
From: C and M Lavine <candmlavine@gmail.com>
Sent: Thursday, July 15, 2021 8:37 PM
To: Kari Svanstrom; mgourley@cityofsebastopol.org
Cc: David Hogan; Lucas Tiffany; Kyle Falbok; Dolnick Janis
Subject: Re: Woodmark Housing plan

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you know the content is safe. Be aware that the sending address can be faked or manipulated.

Kari,
We are glad you are adding the comments and letters from 2020 to the City's Special Project site related to Woodmark. Please. Of course add my comment/text from Jan. 2020 you referenced regarding neighboring trees incorrectly marked and placed on the developers site plan as well as neighboring trees not being correctly identified.

Please add all letters and written comments sent to Planning regarding Woodmark & Pacific Properties from 2020 and those from 2021 that were inadvertently left out.

Thank you for getting back to me today.
Sincerely,
Marcia Lavine

Sent from my iPad

From: CandM Lavine <candmlavine@gmail.com>
Sent: Wednesday, January 01, 2020 11:53 AM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Woodmark Housing plan

Dear Kari, We hope you had a good holiday and very Happy New Year.
We see on Pacific Properties website that they show a second tree location and numbering plan for Woodmark as requested by the city of Sebastopol. It puts trees of neighboring properties onto their proposed site and slates them for removal.
Are you aware of this? What is going on?
We have been told that a judge can overrule a city in putting in an affordable housing development. Is there a plan for them to override the city and bring this before a judge? All we know is that they now have a site plan that shows neighboring trees incorrectly placed onto their site for removal.
Please look into this and let us know what is going on.
Thank you so much we are sorry for any inconvenience.
Sincerely, Marcia & Chuck Lavine

Sent from my iPad

From: Katie Sanderson <kcvwbuggie@gmail.com>

Sent: Tuesday, January 12, 2021 1:37 PM

To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>; Alan Montes <Amontes@cityofsebastopol.org>

Subject: Inadequacies in Woodmark Traffic Study

I believe the Traffic Impact Analysis Report presented in the Woodmark Apartments Written Statement of December 10, 2020 is inadequate and incorrect.

I call the following to the attention of the Planning Department, Planning Commission and the City Council of Sebastopol:

- On page 18 the document reads, "The Project site is adjacent to and within 500 feet of Bodega Avenue. Pursuant to the 2016 General Plan EIR, Bodega Avenue is an arterial roadway with 12,600 vehicles per day" "As demonstrated in the Projects traffic analysis, traffic on Bodega Avenue has not changed significantly since 2016."

I believe that every individual who travels Bodega Avenue would strongly disagree! Woodmark's use of such an outdated piece of data glaringly deficient.

- Traffic study took place on a single weekday May 22, 2020 during the COVID lockdown when traffic was negligible. A span of many days including weekends should have been in their report.

- The study concluded the project is expected to have a less-than-significant impact at all the study intersections.

Due to their narrow vision the study never encompassed the gridlock from the Main Street intersections back to Robinson Way on Bodega Avenue. That impact is more-than-significant and primary to any study of the Bodega corridor.

- The study failed to address the many "ring roads" which are already stressed and which are thoroughfare for residents, seniors, and school children.

- Washington Avenue is a recommended walking street for elementary and middle students (see map below).

- Cars leaving the Woodmark western driveway to go North or East into town (as there will be no left turn out onto Bodega Avenue) will travel Nelson Way to Washington. Both roads, which are in extremely poor condition, currently have heavy foot traffic and neither has sidewalks on both sides.

The unsafe conditions of Woodmark's additional 162 cars will extend to numerous other neighborhood streets Robinson, Leland, Dutton, etc. These streets are already heavily impacted by vehicles avoiding Bodega Avenue backups. Predictably the high speeds of vehicles forced onto these ring roads will be disastrous.

- Nowhere is the impact on air quality from the addition of, at a bare minimum, 162 more cars which will start, idle as they queue as they try to exit or enter, and search for a place to park on neighborhood streets given a predictable increased volume of cars needed by residents of the Woodmark Apartments.

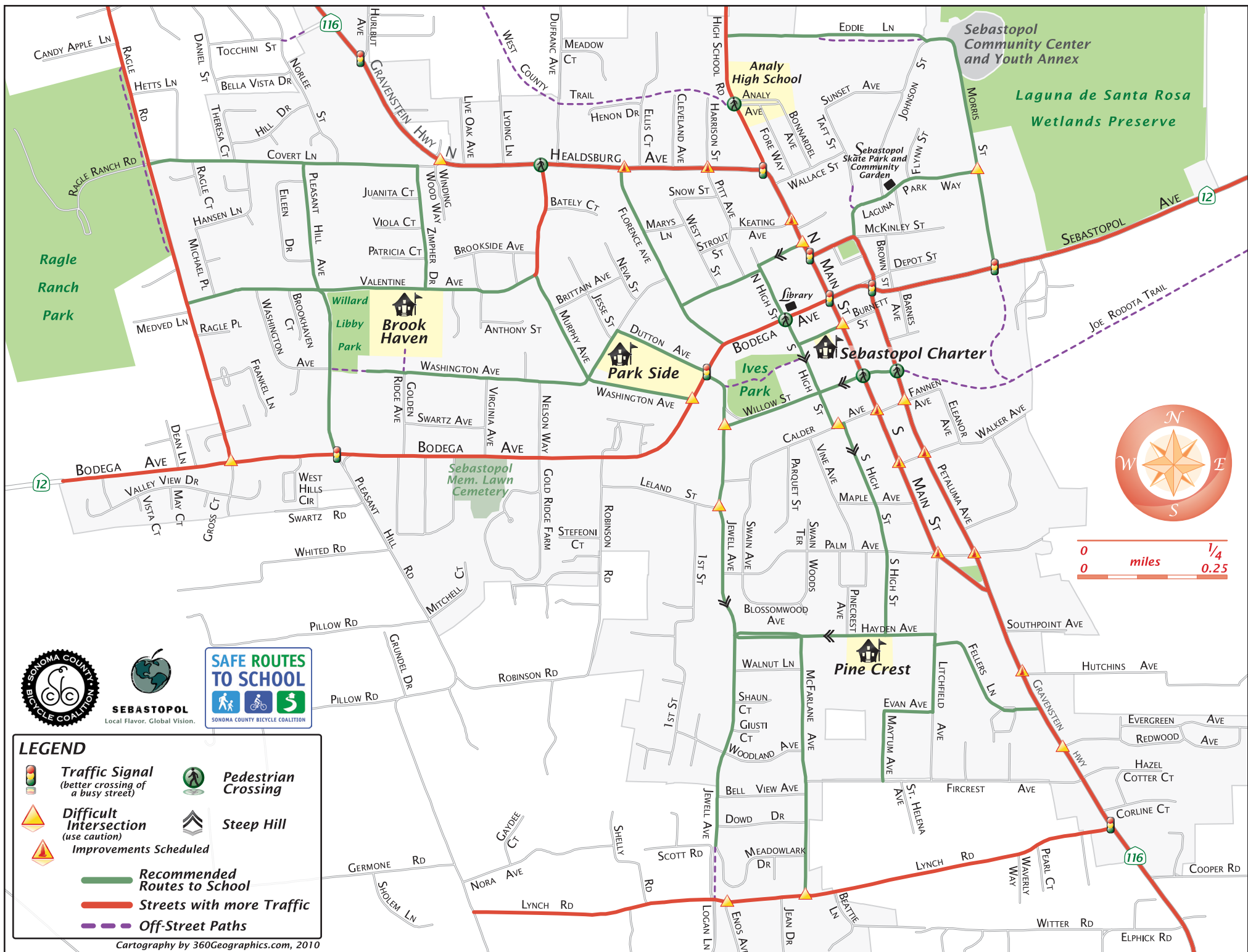
Traffic has been the #1 concern raised in every community meeting and the gridlock in Sebastopol is a primary concern of every resident not just our neighborhood.

Our request, and our right, is to insist that City of Sebastopol conduct another Traffic Study to be done by a firm hired by the City (not Woodmark as in the current study) and that such study be funded by the developers who passed off an incomplete report.

Katie Sanderson

7720 Bodega Ave #12

Sent from my iPhone



Please also print the letter related to this comment.

From: Redwing Keyssar <redwingkeys@gmail.com>

Sent: Thursday, January 14, 2021 5:07 PM

To: Rebecca Mansour <rmansour@cityofsebastopol.org>; Mary Gourley <mgourley@cityofsebastopol.org>

Subject: Letter regarding the Wookmark Apartments Project on Bodega Ave

Dear members of the Sebastopol Planning Department and City Council;

We urge you to take very seriously your role as representatives of the Sebastopol community, to best serve the needs of the people and the land and environment (both social and natural) of this special part of Sonoma County.

The attached letter has been sent to the Santa Rosa Press Democrat, and will be shared widely within the broad community of Sebastopol, as well as the neighbors who live close to the proposed Woodmark Apartment development. There is also, as you may know, a petition circulating, to try to stop this planned development by an outside mega-million dollar corporation as soon as possible and we hope that our Planning department and City council can work together with local developers and builders to create housing that everyone considers appropriate.

Sincerely yours,
Judith Redwing Keyssar

J. Redwing Keyssar, RN, Author

Palliative Care Consultant

Director of Patient and Caregiver Education

MERI Center for Education in Palliative Care

UCSF/Mt Zion

Too Close for Comfort

To the Editor and the Community,

A huge national corporation called **The Pacific West Company** is attempting to build an inappropriate housing complex called “Woodmark Apartments” right on Bodega Avenue, several blocks from downtown Sebastopol. (7716 and 7760 Bodega Ave.) They have proposed an 84-unit development of 1-, 2- and 3-bedroom apartments (yes, that means up to 300+ people and 152 parking spots, (accessing Bodega Ave out of a small driveway) and possible another 150 cars needing to park in the neighborhood. This is all very close to the local elementary school and Luther Burbank Senior Housing. Their project would actually increase the population of Sebastopol by 3-5%.

