

RECEIVED

JAN 23 2018

John & Stephanie Peterson
1487 Flower Street
Medford, Oregon
97504

CITY OF SONOMA

Sonoma Planning Commission
1 The Plaza
Sonoma, CA 95476

Re: Altamira Appeal

We have followed this project, attended preliminary meeting at our community center and viewed the commission meetings. It is a noble project, much needed however, not crafted well enough for the location. Please consider, read and review the appeal. It is reasonable to do for the best and hopeful outcome.

Thank you.

Respectfully,
L. F. Peters



1835 Alcatraz Avenue
Berkeley, CA 94703
P 510.647.0700
F 510.647.0820
WWW.SAHAHOMES.ORG

January 22, 2018

Mayor Madolyn Agrimonti & City of Sonoma City Council
City of Sonoma
No. 1 the Plaza
Sonoma, CA 95476

Re: 20269 Broadway / Planning Commission Appeal

Dear Honorable Mayor and City Council Members:

Satellite Affordable Housing Associates (SAHA) is submitting this letter in response to the appeal filed by Ms. Lynn Fiske Watts regarding the Planning Commission's approval of SAHA's application to develop Altamira Family Apartments at the above referenced address. Since being selected by the County in December 2015 to create affordable housing at 20269 Broadway, a location identified as an Opportunity Site in the City's adopted Housing Element, SAHA has worked diligently with neighbors and stakeholders in Sonoma to design a project that reflects community needs and preferences. We have participated in 13 meetings with the public, including a series of small group meetings, several special presentations, two community open houses and five public hearings, where we discussed and received feedback on the project.

In response to the comments and suggestions we have received throughout the design process, we have modified the development substantially, including:

- Relocation of driveway from Clay Street to Broadway
- Elimination of three-story elements
- Addition of 14 parking spaces, increasing on-site parking from 61 to 75 spaces total
- Reduction in total number of apartment homes from 49 to 48 homes

The resulting project, which was approved by the Planning Commission on November 9, 2017, is consistent with the General Plan and the Development Code. The one- and two- story design is compatible with surrounding neighborhood development; this was demonstrated by story poles which SAHA installed at the City's request. The CEQA Initial Study conducted for the project, which incorporated 10 independent consulting reports, concluded that any impacts resulting from the project can and will be mitigated to a less-than significant level. For a more detailed discussion of the concerns cited in Ms. Watts' appeal, please find attached a letter prepared by Goldfarb & Lipman LLP on our behalf.



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SAHA appreciates the robust dialogue and community input that has shaped the project over the past two years. For the reasons stated above and in the attached analysis, we urge the City Council to deny Ms. Fiske's appeal and enable the project to move forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eve Stewart", is written over a light blue horizontal line.

Eve Stewart
Director of Real Estate Development

M David Kroot
Lynn Hutchins
Karen M. Tiedemann
Thomas H. Webber
Dianne Jackson McLean
Michelle D. Brewer
Jennifer K. Bell
Robert C. Mills
Isabel L. Brown
James T. Diamond, Jr.
Margaret F. Jung
Heather J. Gould
William F. DiCamillo
Amy DeVaudreuil
Barbara E. Kautz
Erica Williams Orcharton
Luis A. Rodriguez
Rafael Yaquián
Celia W. Lee
Dolores Bastian Dalton
Joshua J. Mason
Eric S. Phillips
Elizabeth Klueck
Daniel S. Maroon
Justin D. Bigelow
Nahal Hamidi Adler

January 19, 2018

Mayor Madolyn Agrimonti and City of Sonoma City Council
City of Sonoma
1 The Plaza
Sonoma, CA 95476

Re: Altamira Apartments

Dear Honorable Mayor and City Council Members:

On November 9, 2017, the City of Sonoma Planning Commission approved a Use permit and Site Plan and Architectural Design Review for Altamira Apartments, a 48-unit affordable residential development to be located at 20269 Broadway. On behalf of our client, Satellite Affordable Housing Associates (SAHA), we write to urge you to uphold the Planning Commission's decision and reject the appeal before you on January 29, 2018.

I. The City Analyzed All of the Project's Potential Environmental Effects in Compliance with CEQA.

The City prepared an Initial Study and a Mitigated Negative Declaration dated August 2017 (MND) to analyze Altamira Apartments' potential effects on the environment. As approved by the Planning Commission, the MND complies with the requirements of the California Environmental Quality Act (CEQA) and fully mitigates any potential environmental effects to a less-than-significant level. Therefore, no additional analysis is required, and there is no basis to require preparation of an Environmental Impact Report (EIR).

As discussed in more detail in Attachment A to this letter, the appeal's claim that an EIR is required in entirety without merit. The appeal offers no evidence – let alone the legal standard of substantial evidence – that the construction and operation of Altamira Apartments could potentially result in significant impacts beyond those already analyzed and mitigated in the MND. In addition, the appeal focuses on issues related to the existing operations of the Lodge rather than Altamira Apartments. There is no legal basis in CEQA to require an EIR or for a project to mitigate effects that the project itself does not cause or exacerbate.

The City has already required Altamira Apartments to take measures to protect the health and comfort of its future residents from noise and air quality risks. Moreover, the

San Francisco
415 788-6336
Los Angeles
213 627-6336
San Diego
619 239-6336

Goldfarb & Lipman LLP

California Supreme Court has ruled that any potential impacts of existing conditions, such as the Lodge, on future users of a project are not considered impacts for CEQA purposes. Therefore, none of the concerns raised in the appeal provide a basis to require an EIR for Altamira Apartments.

Specific responses to CEQA concerns raised in the appeal are included as Attachment A to this letter.

II. The Project Has Been Modified in Response to Community Concerns.

SAHA has worked with City staff and community members throughout the approval process, and the project has already been modified in response to many of the community's concerns with Altamira Apartments. The original application proposed 51 units and buildings up to three stories in height. As revised, Altamira Apartments would include only 48 units and no more than two stories.

In addition, Altamira Apartments relocated its project driveway to avoid the Lodge's loading zone. It also added new fences and walls to shield noise to and from the property in direct response to concerns about the noise level from the community.

A detailed list of other design modifications incorporated in response to City and community concerns is included in the October 25, 2017 letter to Planning Director David Goodison from Pyatok Architects, which is included as Attachment B to this letter.

III. Specific Findings Must Be Made if the City Were to Deny the Project or Reduce its Density.

Altamira Apartments is a "housing development project" under the Housing Accountability Act. (*See* Gov't Code § 65589.5.) As analyzed in the City's November 9, 2017 staff report to the Planning Commission, Altamira Apartments is consistent with all of the City's objective planning and zoning requirements. Therefore, after completing the environmental review process, the City may only deny or reduce the density of Altamira Apartments if it makes specific findings supported by a preponderance of the evidence, none of which are applicable here. (*Id.* at §§ 65589.5(d), (j).) Accordingly, the project should be approved as currently proposed.

Altamira Apartments would fill a critical need in the City by providing 48 new affordable homes to lower income households. SAHA and the City have already worked to ensure the project is well-suited for its site, and the claims raised on appeal do not provide a legal basis to deny the project, reduce its density, or require an EIR. We therefore respectfully request that you uphold the Planning Commission's approval of Altamira Apartments and its MND.

Mayor Agrimonti and the Sonoma City Council
January 19, 2018
Page 3

Thank you for your consideration, and please do not hesitate to let us know if we can provide any additional information regarding the issues raised in this letter.

Very truly yours,

A handwritten signature in purple ink, appearing to read 'K. Tiedemann', with a long horizontal flourish extending to the right.

KAREN M. TIEDEMANN

Attachments

Attachment A
Analysis of Appeal's CEQA Claims

a. *There is No Fair Argument that the Project May Result in Significant Environmental Effects Beyond Those Analyzed in the MND.*

It is well settled California law that a negative declaration is the appropriate form of environmental review unless there is "substantial evidence" that a project may cause a significant effect on the environment. (*Joshua Tree Downtown Business Alliance v. County of San Bernardino* (2016) 1 Cal.App.5th 677, 684; see also CEQA Guidelines § 15063(b)(2).) Here, the appeal requests that the City prepare an EIR to study traffic, parking, noise, and diesel pollution; however, it includes no evidence whatsoever, let alone substantial evidence, that any aspect of Altamira Apartments would have significant environmental effects.

To evaluate potential traffic impacts, W-Trans, a qualified traffic engineering and transportation planning firm, prepared a Traffic Impact Study for Altamira Apartments dated June 7, 2017 (the Traffic Study). The Traffic Study collected traffic counts on April 14, 2017 – a work day when school was in session, so that the traffic counts would conservatively reflect the maximum number of vehicles on the road during peak traffic hours. Even with this conservative baseline, the Traffic Study concluded that traffic generated by Altamira Apartments would add less than one-half second of delay per vehicle and that the level of service at all intersections would remain unchanged. The Traffic Study concluded that traffic generated by Altamira Apartments would result in "imperceptible increases" in delay, with significant capacity to absorb more traffic without resulting in a significant impact. Accordingly, even if the appeal had provided some evidence that the Traffic Study assumed too few trips (which it did not), there would be no support for the conclusion that Altamira Apartments' traffic could result in a significant impact.

Likewise, the appeal's concerns with parking are not based on any actual evidence. A generalized assertion that Altamira Apartments is under parked or that its residents may use on-street parking in the future does not meet the standard for preparing an EIR. In fact, the project would include two more spaces than are required for an affordable housing development under state law (*see* Gov't Code § 65915(p)), and SAHA provided a parking demand study that demonstrates that Altamira Apartments would provide more on-site parking than is used in other comparable projects SAHA has developed. In light of these facts, there is no fair argument that Altamira Apartments would result in significant environmental effects related to parking.

b. *Mitigation Measures Must Relate to a Project's Impacts, Not Impacts Caused by Other Sources.*

Many of the concerns raised in the appeal relate to operations of the Lodge, including traffic, noise, and air quality concerns stemming from the Lodge's loading dock on Clay Street across from the Altamira Apartments site. The MND fully analyzed how Altamira Apartments would potentially affect conditions in light of the Lodge's operations, and it includes measures to mitigate any potential impacts caused by Altamira Apartments. For example, mitigation is required to: reduce criteria pollutant emissions during construction; add a sound wall to attenuate noise to and from the property; add parking restrictions around the project's driveway; and

Attachment A
Analysis of Appeal's CEQA Claims

restripe a segment of Broadway to improve traffic flow, among other required mitigation measures.

As discussed in the MND, these measures would reduce potential impacts caused by Altamira Apartments to a less than significant level. CEQA only requires mitigation measures when a project results in significant environmental effects; no mitigation can be required to mitigate effects that are less than significant or that are not caused by the project. (See CEQA Guidelines §§ 15126.4(a)(3)-(4).) Here, the appeal complains about the Lodge's impacts, but those impacts are not attributable to Altamira Apartments. Nothing would prevent the City from separately studying the Lodge's operational issues and enforcing regulations to enhance residents' quality of life in the area pursuant to its police power; however, there is no legal basis to prepare an EIR or require Altamira Apartments to resolve issues caused by the Lodge.

c. CEQA Requires Analysis of a Project's Impacts on the Environment, Not Impacts of Surrounding Conditions on a Project.

