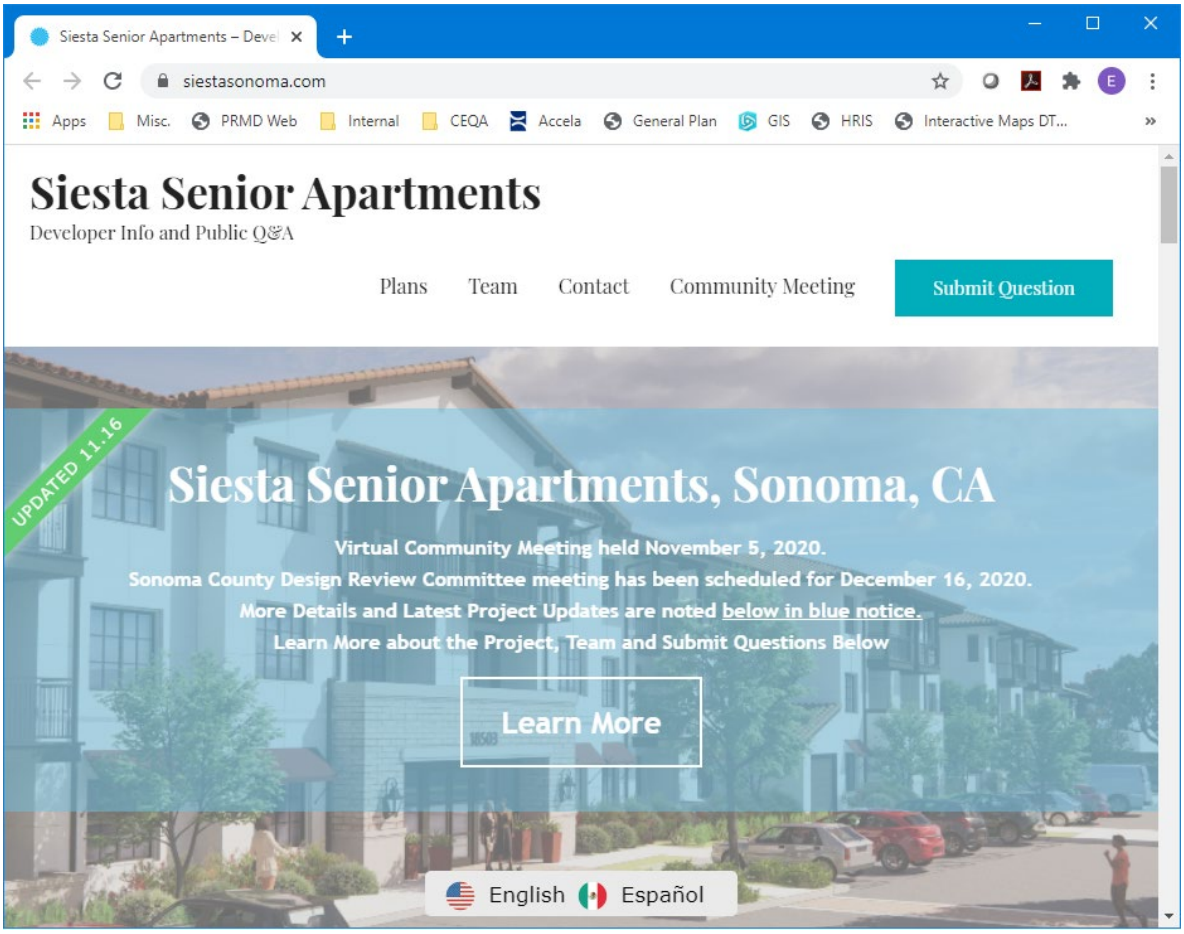
From: Eduardo Hernandez
To: "Nicole Lamp"
Subject: RE: Siesta Senior Apartments
Date: Tuesday, November 17, 2020 8:23:26 AM
Attachments: image003.png

Good morning Ms. Lamp,

1. The applicant's website www.siestasonoma.com seems to be working just fine, as I just tried it. Perhaps the website was experiencing some temporary issues, as sometimes it happens to websites, or perhaps it was your internet connection or the site was mistyped.



2. This project DRH20-0007(PLP20-0020) was initially scheduled to be reviewed in a preliminary way by the Design Review Committee (DRC) tomorrow November 18. However, it was decided to be continued the same day I went to post the public notices on-site (Friday November 6). The item still has to go to the DRC, but there is no certain date yet. The applicants are targeting December 16, but it is unclear if the required agencies and environmental review will be done in time for proper notice to be given for that date.

3. As far as I know there are no plans to add a turning lane or sidewalks; and the senior housing development is expected to produce less traffic than a non-age-restrictive apartment complex. The applicants have hired W-Trans to prepare a Traffic Impact Study, which will be reviewed by both the Local and State Transportation Departments (DTPW and Caltrans), which will provide their comments in regards to the Study and the Project. Agencies may request additional or revised documentation, provide their recommendation for approval or denial, and/or conditions of approval.