The Pacific Company, head-quartered in Idaho under the leadership of CEO Caleb Roope, has already applied for \$3 million in federal tax credits to undertake this project, and created a “proposal” to the Sebastopol planning commission that includes false information regarding traffic studies and public transportation, plans to remove millions of tons of earth to “flatten” the property, and lacks any environmental impact report at this time.

Over the past 10 years, The Pacific Company has won more than \$100 million in state and \$60 million in federal tax credits for its projects, and Mr. Roope has donated generously to state officials in California, who are responsible for granting permits for low-income housing development.

The city of Sebastopol has a reputation as more of a “small town” than a city. Yes, it is a growing community, as is all of Sonoma County, but most of the residents hope to maintain the quality of life they have worked hard to create for many years. We value open space like Ragle park and the town square, old growth trees, and a sense of “knowing our neighbors.” We value housing that supports people of all socio-economic status, and at the same time we want to ensure that any plans for growth and development are in keeping with the nature of this relatively small Sonoma county community.

Bodega Avenue is the main thoroughfare through the town of Sebastopol, connecting Highway 12 all the way West to the ocean. As many people are well aware, the traffic on Bodega Ave is already extremely congested, particularly in the spring/summer months, particularly at business hours, particularly on weekends. So yes, all the time. There are very few traffic lights and minimal stop signs. The road is in poor condition. There are many pedestrians, especially within the first ½ mile outside of town.

Public transportation is minimal and not well scheduled, although the proposal by *Pacific West Company* would lead people to believe that farmworkers who labor in vineyards all over Sonoma county would easily find transportation to and from work. This is absolutely not true.

There are many issues at hand in this proposal by a company whose only real interest in Sonoma County is making millions in profits and then leaving to build another development somewhere else.

Why not hire local developers? Why not look at appropriately sized development for a relatively small property in an already crowded neighborhood?

And WHY has the community and the Sebastopol Planning Department not been given truthful information regarding a project that will have enormous impact for years to come, on air, water, noise, trees, earth and congestion?

We, a group of *Sebastopol Neighbors for Appropriate Growth*, would like answers to these questions and we hope that all of the citizens of Sebastopol will voice their opinions, loudly and strongly.

Sincerely,

Judith Redwing Keyssar, RN, Author

7720 Bodega Ave #19
Sebastopol, Ca 95472
415-282-7532

From: Claudia Steward <claudia95472@gmail.com>
Sent: Monday, January 25, 2021 12:12 PM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Proposed Woodmark Apartments Traffic Report

To: City of Sebastopol Planning Dept.
From: Claudia Steward, 7720 Bodega Avenue #16, Sebastopol.
Re: Proposed Woodmark Apartments-Traffic congestion.

I am sending this email to you to request that a second traffic report be done regarding the proposed Woodmark project, by either the City of Sebastopol, or another local entity. As best I understand, the Owners of this proposed project submitted a traffic report prepared by TJKM on May 22, 2020. This report was done during the lock down, stay at home orders due to COVID-19, and does not accurately reflect the flow of traffic. Schools were closed, most businesses were closed, commerce was reduced and residents and visitors were staying home. Our community is already at a crisis point regarding traffic congestion and this project would greatly compound our traffic problem.

Respectfully,

Claudia Steward

April 5, 2021

Kari Svanstrom

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Tuesday, February 16, 2021 12:46 PM
To: Kari Svanstrom
Subject: Woodmark Development and Traffic Impact

Kari – I understand that you will make sure that members of the Planning Department and the Design Review Board will receive this letter. Thank you, Janis

To: David Hogan
Planning Department, City of Sebastopol
Sebastopol City Council
Design Review Board, City of Sebastopol
Re: Woodmark Development and Traffic Impact

I am reminded to write this letter to you as I watched at 2:30 p.m. the traffic gridlocked and backed up on Bodega Avenue at Robinson Road, heading east on a gray Sunday afternoon in February. This is not an uncommon occurrence, even during a pandemic. “They” say to keep letters to one page or they will not be read. I cannot do it. So please do read this 2 ½ page letter to you.

I am responding to the letter dated January 13, 2021 from the Planning Department in reply to Caleb Roope: **“Re: 7716, 7760 Bodega Ave./Permit Number 2020-080 Woodmark Apartments Project - Incompleteness Review.”**

There are so many comments I would make regarding the profoundly negative impact on traffic this project will have, but I shall limit my responses only to what is presented in the January 13 reply to Caleb Roope, following it item by item, bullet point by bullet point, and ask that you do the same to understand what I am saying here.

With two exceptions (each related to the Attachment regarding the Traffic Analysis documented later in the City’s reply), I will keep my responses here specifically directed to Steve Weinberger’s reply to David Hogan listed under **Attachment B Memorandum from W-Trans**. The two items/exceptions are:

Item #23(4) under **Completeness Items Planning Department:**

This item implies that vehicles exiting from the Woodmark property will be using the same exit as vehicles currently use exiting from the Bears Meadow HOA and *will turn left* onto Bodega Ave. At 2:30 on a gray Sunday in February, turning left from a 27-unit HOA, with a population of approximately 40, is impossible.

Adding 84 units with an approximate population of 300 (192 bedrooms), will foreseeably be untenable, regardless of the proposed changes in height to the retaining wall as requested by the Planning Department to improve visibility.

Item #24. under **Completeness Items Planning Department:**

I propose that the City initiate a new traffic study “at the applicant’s expense, at the appropriate time.” I am taking my cue from the language used here in the CEQA compliance requirements response, for which the City states that “To reduce the total cost of these items, *the City will initiate these studies, at the applicant’s expense, at the appropriate time.*” [my italics]

I also propose that this be item number 29 under the **Traffic Consultant** section.

Attachment B Memorandum from W-Trans

As I read through this section, making copious comments and notes, I feared you would not take the time to read them were I to go through them as thoroughly as I would like. Suffice it to say that the first Bullet Point under *Existing Traffic*

Counts is deceptive. Deception applies to the second Bullet Point as well. The statement “Traffic volumes in 2016 were on par with these volumes,” is, I assume, comparing the misleading October 2, 2020 report of the Transportation Impact Analysis (done *only at peak hours on two mid-week days*, Thursday, December 12 and Tuesday, December 17, 2019) with the 2016 study. It asserts that the 2016 traffic count is 15-28% higher in peak hours than in the study of December, 2019. Of course not. Robinson Road/Leland Street is now a highly used alternate route used for eastbound and southbound vehicles which stay off of the congested Bodega Avenue.

I do not see in the January 13 letter the issue of “traffic light timing” of eastbound and westbound traffic at Bodega Ave/Robinson Rd. *When eastbound traffic from the Pleasant Hill traffic light has passed, the westbound traffic from Main Street or Jewell rounds the curve at the Pine Trees HOA.* At present, there is often very little time in which there is a break to cross over to Robinson from Bears Meadow in order to head south. The same is true for turning left onto Bodega. One must turn right and go west in order to go either south or east.

Regarding Bullet Point #3 under *Existing Traffic Counts*: Is the “north leg of Bodega Avenue/Robinson Road” referring to the Bears Meadow driveway? This bullet point says that “it is unusual that the southbound approach includes 5 right-turn vehicles and 0 left-turn vehicles.” You rightly point out that “No left-turn movements will be a red flag.” Not only is it a red-flag, it is not accurate. Currently, residents of Bears Meadow frequently exit to the right, going one block westbound in order to go eastbound, turning right on Nelson Way and right again on Washington Ave., because it is often impossible to turn left on Bodega, especially on spring/summer weekends and other seasonal weekends due to beach traffic from both directions. *And, as I stated at the beginning of this letter, it is gridlocked in the midafternoon on a Sunday in February.* All “ring streets” will become further clogged than they are currently.

Analysis

Bullet Point #2: Queueing up will occur and it will be a mess. It will, as you say, be “nonsensical.” I would submit that the traffic analysis upon which the Planning Department is relying, is in and of itself nonsensical.

In addition to the queueing referenced in exiting the shared-use driveway by Bears Meadow/Woodmark, please note the queueing on Bodega Ave. that will occur when vehicles going eastbound attempt to turn left into Bears Meadow/Woodmark, thereby exacerbating the gridlock continuing eastbound.

Bullet Point #3: I propose that **there be no left turns onto Bodega** *if* the Woodmark Project goes forward. They propose having two left-only turn lanes. Because I am limiting my comments to the impact on traffic, I will not address the *many* other reasons why I believe this development project should not be approved.

Bullet Point #6: Again, to hammer home the point, there should be *no* outbound left turns onto Bodega at all from Woodmark. It will result in further queueing leaving Bears Meadow and Woodmark, and increased gridlock for all.

Request for Updates

Item 2: In a word, *NO*. See my comments above under *Completeness Items Planning Department, Item #23(4) and Analysis, Bullet Points #3 and #6.*

Item 3: Do a post-pandemic traffic study including the summer and the weekend: see #24 under **Completeness**, (which, as suggested, could also be put as #29 under **Traffic Consultation**).

Item 4: Exactly what is “Intersection #3”? Again, if you are advising a “majority of left-turn movements” of vehicles leaving Woodmark, in addition to those already exiting Bears Meadow, as I have stated above, it will be a disaster.

Item 10: Repetitively but nonetheless importantly, *NO*, as said above.

In summary, I emphasize again:

- That the City initiate and select a new independent post-pandemic traffic study to be done, “at the applicant’s expense, at the appropriate time,” requiring the use of the same tables as in the previous study(studies) included

here going from Main Street and/or Jewell to Robinson Road, both eastbound and westbound, as well as Robinson Road both northbound and southbound.

- That the new, City initiated independent post-pandemic traffic study include in the “ring road” traffic that was completely ignored in the previous traffic study(studies), including Nelson Way, Washington Street, Leland Street. etc.
- That the new, City initiated independent post-pandemic traffic study include *traffic light timing* for traffic coming eastbound from the Pleasant Hill Ave traffic light with the timing of traffic coming westbound from the lights at Main Street/Jewell Ave.
- That the new, City initiated independent post-pandemic traffic study include a Monday, Friday and a Saturday in the summer as well as in fall when school starts.