The appeal's final line of attack claims that noise and air pollution caused by the Lodge could harm Altamira Apartments' future residents. The City conducted in-depth studies related to noise impacts on future residents, and the project design incorporates measures to protect the health and comfort of future residents. Moreover, impacts to a project's future users caused by its surrounding existing conditions are not impacts for CEQA purposes, except in limited circumstances inapplicable here. (See *California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 378.) Therefore, the appeal's concerns with the Lodge's impact on Altamira Apartments is "outside of CEQA's scope" and does not provide the basis for requiring an EIR. (*Preserve Poway v. City of Poway* (2016) 245 Cal.App.4th 560, 582.)

Mayor Agrimonti and the Sonoma City Council
January 19, 2018

Attachment B
Pyatok Letter



25 October 2017

David Goodison, Planning Director
City of Sonoma

Dear Mr. Goodison,

The purpose of this memo is to describe the recent modifications made to our proposed design for 20269 Broadway on behalf of SAHA.

In response to comments made by members of the Planning Commission, specific changes are incorporated in an effort to (a) reduce the apparent scale and mass of the buildings, (b) provide greater continuity between the proposed buildings and the neighboring Clay Street existing homes, and (c) provide a more traditional residential character to Altamira Family Apartments.

Residences on Clay Street:

- At the previous recesses, the roof is pulled back to allow for a layered double-gable expression, which is an element found on many of the Clay Street homes. By pushing back a portion of the roof, the overall mass is reduced and the new smaller gable with a lower ridge becomes more prominent than the primary roof.
- The setbacks of the buildings are more varied, without the previous alignment between paired buildings. This gives a more organic feel and is invocative of individual homes with less conformity. The smaller roofs covering the shared stairs have been removed, further reducing the apparent mass of Altamira residences along Clay Street.
- The arrangement of structures has been varied, with Building 6 and Building 5 each including both 1BR and 2BR apartments. (Before, Building 6 had only 1BR units, and Building 5 had only 2BR units.) The buildings are less symmetrical now and feel less regimented in their arrangement. This is more consistent with the purposeful mix of unit types in the existing Clay Street development. (This does not change the overall unit mix, and we are still providing only 1BR apartments along the western property line.)
- The color mix is simplified, with single masses being painted a single color, as opposed to each building having a body color plus an accent color. Whereas accent colors are still used in select places (notably Building 4 at the corner), the single-mass-single-color distribution is more consistent with traditional residential architecture.
- The porches have been revised to include double posts, further refining their residential expression.

Residences on Broadway:

- Propose to provide street trees in the public Right-of-Way and utility easement behind the sidewalk of Broadway. We would look to Sonoma's street tree standards for Broadway, to allow for consistency along this thoroughfare. We will work with the Planning Department, Caltrans, and PG&E to find a street tree solution that is acceptable to all three agencies.

- The roof of Building 3 is turned to present a gable-end view to persons traveling south along Broadway. This provides more variety and visual interest between Building 3 and Building 2, and provides more identity separation between these two buildings.
- Similar to Clay Street, the roof is pulled back at corner recesses to reduce the overall mass and to allow for the layered double-gable expression.
- North-facing porch entries have been added to the townhomes of Buildings 2 and 3, facing the parking aisle and visible from Broadway. This draws attention away from the eave and down to the human-scale level, and provides visual variety as well as shelter and identity for the residents who will live in those homes.

Community Building

- The roof of the Community Building has been revised to dramatically alter the character of this building. Providing a gable roof instead of shed roof is more consistent with the residential buildings, and the main entrance is reminiscent of a wide farmhouse covered porch.
- The low gabion wall buffering the community room is lengthened to further define the covered porch.
- The function of the building is still clearly expressed with the taller form of the Common Room itself. Here, tall windows reach higher than the primary eave, and a lifted gable is turned to directly address Broadway. This feature communicates the non-residential function of the building, while blending cohesively among the proposed homes.

Residential Windows

- The proposed windows themselves are now symmetrical, and the height of the muntin is lifted to create a more residential proportion to the upper glazing. A lower mullion in the lower fixed pane is proposed to align with the mullion of the operable sash above, giving a less modern and more traditional feel. The overall size of the windows is not reduced, to allow for maximum natural light and sense of openness at the apartment interiors.

Parking Aisles

- As a traffic-calming measure, two speed humps are proposed – one near the entrance, and one at the mouth of the secondary parking court. Signage indicating “Children at Play,” or other acceptable language, will be posted at the Waste Enclosure and elsewhere as directed by Planning.

Play Safety

- Low wood fences (42”) with simple latched gates are proposed around the perimeter of the interior courtyard. The gates will have accessible hardware and will not be locked, but will help with the prevention of small children running toward the streets or parking.

We look forward to presenting these revisions at the upcoming Planning Commission meeting on November 9th. Our intention is to support the intentions of the Commissioners and we are glad to participate in this very collaborative process.

Best Regards,



Theresa Ballard, AIA | tballard@pyatok.com
Senior Associate, PYATOK (x.108)

January 19, 2018

Lynn Fiske Watts
1290 Bragg Street
Sonoma CA 95476

RE: Appeal of Planning Commission decision 20269 Broadway

Dear Mayor Agrimonti,

I think you will be interested to know 400 people from Sonoma signed a petition last year asking the Planning Commission to consider the safety of our neighborhood streets when reviewing the environmental impacts of the housing development planned for 20269 Broadway. I also think you can gauge the level of enthusiasm for the petition's message when you see that many signatures were acquired by people who took the time to walk the neighborhoods of Marcy Court, Woodworth Lane, St. Francis Place, Fryer Creek, and Newcomb Street. Unfortunately, the majority of the five-member Planning Commission did not take our concerns seriously and they approved a large dense housing development despite its inadequate environmental review.

I filed the appeal of the Planning Commission's decision on behalf of the people who signed the petition and the South Sonoma Group. We are teachers, nurses, social workers, fire fighters, and retired and other professionals.

In December 2015, after hearing a housing development would be built on Broadway, several people formed a working group to share ideas and study the developer's proposal and related documents. Our group expanded to 100 people and is now called the South Sonoma Group. We support affordable housing at 20269 Broadway and have tried very hard not only to influence the design so it is compatible with the neighborhood but also to persuade the developer to broaden the income diversity of future residents to help ensure its long term success.

Three of us conducted extensive research, which included selected California laws, Sonoma's Municipal Code and the General Plan, elements that contribute to the success of low-income housing, and the necessary principles needed to support and maintain vibrant communities. There is a large library of research documents showing that neighborhoods become less livable when traffic increases—when traffic volumes increase the feeling of well-being decreases. Our connecting neighborhoods are populated with active adults and children and they need and want to feel safe.

There is no doubt that with an expected increase of 320 vehicle trips per day by residents of the new development, traffic will increase on Broadway, Clay, and down to and through the Fryer Creek neighborhood. We and the Planning Commission expect new residents to park on Broadway, Clay Street, Bragg Street, and Cooper. When parking becomes scarce on these streets people will drive around looking for spaces creating a new source of danger. Also, in the coming years Watmaugh Bridge will be closed and

several other developments will be constructed on and near Broadway. Common sense tells us these events will add pressure to this part of town.

People love the City of Sonoma and their neighborhoods equally and they want their quality of life protected. People wanted City government to be proactive in creating a comprehensive traffic circulation plan that includes regulated street parking. But our clarion call fell on deaf ears and the Commission embraced the results of a one day traffic study conducted in April. 20269 Broadway is located in a part of town that is heavily impacted by tourists visiting Train Town and staying at the Lodge at Sonoma, which, in turn, increases the number of delivery trucks and other vehicles on Clay Street. The accompanying photos show there is an obvious problem on Clay Street but the Planning Commissioners studiously avoided discussing it.

Thank you.
Sincerely,

Lynn Fiske Watts
South Sonoma Group

A handwritten signature in blue ink that reads "Lynn Fiske Watts". The signature is written in a cursive style with a long horizontal stroke at the end.









SONOMA PLANNING COMMISSION
20269 BROADWAY HOUSING DEVELOPMENT

February 9, 2017

PETITION

SIGNATURES

COMMENTS BY SIGNERS

SUBMITTED BY

LYNN FISKE WATTS

1290 Bragg Street

Sonoma CA 95476

PROTECT SONOMA'S SMALL TOWN CHARACTER

The Sonoma Planning Commission is considering a proposal by a developer who plans to build a 49-unit apartment complex at 20269 Broadway, across from Train Town near Leveroni/Napa Road. To put things in perspective, based on Sonoma's population, this would be the equivalent of an 800-unit project in Santa Rosa and would generate between 319 and 490 new vehicle trips per day. That part of town already experiences heavy traffic and to add significant volume in two school zones would present new safety hazards for children.

The site on Broadway is so small the developer can provide only 62 on-site parking spaces for as many as 237 residents. This would put considerable pressure on the surrounding neighborhoods and create more safety issues for pedestrians and bicyclists as people drive around looking for parking. Residential streets are central to the feeling of community and belonging within a neighborhood. When traffic volumes increase beyond what is considered normal by residents, social street activities (children playing, block parties, etc.) are greatly reduced and the feeling of well-being in the affected neighborhood is threatened.

More than just a localized issue, lack of sufficient parking should be a concern for all residents because the proposed development is located in the Historic Overlay Zone and must "respect and contribute to the character of the area." What would it say about our City if all the streets near the Gateway were crowded with traffic and parked cars? It is doubtful Sonoma would remain an attractive and safe place to live or visit if cars overwhelm it.

Please help protect our community's quality of life and small town character and urge the Sonoma Planning Commission to:

- 1) Reject the developer's proposal until the number of units is significantly reduced and the on-site parking spaces are increased.**
- 2) Order a full Environmental Impact Review to help make certain all of the negative impacts of a large development on our community are identified and fully mitigated.**

Please sign this petition to let the Commissioners know they must look more closely at the site's limitations and ensure the surrounding neighborhoods are not negatively impacted.

