

**From:** [Sarah Gurney](#)  
**To:** [Brian Jaye](#); [Mary Gourley](#)  
**Subject:** Re: Woodmark Apartments Development  
**Date:** Tuesday, August 03, 2021 6:05:55 PM

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Mary,  
Please forward this to the full Council.  
Sarah

On Tue, Aug 3, 2021 at 5:48 PM Brian Jaye [REDACTED] > wrote:

Sarah- I understand that you will share this letter with the City Council, members of the Planning Department, and the Design Review Board. Thank you, Brian and Laura

This letter is sent with regards to the proposed 84-unit development at 7716 and [7760 Bodega Ave](#) known as "Woodmark Apartments". While we value the need to provide housing to people of all socio-economic status, the detrimental impact of a development this size in this location is too great. There are many items related to this proposal that we find concerning, many of which have been raised by my fellow Sebastopol citizens in their letters to this group. We would specifically like to highlight the impact to traffic on Bodega Ave and the surrounding neighborhoods.

The proposed development would add a minimum of 150 cars (with a number greater than this being likely) to the already congested Bodega Ave. As residents who use this road throughout the week, we find the analysis from the applicant's "traffic study" to be questionable at best and deceitful at worst. **We would propose that the City initiate a new traffic study at the applicant's expense to determine the true impact.** Similarly, the applicants analysis of the mass transit available to the residents of this proposed development indicates it would be capable of providing many with a bus option to work. That is inconsistent with the actual routes at this bus stop, ultimately leading to the majority of these 150 cars being used daily for commuting purposes.

If allowed to proceed, the choice that driver's will make in lieu of an impossible left hand turn onto Bodega Ave, will be a series of right hand turns taking them down Nelson Street into residential streets with schools, families, and many pedestrians. As parents, one of the valued aspects of living in Sebastopol is the proximity of many to our local schools, which allows the children of Sebastopol to walk to school safely. The current proposed development causes an immediate danger to these children by creating busier residential roads. A scaled-down project that will have less impact would be worthy of consideration.

Thank you,  
Brian and Laura Jaye,  
[REDACTED], Sebastopol

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Sarah Glade Gurney  
Vice Mayor  
City of Sebastopol