Lastly, I am clearly not a traffic analyst but one should be one in “defense of the City” to dispute, in depth, the Transportation Impact Analysis Report of October 2, 2020.

Thank you for your kind attention.

Janis Dolnick
7720-14 Bodega Ave.
Sebastopol, California

Kari Svanstrom

From: Katie Sanderson <kcvwbuggie@gmail.com>
Sent: Tuesday, February 16, 2021 12:49 PM
To: Kari Svanstrom
Subject: More-than-significant NOT less-than-significant

Dear Ms. Svanstrom,

I have just learned, from my neighbor Jacque, the news regarding the application withdrawal and new tactics by Pacific. I wanted to send you my comments below to express encouragement to you & others to continue to do all you can.

Could you also please forward my comments to the DRB.

Thank you.
Katie

February 16, 2021

To: David Hogan

Planning Department of the City
of Sebastopol

Design Review Board Members

Members of the City Council

As a concerned Sebastopol resident I have endeavored to compare the January 13, 2021 review by Mr. Weinberger, W-Tran, with the updated Draft Transportation Impact Analysis Report submitted by TJKM on October 2, 2020 for the developer, Pacific West.

My focus was drawn to the Conclusions and Recommendations of the TIA in Section 9.0 on pg.55. I strongly disagree with the recurring statement throughout this section that the project will have "a less-than-significant" impact. In my opinion the project will have a More-than-significant impact on the Bodega corridor, surrounding streets, the safety of pedestrians, and pollution.

Note the first item in Section 9.0, Projected Trip Generation. They state that the project "is expected to generate approximately 528 daily trips"...with 34 weekday a.m. peak hour trips (7:00 - 8:15)...and 43 weekday p.m. peak hour trips (4:00-5:45). I have to question such numbers given the projected population of 300+ (192 bedrooms). Will only 73 residents need to exit and enter in those peak hours to get to work, school, childcare, etc.?

Take this gross underestimate of traffic and combine it with an examination of the multitude of pages with graphs and data in the TIA. Each study of the traffic was ONLY done on 2 weekdays, in December 2019, and tracking ONLY the peak hours. Would not an accurate projection of the number of vehicles, many hundred more than included, exiting/entering Woodmark's driveways significantly change this data?

Furthermore, data must be collected throughout the day, not just on weekdays, but also weekends and in a variety of seasons (Bodega is a major route for residents of Sonoma County and beyond who are traveling to the coast.)

Would not the inclusion of accurate numbers of Woodmark's vehicles also significantly change the TIA analysis/data of the project's impact on the several signaled and non-signaled intersections in the study? And the length of the queuing lanes on Bodega, into the development and to Robinson Rd., which have also been grossly underestimated?

Additionally, most certainly the residents traveling to work will be driving. Given that the Sonoma County Transit Stop on Bodega, between Nelson and Virginia, erroneously noted

by Pacific as a transit stop, is in fact just a shuttle stop to a hub and not a viable alternative for getting to work.

I believe that the applicant's repeated conclusions of less- than-significant need full scrutiny.

A review, such a Mr.Weinberger has submitted, is severely limited by the fact that he is responding to the TIA produced by TJKM for Pacific West reflecting their self serving biases. This makes Weinberger's review incomplete.

An in-depth, accurate and independent traffic study, one commissioned by the City, and funded by Pacific West, is vital to the city's decision process. Anything less will result in the disastrous consequence of further gridlock on Bodega and forcing even more dangerous conditions on ring roads throughout the city.

As City staff, dedicated board members, and elected officials, you must take aggressive measures to address the More-than-significant impact of the entire Woodmark development or we will all have a less-than-significant Sebastopol.

Sincerely,
Katie Sanderson
Bears Meadow

Sent from my iPhone

From: tdm1963 <tdm1963@gmail.com>
Sent: Saturday, February 06, 2021 3:48 PM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Woodmark Apartments Project

Dear Ms. Svanstrom,

My husband and I are residents of Robinson Road. While our house is located further down Robinson from Bodega and we personally will be somewhat less affected by the Woodmark project, we are extremely concerned about the traffic impact on the general area. More specifically, Leland is already used as a bypass for drivers wishing to avoid Bodega and it's inconceivable that this use will not increase substantially if the full Woodmark project is approved. Leland is a narrow street with no sidewalks and virtually no shoulders. Some of the houses are very close to the street and it is frequently used by pedestrians and especially families with small children. It's already hazardous to walk at certain times of the day and with increased traffic it will become considerably more dangerous. It's not a street that was ever meant to be a bypass. In reviewing the traffic study, there appears to be no mention of Leland at all. Overlooking the impact on the residents and pedestrians who use Leland would be a serious error, and we urge the planning department to consider the deleterious affect on this small street.

We are not against infill housing and Sebastopol certainly needs more affordable housing. Nor are we against the Woodmark project per se. However, knowing the negative traffic impact of the full project, we encourage the planning department to consider a scaled-down project that will have less affect on surrounding side streets and Leland in particular.

Sincerely,
Sohni & Gregg Yaylian
720 Robinson Rd

Kari Svanstrom

From: Marcia Lavine <clavine@mailc.net>
Sent: Thursday, April 01, 2021 4:05 PM
To: Kari Svanstrom
Cc: Alan Montes; Lawrence McLaughlin; Nick Stewart; Tiffany Lucas
Subject: Re: Pacific West applications

Kari,
Yesterday I attempted to return your call to me from Tues. Mar. 30. Since it was a holiday I wasn't able to reach you till today. However, you've taken the day off so looks like Mon. April 5, is your first day back dealing with the application for Woodmark.

We have researched the Woodmark/Pacific West documents further and see several areas that they are not (from our understanding) compliant for an application under SB-35.

Your message to me also said neither you nor Larry ever reviewed Pacific West's application for Fed. Funding. His name is on the form as the reviewer. The grant amount is for \$3,042,327.00 annual Federal credit. We expect you to contact the govt. reviewing agency to find that application which would have been submitted, we believe in 2019 or early 2020. Please cc. Pacific West's application submittal and approval to Larry and possibly our mayor Una Glass and hopefully to us as well. We were stunned hearing that you planned to contact the applicant Pacific West rather than the governing agency for a copy of the applications. Think 'fox guarding the hen house'.

We believe Pacific West will reapply (or has reapplied) to CA Tax Allocation Board to renew their annual funding for Woodmark, if their 3-31-21 funding deadline has passed.

It is more than troubling to us that you do not understand the Transit requirement and the term 'Rapid Transit' and required a.m. trips. If you and Larry don't understand the requirements for points (which probably hasn't been your job) then obviously you shouldn't or couldn't 'sign off' on the application.

Hopefully, what we have written is helpful. Very sorry that a week will pass by from our first letter to you to your being able to address our concerns.

Sincerely,
Marcia and (Charles) Lavine

Sent from my iPad

On Mar 31, 2021, at 10:44 AM, Charles Lavine <clavine@mailc.net> wrote:

Dear Kari & Alan,

As you know today 3-31-21 is the day the developer Pacific West is closing escrow on the two properties.

We do have more information that may be significant about their CA State and Federal applications approved in 2019 2020. We also think we have more data on why SB-35 will not be a path for them.

If the developer did not file correctly in 2019 and 2020 we certainly don't think it is appropriate to inform them so that they can correct their mistakes. Please contact the agency/agencies directly to inform them of the errors. It's probably a 'big deal' and important. We hope they will be 'docked' points in reapplications if the current approval won't be revoked. We also think Pacific West (or whatever they're calling themselves) will need to reapply for the CATCAC funding because today is the day they put on their application they'll be 'ready to go'.

Actually, what objective standard will apply like traffic and pedestrians safety, the tree ordinance, retaining walls, etc. if they apply under SB 35?

Much thanks for getting back to us. We want to be helpful and do try to be through.

Looking forward to speaking with you.

Best wishes,

Marcia and Chuck Lavine

Kari Svanstrom

From: Mary Gourley
Sent: Monday, March 01, 2021 1:36 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom; Alan Montes
Subject: FW: "Woodmark Appartments"

Good afternoon
Please see email below.

Thank you.. Due to the COVID-19 Shelter in Place Orders by the County of Sonoma and State of California, City Administration Offices are closed to the public and some staff are working remotely; but City staff is answering phones and emails and making in person appointments when needed. If you need to speak to the City Hall Offices, please call 707-823-1153 and City staff will answer your call and refer it to appropriate staff. If you have any questions please do not hesitate to call.

Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153
HOLIDAY OBSERVANCE - FEBRUARY 11 & 15, 2021

-----Original Message-----

From: Chuck Hoffman <forcdh@gmail.com>
Sent: Saturday, February 27, 2021 10:58 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>; Mary Gourley <mgourley@cityofsebastopol.org>
Subject: "Woodmark Appartments"

I am writing to express my very strong opposition to the "Woodmark Apartments" under consideration for construction proximal to Bodega Avenue here in Sebastopol.

First, I do not feel that this project has been appropriately vetted by the community. I am concerned that there are extra-community interests who are pushing this horrible idea without regard for the damage it would undoubtedly inflict on Sebastopol, particularly that part of the city closest to this planned development.

I am especially concerned about the increase in traffic that would be imposed on the small area already burdened by far, far, too many cars. The safety of our residents would be compromised in a manner that is patently unacceptable. It is already quite difficult to manage walking safely in the areas proximal to the Bodega site, and "dumping" this project on this relatively small site would be nothing less than a criminal infraction perpetrated by the Pacific West Company without due or, more importantly, necessary legal obligation to inform the community of the dangerous, unsafe, imposition this development would obviously impose on all of us. IF there is any idea to actually move forward with this awful idea the community must be much more fully involved and complete environmental impact studies conducted.

I expect that as representatives of the City of Sebastopol you will act in what are clearly the best interests of our community. We can, quite simply, not afford any further traffic on Bodega Avenue or the immediately surrounding neighborhoods. This development would be a debacle for all of us who live here. It would add a level of congestion and concomitant traffic on the streets that are already serving as overwhelmed "pass-through" for traffic avoiding the dangerous overcrowding that is evident on Bodega Avenue. Enough!