Sources and Resources

Formula: 49 units to population of Sonoma (10,648) as X is to the population of Santa Rosa (174,170). $49 \times 174,170 = 8,534,330 \div 10,648 = 801$

The Institute of Traffic Engineers' Trip Generation Manual

Traffic and Neighborhood Quality of Life
Driven to Excess
Residential Street Standards

Table 1

Name	City	State	Postal Code	Country	Signed On
Lynn Fiske Watts	Sonoma	California	95476	United States	2017-01-14
Pat Milligan	Sonoma	California	95476	United States	2017-01-18
Dean Sereni	Sonoma	California	95476	United States	2017-01-18
Priya Singh	Sonoma	California	95476	United States	2017-01-18
Kimberly Johnson	Sonoma	California	95476	United States	2017-01-18
Diana McAuliffe	Sonoma	California	95476	United States	2017-01-18
Roda Lee Myers	Sonoma	California	95476	United States	2017-01-18
Scott Parker	Sonoma	California	95476	United States	2017-01-18
Shannon Dunn	Sonoma	California	95476	United States	2017-01-18
Lynda Robles	Sonoma	California	95476	United States	2017-01-18
Johanna Avery	Sonoma	California	95476	United States	2017-01-18
Karen Alexander	Sonoma	California	95476	United States	2017-01-18
Diane Portello	Sonoma	California	95476	United States	2017-01-18
Andrea Potts	Sonoma	California	95476	United States	2017-01-18
Paulette Lutjens	Sonoma	California	95476	United States	2017-01-18
Lou Antonelli	Sonoma	California	95476	United States	2017-01-18
Janis Orner	Sonoma	California	95476	United States	2017-01-18
Bob Mosher	Sonoma	California	95476	United States	2017-01-18
Anne Shapiro	Sonoma	California	95476	United States	2017-01-18
Scott Raaka	Sonoma	California	95476	United States	2017-01-18
Emily Raaka	Sonoma	California	95476	United States	2017-01-18
Robert Barron	Sonoma	California	95476	United States	2017-01-18
Mark Fraize	Sonoma	California	95476	United States	2017-01-18
Arlene Holt	Sonoma	California	95476	United States	2017-01-18
Steve Shapiro	Sonoma	California	95476	United States	2017-01-18
Gabrielle von Stephens	Sonoma	California	95476	United States	2017-01-18
Deborah Dado	Sonoma	California	95476	United States	2017-01-19
Katie Christ	Glen Ellen	California	95442	United States	2017-01-19
Diana patpatia	Berkeley	California	94707	United States	2017-01-19

Laura Fraize	Sonoma	California	95476	United States	2017-01-19
james poolos	Sonoma	California	95476	United States	2017-01-19
Jan Myers	Sonoma	California	95476	United States	2017-01-19
Thomas Fogle	Sonoma	California	95476	United States	2017-01-19
Mary Huber	Sonoma	California	95476	United States	2017-01-19
David Kohnhorst	Sonoma	California	95476	United States	2017-01-19
Theresa DellaCampagna	Sonoma	California	95476	United States	2017-01-19
A.J. Riebli	Sonoma	California	95476	United States	2017-01-19
Dean Littlewood	Sonoma	California	95476	United States	2017-01-19
Phyllis Mosher	Sonoma	California	95476	United States	2017-01-19
Alber Saleh	Sonoma	California	95476	United States	2017-01-19
kristine m white	Sonoma	California	95476	United States	2017-01-19
Sandra Tovrea	Sonoma	California	95476	United States	2017-01-19
peter coster	Sonoma	California	95476	United States	2017-01-19
Elaine Passaris	Sonoma	California	95476	United States	2017-01-19
Bobbie Curley	Sonoma	California	95476	United States	2017-01-19
Kathrina Deegan	Sonoma	California	95476	United States	2017-01-19
Laurie Gill	Sonoma	California	95476	United States	2017-01-19
Julie Leitzell	Corte Madera	California	94925	United States	2017-01-19
Michelle Hogan	Sonoma	California	95476	United States	2017-01-19
Mary Allen	Willits	California	95490	United States	2017-01-19
Lynne Myers	Sonoma	California	95476	United States	2017-01-19
Elizabeth Skrondal	San Francisco	California	94105	United States	2017-01-19
Lynn-Maree Danzey	Sydney		2038	Australia	2017-01-20
Anthony Germano	Sonoma	California	95476	United States	2017-01-20
Jeffrey Albertazzi	Sonoma	California	95476	United States	2017-01-20
Gail Miller	Sonoma	California	95476	United States	2017-01-20
jill Koenigsdorf	santa fe	New Mexico	87508	United States	2017-01-20
Ellen Fetty	Sonoma	California	95476	United States	2017-01-20
Elizabeth Spiegl	Brooklyn	New York	11209	United States	2017-01-20
david taggart	Woodbridge	Virginia	22193	United States	2017-01-20

Penny Barron	Sonoma	California	95476	United States	2017-01-20
Christa B	Sonoma	California	95476	United States	2017-01-20
Jill Wetzel	Sonoma	California	95476	United States	2017-01-20
Carol Collier	Sonoma	California	95476	United States	2017-01-20
Craig Adryan	Sonoma	California	95476	United States	2017-01-20
Carol Sandman	Sonoma	California	95476	United States	2017-01-20
Laurie Sebesta	Sonoma	California	95476	United States	2017-01-20
Terry Mathison	Sonoma	California	95476	United States	2017-01-21
Cecilia Ponicsan	Sonoma	California	95476	United States	2017-01-21
Charlotte Ruffner	Sonoma	California	95476	United States	2017-01-21
Charlene Thomason	Sonoma, CA	California	95476	United States	2017-01-21
Judy Breedlove	Sonoma	California	95476	United States	2017-01-21
Heidi Wilson	Sonoma	California	95476	United States	2017-01-21
Jill Durfee	Sonoma	California	95476	United States	2017-01-21
Joyce Schneider	Sonoma	California	95476	United States	2017-01-21
Steve Breedlove	Sonoma	California	95476	United States	2017-01-21
Steven Van Horn	Sonoma	California	95476	United States	2017-01-22
Jenn Pooler	Sonoma	California	95476	United States	2017-01-22
Tori Matthis	Sonoma	California	95476	United States	2017-01-22
STEVE MATTHIS	Sonoma	California	95476	United States	2017-01-22
Tanner Matthis	Sonoma	California	95476	United States	2017-01-22
Paula Albanese-Hanlon	Sonoma	California	95476	United States	2017-01-22
Joann Germano	Sonoma	California	95476	United States	2017-01-22
Bethany Wilson	Sonoma	California	95476	United States	2017-01-22
Mary Catherine Sisneros	Sonoma	California	95476	United States	2017-01-23
Damian Mysliwczyk	Sonoma	California	95476	United States	2017-01-23
Beth Posey	Sonoma	California	95476	United States	2017-01-23
Susan Berry	Sonoma	California	95476	United States	2017-01-23
Kim Schuh	Sonoma	California	95476	United States	2017-01-23
James Patrick	Sonoma	California	95476	United States	2017-01-23
Donna Brennan	Sonoma	California	95476	United States	2017-01-23

Alix Henderson	Sonoma	California	95476	United States	2017-01-23
Nicholas Dolata	Sonoma	California	95476	United States	2017-01-23
M H	Sonoma	California	95476	United States	2017-01-23
Joel Green	Sonoma	California	95476	United States	2017-01-23
Noelle Andres	Sonoma	California	95476	United States	2017-01-23
gina isi	Sonoma	California	95476	United States	2017-01-23
Kelly McLeskey	Sonoma	California	95476	United States	2017-01-23
Sarah Pinkin	Sonoma	California	95476	United States	2017-01-23
Taryn Lohr	Sonoma	California	95476	United States	2017-01-23
Rene Parker	Sonoma	California	95476	United States	2017-01-23
Richard McDavid	Sonoma	California	95476	United States	2017-01-23
Jane Schwarz	Sonoma	California	95476	United States	2017-01-23
Cynthia Parsons	San Francisco	California	94118	United States	2017-01-24
Alicia Butler	Sonoma	California	94576	United States	2017-01-24
Cheryl Kostner	Sonoma	California	95476	United States	2017-01-24
Carlo Camarda	Sonoma	California	95476	United States	2017-01-24
mia budwig	fairfield	California	94533	United States	2017-01-24
Francine Brossier	Sonoma	California	95476	United States	2017-01-24
Shannon Reiter	Sonoma	California	95476	United States	2017-01-24
Sarah Connelly	Sonoma	California	95476	United States	2017-01-24
Stephanie Medak	Sonoma	California	95476	United States	2017-01-24
Vannesa Carla	Sonoma	California	95476	United States	2017-01-24
Adrian Long	Sonoma	California	95476	United States	2017-01-24
Heather Halon	Sonoma	California	95476	United States	2017-01-24
Erin Collier	San Francisco	California	94115	United States	2017-01-24
Cynthia Fetty	Burlingame	California	94010	United States	2017-01-24
William Haydock	Burlingame	California	94010	United States	2017-01-24
Mia Pucci	Sonoma	California	95476	United States	2017-01-24
Emily Backus	Grand Rapids	Michigan	49508	United States	2017-01-24
liz bayat	Pleasanton	California	94588	United States	2017-01-24
Jack Tovrea	Sonoma	California	95476	United States	2017-01-24

Thomas Donahue	Sonoma	California	95476	United States	2017-01-24
Heather Mcdavid	Sonoma	California	95476	United States	2017-01-25
Lilia Tosoni	Hillsboro	Oregon	97123	United States	2017-01-25
Eric Ham	Sonoma	California	95476	United States	2017-01-25
Adlaine Alfonso	Vallejo	California	94591	United States	2017-01-25
tamara espinosa	santa rosa	California	95409	United States	2017-01-25
Wendy Mayer	Sonoma	California	95476	United States	2017-01-25
Ken Lakritz	Sonoma	California	95476	United States	2017-01-25
Sandra Velasco	Saint Helena	California	94574	United States	2017-01-25
William Giarritta	Sonoma	California	95476	United States	2017-01-25
Kerri Gavin	Santa Rosa	California	95403	United States	2017-01-25
Ronna Buccelli	Sonoma	California	95476	United States	2017-01-25
Pauline Jordy	Sonoma	California	95476	United States	2017-01-25
Barbara Stauder	Sonoma	California	95476	United States	2017-01-25
Robert E Stauder Stauder	Sonoma	California	95476	United States	2017-01-25
Craig Hogan	Sonoma	California	95476	United States	2017-01-25
karen robidoux	Boyes Hot Sprir	California	95416	United States	2017-01-25
Laura Declercq	Sonoma	California	95476	United States	2017-01-25
David Lewis	Sonoma	California	95476	United States	2017-01-25
Shelly Littlewood	Sonoma	California	95476	United States	2017-01-25
Sara Fetty	Grand Rapids	Michigan	49512	United States	2017-01-25
J Hump	Sonoma	California	95476	United States	2017-01-25
Alicia Parker	Sonoma	California	95476	United States	2017-01-25
Anthony Moi	Sonoma	California	95476	United States	2017-01-25
Tara Tovrea	Sonoma	California	95476	United States	2017-01-25
Paula Zerzan	Sonoma	California	95476	United States	2017-01-25
Raye Capra	Sonoma	California	95476	United States	2017-01-26
Suzanne Young	Sonoma	California	95476	United States	2017-01-26
Maryann Steinert-Foley	Sonoma	California	96476	United States	2017-01-26
Ana Blackwell	Sonoma	California	95476	United States	2017-01-26
Nada Bogdanovic	Sonoma	California	95476	United States	2017-01-26

