TAC MEETING #1 SUMMARY

Meeting Held on April 22, 2015
Finley Community Center
2060 W. College Avenue, Santa Rosa

MEETING OVERVIEW

The purpose of the first Technical Advisory Committee (TAC) meeting was to provide an introduction to the project, clarify the role of the TAC, and present and discuss existing Specific Plan area conditions, issues, opportunities, and constraints.

Following introductions, the project team gave a presentation on the purpose, process, and schedule of the Specific Plan project. The Plan Area context and project objectives were described and TAC members’ roles and responsibilities throughout the project process were identified. In addition, the project team presented a number of maps and figures summarizing the key findings of the existing conditions assessment, including information on demographics, land use, circulation, and environmental and market conditions.

A list of meeting attendees begins on page 7 of this summary.

MEETING OUTCOMES

TAC members provided input on existing conditions, opportunity sites, and key transportation corridors. The following discussion points were noted by the group:

- **Constraints to new development.** Contaminated sites and the presence of protected habitat are a constraint to new development. TAC members expressed interest in preserving the southeast industrial area, parks, schools, and established residential areas. Concern was raised regarding the negative perception of the schools in the area, which may not be reflected by academic scores.

- **Circulation and connectivity.** East–west connectivity through the project area should be improved, including opportunities to connect discontinuous road segments. TAC members felt that continuous bike routes are needed to close existing gaps in the network. Additionally, they felt that street improvements should be focused along existing arterials.

- **Opportunities for development.** TAC members identified a number of opportunity sites in the project area, including:
  - Sites adjacent to the Bus Transfer Center and along Burbank Avenue
TAC MEETING #1 SUMMARY

- At Hearn Avenue and Dutton Avenue
- At Stony Point Road and Bellevue Avenue
- Along Sebastopol Road

- **Relationship of Specific Plan to other initiatives.** TAC members asked a number of questions related to the role of the Specific Plan relative to annexation. Additionally, TAC members volunteered information about other planning efforts, such as the Sebastopol Road Urban Vision Plan.

The remaining summary provides additional detail about each meeting activity and discussion, including a transcript of all comments provided during the discussion.

**DISCUSSION OF FINDINGS AND KEY ISSUES**

A discussion with the committee followed the presentation of the key findings to identify their concerns, issues, and questions. Individual comments are listed below.

**ENVIRONMENTAL CONCERNS**

- Hazardous sites – Where does this information come from? What is the status of each site?
- Are any of the vacant sites listed as contaminated sites?
- Check the GeoTracker website, as it may underestimate the total number of hazardous sites. Need to include both closed and open sites.
- Tiger salamander is a deterrent to planning.
- Contaminated sites – Not all are equal. EIR should differentiate. Is there a Superfund site?

**TRANSPORTATION CONCERNS**

- SMART connectivity – Ensure safe crossings along local arterials are addressed.
- SMART path – Channels pedestrians and bicyclists across arterials.
- Bellevue interchange needs to be removed.
- Hearn Avenue improvements, interchange, and overcrossing need to be acknowledged.
- Three routes serve the Transfer Center: Routes 12, 15, and 19.
- Provide wider roads that can serve bikes, pedestrians, and autos.
- Street widths are too narrow; improve road widths.
• Priority = focus on the arterials. Improves livability and value of the area.
• Provide more linkages for bicycles, especially near schools and along creek.
• Roseland Creek will be a Class 1 SMART corridor for bikes/pedestrians.
• Driveways along arterials.
• Lack of right-of-way for widening.
• Roads need to accommodate fire apparatus.
• Parcels are already built out, which makes road widening difficult.
• Keep traffic on the arterials.
• ADA accessibility needed on circulation paths.
• East–west connectivity causes long travel times for transit.
• Vision for Sebastopol Road – plan identifies it as a main street.

PARKS AND OPEN SPACE
• Colgan Creek park – Identify planned improvements to the park and creek.
• Bayer Farm – Integrate planning into the plan.
• Roseland Creek Elementary – Lots across the street are being acquired by the City for a park.
• Joe Rodota linear park should be acknowledged.

PUBLIC FACILITIES AND INFRASTRUCTURE
• How will the maintenance of infrastructure be addressed in the plan?
• Explain why schools are an issue. Perception is not consistent with the academic results.

OPPORTUNITY SITES
• How are approved developments treated? Ensure opportunity sites exclude planned and proposed projects.
• Does this include a “development feasibility analysis,” excluding hazardous sites, salamander habitat, etc.?
TAC MEETING #1 SUMMARY

- Substandard building stock inventory?
- High ratio of older structures and substandard structures.
- Unreinforced masonry standards in the city but not in the county.
- Seismic program in the city but not in the county.
- How will older structures in substandard condition be addressed in the plan?

COMMUNITY ENGAGEMENT/PAST EFFORTS

- Coordinate other planning efforts.
- Coordinate community engagement from the Roseland Village Shopping Center engagement and Sebastopol Road Urban Vision Plan..

MAPPING ACTIVITY

The committee split into three small groups to engage in a mapping activity to identify key opportunities during the plan horizon (20 years):

- Key opportunity sites for new development
- Key intersections and corridors for circulation improvements
- Areas of no change

The results of the mapping activity are summarized below.