Our community is overwhelmingly opposed to the construction of Woodmark Apartments” by the carpet bagging Pacific West Company. The financial rewards that are incentivizing this illegal encroachment on our well being and safety are obvious. The City has failed, to now, to fully inform the citizenry of the dangers here - and the huge financial rewards for the outsiders at the base of how this out-of-area construction company operates - here, with us as their next target.

I beseech you: Stop this horrific, destructive, project and the clear threat it represents for our community! There are alternative sites, amenable for a substantially scaled down plan, that might well accommodate the purported intention of this development. The Bodega Ave site is not it.

Sincerely,

Chuck Hoffman

7590 Washington Avenue
Sebastopol

Sent from my iPad

Kari Svanstrom

From: Mary Gourley
Sent: Tuesday, March 02, 2021 3:08 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom; Alan Montes
Subject: FW: Woodmark Apartments Propoal by Pacific West

Good afternoon
Please see email below.

Kari – Can you please forward as requested below. Thank you

Thank you.. Due to the COVID-19 Shelter in Place Orders by the County of Sonoma and State of California, City Administration Offices are closed to the public and some staff are working remotely; but City staff is answering phones and emails and making in person appointments when needed. If you need to speak to the City Hall Offices, please call 707-823-1153 and City staff will answer your call and refer it to appropriate staff. If you have any questions please do not hesitate to call.

Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153
HOLIDAY OBSERVANCE – FEBRUARY 11 & 15, 2021

From: jlefler <jlefler@sonic.net>
Sent: Tuesday, March 02, 2021 3:06 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Cc: janis dolnick <jdolnick@sonic.net>
Subject: Woodmark Apartments Propoal by Pacific West

Dear Mary,

Please forward to the Sebastopol City Council members and City Manager, as well as DRB, Planning Dept, etc. as appropriate.

To follow up Janis Dolnick's presentation at last Council meeting in February on traffic congestion anticipated if the Woodmark Apartments proposal is accepted as stands, I want to add my concerns about population density and the quality of living possible in this high density corridor.

I inquired about population density standards and thus far find there are no state or local standards for population density or quality of life standards in these high density areas...so I have relied on assuming population by number of bedrooms, and quality of life by on-site laundry facilities and outdoor gathering/activity areas.

Total bedrooms in present plan is 192: 12 one bedroom units, 36 two bedroom units and 36 three bedroom units. If 1/3 of the bedrooms are occupied by 2 people, the total population would be 256, and so forth.

From the building floor plans I have seen I can't determine if each apartment has laundry equipment or if congregate laundry rooms are provided in each building or elsewhere.

The applicants provided a color illustration of the front elevation the project facing Bodega Avenue. This view shows 4 buildings of 2-3 stories atop retaining wall and hill and further separated only by public sidewalk from Bodega Avenue. The view does not address the traffic noise and exhaust pollution that renters will be exposed to.

There is much to review and consider before before Pacific's next application arrives. I trust you as well as we who share property lines with the 2 properties, will give the project thorough examination.

Respectfully submitted,

Jacque Lefler
7720 Bodega Ave #20

Kari Svanstrom

From: Mary Gourley
Sent: Tuesday, March 02, 2021 11:13 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom; Alan Montes
Subject: FW: Woodmark: Population Density/Traffic Congestion

Good evening
Please see email below.

Thank you.. Due to the COVID-19 Shelter in Place Orders by the County of Sonoma and State of California, City Administration Offices are closed to the public and some staff are working remotely; but City staff is answering phones and emails and making in person appointments when needed. If you need to speak to the City Hall Offices, please call 707-823-1153 and City staff will answer your call and refer it to appropriate staff. If you have any questions please do not hesitate to call.

Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153
HOLIDAY OBSERVANCE - FEBRUARY 11 & 15, 2021

From: jlefler <jlefler@sonic.net>
Sent: Tuesday, March 02, 2021 10:08 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Woodmark: Population Density/Traffic Congestion

Zoning for high density housing on Bodega Avenue is set according to the number of apartments that can be built on an acre of land. This is actually a **range of numbers** from 12.5 apartments per acre to 25 apartments per acre. Bears Meadow (7720 Bodega Ave) has 1.96 acres and has 14 Apts on the full acre and 13 Apts on the .96 acre. We exceed the minimum by 2 apartments.

The Woodmark project plans for 84 apartments on 3.5 acres. They designed their project for 25 apts per acre, which could be 87 apartments total. They settled at 84 apartments, 3 apartments less than the maximum allowed.....

There is no reason Pacific couldn't reduce the number of apartments on the property The option is already available.

If Pacific reduced their proposed number of apartments per acre to 16-18, about half way between 12.5 and 25 at 16-18 apartments per acre, that would reduce the total number of apartments to 48-63.

Eighteen apts per acre (63 total) would reduce the number of cars by about 25%.

Sixteen Apts per acre (56) would reduce number of cars by about 33%.

Kari Svanstrom

From: Mary Gourley
Sent: Wednesday, March 03, 2021 1:13 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom; Alan Montes
Subject: FW: Revised Comments, Sebastopol City Council, meeting March of 2, 2021

Good afternoon
Please see email below.

Thank you.. Due to the COVID-19 Shelter in Place Orders by the County of Sonoma and State of California, City Administration Offices are closed to the public and some staff are working remotely; but City staff is answering phones and emails and making in person appointments when needed. If you need to speak to the City Hall Offices, please call 707-823-1153 and City staff will answer your call and refer it to appropriate staff. If you have any questions please do not hesitate to call.

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Assistant City Manager/City Clerk
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Phone: 707-823-1153
HOLIDAY OBSERVANCE - FEBRUARY 11 & 15, 2021

From: jlefler <jlefler@sonic.net>
Sent: Wednesday, March 03, 2021 12:56 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Revised Comments, Sebastopol City Council, meeting March of 2, 2021

To follow up Janis Dolnick's presentation at last Council meeting in February on traffic congestion anticipated if the Woodmark Apartments proposal is accepted as stands, I want to add my concerns about population density, its relationship to traffic congestion and the quality of living possible in this high density corridor.

I inquired about population density standards and thus far find there are no state or local standards for population density or quality of life standards in these high density areas...so I have relied on assuming population by number of bedrooms, and quality of life by on-site laundry facilities and outdoor gathering/activity areas.

Total bedrooms in present plan of 84 apartments is 192: 12 one bedroom units, 36 two bedroom units and 36 three bedroom units. If 1/3 of the bedrooms are occupied by 2 people, the total population would be 256, and some apartments would have families of 5 people so the population might range from 250 to 300 men, women and children. At this population density and 84 apartments, providing parking for 150 vehicles for the project ~ but impossible for traffic on Bodega Ave.

Zoning for high density housing on Bodega Avenue is set according to the number of apartments that can be built on an acre of land. This number **ranges** from 12.5 apartments per acre to 25 apartments per acre.

Bears Meadow (7720 Bodega Ave) has 1.96 acres and has 14 Apts on the full acre and 13 Apts on the .96 acre. We exceed the minimum by 2 apartments.

The Woodmark project plans for 84 apartments on 3.5 acres. They designed their project for 25 Apts per acre, which could be 87 apartments total. They settled at 84 apartments, 3 apartments less than the maximum allowed.

Pacific developers could reduce the number of apartments on the property. If Pacific reduced their proposed number of apartments to 16-18 per acre about half way between 12.5 and 25 per acre, that would reduce the total number of apartments to 48-63.

Eighteen apartments per acre (63 total) would reduce the number of vehicles by about 25%.
Sixteen Apartments per acre (56 total) would reduce the number of vehicles by about 33-35%.

These reductions could reduce the number of buildings and/or the height of all buildings to 2 stories leaving more open space for gathering. From the building floor plans I have seen I can't determine if each apartment has laundry equipment or if congregate laundry rooms are provided in each building or elsewhere.

The applicants provided a color illustration of the front elevation the project facing Bodega Avenue. This view shows 4 buildings of 2-3 stories atop retaining wall and hill and further separated only by public sidewalk from Bodega Avenue. The view does not address the traffic noise and exhaust pollution that renters will be exposed to. The proposed organization of the buildings, sculpting of the land and parking stalls needs more thorough critique. Later...

There is much to review and consider before before Pacific's next application arrives. I trust you as well as we who share property lines with the 2 properties, will give the project thorough examination.

Thanks for your attention,

Jacque Lefler
7720 Bodega Ave. #20

Kari Svanstrom

From: Mary Gourley
Sent: Thursday, March 04, 2021 2:13 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom; Alan Montes
Subject: FW: Public Comment on the Woodmark Proposed Development

Expires: Monday, August 30, 2021 12:00 AM

Good afternoon
Please see email below.

Thank you.. Due to the COVID-19 Shelter in Place Orders by the County of Sonoma and State of California, City Administration Offices are closed to the public and some staff are working remotely; but City staff is answering phones and emails and making in person appointments when needed. If you need to speak to the City Hall Offices, please call 707-823-1153 and City staff will answer your call and refer it to appropriate staff. If you have any questions please do not hesitate to call.

Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153
HOLIDAY OBSERVANCE - FEBRUARY 11 & 15, 2021

From: Renee Kramer <Reneek777@comcast.net>
Sent: Thursday, March 04, 2021 2:03 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: FW: Public Comment on the Woodmark Proposed Development

From: Renee Kramer [<mailto:Reneek777@comcast.net>]
Sent: Thursday, March 04, 2021 1:57 PM
To: 'MGourley@CityofSebastopl.org'
Subject: Public Comment on the Woodmark Proposed Development

Ms. Gourley,

I would like to speak about the proposed Woodmark Apartments at 7716 and 7760 Bodega Avenue. The developer, Pacific West Communities out of Eagle, Idaho is proposing Woodmark as an affordable housing project. The land is on two small apple orchards on the north side of Bodega Avenue across from Robinson Road, ½ mile west of downtown. It backs up to Washington Avenue on the North side behind it and is adjacent to Bears Meadow to the East and Nelson Avenue to the West.