David Berry	Sonoma	California	95476	United States	2017-01-26
Dusty Tovrea	Sonoma	California	95476	United States	2017-01-26
Aubree Vance	Sonoma	California	95476	United States	2017-01-26
Robin and Patricia Lindsay	Sonoma	California	95476	United States	2017-01-26
Andy Purdom	Sonoma	California	95476	United States	2017-01-27
Heather morgan	Sonoma	California	95476	United States	2017-01-27
Emily Mughannam	Sonoma	California	95476	United States	2017-01-27
Jon Curry	Sonoma	California	95476	United States	2017-01-27
Matthew Cline	Sonoma	California	95476	United States	2017-01-27
Sylvia Larsen	Larkspur	California	94939	United States	2017-01-27
Shawn Davis	Sonoma	California	95476	United States	2017-01-27
Robert Davis	Sonoma	California	95476	United States	2017-01-27
Lucinda Stockdale	Sonoma	California	95476	United States	2017-01-27
Mary Ford	Sonoma	California	95476	United States	2017-01-27
Tanya Baker	Sonoma	California	95476	United States	2017-01-27
Emily Fitzpatrick	Sonoma	California	95476	United States	2017-01-27
Jette Franks	Sonoma	California	95476	United States	2017-01-27
Wendy Swanson	Sonoma	California	95476	United States	2017-01-27
Laura Monterosso	Glen Ellen	California	95442	United States	2017-01-27
Alex Cole	Sonoma	California	95476	United States	2017-01-27
Erin Cline	Sonoma	California	95476	United States	2017-01-27
Alice May	Sonoma	California	95476	United States	2017-01-27
Richard Crowe	Kenwood	California	95452	United States	2017-01-27
Casey Moll	Sonoma	California	95476	United States	2017-01-27
Alessandra Cusick	San Clemente	California	92672	United States	2017-01-27
Lucy Purdom	Sonoma	California	95476	United States	2017-01-27
Jody Purdom	Sonoma	California	95476	United States	2017-01-27
Sarah Weston-Cess	Sonoma	California	95476	United States	2017-01-27
TOM RICE	Glen Ellen	California	95442	United States	2017-01-27
Madeline Cline	Berkeley	California	94720	United States	2017-01-27
Anna Cline	Sonoma	California	95476	United States	2017-01-27

Katherine Del Carlo	Sonoma	California	95476	United States	2017-01-27
Janet Estes	Aptos	California	95003	United States	2017-01-27
Eric Pooler	Sonoma	California	95476	United States	2017-01-27
Margaret cline	Sonoma	California	95476	United States	2017-01-27
Megan Hansen	Sonoma	California	95476	United States	2017-01-27
edward dillon	Sonoma	California	95476	United States	2017-01-27
Adrian Martinez	Sonoma	California	95476	United States	2017-01-27
Stephanie Peterson	Sonoma	California	95476	United States	2017-01-28
Lucy Segal	Sonoma	California	95476	United States	2017-01-28
Francine Morrissette	Sonoma	California	95476	United States	2017-01-28
Mary Brizz	Sonoma	California	95476	United States	2017-01-28
TRINETTE REED	San Rafael	California	94903	United States	2017-01-28
Chris Gramly	Graton	California	95444	United States	2017-01-28
Julie Angeloni	Sonoma	California	95476	United States	2017-01-28
Jackie Nystrom Parker	Sonoma	California	95476	United States	2017-01-28
Mark Dvorak	San Francisco	California	94123	United States	2017-01-28
Raj Iyer	Sonoma	California	95476	United States	2017-01-28
Jack Mosher	Fairfax	California	94930	United States	2017-01-29
Lindsey Stone	Sonoma	California	95476	United States	2017-01-30
craig scheiner	Sonoma	California	95476	United States	2017-01-30
Tricia Turner	Oakland	California	94604	United States	2017-01-30
Sheila ONeill	Sonoma	California	95476	United States	2017-01-30
Nancy Garner	Sonoma	California	95476	United States	2017-01-30
Deanna Ramsey	Sonoma	California	95476	United States	2017-01-30
Katrina Mayo-Smith	Sonoma	California	95476	United States	2017-01-30
Mark Curtis	Sonoma	California	95476	United States	2017-01-30
Tiffany Knef	Sonoma	California	95476	United States	2017-01-30
Michelle Cuda	Sonoma	California	Sonoma	United States	2017-01-30
Robin Jensen	Sonoma	California	95476	United States	2017-01-30
Joyce Shaw	Sonoma	California	95476	United States	2017-01-30
Mara Lee Ebert	Sonoma	California	95476	United States	2017-01-30

Hadley Larson	Sonoma	California	95476	United States	2017-01-30
George Thompson	Sonoma	California	95476	United States	2017-01-30
Thomas Byrne	Sonoma	California	95476	United States	2017-01-30
Alan DiPirro	Sonoma	California	95476	United States	2017-01-30
michelle vollert	Deer Park	California	94576	United States	2017-01-31
Ron Bilberry	Sonoma	California	95476	United States	2017-01-31
CJ Glynn	Deer Park	California	94576	United States	2017-01-31
Sandra Curtis	Sonoma	California	95476	United States	2017-01-31
Nina Declercq	Sonoma	California	95476	United States	2017-01-31
Christine Velarde	El Verano	California	95433	United States	2017-01-31
susan shinomoto	vineburg	California	95487	United States	2017-01-31
Folia Grace	Sonoma	California	95476	United States	2017-01-31
Jennifer Blackwood	Sonoma	California	95476	United States	2017-01-31
Molly Koler	Sonoma	California	95476	United States	2017-01-31
Jane Hansen	Sonoma	California	95476	United States	2017-01-31
Cindy Kenton	Sonoma	California	95476	United States	2017-01-31
Tom Hansen	Sonoma	California	95476	United States	2017-02-01
Patrick Hanlon	Sonoma	California	95476	United States	2017-02-01
anna bimenyimana	Sonoma	California	95476	United States	2017-02-01
Antoine Bigirimana	Sonoma	California	95476	United States	2017-02-01
Patricia Daffurn	Sonoma	California	95476	United States	2017-02-01
Meagan Durfee	Sonoma	California	95476	United States	2017-02-01
faith scheiblich	Sonoma	California	95476	United States	2017-02-01
Dylan Smith	Sonoma	California	95476	United States	2017-02-01
Joseph Brizz	Sonoma	California	95476	United States	2017-02-04
David Appelbaum	Sonoma	California	95476	United States	2017-02-04
john dierking	Sonoma	California	95476	United States	2017-02-04
Lisa Dierking	Sonoma	California	95476	United States	2017-02-04
Celia Canfield	Sonoma	California	95476	United States	2017-02-04
Beth Graver	Sonoma	California	95476	United States	2017-02-05
Steve Weisiger	Sonoma	California	95476	United States	2017-02-05

Beth Reilly	Sonoma	California	95475	United States	2017-02-05
Erica Tuohy	Sonoma	California	95476	United States	2017-02-06
Nicole Katano	Sonoma	California	95476	United States	2017-02-06
Jonnie McCormick	Sonoma	California	95476	United States	2017-02-06
Barbara Crow	Sonoma	California	95476	United States	2017-02-06
lynn weinberger	sonoma	California	95476	United States	2017-02-06
HUGH McBRIDE	SONOMA	California	95476	United States	2017-02-06
Todd Freeman	Sonoma	California	95476	United States	2017-02-06
Rick Edge	Sonoma	California	95476	United States	2017-02-06
David Franci	Sonoma	California	95476	United States	2017-02-06
Teresa Enstice	Sonoma	California	95476	United States	2017-02-06
carine rosenblatt	san anselmo	California	94960	United States	2017-02-06
Jerry Hanlon	Sonoma	California	95476	United States	2017-02-06
Amy Albanese	Sonoma	California	95476	United States	2017-02-06
Victor Aul	Sonoma	California	95476	United States	2017-02-06
Dale Ingraham	Sonoma	California	95476	United States	2017-02-06
Janis Scott	Sonoma	California	95476	United States	2017-02-06
zak sheila	El Verano	California	95433	United States	2017-02-07
Milton Boyd	Sacramento	California	95819	United States	2017-02-07
Katherine Yannazzo	Sonoma	California	95476	United States	2017-02-07
Debra King	Sonoma	California	95476	United States	2017-02-07
Linda Jacobson	Sonoma	California	95476	United States	2017-02-07
Catherine Smith	Sonoma	California	95476	United States	2017-02-07
Adele Butler	Sonoma	California	95476	United States	2017-02-07
Robin Lyon	Sonoma	California	95476	United States	2017-02-07
Lynnette Peters	Sonoma	California	95476	United States	2017-02-07
Michael Baekboel	Sonoma	California	95476	United States	2017-02-07
Saied Molavi	Sonoma	California	95476	United States	2017-02-07
Cat Austin	Sonoma	California	95476	United States	2017-02-07
Kelly McLeskey	Sonoma	California	95476	United States	2017-02-07
Olivia Bissell	Sonoma	California	95476	United States	2017-02-07

Joseph Enzensperger	Sonoma	California	95476	United States	2017-02-07
Loretta Carr	Sonoma	California	95476	United States	2017-02-07
Nancy Polen	Sonoma	California	95476	United States	2017-02-07
Keith Enstice	Sonoma	California	95476	United States	2017-02-07
Mary Maddux	Sonoma	California	95476	United States	2017-02-08
Pam Zielezinski	Sonoma	California	96476	United States	2017-02-08
Amanda Luippold	El Verano	California	95433	United States	2017-02-08
Christine Terzian	Sonoma	California	95476	United States	2017-02-08
Amee Scott	Sonoma	California	95476		
Ednilsa Lewis	Sonoma	California	95476		
Michael O'Neill	Sonoma	California	95476		
Rebecca Albertazzi	Sonoma	California	95476		
Dirk Linder	Sonoma	California	95476		
Tim Ramsey	Sonoma	California	95476		

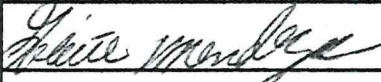
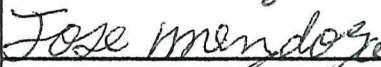

Petition to Protect Sonoma's Small Town Character

<p>Petition summary and background</p>	<p>A Berkeley developer has proposed building a 49-unit apartment complex at 20269 Broadway, across from Train Town near Leveroni/Napa Road. This complex could have as many as 237 residents on a lot so small, only 62 parking places will be provided for new residents. Based on Sonoma's population, this 49-unit project would be the equivalent of building an 800-unit project in Santa Rosa and will generate between 319 and 490 new vehicle trips per day in a part of town where traffic and competition for parking are already problematic.</p> <p>Please help protect our community's quality of life and small town character and tell the Planning Commission to:</p>
<p>Action petitioned for</p>	<p>1) Reject the developer's proposal until the number of units is significantly reduced and the on-site parking spaces are increased.</p> <p>2) Order a full Environmental Impact Review to help make certain all of the negative impacts of a large development on our community are identified and fully mitigated.</p>

	Printed Name	Signature	Address	Comment	Date
1	Debbie Seville	<i>Debbie Seville</i>	1225 Broadway #M		1/28/2017
2	John Riley	<i>John Riley</i>	1225 Broadway #K		1-28-2017
3	DIANA RILEY	<i>Diana Riley</i>	1225 BROADWAY #K		1-28-17
4	Joy Carpenter	<i>Joy Carpenter</i>	1225 Broadway #K	CRAMMING PEOPLE TOGETHER LIKE THAT SHOWS NO RESPECT	1-28-17
5	Lew's Rowe	<i>Lew's Rowe</i>	1225 Broadway H		1-28-17
6	Shawn Rowley	<i>Shawn Rowley</i>	1225 Broadway H		1-28-17
7	Patricia Simmons	<i>Patricia Simmons</i>	1225 Broadway, F		1-28-17
8	Todd Simmons	<i>Todd Simmons</i>	1225 Broadway F		1-28-17

Petition to Protect Sonoma's Small Town Character

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	Printed Name	Signature	Address	Comment	Date
18	Gracie Mendoza		1270 Bragg St.		1-30-17
19	Jose Mendoza		1270 Bragg St.		1-30-17
20	Edy Mendoza		1270 Bragg St.		1-30-17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476					





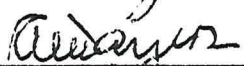
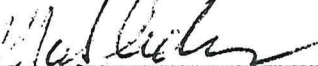

Petition to Protect Sonoma's Small Town Character

Petition summary and background	<p>A Berkeley developer has proposed building a 49-unit apartment complex at 20269 Broadway, across from Train Town near Leveroni/Napa Road. This complex could have as many as 237 residents on a lot so small, only 62 parking places will be provided for new residents. Based on Sonoma's population, this 49-unit project would be the equivalent of building an 800-unit project in Santa Rosa and will generate between 319 and 490 new vehicle trips per day in a part of town where traffic and competition for parking are already problematic.</p> <p>Please help protect our community's quality of life and small town character and tell the Planning Commission to:</p>
Action petitioned for	<p>1) REJECT the developer's proposal until the number of units is significantly reduced and the on-site parking spaces are increased.</p> <p>2) ORDER a full Environmental Impact Review to help make certain all of the negative impacts of a large development on our community are identified and fully mitigated.</p>

	Printed Name	Signature	Address	Comment	Date
21	WILLIAM FOLEY	<i>W Foley</i>	219 NEWCOMBS ST SONOMA	see D and 2) above	1/15/17
22	MARYANN STEINFERT-FOLEY	<i>Maryann Steinfert-Foley</i>	219 Newcomb St. Sonoma	see 1) + 2) above	1/25/17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476					




Petition to Protect Sonoma's Small Town Character

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<p>Action petitioned for</p>	<ol style="list-style-type: none"> 1) Reject the developer's proposal until the number of units is significantly reduced and the on-site parking spaces are increased. 2) Order a full Environmental Impact Review to help make certain all of the negative impacts of a large development on our community are identified and fully mitigated.

