

# City of Sonoma Appeal Application Form

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SONOMA CITY CLERK

- A copy of the rights of appeal and the City's appeal procedures may be found on the reverse of this form
- The fee to file an appeal must accompany this form
- Appeals must be filed with the City Clerk within fifteen (15) calendar days of the action
- Appeals must address issues raised or decisions made at previous hearings. Appeal hearings cannot be used as a forum to introduce new issues
- In order for your appeal to be valid this form must be filled out completely.

Feel free to attach additional sheets or supporting documentation as may be necessary.

## APPELLANT INFORMATION: (Please Print)

Name: LYNN Fiske Watts Name: \_\_\_\_\_  
Address: 1290 BRAGG ST. Address: \_\_\_\_\_  
Phone: 707 815 6200 Phone: \_\_\_\_\_

I/We the undersigned do hereby appeal the decision of the:

- Planning Commission  Design Review Commission  
 City Planner or Department Staff  Other: \_\_\_\_\_

Regarding: 20269 AFFORDABLE HOUSING DEVELOPMENT  
(Title of project or application)

Located at: 20269 BROADWAY  
(Address)

Made on: NOV. 9, 2017  
(Date decision was made)

I/We hereby declare that I/We are eligible to file an appeal because:  
(Refer to Section 19.84.30-A, Eligibility, on the reverse)

We have appeared at public meetings and informed the City in writing our concerns.

The facts of the case and basis for the appeal are:

Please see attached.

I/We request that the Appeal Body take the following specific action(s):

Please see attached.

Signed:

Lynn Fiske Watts  
Signature

11/27/17  
Date

Signature

Date

Lynn Fiske Watts  
1290 Bragg Street  
Sonoma 95476

November 24, 2017

We wish to appeal the Planning Commission's decision to approve the county's low-income housing development at 20269 Broadway. The development did not undergo a rigorous environmental review though it is a large, dense project in a busy part of town. This is a tourist town but the limited studies did not take place during any part of the tourist season. This is striking because the neighborhoods (St. Francis Place, Marcy Court, and Woodworth Lane) near Clay and Broadway are highly and negatively impacted by two large businesses that rely upon tourists, the Lodge at Sonoma and Train Town.

Onsite parking at the development will not only be insufficient but also the spaces will be tandem and narrower than standard size. This will deter people from parking on the property and they will look for it on neighborhood streets. Clay Street in effect is the Lodge's loading dock and trucks are frequently double parked and jackknifed in the street. This creates unsafe conditions for current residents each day and contributes to a loss of quality of life for people living in the area. To add more pressure—embodied in more traffic and parking shortages—to surrounding neighborhoods will further diminish our quality of life. Everyone appreciates that affordable housing will be built at 20269 Broadway but there is no plan in place to mitigate the increase in traffic, the decrease in safety, and the lack of sufficient parking at the site. This development is quite large and it will be squeezed into a corner of town that suffers from overbearing truck traffic and waves of tourist visits.

This development needs an Environmental Impact Review to assess the actual current situation, which would necessarily include the tourist season; project the negative impacts a large development will undoubtedly create for the neighborhood; and recommend ways to mitigate those impacts. At this time, there is not even a formal acknowledgement that problems already exist or will worsen once the development is built, and, therefore, no solutions have been offered.

We request that the City Council find that the analysis prepared by the City Planner does not reflect the true nature of the location and does not provide sufficient remedies to new problems created by a large new development. We also request the City Council recommend to the Planning Commission that it order an environmental impact review to study traffic, parking, noise, and diesel pollution to better assure our neighborhoods will remain desirable places to live.

Lynn Fiske Watts  
South Sonoma Group