As everyone here knows, the traffic on Bodega Avenue gets very congested at peak hours of the day, and especially Eastbound and on weekends. There is a joke (which is not really funny) that it takes longer to get through the traffic light at Bodega Avenue and Main Street going East than it does to get all the way to Santa Rosa, 7 miles East of downtown Sebastopol! My fear in adding 152+ cars to this all at once is that Sebastopol will become like Half Moon Bay in the summer and fall, where you are stuck in traffic going to and from the Coast along Highway 92, taking one hour to go 5 miles.

This project is proposed to have 84 units, almost the maximum density allowed for the property's size, on 3.59 acres plus 152 **uncovered** parking spaces. I live next door in the townhouses called Bears Meadow. We have 27 units on 2 acres with 1 car garages and one outdoor space per unit. I find it hard to imagine the density of 84 units on 3.6 acres with 152 uncovered parking spaces. It sounds as congested inside there as the traffic will be on the street, as in 'no room to move'! And the greenhouse gases from all those additional cars.

Bears Meadow shares an easement driveway with 7716 Bodega Avenue, the larger of the 2 apple orchards in question. We have solely maintained this easement in all respects, including paving, landscaping, striping, signage and building and rebuilding the retaining wall. We have shared the easement with one resident at 7716 whose driveway slopes down and merges with ours to enter and leave the property. This project would add 200+ cars using that driveway easement to enter and leave onto Bodega Avenue. We can barely get out of the driveway to turn left at certain times now and often have to turn right (west) and then right on Nelson, travelling downtown on the side streets, which includes two schools, one elementary and one junior high. With 200+ more cars (because in a 3 bedroom apartment some residents will certainly have 2 or more cars), I would truly fear for my life! Most of our complex are seniors and in any emergency, people would be trapped in the driveway. It took over an hour to get to Highway 101-S in Cotati when we had to evacuate at 4 A.M. in 2019 out of that driveway easement. This creates an unlivable situation.

Thank you for your time.

Renee Kramer
Retired teacher and CPA
Resident of Sebastopol for 40 years
Reneek777@comcast.net

We support affordable housing for Sebastopol.

We do not support acceptance of the Woodmark Apartment proposal by the City of Sebastopol for the following reasons:

- Increased GRIDLOCK on Bodega Avenue, a heavily congested highway, by adding 152+ vehicles exiting & entering.
- Forcing traffic from Bodega onto surrounding residential streets; Robinson, Leland, Nelson, Washington, Huntley, etc.
- Pollution increase in over 600 metric tons of carbon dioxide each year.
- Design of extremely high density; 84 units in 6 building of 2 & 3 stories.
- Leveling of site; removing 11,000 tons of soil to achieve density.



Ms. Jacque Letter
7720 Bodega Ave. Apt. 20
Sebastopol, CA 95472

3/10/2021

Mary — This page is of the talking points that went with the petition. The new SB-35 Proposal may require responses of different nature. About 6-8 people in the Neighborhood gathered supporters' names from 1/10/21 - 3/10/21

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We also object to multiple environmental impacts: hauling 11,000 tons of soil by truck loads off the property to modify the contour of land, water runoff issues, heritage tree damage, etc. We therefore petition the city to reject Pacific Companies-Woodmark proposal.

7-4

3



Sebastopol Neighbors for Appropriate Growth

We, the undersigned, present this petition to the Sebastopol City Council and Planning Department as evidence of our strong objections to the proposed Woodmark Apartments project at 7716-7760 Bodega Ave, between Robinson Rd and Nelson Way submitted by Pacific Companies - Eagle, ID.

We object to the huge population density of 84 apartments and impact of adding 152 more vehicles exiting onto Bodega Ave which already has serious traffic issues. Traffic on surrounding residential streets (lacking continuous sidewalks) will also increase, impacting the safety of pedestrians of all ages who walk into town and to the several schools nearby.

We also object to multiple environmental impacts: hauling 11,000 tons of soil by truck loads off the property to modify the contour of land, water runoff issues, heritage tree damage, etc. We therefore petition the city to reject Pacific Companies-Woodmark proposal.

Name

Address

~~Contact/E-mail~~

B6 Era J. Stensberg 1917 Bodega Ave B6 Sebastopol, CA 95472
B4 Lynne Burke 7777 Bodega Ave Sebastopol CA 95472

C

Sebastopol Neighbors for Appropriate Growth

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Name

Address

Contact/E-mail

C-5 Alicia G. Audette 7777 Bodega Ave - Sebastopol CA 95472
C-6 Maxine Steingold 7777 Bodega Ave #C6 Sebastopol.
C-3 John Lark 7777 BODEGA AVE IS
C-4 [Signature] 7777 Bodega Ave

D

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Name	Address	Contact/E-mail
Katherine McNeil	7772 Bodega Ave #108 Sebastopol 95472	Katherine95472@yahoo.com
Nigela Ford	" " " #D10	aford1@sonic.net
Kathleen Harris	" " " #D11	Kopenhrt@sonic.net
Sheryl Adams	" " " #D1	INSIDEVUBlog@gmail

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Name	Address	Contact/E-mail
Shula Zuck	7777 Bodega Ave. F12	tommi23@msn.com
DIAN HARDY	7777 Bodega Ave F11	thermis@sonic.net
Rosemary Manchester	7777 Bodega Ave F6	R_manchester@comcast.net
Judith Reimuller	7777 Bodega Ave F1	judyreimuller@yahoo.com
Cheryl Stetson	7777 Bodega Ave F1	estetson92@gmail.com
Marjorie Bain	7777 Bodega Ave F7	marjoriebain@gmail.com
Tudiet Rowe	7777 Bodega Ave F2	rowej543@gmail.com

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Name	Address	Contact/E-mail
Cristal Shaw	7777 Bodega Ave,	707 824-3351
Marie Lindsay	Sebastopol, CA 95472	
Eleanor Annie Fonty	7777 BODEGA AVE. H5	SEBASTOPOL CA 95472
Mary Louise Perkins	H-4	" w/perkins2003@Yahoo.com
Rose Diamond		diamondr67@gmail.com
Robert Phelps		707-508-9774
Rufus E. Daman		707-828-3214

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Name	Address	Contact/E-mail
Marcia Mengelberg	7777 Bodega Ave, J5	hotnma7@hotmail.com
Gail Abbott	7777 Bodega Ave J7	Kittygroun@macbell.sosite.net
Cindi Soliz	7777 Bodega Ave Apt J4	cindisoliz15@gmail.com
Dale Wileg	7777 Bodega Ave J8	dalewileg@sonic.net
Diane Buds	J12	N/A

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Name	Address	Contact/E-mail
Constance Long	Sebastopol 95472 7777 Bodega Ave #K12	constancelong@gmail.com
Sasha Zenio	Sebastopol 95472 7777 Bodega Ave K11	Babsduck@gmail.com
Dennis Lebel (Clifford Haines)	7777 Bodega Ave A2 7777 " " K10	7777mundo@gmail.com CLIFFORDHAINES@YAHOO.COM
Cybil Blum		
George J. Wright	7777 Bodega Ave K8	Sebastopol CA 95472
LAURELEE AHO	7777 Bodega Ave L-11	Sebastopol CA 95472
Helen Levy	7777 Bodega Ave K-4	Sebastopol 95472
Dorothy Schwartzberg (Michael Lehn)	7777 Bodega Ave K6	relaxsystems@icloud.com
U.S. Adm	✓ ✓ ✓ K5 NO	
SYLVIA SANDERS	APT K-2 7777 BODEGA AVE / SEBASTOPOL, CA	(707) 696-4209
Shirley Jarner	#K3 7777 Bodega Ave Sebastopol, Ca	95472

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Name	Address	Contact/E-mail
# M7 Pat Cleland	7777 Bodega Ave BHO M-7 Sebastopol, CA 95472	707-829-6486
# M1 (No) Homez over - days		
# M2 Susan Flaherty m11		707-321-4174
# M3 (No) -		
# M4 Heliane Hall - M. 5. Sebastopol		Heliane
# M6 (No)		Monte
# M8 I need more info to render opinion		Melissa Filippa
# M9 - Michael - BHO staff did not ask		
# M10 Moved		Moving
# M11 Cynthia A. Williams M-11		Cynthia
# M12 Mary L. Schwan M-12	7777 Bodega Ave M-12 Sebastopol, CA 95472	Mary L.

Sebastopol Neighbors for Appropriate Growth

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Name	Address	Contact/E-mail
Patty Hiller	7777 BODEGA AVE #L1	pattyhiller@gmail.com
Marcie Janner	" #L8	marcie.janner@gmail.com
Sandy Campbell	" #L2	Sandycampbell52@gmail.com
Marietta Maxwell-Mercier	" L3	marietamercier@sonic.net
Ferna Smith	" L4	none
Laura Myers	" L10	N/A
Ellen Sennewald	" L-12	ellen.sennevald@gmail.com
Sage One	" L-9	THISONEFORLEO@HOTMAIL.CO
William	" L1	888-0745
WJ	" S-107	850-631-9270

Sebastopol Neighbors for Appropriate Growth

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Name	Address	Contact/E-mail
Jeffrey Edith H. +	7771 Bodega	Jeffrey@ad.com
Jeffrey	7771 Bodega	Jeffrey@ad.com
Donna Diehl	7777 B. by N-8	diehl@comcast.net
Penny Bently	7777 Bodega Ave N-7	tuckerwilder@hotmail.com
Gayle Zabal	7777 Bodega Ave P-5	liveliveez@igmail.com
Carole Rando	7722 Bodega Ave P-17	galer@comcast.net

