in the letter. Please find the updated letter attached with the correct link.

Best,
Grecia

On Mon, Aug 7, 2023 at 10:59 AM Grecia Mannah-Ayon <[REDACTED]> wrote:

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. **689 fewer miles** driven every **day** compared to the Sonoma County average.
2. **50% fewer** GHG impacts every **day** compared to the Sonoma County average.
3. **22% 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 a typical municipal requirement of 2.2 spaces/unit.
5. **Saving 2,916 sq.ft.** in parking spaces which could be allocated to 3 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 50% 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