KEY OPPORTUNITY SITES

- East of Meadow View Elementary School and south of Hearn Avenue, Dutton Avenue, and Colgan Creek (noted for retail or mixed use)
- Vacant site east of Bus Transfer Center and north of Meadow View Elementary School (noted for commercial)
- Southwest corner of Specific Plan Area, at Stony Point Road and Bellevue Avenue, west of Elsie Allen High School
• West of Sheppard Accelerated Elementary School (noted for housing)
• Vacant sites along Sebastopol Road, including the John Muir Charter School
• Vacant site south of Roseland University Prep
• Transit enhancements at the Bus Transfer Center

PLANNED ACTIVITIES
• Colgan Park
• Joe Rodota Park
• Park east of Roseland Creek Elementary School (note to create a plan)
• Roseland Village Shopping Center

KEY INTERSECTIONS & CORRIDORS FOR CIRCULATION IMPROVEMENTS
Potential new connections
• Burbank Avenue (bike lane noted)
• Connect Northpoint Parkway to Leo Drive
• Connect Dutton Avenue north and south of Hearn
• Connection over Highway 101
• Improve access to Highway 101 southbound
• Connection between Northpoint Parkway and Leo Drive
• Connection to SMART along Corby Avenue

Corridors to improve
• Sebastopol Road (improve non-motorized vehicle access)
TAC MEETING #1 SUMMARY

- Hearn Avenue (bike/pedestrian access)
- Bellevue Avenue
- Roseland Creek (bike and pedestrian trail noted)
- Dutton Meadow (noted for bike lanes and sidewalks)
- Burbank Avenue (noted for bike lanes and sidewalks)

Intersections to improve
- Bus Transfer Center
- Bellevue Avenue at Dutton Meadow, at Stony Point Road, at Dutton Avenue, and at Moorland Avenue
- Olive (600 block)
- Hearn Avenue at Highway 101
- Bike/pedestrian crossing at Hearn Avenue and Colgan Creek

AREAS OF NO CHANGE

- All parks
- The industrial area centered along Dowd Drive in the southeast corner of the Plan Area
- Residential areas
  - Bellevue Ranch
  - Lazzini Avenue, west of Roseland Creek Elementary School
  - Between Dutton Meadow and Colgan Creek
- Schools
  - Elsie Allen High School
  - Midrose High School
  - Meadow View Elementary School
  - Roseland Accelerated Middle School
  - Sheppard Accelerated Elementary School
  - Roseland Creek Elementary School
SPECIFIC PLAN VERSUS ANNEXATION

A number of questions and comments were raised regarding the relationship between the Specific Plan and the annexation processes during the meeting. Below is a summary of the comments.

- Specific Plan EIR will be shared with the annexation project.
- Specific Plan goes forward regardless of whether the City proceeds with the annexation.
- Staff to provide graphic explaining relationship between the two project processes.
- Shade the map to clarify those areas within the Specific Plan boundary that are under consideration for annexation.
- South Park County Sanitation District – Annexation of a portion of the district creates a remnant and an uneconomical situation. Annexation needs to take all of the district.
- How will roads be dealt with in the annexation? Who has jurisdiction? Currently, some portions of roads/intersections are in the city and other portions are in the county. Makes it difficult for emergency services to respond. Helpful if full roadways are either in the city or the county—one jurisdiction—so there are no jurisdictional questions.

ATTENDANCE

CITY OF SANTA ROSA DEPARTMENTS

- Economic Development and Housing
  - Rafael Rivero (Community Outreach Specialist)
- Community Development
  - Jessica Jones (Senior Planner)
  - Lisa Kranz (Supervising Planner)
  - Chuck Regalia (CD Director/Assistant City Manager)
  - Mark Setterland (Building Official)
- Transportation and Public Works
  - Rachel Ede (Transit Planner)
  - Carol Clark (Associate Civil Engineer)
  - Nancy Adams (Transportation Planner)
• Utilities
  o Rocky Vogler (Senior Water Resources Planner)
  o Danielle Dugre (Associate Civil Engineer)

• Recreation and Parks

• Police
  o Megan Basinger (Administrative Services Officer – Police)

• Fire
  o Scott Moon (Fire Marshal)
  o Paul Lowenthal (Assistant Fire Marshal)

• City Attorney’s Office
  o Molly Dillon (Assistant City Attorney)

• City Manager’s Office – Violence Prevention Program
  o Khaalid Muttaqi (Program Manager)

COUNTY OF SONOMA DEPARTMENTS

• Transportation and Public Works
  o Mitch Simson

• Health Services
  o Beth Dadko

• Permit and Resource Management
  o Yolanda Solano (Planner)

• Sheriff
  o Alan Vernon (Lieutenant)

SCHOOL DISTRICTS

• Roseland School District: Amy Jones-Kerr (Superintendent)
TAC MEETING #1 SUMMARY

- Meadow View Elementary School: Daniel Hoffman (Principal)
- Santa Rosa City Schools
  - Steve Eichman

OTHER AGENCIES

- California Highway Patrol
  - Jeff Rhea (Lieutenant)
- Sonoma County Transportation Authority
  - Janet Spilman (Deputy Director)
- Metropolitan Transportation Commission
  - Therese Trivedi (Program Manager)
- Sonoma-Marin Area Rail Transit
  - Linda Meckel (Senior Planner)
- Sonoma County Water Agency
  - Michael Thompson (Assistant General Manager)