

From: [Buckheit, Lani](#)
To: [_PLANCOM - Planning Commission](#)
Cc: [Wixon, Mike](#)
Subject: PC - Late Correspondence Item 8.2 - North Village Extensions
Date: Thursday, April 13, 2023 10:27:10 AM
Attachments: [ATP Scan In Progress.msg](#)

- PLEASE DO NOT REPLY TO ALL -

Chair Weeks and members of the Planning Commission,

The reason for this email is to provide you with additional late correspondence for item 8.2, Public Hearing –North Village Extensions, scheduled for tonight’s Planning Commission meeting. Please see attached, a letter from the public. This will also be added to the agenda.

Thank you!

Lani Buckheit | Administrative Secretary

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From: [Frank Vazquez](#)
To: [Wixon, Mike](#)
Subject: [EXTERNAL] Comments on Proposed Development @2406 Fulton Road
Date: Thursday, April 13, 2023 8:23:52 AM
Attachments: [Comments on Proposed Development @2406 Fulton Road \(3\).pdf](#)

Hello Mr. Wixon,

Please see attached my letter about this proposed development. I will be trying to attend the public hearing if at all possible. Please let me know of any updates or timelines on this project. It will considerably alter my living situation/community for the rest of the time I live here.

Best Wishes,
Frank

4/13/2022

Dear Micahel Wixon / Santa Rosa Planning Commission:

I am writing as a resident at 2549 North Village Drive, which sits directly across from the proposed development plans at 2406 Fulton Road in Santa Rosa. As this proposed development has a shaky history, and will significantly impact our community's quality of life as whole, I would like to share details of my experience and decision taken to live here, as well as request a few considerations in light of the significant nuisance this activity would no doubt create compared to the current natural and peaceful surroundings that are the character of this area.

My small family and I bought our residence from the original owner in the middle of the pandemic. They had mentioned that the original developer (who I believe is the current Mr. Gobar proposing this project) had initially sold the properties in this subdivision with the promise of a community center, pool, and the amenities now being proposed to be built right next to my house. The original owner shared that when the promises by the assumed Mr. Gobar completely folded due to his financial difficulties with the project, many in this community were quite upset - as they had traded the promise of some open and usable community space, for living in the quite close quarters where we now all reside. Along with the constantly failing windows across the entire community, even till this day where I live and which I now have to pay for, and other financial shortcuts Mr. Gobar took on his residents (i.e. poorly setting fences) - the marks of this time period and hasty construction are still here and experienced by the residents.

We were personally drawn to this property by the open expanse afforded by this currently undeveloped lot and the view it affords. The land itself still has a sign posted that the trail/field is *private space* for Bridge Trail residents, and my own house came with a binder that identified my house as being part of this Bridge Trail development - so I had full faith that the property I was buying would have access to this area without issue. This latest development is a complete and total surprise in consideration of what is still posted on this land to this day, and is a serious blot on my decision to plant my family's roots here.

Sadly, it would seem that the further development of this area is now going to negatively impact yet another generation of owners who came to this community with this land intact as a drawing point. I know I am not alone in what the current land here affords all those in the community as it is in use throughout the day, and even night at times, thanks to the walking trail. It personally provides me with considerable mental rest from a long day of teaching special education students in public schools. This field and the openness it affords this area, is literally the main reason we chose to live so far away from everything else Santa Rosa has to offer, but it would be extremely difficult for us to move in any conceivable future.

If this project is indeed going to be allowed through to fruition somehow, I would ask that the following be somehow considered as to the **significant nuisance** and impacts on the current quality of life here, as well as impacts on our property value:

1) While the plans are probably already drawn, if there is absolutely anything that can be done to salvage the unobstructed street level views of the hills and mountains in the distance and natural terrain, I simply cannot tell you how much that would mean to the day to day existence in this community..

2) Due to the very close quarters of the houses already existing here - there is very limited street parking, particularly after 5pm when people get off work or on garbage days for some streets. People frequently leave cars parked for weeks, or even months, and store them around here. Just looking at the plans to cram the units in, as was done in the current development, I could only imagine it would add even further burden to this already impacted situation and poor planning. You will notice signs for people slowing down littered along North Village Drive. The in's and out's of something like a community center on this street is likely to only further impact this situation with the added traffic burden.

3) This field is a key part of this community's access to the outdoors. I hope the grounds in this area do not become an entirely private affair for the future residences only. This is particularly true in light of the fact that this entire community was founded and sold on a promise of access to this exact area. Similarly, this is a quiet and peaceful neighborhood - hopefully this is considered as to ongoing noise and environmental impacts with how these things are being constructed and the people using them. Even a neighbor having a patio party can be experienced throughout local residences.

4) I fully hope the timelines and noise levels for placing a full-on construction site next to a residential neighborhood are being considered. Hopefully we are not forced to look at orange cones and dump trucks for years on end, with absolutely no potential benefit other than an annoyance to what was once a central and peaceful aspect of our lives here. I would ask that the city consider, at the very least, some kind of tax benefit or other relief for those impacted by such a constant, and ultimately permanent, disruption if no other benefit can be provided or considered if this project is allowed to continue.

Thank you for your time and hearing my concerns - I do hope some of this can be seriously considered and as much of the current land protected if indeed this development does continue on to fruition.

Best Wishes,
Frank Vazquez & Family
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