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Name

Address

Contact/E-mail

J. Hayward	7777 Bodega Ave P2 Sebastopol 95472	jghrace@comcast.com
S. BIALKIN	7777 Bodega # P-8	Sheld Bialkin
Robert L. (Cousins)	7777 Bodega # P-3 Sebastopol	
Richard Krusek	7777 Bodega P1 Sebastopol 95472	richkrusek@notmail.com
Susan Gravelle	7777 Bodega Ave, Apt P2 Sebastopol	susangravelle@gmail.com
Louise M. Lemon	7777 Bodega Ave K7	(707) 824-0812
Michelle Longano	7777 BODEGA AVE N, SEASIDE, CA	(707) 823-5812 michelle@seaside.net

R

Sebastopol Neighbors for Appropriate Growth

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Name	Address	Contact/E-mail
Carolyn Phillips	7717 BODEGA AVE	R307 SEB NO
Sally Burgard	7777 BODEGA AVE	SEB. NO
Theresa J. Rossi	7777 BODEGA AVE	SEB. NO! NO!
Caverly Whittemore	7777 Bodega Ave, Seb	
Rhonda Matheny	7777 Bodega Avenue	NO
Jhana Snow	7777 Bodega Ave	SEB. NO
Dolores Suazo	7777 Bodega Ave	SEB. NO
E. [Signature]	7777 Bodega Ave. CA	SEB. NO
	7777 BODEGA AVE	NO
Rob Hadley	7777 Bodega Ave	R301 NO
Cassidy [Signature]	7777 Bodega AV	R314 NO

(1)

Sebastopol Neighbors for Appropriate Growth

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Name

Address

Contact/E-mail

Royelyn Wootten 7777 Bodega Ave Apt R312, Sebastopol royelyn1@yahoo.com

PAMELA BETZ, 7777 BODEGA AVE., Apt. R-213, SEBASTOPOL (707) 974-0411

Anita J. Lopez 7777 Bodega Ave Apt. R-201 Sebastopol (707-794-9606)

Phyllis Gifford 7777 Bodega R203 Sebastopol PG13dragons@hotmail.ca

Isabella Jecynpah 7777 Bodega R208 Sebastopol, CA

Donna Reidman 7777 Bodega AVE #210 Seb. CA

Laura Beth Davis 7777 Bodega Ave #112 Seb., CA. 95472

Judith Lam 7777 Bodega Ave, Seb. CA. 95472

Paul Rodriguez 7777 Bodega Ave Seb. CA. 95472

Michelle Canning 7777 BODEGA AVE SEB, CA (NO) do not contact

Sebastopol Neighbors for Appropriate Growth

We, the undersigned, present this petition to the Sebastopol City Council and Planning Department as evidence of our strong objections to the proposed Woodmark Apartments project at 7716-7760 Bodega Ave, between Robinson Rd and Nelson Way submitted by Pacific Companies - Eagle, ID.

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Name	Address	Contact/E-mail
The following residents asked me to submit their names - Royelyn Whittan (707-483-2304)		
Beryl Kaily	7777 Bodega Ave Apt 5-101 Sebastopol, CA 95472	707-824-8350
Kene Zahra	7777 Bodega Ave Apt 5-104 Sebastopol, CA 95472	209-401-9525
Frank Tristano	7777 Bodega Ave Apt 5-113 Sebastopol, CA 95472	707-824-1400
Gwen Valois	7777 Bodega Ave Apt 5-205 Sebastopol, CA 95472	707-829-1886
Allen E. Hurst	7777 Bodega Ave Apt 5-102 Sebastopol, CA 95472	(707) 824-1167
Eric Thompson	7777 Bodega Ave Apt 5-103 Sebastopol, CA 95472	(707) 824-1338
A. Pastorek	7777 Bodega Ave Apt 5-110 Sebastopol, CA 95472	(707) 861-3765
Jane Johnson	7777 Bodega Ave Apt 108 Sebastopol, CA 95472	707-503-9095
[Signature]	7777 Bodega Ave Apt 107 Sebastopol, CA 95472	615-631-9220
Pauline Pfander	7777 Bodega Ave Apt 206 Sebastopol, CA 95472	707-483-7272

Sebastopol Neighbors for Appropriate Growth

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Name

Address

Contact/E-mail

JULIA COLBRAN

APARTMENT E4

Julia Colbran

BURBANK HOUSING

Gwen Palmer

apt C

Kathleen O'Meara

EB

7277 Bodega

C. Valdez

7777 BODEGA AVE #E1

Megan Gordon

2390

Donna Moniz 95401
meginggo@yahoo.com

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Name

Address

Contact/E-mail

7777 Bodog Ave Apt 5- 5207

Sebastopol, CA

9547a

(767) 827-8189

7777 Bodine Ave. Apt 5-214

Sebastopol, CA 95472.

(707) 861-3449

7777 Bodega Ave.

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707-827-8185

7777 Bodega Ave Apt 5-200

Sebastopol CA 95472

707-827-2281

7777 Bodega Ave Apt 5-213

Sebastopol, CA 95472

707 824-1491

Petition

Sebastopol Neighbors for Appropriate Growth

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Name	Address	Contact/E-mail
LELA SMITH	740 ROBINSON RD #4	707 484 9327
Chris Collet	740 Robinson Rd.	COLLET@SONIC.NET
Kim Collet	740 Robinson Rd.	sweetbrkr.kim@gmail.com
Licki SMITH	5037 Mc FARLANE Rd SEBASTOPOL	95472 vdeval1948@gmail.com
Martha Glaser	7427 Hayden Ave. Sebastopol	95472 in glasermartha@gmail.com
Arco MORGAN	7720 BODEGA AVE #15	gmail.com
Julie Sykes	7720 Bodega Ave #4	jsykes@rocketmail.com

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Contact/E-mail

Kristen Burlington 7744 Brookside Ave. kristen.burlington@gmail.com

7704 wachings leissungsverlame

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Name	Address	Contact/E-mail
Anne Bercon	205 Virginia Ave.	mrs computer lady @ hotmail.com
Leslie Whiting	280 Virginia	leslie whiting @ comcast.net
June Boertee	8160 Bodega Av	jboertee @ yahoo.com
Sheilah French	7801 Washington Ave	sheilahfrench @ gmail.com

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page

Sebastopol Neighbors for Appropriate Growth

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Name	Address	Contact/E-mail
Marta Landerman	538 Cleveland Ave Sebastopol, CA 95472	Marta9@gmail.com
Susan Work	270 Virginia Ave Sebastopol CA 95472	Susan.Work@gmail.com
Dany Work →		
Carol Hughes	157 Dutton Ave. Sebastopol, CA 95472	carolhughes@time.com
Janet Hughes-Marchal	7343 Wilton Ave Sebastopol, CA 95472	janta@sleepydog
John Marchal	7343 Wilton Ave Sebastopol 95472	redrover@sleepydog.com

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Name

Address

Contact/E-mail

Non costales
half

269 Virginia Ave

ncostales@yahoo.com

Taya Badqley
Taya Badqley

269 Virginia Ave

tanya.badgley@yahoo.com

Victoria Spinner
Victoria Spinner

229 Virginia Ave

Vspinn@pacbell.net

Sebastopol Neighbors for Appropriate Growth

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Name

Address

Contact/E-mail

Bert Morgan
Bert Morgan

259 Virginia Ave

sunnysidenewz@gmail

Sebastopol Neighbors for Appropriate Growth

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Name	Address	Contact/E-mail
Ray Chin	541 Swain Ave	rchin2426@yaboo.com
Judy Chan	471 Florence Ave	judychan.education@gmail.com
Linda Price		lprice@sonic.net
Sally Gordon		sallygordonmft@gmail.com
Tom Zimmerman		pzimmer946@comcast.net

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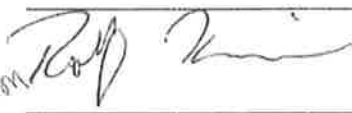
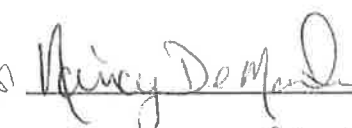





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Name

Address

Contact/E-mail

Bon		7720#2 Bodega Ave	RobKISSMANN@gmail.com
BW		7720 Bodega Ave #7	nancydemarini@SBCglobal.net
		385 Murphy #303	LAURALINDS@SONIC.NET
		7720 Bodega Ave #5	kd9156@icloud.com
BW		7720 BodeGA AVE #24? Na	
BW		7720#7 Bodega Ave, Sef	lindandev@yahoo.com
BW		7720 Bodega Ave #9	

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Name

Address

Contact/E-mail

BWT / JANE LEONARD 7720 Bodega Ave #13 Sebastopol, CA 95472 (714) 346-2676
 BWT / NICOLE CRAIG 7720 BODEGA AVE #13 SEBASTOPOL CA 95472 (707) 672-6827
~~EAN Thompson 7065th Ave Venice CA 90291 (213) 8091659~~
 Marianne Potts 508 Princeton Dr. Sebastopol CA 95472 (707) 479-1810
 Jacques Lefebvre 7726 Bodega Ave #20, Seb. 95472 (415) 461-1230

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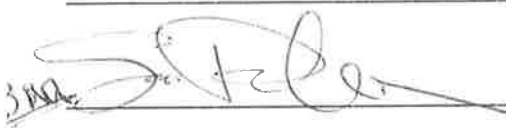
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Name

Address

Contact/E-mail



Sebastopol, CA 95472
7720 Bodega Ave #18

srothmiller@comcast.net

Sebastopol Neighbors for Appropriate Growth

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Name	Address	Contact/E-mail
neurs 102842 Claudia Stewart	7720 Bodega Ave #16 Sebastopol, 95422	Claudia 95472 @ A mail.com
Daphne Cripps	"	#15 823-8029
Sarah Douglas	"	#11 Sarah.K.douglas2014@gmail.com
Jeanne Hennessy JEANNE H	"	#8 jhennessy@sonic.net
Mrs. Mills Helen Miller	"	#6 mjmill1986@yahoo.com
Katie Liddle	"	#27 kttrieller@
Jessica Soren	"	26 jjsick@gmail.com
Emily Creaven	"	#23 emilycreaven@gmail.com
Jeffrey Day	"	#22 fresnobob@SONIC.NET
C. D.	"	#21 cplayle1@yahoo.com
KATE SORENSEN	7632 Bodega Ave Sebastopol CA 95422	katesorensen@ymail.com