Printed Name	Signature	Address	Comment	Date
23 Barry Ansell		445 Lucca Ct. Sonoma	Reduce unit count	1/27/17
4 Jan Myers		134 Cooper ST.	Reduce size/increase ^{PARKING}	1/27/17
5 DANIEL SEHMER		811 TUOME	REDUCE SIZE/PARKING	1/27/17
26 Mark Adams		990 Amedeo Ct	Reduce Unit #s. Add more parking	1/27/17
27 WILLIAM DUDLEY		494 E NAPA ST		1/27/2017


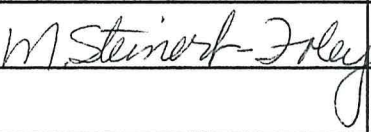
Petition to Protect Sonoma's Small Town Character

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	Printed Name	Signature	Address	Comment	Date
28	BILL ORAN		1055 FRYER CREEK DR.		1/26/2017
29	STEVE CLAUSEN		1025 FRYER CREEK DR.		1/27/17
30	MARGARET CLAUSEN		1025 FRYER CREEK DR.		1/27/17

Petition to Protect Sonoma's Small Town Character

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Action petitioned for	<p>1) REJECT the developer's proposal until the number of units is significantly reduced and the on-site parking spaces are increased.</p> <p>2) ORDER a full Environmental Impact Review to help make certain all of the negative impacts of a large development on our community are identified and fully mitigated.</p>

	Printed Name	Signature	Address	Comment	Date
31	WILLIAM FOLEY		219 NEWCOMB ST SONOMA	see 1) and 2) above	1/25/17
32	MARYANN Steindert-FOLEY		219 Newcomb St. Sonoma	see 1) + 2) above	1/25/17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476					

Petition to Protect Sonoma's Small Town Character

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	Printed Name	Signature	Address	Comment	Date
33	Alesha Forner	<i>Alesha Forner</i>	1407 Carol Dr ⁹⁴⁵⁵⁸ Napa, Ca		1/30/17
34	Teressa Rowley	<i>Teressa Rowley</i>	1647 Calle Banchero ^{Petaluma 94954}		1/30/17
35	Karen Bergold	<i>KB</i>	1220 Hayes St ^{Napa 94559}		1/30/17
36	GAY SHERMAN	<i>Gay Sherman</i>	1616 McKinley Rd ⁹⁴⁵⁵⁸ Napa		1/30/17
37	Lisa Allen	<i>LA</i>	1670 South Ave. Napa, CA	Residing in Carnation, we visit Sonoma every weekend.	1/30/17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476					


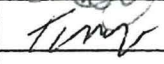
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	Printed Name	Signature	Address	Comment	Date
38	Patricia Spears	<i>Patricia Spears</i>	280 Pickett St Sonoma, CA 95476		1/22/17
39	Gerald Lambrecht	<i>G. Lambrecht</i>	"		1/22/17
40	Rich ANDREOTTI	<i>R. Andretti</i>	1312 Fryer Creek		1/30/17
41	ANITA LEE	<i>Anita Lee</i>	1264 NASH ST		1/30/17
42	Stephen Wolf	<i>Stephen Wolf</i>	1264 Nash St.		1/30/17

Petition to Protect Sonoma's Small Town Character

Petition summary and background	<p>A Berkeley developer has proposed building a 49-unit apartment complex at 20269 Broadway, across from Train Town near Leveroni/Napa Road. This complex could have as many as 237 residents on a lot so small, only 62 parking places will be provided for new residents. Based on Sonoma's population, this 49-unit project would be the equivalent of building an 800-unit project in Santa Rosa and will generate between 319 and 490 new vehicle trips per day in a part of town where traffic and competition for parking are already problematic.</p> <p>Please help protect our community's quality of life and small town character and tell the Planning Commission to:</p>
Action petitioned for	<ol style="list-style-type: none"> 1) Reject the developer's proposal until the number of units is significantly reduced and the on-site parking spaces are increased. 2) Order a full Environmental Impact Review to help make certain all of the negative impacts of a large development on our community are identified and fully mitigated.

	Printed Name	Signature	Address	Comment	Date
44	Thomson Reynolds		182 Clay St.		1-25-17
45	Todd Reynolds		182 Clay St		1-25-17

Petition to Protect Sonoma's Small Town Character

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46

Printed Name	Signature	Address	Comment	Date
Barbara Birdsall	<i>Barbara Birdsall</i>	259 Clay St. Sonoma 95476	To build your proposed development on Broadway is insanity for many reasons!	1/31/17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476				

Petition to Protect Sonoma's Small Town Character

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Printed Name	Signature	Address	Comment	Date
x7 48 Shannon Maiorchi	<i>Shannon Maiorchi</i>	204 Fine Ave Sonoma, CA	REJECT, Order	3-1-17
Leo Maiorchi	<i>Leo Maiorchi</i>	"	" "	3-1-17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476				

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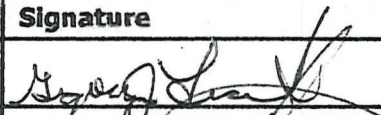
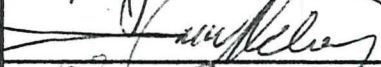

8 more on back

	Printed Name	Signature	Address	Comment	Date
49	Sandra SAXSENMEIER	<i>Sandra Saxe</i>	1284 Nash	development is too large	2/4/17
50	Patrick Zeteman	<i>PZ</i>	1274 Nash		2/4/17
51	Jeff Raley	<i>J Raley</i>	1254 NASH		2/4/17
52	CARYN SMOTRELLA	<i>Carlyn Smotrella</i>	1257 NASH		2/5/17
53	Stephen Wolf	<i>Stephen Wolf</i>	1264 Nash St.		2/5/17
54	ANITA LEE	<i>Anita Lee</i>	1264 NASH ST		2/5/17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476					

over

Petition to Protect Sonoma's Small Town Character

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	Printed Name	Signature	Address	Comment	Date
63	GREGORY J. FERRARI		1270 Pickett St	TOO MUCH TRAFFIC ALREADY	1/31/17
64	Don McElroy		1280 Pickett	TOO MANY PEOPLE	1/31/17
65	Lynn M. Green		1270 Pickett St	Congestion	2/1/17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476					


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	Printed Name	Signature	Address	Comment	Date
66	Ed SCANLON	<i>Ed Scanlon</i>	155 COOPER ST	Impact Review should be mandatory with any plan change	3/5/17
67	Roberta SCANLON	<i>Roberta Scanlon</i>	155 Cooper St.		2/7/17
68	Rich ANDRETTI	<i>Rich Andretti</i>	1312 FRYER CREEK DR	49 units parking for 918	2/7/17
69	JOANNE ANDRETTI	<i>Joanne Andretti</i>	1312 Fryer Creek Dr.	Same as above	2-7-17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476					

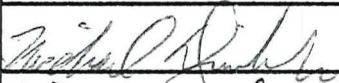
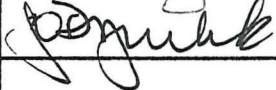
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Printed Name	Signature	Address	Comment	Date
LEE BARRON		284 Clay Street	Reduce units Require EIR	2/5/17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476				

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Printed Name	Signature	Address	Comment	Date
MICHAEL DZIMBEK		274 CLAY ST	HOPE THIS HELPS	2/7/17
JADZIMBEK		274 Clay St	Scale it back!	2/7/17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476				



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Printed Name	Signature	Address	Comment	Date
GEORGE PALMER	<i>George J. Palmer</i>	1220 PICKETT ST. SONOMA, CA 95476	POOR CHOICE OF LOCATION.	2/3/17
Patsy R Palmer	<i>Patsy R Palmer</i>	1220 Pickett St SONOMA CA 95476	too many people for small area - too much traffic	2/3/17
Tonia R Zetter	<i>Tonia R Zetter</i>	1184 5th St E Sonoma, CA	TOO BIG AND POOR LOCATION	2/5/17
MARIO LUCCHESI	<i>Mario Lucchese</i>	402 SAUNDERS DR.	POOR LOCATION, GRID LOCK	2/6/17
Mary Lynn Lucchese	<i>Mary Lynn Lucchese</i>	402 Saunders Drive	More ^{Brookway} Napa Road Traffic	2/6/17
Denise Burns	<i>Denise L Burns</i>	120 E. Watmaugh Rd	Traffic	2/6/17
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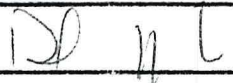
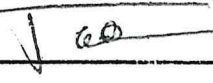
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Printed Name	Signature	Address	Comment	Date
Kathy Sammarco		1240 Pickett St.		2/4/17
Dominic Sammarco		1240 Pickett St		2/4/17
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	Printed Name	Signature	Address	Comment	Date
70	Dirk Linder		135 Cooper St	Dangerous Road Parking + 550 use	2-4-17
71	TIM RANKIN		184 Cooper St	TRAFFIC & PARKING	2-8-17
PLEASE RETURN TO LYNN FISKE WATTS 1290 BRAGG STREET, SONOMA 95476					