4. The evacuation plan includes making use of the property easement they have directly towards the Highway, without having to go through Siesta Way.

Your concerns have been recorded and routed to the applicants and agencies, we will keep working on this project review.

Thank you kindly,

Eduardo Hernández

Sonoma County, Planner III
Direct line: 707.565.1735

Due to Public Health Orders, Permit Sonoma is temporarily closed to the public until further notice. We continue to provide services remotely minimizing person-to-person contact which helps protect our community. We look forward to serving you, as always, we aim to reply to your message within three business days. We encourage you to use our online services for permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

Thank you for your patience and understanding as we work together to keep our communities safe.

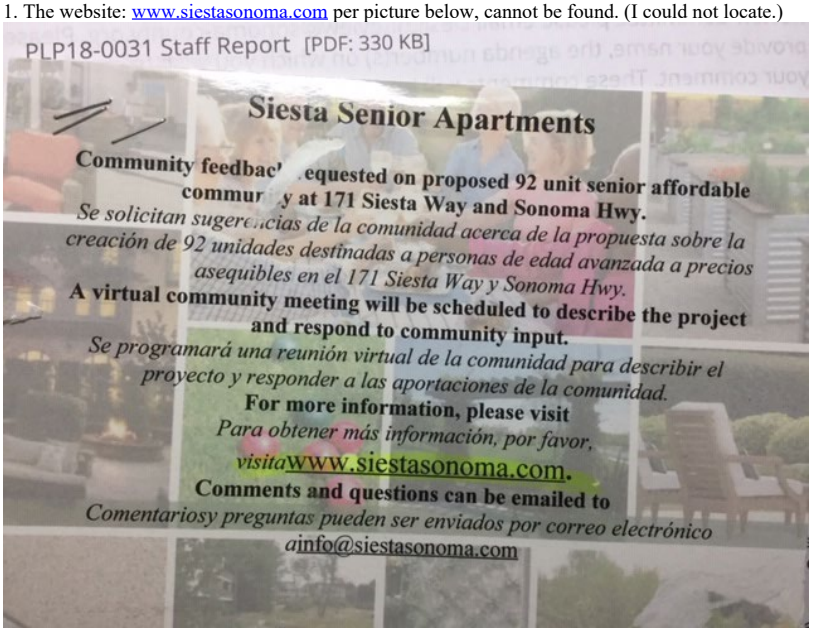
From: Nicole Lamp <nsl1960@gmail.com>
Sent: Tuesday, November 17, 2020 7:02 AM
To: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Subject: Re: Siesta Senior Apartments

EXTERNAL

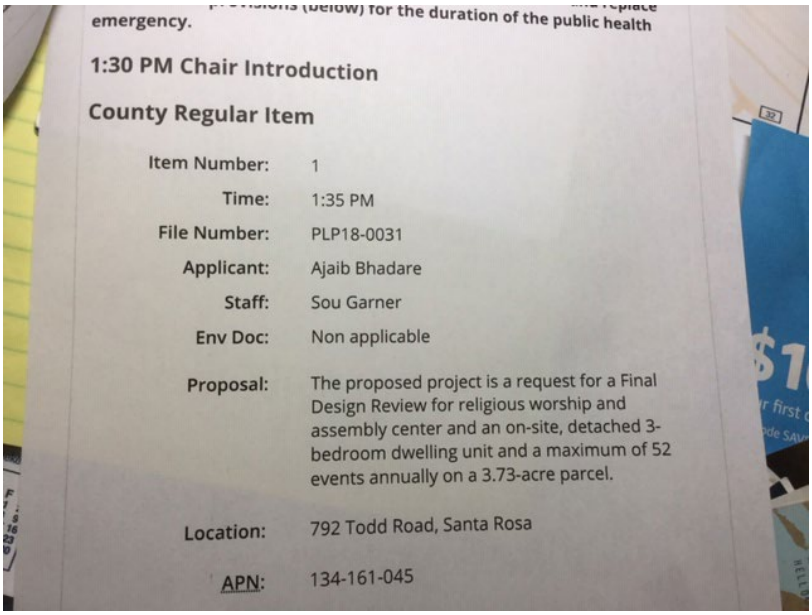
Dear Mr. Hernandez:

A couple of other items regarding the Senior Apartments:

1. The website: www.siestasonoma.com per picture below, cannot be found. (I could not locate.)



2. Per the notice from the County, the project is slated for Design Review on November 18, 2020 at 1:30 and is NOT on the agenda per the picture below



emergency.

1:30 PM Chair Introduction

County Regular Item

Item Number:	1
Time:	1:35 PM
File Number:	PLP18-0031
Applicant:	Ajaib Bhadare
Staff:	Sou Garner
Env Doc:	Non applicable
Proposal:	The proposed project is a request for a Final Design Review for religious worship and assembly center and an on-site, detached 3-bedroom dwelling unit and a maximum of 52 events annually on a 3.73-acre parcel.
Location:	792 Todd Road, Santa Rosa
APN:	134-161-045

What is the NEW date for review?