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Name

Address

Contact/E-mail

Alexander Ptucha 314 Baker St, Petaluma, CA 94952 ptuchaalex@yahoo.com 707-435 1436

MARK DAVIS 708 GRAVERSTEN HWY N # 142

Jim Swiezko 29 George St Sebastopol, CA 94931

Linda Holmes 2786 Pleasant Hill CA LN-HOLMES@yaho.com

Peter Williams 300 English St Petaluma, CA 94952

Reilly Dwight 291 Hutchins Ave Sebastopol CA (707) 529-8332

7720 Bodega Ave #12 Sebastopol CA 95472

Katie SANDERSON 7720 Bodega Ave #12 kcuvbuggie@gmail.com

Daniel Morrison 7720 Bodega Ave Sebastopol CA dan.eliz.morrison@gmail.com

Renee Kramer 7720 Bodega Ave #10 Sebastopol, CA 95472 @eomca.net

JACQUE LEFLER, 7720 Bodega Ave #10/Seb. H. jlefler@seabio.net

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Name

Address

Contact/E-mail

Kendra McPenna P.O. Box 2306, Sebastopol 95472-2306 Kendra@sleepydog.com

Joan Ferris 70 Box 2767 Sebastopol

Thes Ebling wright st. 94045 santa rosa

Joe Newman Belmont Ave Sebastopol

Richard C. Bragg 3527 Hartman Santa Rosa

Paula Haworth 1430 Hollman Lane Sebastopol

James Hewitt 1432 Hollman Lane Sebastopol

Danielle Garcia 1432 Hollman Lane Sebastopol, CA

Samuel 7536 Bodega Sebastopol

DM/ STEVE MORRIS 7720 BODEGA AVE #7 SEB. BW

DM/ Danielle Shapira 7720 Bodega Ave Sebastopol BW

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Name

Address

Contact/E-mail

Mel Ingebritson	7777 Bodega Ave. G-1	ingebritson@sonic.net
Brad Carn	963 Tiller Ln	bradcarn@yahoo.com
Heather Rusk	7304 Calder Ave	heathergoldrush@comcast.net
Gail Bowdet	7976 Washington Ave.	gailbowdet@comcast.net
* CRAIG ZIMMERMAN	7612 HUNTLEY ST.	craigz@sonic.net
Gail Lee	2909 Washington Ave.	
Anne Schroder	4941 Turner Rd.	Schroder.a@gmail.com
Deblindberg	7980 Washington Ave.	deblindberg49@gmail.com
JC Fowler	12696 Dupont Rd.	NO EMAIL
Joel Abrevaya	7720 Bodega Ave. #17	jabrevaya@gmail.com
Danielle Shapona	7720 Bodega #19	danielle.shapona@att.net

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Name	Address	Contact/E-mail
Amanda Arguello	444 Pleasant Hill Ave North	amarguello2@juno.com
CHRISTINE ESTEN	4679 CIRCUS DRIVE SE	707-545-2423
Chris + Phyllis Baldenhofer	417 Greens Dr, Hburg 95448	cbaldenhofer@att.net
Colin McCortice	1053 McFarlane Ave ^{SE}	95472 495-9598
Donna Hogland Gussner	11141 Cherry Ridge Rd SE ⁹⁵⁴⁷²	707-293-3400
Terrance Kevin Dwan	7244 Wilton Ave, Seb 95472	kevind@comcast.net
Rebecca Dwan	7244 Wilton Ave Seb 95472	
Kalinda Rose	705 DuFranc Sch	95472
Amanda Liszewski	9202 Rio Dell Ct	meemaraator@gmail.com
James Alexander	9202 Rio Dell Ct.	JamesAlexanderPlumbing@gmail.com
Conna Saffert	827 Kingsley Lane	707 824-9812

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Name

Address

Contact/E-mail

³⁰⁰⁷ Dan's Dolnick 7720-14 Bodega Ave Seb jdolnick@sonic.net

Loardes Hernandez 447 South E St. 707-623-6427

Melanie Butchart 2653 S Fitch Mtn Rd Healdsburg 707-321-9839

Andrew Goghenetche 2653 S. Fitch Mtn Rd Healdsburg 707-235-8133

Nick Power 1321 Gail Ln Sebastopol 310-210-1472

Kuntzer 1670 Karzs Lane Sebastopol -

Reka Molnar 2811 Bay Village Ave Santa Rosa 707-495-1746

Marion Elmore 1549 Laguna Rd., GR. 823-0643

Carolyn Bohme 4301 Gradenstein S. 478-1071

Samuel Callender 2800 St Paul Dr 890-1074

Liliadora Arguello 444 Pleasant Hill Ave. N. 694-0081

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13

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Name	Address	Contact/E-mail
Maggie Furlong	121 Nelson Way	maggiefurlong@att.net
Jon Anderholm	200 Nelson #8	Sebastopol
Jon Anderholm		
MURRAY SCOTT	201 NELSON WY.	smartoutlet@gmail.com 401-481-7030 PLS. TEXT.
Michael MANN	161 Nelson Way	MANN.Michael@comcast.net
Juli Inman	173 Nelson Way	jici@sonic.net
Chris Inman	173 Nelson Way	jici@sonic.net
Sandra Simile	201 Nelson Way	chefsimile@yahoo.com
Tim Chappelle	201 Nelson Way	hugh.chappelle@gmail.com

From Mr. [unclear] on 7/3/12

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Name	Address	Contact/E-mail
JULIE AUSTERNWELL	7619 WASHINGTON AVE	JS-aust2000@aol.com
Julie Austernwell	7619 WASHINGTON AVE	JS-aust2000@aol.com
Sandy Smith	495 Eagle Ct. Sebastopol	
TAMARI MYERS	7606 WASHINGTON AVE, SEBASTOPOL	tamakiannos@gmail.com
William Streett	261 Murphy Ave Sebastopol	billstreett@att.net
Michael Brickley	265 Murphy Ave Sebastopol, CA	mikebrickley@aol.com
OMAR FIGUEROA	311 MURPHY AVE SEBASTOPOL	omarfigueroa.com
Hailey Mason	144 Nelson Way Sebastopol CA	hailey-assist@gmail.com
Olivia Leon	343 Murphy ave Sebastopol CA	
Brian Jaye	268 Murphy Ave Sebastopol CA	brianjaye@gmail.com
Peter Philips	278 Murphy Ave	pbrising@gmail.com
Connie Newhall	284 Murphy Ave	conniehall@gmail.com
SOE CRISTLER	284 MURPHY AVE	SCRISTLER@gmail.com

stopol Neighbors for Appropriate Growth

undersigned, present this petition to the Sebastopol City Council and Planning Department in support of our strong objections to the proposed Woodmark Apartments project at 7716-7760 Bodega Ave, between Robinson Rd and Nelson Way submitted by Pacific Companies - Eagle, ID.

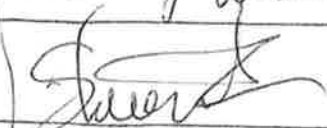

Object to the huge population density of 84 apartments and impact of adding 152 more vehicles onto Bodega Ave which already has serious traffic issues. Traffic on surrounding residential streets (lacking continuous sidewalks) will also increase, impacting the safety of pedestrians of all ages who walk into town and to the several schools nearby.

Also object to multiple environmental impacts: hauling 11,000 tons of soil by truck loads off the property to modify the contour of land, water runoff issues, heritage tree damage, etc. We therefore urge the city to reject Pacific Companies-Woodmark proposal.

10

Address

Contact/E-mail

the shore	7615 Washington Ave, Sebastopol	aynesshore@me.com
Holly Hebert	7611 " Ave Sebastopol CA	hhebert@so
Charles Hoffman	7590 Washington Ave, Sebastopol, CA	forcedh@msn.com
Shawn Richardson	7594 Washington Ave, Sebastopol CA	sdr.wine@gmail
Irving Wasserman	7572 Washington Ave	irvw2003@yahoo
	7572 Washington Ave	" @shore
* Julieanne Kidd	7540 Washington Ave. Seb.	julie.kidd@sonic.net
Louise Brewer	302 Murphy Ave. Sebastopol CA	tar@monitor.net
Theresa Russo	240 Murphy Ave Sebastopol	
 Kenneth Rochford	289 Murphy Ave. Sebastopol	kenrochford75@gmail.com
Heidi Rochford	289 Murphy Ave. Sebastopol	
Leah Dockstader	226 Nelson Way Sebastopol	

Sebastopol Neighbors for Appropriate Growth

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Name

Address

Contact/E-mail

<i>OG Schaper</i>	7870 Brookside Ave	<i>deprospero@gmail.com</i>
Roger DELANO	288 Murphy Ave Sebastopol	<i>R-DELANO@comcast.net</i>
Hong Sun Leu	288 Murphy Ave Sebastopol	<i>hava9024@comcast.net</i>
Jonathan Sparrows	7817 Brookside Ave Sebastopol	
<i>Amshun</i>	7142 Healdsburg Ave Sebastopol	
Anne E. Sutter	326 Murphy Ave, Seb.	<i>aeksutter@comcast.net</i>
Sharon Tracy	327 Murphy Ave Seb.	<i>95477 sweetsisterspirit@gmail.com</i>
Linda Moorhead	327 Murphy Ave Seb.	<i>lmoorhead@gmail.com</i>
Julie Bera	11832 Peaks Pike Rd Sebastopol	CA 95472
Saul B	11832 Peaks Pike Rd Sebastopol	CA 95472
<i>Ally</i>	226 Nelson Way, Sebastopol	CA 95472
C- <i>Ant</i>	226 NELSON WAY, SEBASTOPOL	CA 95472

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Name

Address

Contact/E-mail

Thomas R Lindberg 7980 Washington Ave. tom.lindberg49@att.net

Eli Lindberg 7982 Washington Ave elilindberg75@gmail.com

Gert Vilk 2617 Lathrop Dr Santa Rosa, CA GERTHEK.VILK@YHCCIL.CO

Josie Vigil 2617 Lathrop Dr Santa Rosa, CA josie.vigil35@gmail.com

Randal Collier 7234 Calder Ave Sebastopol 95472 rcollier@comcast.net

Cardyn McKee 7234 Calder Ave

DARROW RAINBOW BISHOP 6684 HARVARD DR 415 613 5240

Riana Pearce 2644 ELIZABETH CT SEBASTOPOL CA 95472

Christina Lopez Santa Rosa CA 95404 707 705-2444
Tami Talack 3929 Com/Lehigh Dr S.R.