Comments

Name	Location	Date	Comment
Pat milligan	Sonoma, CA	2017-01-18	Cut the size in half or move it. This area cannot accommodate the additional traffic.
Kimberly Johnson	Sonoma, CA	2017-01-18	Too big, not enough on-site parking spots, doesn't serve existing community.
Diana McAuliffe	Sonoma, CA	2017-01-18	This is not the right location for this type of project. It will be a nightmare for our neighborhood which we have all worked so hard to live in.
Roda Myers	Petaluma, CA	2017-01-18	Sonoma is being over-built and this is just another example. This project is too dense for the area and Sonoma.
Scott Parker	Sonoma, CA	2017-01-18	I am not opposed to Low Income Housing. I AM opposed to town staff and government totally dismissing the very real concerns of the neighborhood, in terms of density, parking, traffic, and the Clay Street traffic jams.
Shannon Dunn	Sonoma, CA	2017-01-18	This development is much too large. I support smaller developments spread throughout town. This is one of the worst possible options location-wise.
Lynda Robles	Sonoma, CA	2017-01-18	This is much too dense for this small parcel. I also don't understand how the Planning Department can propose this without full impact studies (traffic, parking, noise, light, etc.) as any private business would have to provide.
Johanna Avery	Sonoma, CA	2017-01-18	This plan is not in any Sonoma citizens' best interests. It does nothing to protect, much less enhance, the gateway to the Plaza. It requires more thorough study, should not deteriorate the quality of life for the neighborhood, and for visitors to Sonoma. It will be a detriment to our community.
Karen Alexander	Sonoma, CA	2017-01-18	The proposed housing development is too dense for the city of Sonoma. It should be re-evaluated to reduce the number of units.
Lou Antonelli	Sonoma, CA	2017-01-18	I agree 100% with the points in this petition.
Anne Shapiro	Sonoma, CA	2017-01-18	I live in affordable housing nearby the Clay St project. We are all in favor of low income housing for this site. It is simply too big for the plot and surrounding traffic and parking issues. Please make it smaller...25 units... with more parking. There will be no objections if that is done. Why not build the rest of the units you need on the corner of Broadway and MacArthur?
Robert Barron	Sonoma, CA	2017-01-18	This development is too dense for Sonoma. Broadway is the gateway to the city and should be protected from over development.
Mark Fraize	Sonoma, CA	2017-01-18	I agree with this petition and with the idea of building at the abandoned building at Broadway/MacArthur. We don't need affordable housing in this neighborhood. Instead we need more for families to do. There isn't a community pool yet we can build more housing. Ridiculous.
Arlene Holt	Sonoma, CA	2017-01-18	While I am supportive of low-income & affordable housing in our community, I am appalled that the Planning Commission would even consider the project without ordering a full and complete Environmental Impact Report. Such a decision is irresponsible.
Steve Shapiro	Sonoma, CA	2017-01-18	As a long time resident in the neighborhood I know that the density of the project is too great, especially when the associated increase in needed parking and traffic is considered.

Name	Location	Date	Comment
Laura Fraize	Sonoma, CA	2017-01-19	I live in front of this development and do not feel the chosen site is a good fit for this type of development. Surely the city cannot find something elsewhere in a less family and community oriented location. The location already is home to three types of people: family residents, tourists frequenting the hotel, and visitors entering Sonoma for tourism. If you add a fourth element, the area cannot sustain the impact of the cars and lack of income the project is intended to address.
james poolos	Sonoma, CA	2017-01-19	I strongly oppose the development of the project as proposed. I have been following the progress of the project, including attending city council meetings, for more than a year, and I like many others believe that the proposed complex has flaws that will negatively impact the neighborhood and greater Sonoma and that without further study and revision will cause problems that Sonoma's residents and visitors will endure for years to come.
Jan Myers	Sonoma, CA	2017-01-19	Inadequate parking for the number of potential residents and substantial increase in traffic to the main artery/entrance of Sonoma on Broadway!
Thomas Fogle	Sonoma, CA	2017-01-19	This project is poor planning. It doesn't fit the neighborhood. It doesn't fit the "gateway" location. It doesn't fit the historic overlay zone.
Theresa Meeks	Sonoma, CA	2017-01-19	This site is too small for this project. The traffic in this location is already gridlocked when schools start and end. I drive by this property 2 to 4 times daily and see many close calls with people crossing the street unsafely. Train Town creates excessive traffic during the summer at this location. I would like to see a smaller project and more attention given to existing traffic and local neighbors concerns.
Arnold Riebli	Sonoma, CA	2017-01-19	Responsible development is needed. This project does not meet that criteria. Urbanizing a rural town destroys character and quality of life.
Dean Littlewood	Sonoma, CA	2017-01-19	We really need an environmental impact report. This project is much too big for the town to shortcut the normal development process.
kris white	sonoma, CA	2017-01-19	The location of the development and the plans are much too much for the neighborhood to handle, in regards to parking, noise, etc etc. Please do the right thing and limit this development.
Elaine Passaris	Novato, CA	2017-01-19	I object to the density of this project.
Bobbie Curley	Sonoma, CA	2017-01-19	Too dense and wrong place for a development.
Kathrina Deegan	Sonoma, CA	2017-01-19	Everyone should want to protect the character of Sonoma and the safety of its citizens. An EIR should be required for all large scale or multi-unit projects proposed for our town. It just makes sense.
Julie Leitzell	Corte Madera, CA	2017-01-19	Many towns in Marin have come to the conclusion that encouraging and working with homeowners to create accessory dwelling units are a more effective and humane way of incorporating low income units into a community, rather than big developments. This development, in particular, if it is to be built should NOT be out of scale with the surrounding community and should conform to historical zoning limitations. BTW I live in Sonoma now, not Corte Madera, where the City Council admits to a huge mistake in green-lighting the unsightly Wincup development for a paltry few low income units.
Michelle Hogan	Sonoma, CA	2017-01-19	This is an irresponsible project causing more problems that it sets out to fix. Too dense. The infrastructure in the surrounding area is already taxed. EIR absolutely needed. Is the town even able to provide the services needed for population it is inviting in to a very compact, unsuitable location?
Mary Allen	WILLITS, CA	2017-01-19I feel strongly about not seeing Sonoma develop into further "urban sprawl"! It's present charm has a direct correlation to size & population!

Name	Location	Date	Comment
Lynne Myers	Sonoma, CA	2017-01-19	I strongly oppose the development's high density factor and urge the planning commission's careful consideration of the impact of increased traffic on the surrounding neighborhood.
Jeffrey Albertazzi	Sonoma, CA	2017-01-20	I am concerned about the density, traffic, parking and environmental impact. Also concerned about the future maintenance of the project
Ellen Fetty	Sonoma, CA	2017-01-20	Please look out for the future health and wealth of Sonoma and conduct an EIR prior to any development as well as look for alternative larger mixed use lots available in Sonoma with adequate space and parking to house 237 residents.
Carol Collier	Sonoma, CA	2017-01-20	Sonoma is big enough. All the proposed hotels and apartment complexes near the Plaza need to be squashed. Let them build down Broadway or on Leveroni or somewhere further away from the downtown center. You can barely find a place to park as it is, and traffic on Tuesdays in summer and weekends is miserable. Leave it as is.
Craig Craig	Sonoma, CA	2017-01-20	Too large a project for such a small footprint. How about Napa Road and Broadway, dilapidated buildings there now, location can be just about anyplace where there can be sufficient parking and out of the center of town and school corridors. Projects should not depend on taking away parking from existing residents. For a project this size there should be 100+ dedicated on site parking places for occupying residents, visitors and deliveries. Thank you for rejecting this poorly thought out project.
Carol Sandman	Sonoma, CA	2017-01-20	This proposal is the wrong use of 20269 Broadway. too many units, not enough parking, too much traffic in an already congested area.
Laurie Sebesta	Sonoma, CA	2017-01-20	I am signing because I vehemently oppose this project site and location. I feel it is too big a project for the space and will be a detriment to the already limited parking in the area.
Shannon Dunn	Sonoma, CA	2017-01-20	How about not on the gateway at all?
Cecilia Ponicsan	Sonoma, CA	2017-01-21	Lower the number of units.
Charlotte Makoff	San Francisco, CA	2017-01-21	I signed b/c I don't want Broadway to be congested
Charlene Thomason	Sonoma, CA, CA	2017-01-21	The density of this project is excessive. Parking allowances for residences and their guests are inadequate when combined with parking problems from Train Town, hotel staff, hotel customers, hotel vendors and neighborhood parking. Workforce housing and seniors should have priority status when selecting occupants.
Judy Breedlove	Sonoma, CA	2017-01-21	49 housing units is too many for the space proposed. It will have a huge and negative impact on the neighborhood. Do you due diligence and do an environmental impact study.. you owe it to the citizens of sonoma.
joycr schneider	Sonoma, CA	2017-01-21	It will impact traffic, schools and safety.
Tori Matthis	Sonoma, CA	2017-01-22	Parking and overcrowding is already a concern for Sonoma prior to affordable housing being included. Consideration for decreasing amount of Units and increasing parking and access to current location and/or identifying an alternate location further from the Plaza and Train Town will have less of an impact to these already highly visited areas.

Name	Location	Date	Comment
Steve Matthis	Sonoma, CA	2017-01-22	This proposed location for affordable housing is already a very busy part of Sonoma. I think this location would work if room size was cut in half to 25 instead of 49 . At that size all parking would be all on site for tenants. I would hope the city council would require an EIR to make sure they are not creating a mess at the gateway of our great town. This is a huge project for one small parcel of land. Please decrease rooms by 50 percent in this new housing complex.
Kim Schuh	Sonoma, CA	2017-01-23	The density of this project is threatening to safety!
James Patrick	Sonoma, CA	2017-01-23	We don't need more residents or cars in Sonoma...already too crowded.
Donna Brennan	Sonoma, CA	2017-01-23	There are way too many units on this property. Let's take another look and make adjustments. 30-35 units would be more appropriate for this site.
Nicholas Dolata	Sonoma, CA	2017-01-23	I'm signing this because this is a very poorly proposed spot for such dense housing in our community. Please don't repeat what happened in my neighborhood with their other project.
Francine Brossier	Sonoma, CA	2017-01-24	This is a terrible location for such dense housing. There is already too much traffic in that area.
Vannesa Carla	Sonoma, CA	2017-01-24	It's an ignorant and selfish way to think for a developer that only wants to make money but yet not experiment to live in that future complex where there is not the space in this small town. Ridiculous!!!! Awful to think in adding more people to our town.
Adrian Long	Sonoma, CA	2017-01-24	Disagree with scope of project
Heather Halon	Sonoma, CA	2017-01-24	Not the correct location for such a large project
Cynthia Fetty	Burlingame, CA	2017-01-24	This would not be in keeping with the charming character of Sonoma and certainly would not help the traffic situation.
William Haydock	Burlingame, CA	2017-01-24	Too large a project for that property. Density out-of-line.
Thomas Donahue	Sonoma, CA	2017-01-24	We do need lower income housing for younger folks including hired help in town but project needs to be cut in half to not wreck the character of the Square or create issues with traffic more than normal!
Heather McDavid	Sonoma, CA	2017-01-25	The traffic in our 'little' town is already CRAZY! There will be so many more cars on the road...and there are always too many cars for small compact neighborhoods.
Eric Ham	Sonoma, CA	2017-01-25	Do not agree with letting this large of a project to happen in Sonoma
tamara espinosa	santa rosa, CA	2017-01-25	I appreciate the smalltown feeling and camaraderie in Sonoma....
Ronna Buccelli	Sonoma, CA	2017-01-25	Traffic concerns , 20269 Broadway is not the place for a high density housing project in Sonoma.
Pauline Jordy	Sonoma, CA	2017-01-25	I agree with your petition.
Barbara Stauder	Sonoma, CA	2017-01-25	This project is much too large for our town.
Craig Hogan	Sonoma, CA	2017-01-25	This project is not right for this site.
Laura Declercq	Sonoma, CA	2017-01-25	I support affordable housing in our community, but I strongly oppose this development. As proposed, it is far too dense for this location: 49 units with up to 237 residents to be built on a 1.53 acre parcel with only 61 parking spots for residents. It would be irresponsible for this project to go forward without a full Environmental Impact Report. It is time to stop the overdevelopment of Sonoma.
David Lewis	Sonoma, CA	2017-01-25	The Sonoma area is lacking enough parking area today. The proposed density needs to provide adequate parking within and not use up public streets.

