From: Eduardo Hernandez
To: "LeeAnn Knuthson"
Subject: RE: DRH20-0007 - 171 Siesta Way and 18503 Hwy 12 Sonoma
Date: Monday, November 16, 2020 11:06:25 AM

Good morning Lee Ann,

Thank you for your comments in regards to the subject project.

In regards to your question, the applicants have mentioned a younger adult may reside with the qualified senior (55 years+). However, this could be decided by the future property manager.

Additionally, although the proposed parking count complies with the minimum of 1 parking space per 1 bedroom affordable housing unit (per County Code Sec. 26-86-010), the applicants have mentioned there are other success cases of senior housing which would help assure the count is more than adequate and there will be no parking shortage. I've asked them for evidence of these developments.

Thanks again for your comments, we will keep working with the applicants at the County level, to help ensure an approval of this project is only made upon fully addressing all true concerns.

I hope this helps, and please let me know if you have any additional questions or comments.

Best,

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: LeeAnn Knuthson <leeannlak@msn.com>
Sent: Sunday, November 8, 2020 5:45 PM
To: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Subject: DRH20-0007 - 171 Siesta Way and 18503 Hwy 12 Sonoma

EXTERNAL

Hello Mr. Hernandez,

I had a chance to listen in to a portion of the ZOOM meeting of November 5, 2020 regarding the above-mentioned property and planned 92-unit development. Thank you for organizing the session with the developers. There is one item on which I would like to comment, and I do have a question.

Traffic Study - there needs to be one. The difference between 24 and 25 cars is minimal. As a member of a family of developers of projects up to 100 units in Sonoma, Napa and Lake Counties, I can tell you from experience traffic and traffic safety is something not to be compromised in the development of dense units with traffic opening onto small, dilapidated two-way streets. I have not heard there is a plan to upgrade Siesta Way. The street has not really been improved since my family built homes towards the end of Siesta Way in the late 1970's. In the winter, neighbors and I still put bricks in the potholes that occur on Siesta near the driveway from the trailer park.

My question involves the ages of renters when there are two renters for one unit. Do both tenants have to be 55 or older and if not, is there a minimum age for the second tenant? If both residents need to be 55 or older, that is a different scenario then the complexion of only one tenant in a two-tenant unit needing to be 55 or older. This also relates to my first question as the number of cars entering and exiting the development would be impacted if those younger than 55 are part of the permanent resident picture.

In conclusion I think it important to note the developers are transitory. They will build out the project, set up the property managers and move on. This is what we do. Any fall out for neighbors will no longer be their problem, if in fact, it has been a concern at all. This is the nature of development. The resulting development will only be as good as the management company in charge. After the honeymoon period is over, will there be structure and process in place in ensure the development remains in harmony with the long-held homesteads surrounding it?

Thank you for your time,

Lee Ann Knuthson

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