Regarding the traffic study:
The ingress and egress for said project is DIRECTLY opposite the ingress and egress for the Fiesta Plaza. There is only ONE lane in each direction of Siesta. There is only ONE side of the street with sidewalks on Siesta. Will there be a left hand turn lane? Will the ingress and egress off of Siesta have sidewalks?

Highway 12 in the late afternoon, backs up for hours, from beyond Verano Avenue through the intersection of Siesta and Highway 12.

The intersection of Siesta and Highway 12 frequently has had major accidents with people running the red light. Traffic already backs up to beyond the entrance to Fiesta Plaza at busy times of the day.

What is the plan during power outages for those seniors? What is the evacuation plan in case of fire? We have evacuated 3 times beginning in 2017 due to fire and extended power outages.

The traffic study regarding an additional 92 residences plus visitors, plus caregivers, plus employees is absolutely required.

Even the existing trailer park has more coming and goings than 25 times per day. Please have someone count for the day.

I believe there are Heritage Oak trees on site. Please make sure you don't kill them

Thank you,
Nicole Lamp

Sent from my iPad

On Nov 16, 2020, at 2:02 PM, Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org> wrote:

Good morning Ms. Lamp,

Thank you for reaching out and providing comments to project application # PLP20-0020 for senior affordable housing near Sonoma.

The pertinent Use Permit UPE20-0035 for the closure of the existing Oaks Trailer Park was conditionally approved by the Board of Zoning Adjustments (BZA) earlier this year on June 25. The BZA hearing was noticed in accordance with State law, all members of the public were invited to join, and many participated sharing their questions and concerns. The conditional approval was given by the BZA upon review of the legally required mobile home park closure analysis and residents relocation plan, and additional exhibits and conversation.

Ten days ago I was at the site posting for the now continued DRC meeting for the preliminary design review of the new development. I was able to provide the residents with an additional letter with the status of this project, reminding them they are all qualified for different options of financial assistance from the developer and that they do not need to vacate anytime soon, as the developers need to provide them with a prior notice of 6 months minimum. Some residents mentioned to me they see some vacancies around, but they are not yet vacating as they are waiting for the new development to be approved and receive their

financial assistance.

In regards to the new affordable housing development (under application # DRH20-0007), it is currently being reviewed by referred agencies, a Traffic Study among other documents are to be provided by the applicants, and once our Department and all other agencies concerns are resolved; the project will be considered for approval. As usual, you and the rest of the neighboring residents/property owners will be timely notified of the upcoming hearings for this project.

Thank you again for your comments, and do not hesitate to reach out should you have any other questions or comments.

Kind regards,

Eduardo Hernández
Sonoma County, Planner III
Direct line: 707.565.1735

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Thank you for your patience and understanding as we work together to keep our communities safe.

From: Tennis Wick <Tennis.Wick@sonoma-county.org>
Sent: Sunday, November 15, 2020 7:28 AM
To: Nicole Lamp <nsl1960@gmail.com>
Cc: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>
Subject: Re: Siesta Senior Apartments

Good Sunday, Ms. Lamp.

Staff and I will review the project and respond to you as soon as possible.

Thanks,

Tennis Wick, AICP
Director
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103

Permit Sonoma logo

Sent from my iPhone

On Nov 15, 2020, at 07:21, Nicole Lamp <nsl1960@gmail.com> wrote:

EXTERNAL

Dear Mr. Hernandez:

We are 22 year residents at 106 Madrid Way, Sonoma in the Mission Oaks neighborhood abutting Siesta Way.

We are writing you to submit our rejection of the proposed Siesta Senior Apartments at 171 Siesta Way, Sonoma.

Siesta Way is an extremely busy, narrow road and the only ingress and egress for all of the residents of Siesta Way (over 200 residences), the Mission Oaks neighborhood (52 residences), Fiesta Plaza and the Valero gas station. MANY times we have almost been hit while driving by people exiting the shopping center and the gas station.

At the beginning of Siesta, it starts out wide, but quickly narrows with only a sidewalk on one side. The street frequently floods due to run off from the nearby hillside. Siesta is also notoriously poorly maintained.

The idea of a three story, senior living facility in the middle of a dense neighborhood will only add to the existing problems. Especially with the increase of cars used by residents, staff and visitors.

The ingress and egress for this 92 apartment complex is inadequate.

The project is far too big and too dense. Not only that, a three story building will blight the existing skyline of the neighborhood. The scope and design does not fit with the surroundings.

We are also concerned about the displacement of the existing residents who are poor, working class families who rely on their current housing.

We reject this proposed project due to its density and negative impact on the surrounding neighborhoods.

Sincerely,
Chuck and Nicole Lamp
106 Madrid Way
Sonoma, CA 95476

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do not click any web links, attachments, and never give out your user ID or password.

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