Name	Location	Date	Comment
Shelly Littlewood	Del Monte Forest, CA	2017-01-25	The project is too big and traffic congestion will significantly impact the not only the well being of neighbors but also of all Sonomans that using the Broadway corridor. The density is too high on this development.
Raye Capra	Sonoma, CA	2017-01-26	The traffic impact of more housing. Not enough stores to accommodate new residents. Safety issues for pedestrians and crime increase.
David Berry	Sonoma, CA	2017-01-26	This proposal was fast tracked unjustly by the City+Developers, is a poor non-interesting, and non-innovative proposal (vs. something like Tiny Houses),.
Aubree Vance	Sonoma, CA	2017-01-26	Prevent overcrowding, traffic and make safety for the children a priority.
Heather morgan	Sonoma, CA	2017-01-27	For many reasons.
Jon Curry	Sonoma, CA	2017-01-27	Project is requesting too many units and I feel parking will be a complete mess to the surrounding neighbors/businesses
Jette Franks	Sonoma, CA	2017-01-27	not enough space for so many apartments.
Erin Cline	Sonoma, CA	2017-01-27	The project is too big on a very small parcel. There has not been any EIR conducted. We don't have any idea what the impact will have on our environment. Just the water impact will be a detriment on our water sources.
Casey Moll	Sonoma, CA	2017-01-27	I'm signing because it is not an appropriate use of this land. This is the entry way to our beautiful town. Housing is needed but cramming as much as possible in that lot is ridiculous. Let's protect our downtown area
Jody Piurdom	Sonoma, CA	2017-01-27	The proposed development is far too dense for the location.
Erin Cline	Sonoma, CA	2017-01-27	I think there would be too many people living in such a small area, and it would affect the environment and the people around it in such a negative way.
Katherine Del Carlo	Sonoma, CA	2017-01-27	Housing too dense for the property size
Bob Mosher	Sonoma, CA	2017-01-27	I believe that this petition was created to bring vitally important specific issues before the Sonoma community, the City Planning Commission and the elected and appointed representatives. Some of the most important issues all seem to relate to the "law" of unintended consequences as relates to aspects of the developers plans; scale is too large for the lot size which creates many problems, not the least of which is inevitable over-flow parking which would result from too few planned parking spaces. The intended occupants are essentially the same general profile. Diversity is critically needed as this is important to the creation of a successful housing project. There is much more! Please take the time to read the petition carefully and then make your thoughts known to neighbors and friends.
			PI
deborah dado	sonoma, CA	2017-01-28	It is important for the community to be aware of the potential consequences of a development of this size and density and its impact on the gateway to the City of Sonoma. We need to plan for all the unintended consequences, i.e. traffic, public transportation, school system, water, sewage, etc. Too dense for this parcel, in my opinion. Educate yourself and decide.
Craig scheiner	Sonoma, CA	2017-01-30	This proposal is utterly inappropriate for this neighborhood.
Nancy Garner	Sonoma, CA	2017-01-30	I don't feel that there is enough space for what is purposed. The parking is already bad and there is nothing on the lot
Katrina Mayo-Smith	Sonoma, CA	2017-01-30	there are enough new apartments in Sonoma!!! We don't have the infrastructure or the water to sustain a larger population. PLEASE reject this proposal!

Name	Location	Date	Comment
Mark Curtis	Sonoma, CA	2017-01-30	1. Extremely high number of units on such a small lot 2. Lack of onsite parking 3. That an EIR has not been done on such an important issue
Robin Jensen	Sonoma, CA	2017-01-30	I am signing because this development is not going through the standard review and approval process needed for a project of its size and impact to the community.
Joyce Shaw	Sonoma, CA	2017-01-30	This project is ill-planned and will ruin the environment. Broadway, the first real entryway to Sonoma Square will be further compromised by a run down apartment complex.
Hadley Larson	Sonoma, CA	2017-01-30	I live in fryer creek and directly impacted by the project.
Thomas Byrne	Sonoma, CA	2017-01-30	I am signing this petition also because the project is nearly adjacent to the creek and protected vernal pools protecting the endangered Sonoma Sunshine Plant. Any EIR should look at the impact on this preserve.
Alan DiPirro	Sonoma, CA	2017-01-30	Should be no more than 30 units.
michelle vollert	sonoma, CA	2017-01-31	I strongly believe that 49 units in a space less than 2 acres is ridiculous!
CJ Glynn	San Francisco, CA	2017-01-31	Please look out for the future health and wealth of Sonoma and conduct an EIR prior to any development as well as look for alternative larger mixed use lots available in Sonoma.
Sandra Curtis	Sonoma, CA	2017-01-31	I agree
Christine Velarde	El Verano, CA	2017-01-31	This will impact the parking on Broadway!
Folia Grace	Sonoma, CA	2017-01-31	We need more restaurants and shops in Sonoma, not more high-density dwelling units.
Antoine Bigirimana	Sonoma, CA	2017-02-01	I'm signing because I am a longtime Sonoma resident and I want to protect Sonoma's small town character.
Patricia Daffurn	Sonoma, CA	2017-02-01	density, traffic, historic entrance to Sonoma, Research shows high density housing should be placed center to two exit areas, should as the middle of leveroni, Boyes, or Agua Caliente, not at one end of a major corridor
David Appelbaum	San Francisco, CA	2017-02-04	This project is not well thought out with minimal attention paid to parking and the number of additional cars it would put on the street.
john dierking	Sonoma, CA	2017-02-04	Enough building already and congestion. There is no where to go now for water or people
Steve Weisiger	Sonoma, CA	2017-02-05	I am totally against 3 story buildings in this area and the traffic and parking is already a huge concern for the residents of this area. The planning commission needs to prioritize the concerns of existing homeowners and residents before changing the landscape forever.
Beth Reilly	Sonoma, CA	2017-02-05	Against housing project -
michelle vollert	sonoma, CA	2017-02-06	Too many units to put on a parcel under 2 acres. Also, it's for extremely low income tenants. These applicants should come from Sonoma Valley or Sonoma County, it's open to absolutely anyone from anywhere.
Barbara Crow	Corte Madera, CA	2017-02-06	I want to preserve and protect Sonoma's low population density and small town feel as well as minimize the drain and strain on water and other resources. I don't see how this proposed complex will improve the city at all.
HUGH McBRIDE	CARNELIAN BAY, CA	2017-02-06	SUFFICIENT PARKING IS NOT PROVIDED, PLUS EIR SHOULD BE ADDRESSED!
Todd Freeman	Sonoma, CA	2017-02-06	This is an attempt by developers to make a buck at the expense of the charm of or city

Name	Location	Date	Comment
Amy Albanese	Sonoma, CA	2017-02-06	Because Sonoma doesn't need low income housing. It's going to attract the wrong crowd and lower the value of other housing here.
Dale Ingraham	Sonoma, CA	2017-02-06	This is an extremely dangerous subdivision, our quality of life will further deteriorate. Demand on our water, sewer and storm drain systems are already overloaded, our taxes will soar to provide necessary infrastructure not designed to handle the influx, let alone the inherent danger to everyone's safety in the neighborhood.
Debra King	Sonoma, CA	2017-02-07	There is not enough parking allowed for this development!
Linda Jacobson	Sonoma, CA	2017-02-07	It's obvious that not enough planning of important details has gone into this project. The lack of parking alone would lead to disaster! Not the right location for a low income housing development. If anything, the main entryway into Sonoma should be carefully planned with beautification in mind first and foremost! We need low income housing near Sonoma but not in this particular location.
Catherine Smith	Sonoma, CA	2017-02-07	I agree.
Adele Butler	Sonoma, CA	2017-02-07	This is too much building in that space and in that location,
Lynnette Peters	Sonoma, CA	2017-02-07	We need more but this is an ill conceived project which would comprise the neighborhood with way too many cars on the street. It needs to be reduced in size to conform to the neighborhood .
Saied molavi	Sonoma, CA	2017-02-07	Too much traffic
Cat Austin	Sonoma, CA	2017-02-07	I am opposed to a project such as this. I don't who is behind this but it is simply a money making endeavor with no consideration for the locals who love our small town. STOP THIS!
Olivia Bissell	Sonoma, CA	2017-02-07	Love our small town don't make it Santa Rosa
Nancy Polen	San Francisco, CA	2017-02-07	I want to be sure the housing is used for the proper population.
Pam Zielezinski	Sonoma, CA	2017-02-08	This project is far too dense for the area and will exacerbate the traffic and parking issues in the area.
Kevin Brown	Sonoma, CA	2017-02-08	I support low income housing but the number of units proposed, lacks any consideration about impacts to the neighbors living there now.
Christine Terzian	Sonoma, CA	2017-02-08	This project is much too dense for the site. Traffic & parking to name a few will be a negative impact on the area.
Rebecca Albertazzi	American Canyon, CA	2017-02-08	I live in this neighborhood and I am very concerned about the impact on the traffic and parking on our street.
Michael O'Neill	Sonoma, CA	2017-02-09	Project appears too large for neighborhood. Full EIR should be done to understand impacts and potential need to scale down.
Ednilza (Edjie) Lewis	Sonoma, CA	2017-02-09	Concerns over traffic increase and lack of parking in the Broadway corridor and adjacent streets. Currently there is a lot of traffic emanating from schools and from existing neighborhoods. There will probably be multiple families leaving in the low income dwellings. There will 3 cars per unit.
Amee Scott	Sonoma, CA	2017-02-09	Keep Sonoma's streets safe

City of Sonoma, City Council

Altamira Rental Apartments: Appeal

This Project is subject to the requirements of the California Environmental Quality Act (CEQA). The City of Sonoma is the CEQA lead agency. Prior to making a decision to approve the Project, the City must identify and document the potential significant environmental effects of the Project in accordance with CEQA. The latest version of the Initial Study Report and Environmental Checklist prepared under the direction of the City staff in my opinion does not fulfill the CEQA requirements for a Mitigated Negative Declaration. In order to prepare a "Mitigated Negative Declaration" the City must show that "avoidance and minimization measures be included in the project to point that clearly no significant effect on the environment would occur". If the answer is "no" then a Process Notice of Preparation (NOPA) should have been made and a draft EIR prepared.

The City Planner has certified (08/25/17) that this project does have significant effects on the environment but states that revisions made will mitigate these effects. I would question what revisions and mitigations made that he is referring to? This project was approved with almost no conditions and by only a 3 to 2 vote. Does forcing apartment tenants to keep their **windows closed at all times** sufficient for this conclusion?

