

Re: [EXTERNAL] Woodlands Project

Erik Swendseid <eswendseid@edvanceassociates.com>

Mon 10/30/2023 9:03 AM

To:Toomians, Kristinae <KToomians@srcity.org>

Cc:amy <amy@christophersonbuilders.com>;Garibaldi, Jill <jgaribaldi@srcity.org>



9 attachments (163 KB)

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Good morning Kristinae, below is the draft -SR combining district language I propose to start with.

Chapter 20-28 COMBINING DISTRICTS

D.

11. Chanate Road (between Nielson Road and Parker Hill Road). Scenic characteristics consist of the many native and ornamental trees that line the roadway in its overall length, including the space area. This section of road is bordered by small clusters of trees and will seek to improve frontage by replacing large parking areas that directly abut the road without significant landscaping. Development density is very low to medium density with varied setbacks creating a rural to semi-urban character that blends with the tree types at sections of Chanate Road outside of the scope area.

a. Minimum setback from Chanate Road:

(1) 35 feet measured from edge of pavement or 15 feet from ROW to a structure with a maximum height not exceeding 40 feet;

(2) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Chanate Road than the existing dwelling, and complies with the setbacks of the primary zoning district;

(3) Fences, walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.

b. Required plantings are not intended to screen front on townhome development and non-garage facades, but maintain a transition that creates a harmonious landscaped street edge.

Let me know your thoughts.



ERIK SWENDSEID, AIA

VICE PRESIDENT

1160 N. TOWN CENTER DR | STE 170 | LAS VEGAS NV 89144

T 702 946 8195 | C 702 523 8542

eswendseid@edvanceassociates.com



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From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Friday, October 20, 2023 12:43 PM
To: Erik Swendseid <eswendseid@edvanceassociates.com>
Cc: amy <amy@christophersonbuilders.com>; Garibaldi, Jill <jgaribaldi@srcity.org>
Subject: Re: [EXTERNAL] Woodlands Project

Hi Erik,

Yes, you should propose some language to 20-28.050 and we will review and finalize it: https://library.qcode.us/lib/santa_rosa_ca/pub/city_code/item/title_20-division_2-chapter_20_28-20_28_050?

KRISTINAE TOOMIANS | SENIOR PLANNER

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org



From: Erik Swendseid <eswendseid@edvanceassociates.com>
Sent: Monday, October 9, 2023 3:27 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Cc: amy <amy@christophersonbuilders.com>; Garibaldi, Jill <jgaribaldi@srcity.org>
Subject: Re: [EXTERNAL] Woodlands Project

Good afternoon Kristinae. We will get the necessary items re-submitted as I assume the Rezone and GPA documents we submitted before the neighborhood meeting are no longer in your system.

I do have a couple questions:

- For the Code Text Amendment, do we propose the language to be added to that code section? My guess is that we work with you to verify the language works. Our site map currently reads as "35' from edge of pavement".
- For the fees due, will you be able to put together an invoice for us to relay to the client?

Thanks.



ERIK SWENDSEID, AIA

VICE PRESIDENT

1160 N. TOWN CENTER DR | STE 170 | LAS VEGAS NV 89144

T [702 946 8195](tel:7029468195) | C [702 523 8542](tel:7025238542)

eswendseid@edvanceassociates.com



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From: Toomians, Kristinae <KToomians@srcity.org>
Sent: Monday, October 9, 2023 2:30 PM
To: Erik Swendseid <eswendseid@edvanceassociates.com>
Cc: amy <amy@christophersonbuilders.com>; Garibaldi, Jill <jgaribaldi@srcity.org>
Subject: Re: [EXTERNAL] Woodlands Project

Hi Erik,

It was nice meeting the whole team in person. I agree, the meeting revealed some common themes/concerns from the neighborhood (evacuation, traffic, conservation). Since you completed the Neighborhood Meeting, you may submit for the GPA and Rezoning at any time. The application fees will include the cost of preparing an EIR and the RFP process will begin. You will also need a Zoning Code Text Amendment to codify the setbacks and development standards along Chanate Road, which is identified as a scenic road: https://library.qcode.us/lib/santa_rosa_ca/pub/city_code/item/title_20-division_2-chapter_20_28-20_28_050?

KRISTINAE TOOMIANS | SENIOR PLANNER

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org



From: Erik Swendseid <eswendseid@edvanceassociates.com>
Sent: Wednesday, October 4, 2023 2:53 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Cc: amy <amy@christophersonbuilders.com>
Subject: [EXTERNAL] Woodlands Project

Hi Kristinae, it was great to meet you in person Monday!

I was touching base to get your expected schedule of events moving forward and if the GPA and Rezone application can move forward now that the neighborhood meeting is complete. I think that the meeting went relatively well considering the site and history in the area. We all can agree that the fears of emergency egress that were expressed are justifiable, and we understand that this isn't just a development consideration, but one layered with city goals as well as community trust in improved fire response. Planning like this always has to respond to several contexts and our goal is to create a win-win for as many invested parties as possible. I hope you came away feeling positive about things too, even though we all know there is much work to be done still.

Give me a call if you would like to discuss further. Thanks!



ERIK SWENDSEID, AIA

VICE PRESIDENT

1160 N. TOWN CENTER DR | STE 170 | LAS VEGAS NV 89144

T [702 946 8195](tel:7029468195) | C [702 523 8542](tel:7025238542)

eswendseid@edvanceassociates.com



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10/30/23, 10:17 AM

Mail - Toomians, Kristinae - Outlook

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