The preliminary environmental studies submitted to the Planning Department should not have been approved by only three Planning Commissioners and additional environmental studies should be required as suggested by Mr. Bohar and Mr. Coleman (but ignored). It is the fiduciary duty of the City Council to request a full Environmental Impact Report or at the least additional environmental studies to protect the future occupants of this rental development and the citizens of Sonoma. Remember you are setting precedence for other developments in Sonoma and any omissions you make on this project will be with us for the next 55 years. Significant environmental problems were identified in the limited studies, and if a full EIR had been conducted other environmental problems may have surfaced. **The City Council must send this apartment project back to the full Planning Commission to reevaluate whether this Site as developed is acceptable for its planned use.**

In reviewing the initial Environmental Checklist (for CEQA) prepared by the Planning Department and used by the Planning Commission and comparing it to the a similar project (1st Street East) which had no more concerns according to the Planning Department (and much less density), a full EIR was recommended and approved by the Planning Commission. **At the preliminary environmental review study (February 9, 2017) there were several issues noted by the Planning Department Staff and Planning Commissioners that needed to be studied to determine if the proposed**

Project presented a significant impact on the environment. Important reports usually requested include: Traffic and Transportation, Environmental Noise Assessment, Air Quality, Hydrology and Water Quality, Public Services and Utilities and Service Systems. Other reports include: Aesthetics, Biological Resources, Cultural Resources, and Green House Gas Emissions reports. Only a partial Traffic Study and a limited Environmental Noise Study have been submitted, along with a Phase 1 Environmental Site Assessment, a Cultural Resources Analysis and Biological Survey. I believe **this ignores other important studies and information that normally are required for similar large projects.**

The Phase 1 Study appears not to have been conducted for the entire proposed (1.97 ac) site and for only a portion (1.53 ac). In order to be accepted the evaluation should be inclusive of the entire property or it is invalid. It is not known why the report was limited and should be reviewed by the City Council concerning the discrepancy and why to date this this has not been corrected. This could be an important issue. One longtime resident had questioned the original rezoning of this property since according to the City Manager, the City never sent individual notices to adjacent residents that the property was being annexed and rezoned to Mixed Use zoning. According to the neighbor she has yet to receive the copy of the minutes promised substantiating the legal process actually took place that she had requested under the California Public Records Act.

Both the Traffic and Environmental Noise studies were limited. The same consulting company that conducted the Traffic Report for the Napa St Hotel EIR that was successfully appealed to the City Council was also responsible for this report. The limited **Noise Study is only for external noise but does conclude there is a significant problem** with the site and the design. The report states the site noise levels monitored along Broadway and Clay Street (from the Lodge dock) is much higher than acceptable regulatory limits and will cause health issues for Altamira residents. There has been no, Air Quality, Hydrology and Water Quality, Public Services and Utilities and Service Systems Reports which are needed to approve this project.

Significant Environmental Impacts

Traffic:

The Traffic Study was conducted on a single day (April 27, 2017) on a Thursday, **not including a weekend in the summer when conditions are worse.** The report does not take into account the operation of the Lodge loading/ unloading dock on Clay St and the maneuvering space needed to accommodate deliveries. Nor did the study consider the impact on street parking in the surrounding area if their recommendations are implemented. Restriping Broadway for the turning lane, red striping the Broadway

entrance and possibly portions of Clay St will reduce on-street parking while the design of the Altamira project will encourage parking on Broadway and Clay St. Cars that now park in front of TrainTown along Broadway will park down on Clay Street. Perpendicular parking allowed on Broadway in front of Marcy Court (safety concern) will also be affected and these cars will need to park elsewhere (down Broadway and Clay St) in the future. The Altamira project design encourages tenants living along Clay St to park on the street which is in close proximity to their entrances. There is already a parking shortage around the site at peak times on weekends during the summer months and for special events because of TrainTown visitors, Lodge employees and others.

The study of the Lodge loading dock and its design was a specific request of two Planning Commissioners, but was ignored. This existing condition impacts traffic flow on Clay Street and will affect vehicle parking along the north side of Clay St.

The Lodge Loading dock is a traffic and safety hazard located on 38 foot wide residential Clay Street. This allowed use blocks traffic, causes vehicle congestion and generates unacceptable noise and air pollution. The City still allows parking on the north side of Clay St opposite the loading dock which can be the only way to pass through the street when large truck deliveries are made. We owe it to the neighborhood and the new residents of the proposed development to correct this before we build new housing across the street. A study on how the dock and site can be redesigned or used should be conducted as part of the EIR or traffic study. Delivery trucks are now making U-turns at the intersections on Clay St or driving through narrow residential streets with children.

The Study also does not look at pedestrian safety and in particular street crosswalks on Broadway and at Clay St, opposite the loading dock or provide recommendations for needed improvements. It is important to the children of the Altamira Apartments and the neighborhood to make Broadway and Clay St as safe as possible. There are already existing problems with traffic generated by high volume of vehicles on Broadway (US 12), TrainTown, and the Lodge/ loading dock. All three of these elements together constitute a significant environmental impact both in traffic safety, noise and air pollution. It is important these three elements are studied together and resolved to mitigate the addition of 75-100 new cars making over 300 daily trips in the area.

Transportation: The proposed set-aside housing (10 one bedroom units) for the homeless and disabled veterans will need transportation for continuing health care services. The developer was ask to address these management concerns and so far has not done so to the satisfaction of many. Currently there is not adequate public transportation at the site for veterans to seek needed medical and drug rehabilitation services outside of this area (the Veterans Hospital in Santa Rosa). We are aware of the already inadequate medical services for veterans with special needs. This can be an

important issue in meeting the veteran's needs. Alternative transportation services and local alternate medical services need to be identified before an application for funding allowed and approved by the City.

Noise:

The Noise Report submitted for review was conducted at the site between May 2 (Tuesday) and May 3, 2017. It is expected the actual noise levels will be higher on the weekends with more tourist traffic. It is also expected that with increased future traffic on Broadway, noise levels will also increase. Placement of the monitoring device was located in a tree, ten feet above grade behind other trees. **This report attempted to address traffic and service operational noise but did not address noise during construction which is a major concern to nearby residents.** Construction activities associated with this project will result in substantial temporary or periodic increases in ambient noise levels in the vicinity of the Project site above existing acceptable levels which need to be mitigated. The Noise Study report should be expanded to include this environmental impact.

The developer has asked for a variance for the rear yard building setbacks of only 15 feet from the Bragg St homes. The setback for the parking area is only 5-10 feet. Noise will be a problem. The nearby residents and the majority of the Community Advisory Committee suggested a masonry "sound fence" to address the sound privacy issues and the setback variance. This fence would also help contain some of the noise and air/dust pollution during 15-18 months of construction. Although it was brought up as a concern by several Planning Commissioners during the environmental review **the Developer and the Planning Department has ignored this concern. The Noise Study suggested a partial sound fence only six feet high be constructed at the northwest corner. Commissioner Bohar and Coleman suggested the sound fence run along the entire west property line. This also was ignored.**

The Noise Report submitted to Mr. Goodison found significant noise problems locating housing along Broadway and on Clay St. Noises generated by traffic and service activities exceed the allowable guidelines for residential occupancy. This is a problem for both interior and exterior environmental conditions. The commissioned report suggests the apartment occupants **"keep their windows closed" as a remedy to this significant environmental problem.** Entombing the rental occupants or endangering their health should not be acceptable options and requires that the City Council send this project back to the **Planning Commission to decide if this site is acceptable for its intended use or at least give this matter additional design study for mitigation.** Mixed Use (MX) zoning would have allowed for commercial development on the front half of the site which would have moderated noise to the residential use behind them. This has been common with other newer development on

Broadway in Sonoma. Only recently has the City Code been changed (by interpretation) to allow 100% residential use on Mixed Use sites. As designed the development may not meet California Building Code and Sonoma governmental regulations and guidelines. If this site is to be used other mitigation design options should be explored.

Air Quality:

Areas requiring mitigation noted on p.7 of the “Draft Initial Study” by the Planning staff mentions “Air Quality: construction activities” as a significant concern but does not go into much depth. Traffic air pollution along Broadway from vehicles is also not recognized in a report. There is health risk associated with this construction project to residents in the surrounding area of the City. There has been no environmental report provided to address this issue and is somewhat ignored by the Planning Staff. Fugitive dust and exhaust emissions are a significant concern. Whenever there is a major construction project there is going to be air pollutants that may adversely affect the human respiratory system, especially the elderly who live adjacent to the project site on both sides of Broadway. An air quality study is necessary. **Mr. Bohar and Mr. Coleman both suggested a construction sound fence be installed along the west boundary adjacent to the single family homes. This also was ignored.**

Utilities and Service Systems:

It was noted in other EIR studies that large construction projects would significantly adversely affect the carrying capacity of the sanitary sewer system in Sonoma. It seems reasonable to conclude the proposed Broadway Housing project will have a similar cumulative effect on the system. There seems to be many proposed construction projects in Sonoma that are approved or are being proposed that will have a negative effect on the Sonoma sewer capacity. The proposed Broadway Project should not receive a free pass from the Planning Commission without proper study. The developer has not addressed this concern. Other developers in the City have provided studies to mitigate potential problems included in their EIR. The City’s responsibility is to evaluate all potential development accumulatively which it has not done.

Aesthetics/ Design:

I agree with the staff’s view that “photo simulation can provide more complete and accurate assessment of potential visual impacts”, but it has to be done correctly. A photo view can show the “character” of the building design but can also misrepresent the context of its surroundings. The architect’s rendering along Clay St shows a different view of reality. The drawing does not show all the cars that will be always parked along Broadway and Clay St. and it does show a street twice as wide as it actually is which distorts the view along Clay St. That is why the story poles (if done correctly) were

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important. Why was SAHA directed to have them only erected along the west property line, not on Broadway and Clay, and originally up for only four days by the City?

I will commend the Developer for attempting to revise the architecture of the structures as requested by Commissioner McDonald. Aesthetics can be subjective but here are a few thoughts. The proposed site is located directly on Broadway Corridor, the gateway to the City of Sonoma, connecting the southern gateway to the downtown. It is apparent the existing City Plan is to create a different feel on the southern portion of Broadway. There is no reason the same "streetscape" theme from MacArthur to the Plaza cannot also be extended to Leveroni/ Napa Road. There were a majority of Commissioners that agreed this Development's design needed further study to make it more compatible with the small town character of Sonoma. This process was started. **There was a motion by Mr. McDonald at the last meeting to continue the review process and redesign which would have passed except for the intervention of the Planning Director for concern of the Developers schedule.**

This project has not been reviewed like most other large scale developments in Sonoma. We were told this is not going to be a "County project in Sonoma" and would be reviewed like any other project in Sonoma. It was not reviewed like other projects. We have been constantly reminded that it was up to the Planning Commission (and them alone) to review and approve this project and demand change to make this a quality development for its occupants and the City of Sonoma. Yet the Planning Commission was depleted almost in half and the few remaining members faced non-appointment and a few were not effective in evaluating this development.

It is in the best interest of everyone including those who will be occupying these apartments and the surrounding neighborhoods if there is a full Environmental Impact Report or at least additional studies to make this a good development for Sonoma. It's time the Council listens to the residents of Sonoma and not just the advocates who do not live here.

Thanks for your attention and consideration of this important matter and your service to represent the residents of the City of Sonoma. If you have any questions or comments I would be happy to try to address them.

Regards,

Anthony Germano, CAC member
Sonoma, Ca