Suzanne Wilbur 4451 Mt. Ave, Santa Rosa, CA 95407

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Name	Address	Contact/E-mail
Laurie Schaefer	7740 Nova Ave	laurieschaefer11@gmail.com
GABRIEL JACOB	108 NELSON WAY	GABRIEL94JACOB@GMAIL.COM
SARAH HODSON	108 Nelson way	HodsonSarah34@gmail.com
Eileen Fearn	200 Nelson Way 3	justliving30@gmail.com
Quinn Stuin	200 Nelson Way #6	quindiv415@gmail.com
Michael Aiello	200 Nelson Way #7	aiellofamilyandfitness@gmail.com
Katherine A. Morgan	200 Nelson Wy #2	phobkat4@yahoo.com
Renate Rutkowski	7765 Washington Ave.	latvieta21@gmail.com
Dan Lopez	7739 Washington	dlamp1123@aol.com
Kelli Jean Janssen	7739 Washington	KLan-will51@aol.com
Ki Lopez	7739 Washington Ave	klampi.arts@gmail.com

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Name	Address	Contact/E-mail
Mark Steven Lovett	254 Murphy Ave Sebastopol CA	LovettStuff@gmail.com
Erika B. Lovett	254 Murphy Ave. Sebastopol CA	erika.lovett@me.com
Diana Trichilo	320 Murphy Ave Sebastopol, CA	dtrichilo@gmail.com
Megan Cadigan	357 Murphy Sebastopol CA	meganecadigan@yahoo.com
Kevin Holman	236 Murphy Ave Sebastopol CA	kevinjholman@gmail.com
Bamy Pegan	1075 S. Eliseo #1 Greenbrae CA 94904	
Mike Rickard	294 Murphy Sebastopol CA 95772	
Jeremy Toews	276 Murphy Ave Sebastopol, CA	toewsjm@gmail.com

From: Tamaki Kimbro <tamakiann03@gmail.com>
Sent: Monday, March 22, 2021 10:47 AM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Woodmark Apartments

Dear Ms Svanstrom,

I still have many concerns and oppose the Woodmark development planned at 7716 and 7760 Bodega Ave in Sebastopol. My property at 7606 Washington Ave is on the Northern border of the proposed development. (Parcel 004-223-003) I have a dispute with the property line and plan to speak with a land use lawyer.

The Woodmark plans show their property line extending 2 feet beyond my existing back fence. The fence has been present for over twenty years and two very large oak trees that are right on the property line have been maintained by those who have lived on my parcel over the last decades. The new development will be putting the health of these significant trees at risk.

In addition, the developers never properly measured these two oak trees and have under-estimated their size on their plans. They have also damaged my fence in the southeast corner while trying to locate the property line marker.

I sincerely hope the city does not allow the developers to push forward with their current plans and that the city will only allow the parcel to be developed in a manner that appropriately suits the land and surrounding neighborhood.

Thank you for your consideration,
Tamaki Myers

From: CHAS. <forcdh@msn.com>
Sent: Friday, April 16, 2021 8:17 PM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Re: Woodmark Apartments - Sebastopol

Oh. And, how the heck will we be able to evacuate in case of a fire emergency?!

Chuck Hoffman

Sent from my iPad

> On Apr 16, 2021, at 8:12 PM, CHAS. <forcdh@msn.com> wrote:

>

> This proposed project represents an eminent disaster for the community.

> Bodega Avenue is already way overburdened with traffic. Cut across traffic in the neighborhood has reached dangerous levels. This development would make it all but impossible to safely walk, bicycle or drive through the community. How will the fire department get through on Bodega in emergencies? The danger is clear.

> There are other questions,,, eg, how do people turn east out of this development?

> . Where are the environmental impact studies?

> Where is full notification of the neighborhood? Of Sebastopol in general?

>

> I am strongly and unequivocally opposed to this project. I do not trust this company from Idaho to make our decisions for us. I expect you don't want thus either. DO something, please, to stop this pending debacle.

>

> I expect your, and the Council's full support for community: reject this boondoggle.

>

> Sincerely,

>

> Chuck Hoffman

> 7590 Washington.

> Sebastopol

>

> Sent from my iPad

Subject: FW: WE NEED INFORMATION
Attachments: Community concerns.docx

From: Michael Mann <mann.michael@comcast.net>
Sent: Friday, April 16, 2021 7:20 AM
To: City Council <citycouncil@cityofsebastopol.org>
Subject: WE NEED INFORMATION

Sent from [Mail](#) for Windows 10

Michael Mann
161 Nelson Way
Sebastopol, CA 95472
707-495-9765

Re: Woodmark Apartments

My name is Michael Mann and I reside at 161 Nelson Way and I've resided on this property for nearly 30 years.

On December 18, 2019, I along with other surrounding property owners and members of the community attended the last in person Sebastopol Design Review Board public meeting. There were then two more meetings held via Zoom due to COVID, one on 10/21/20 which was continued to the next meeting on 11/19/20.

Although no final decision was rendered after all of the meetings the Board expressed significant concerns with the proposed plans. At the conclusion of the first meeting the Chair of the Review Board told the applicant, Pacific Companies, that the Board found their development plans offensive to the vision of Sebastopol due in part to the proposed excavation of over 14,600 tons of soil initially with 11,000 tons to be taken off site and the remaining moved to the front of the property to modify the contour of the properties. There were additional concerns with water runoff, heritage tree damage, traffic, potential future parking issues etc.

Other concerns include the developers proposed plan of construction of concrete retaining walls up against existing properties due to their soil removal intentions. At one point the developer proposed up to 16 foot retaining walls on the north and west end of the property which to some of us property owners equates to a potential 16 foot pit at the boundary of our properties.

It is important to note that after the last Design Review Board meeting the Board still had many concerns as did the impacted property owners and community members. These concerns still exist to this day due to the fact that the developer declined to provide any additional information to the Board and submitted their application to the Planning Department directly. Since that occurred we have no idea what mitigation measures, if any, will be taken to address the concerns of the Board, surrounding property owners and community members

I understand the City's commitment and obligation to provide affordable/low income housing, however the City also has a commitment and obligation to the community and current property owners which is clearly not being recognized. We as residents and longtime property owners surrounding the proposed development have supported this City in many ways for decades and to date are being left in the dark. There are serious traffic vs. pedestrian safety issues, significant future parking issues, property owner's rights to their quiet enjoyment and on and on and on.

It should also be noted that the current proposal specifies that all traffic exiting the project must turn right on Bodega Avenue putting all traffic in a westerly direction. Those who are attempting to head in any other direction will ultimately be turning right on to Nelson Way. Once on Nelson Way traffic wanting to proceed east will turn right on Washington Avenue which is defined by the City as a designated walking street for students. The traffic will then remain on Washington to Bodega or take Huntley Street to Dutton Avenue to the existing traffic signal then left on Bodega. Northbound traffic will proceed on the already congested Murphy Ave. These realistic scenarios place all east bound traffic from the proposed site to the immediate west and or east sides of Park Side School which is normally congested with school related traffic and parking.

Implementing a right turn only exit from the proposed site tells me that there is a recognized traffic issue that is trying to be mitigated by the developer at the expense of the safety and quiet enjoyment of the existing community with no attempts at all made by the City to address this issue with and for us.

The years at my property have given me the opportunity to observe and experience vehicle and pedestrian traffic patterns on the surrounding streets. I can conclusively say that there have been no improvements on the streets in this area which are narrow and in most cases two vehicles cannot pass without one yielding to the other.

It should also be noted that Nelson Way is currently a significant pedestrian thoroughfare for the Burbank senior residents who cross Bodega at the controlled crosswalk and proceed north on Nelson enroute to Pacific Market, Safeway as well as students walking to school. Adding any additional traffic and parking to these existing narrow pedestrian thoroughfares would be irresponsible.

In conclusion, I and other property owners and community members surrounding the proposed development are now left in the dark with no meaningful communication from city officials on exactly what is happening with the project and its potential negative impacts on us and the surrounding community. Conversations and written communications by community members with and to the Planning Department and other City officials regarding the many negative aspects of this project have taken place and has only resulted in the total lack of confidence in those officials. The City needs to meet its obligation to us, the current residents; **we need information.**

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From: jlefler <jlefler@sonic.net>
Sent: Tuesday, April 20, 2021 10:29 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Pacific West Apartments Project at 7716 + 7722 Bodega Avenue

Mary ~ Please distribute to Kari, David, City Manager and City Council. Thanks, JL

It is my understanding that the Garloff property at 7716 Bodega Ave has now closed escrow, is vacated by the family and subject to development by Pacific West of Idaho. The Whitesell property at 7722 was in process last time I checked.

As 30 year owner/resident of Bears Meadow HOA at 7720 bodega Ave, I have a number of concerns regarding our 388 foot shared property line running north to south between 7716 and 7720 Bodega Ave.

1.) Bears Meadow (7720) entry driveway is via an easement on the southeast corner of the Woodmark property at Bodega Ave across from Robinson Road. When completed, total vehicle traffic on that driveway will increase from 37 vehicles to 185 vehicles.

2.) The common property line was surveyed by Cinquini and Passarino Inc. in 2019. The standard iron pipe with tagmarking the north end of the 2 properties is in place. The pipe and marker at south end was/is missing. I request the surveyors must establish and mark the south end of the property line for mutual clarity as soon as possible and before any demolition begins.

3.) No changes in contour of land can be made contiguous to the property line as reducing height and adding retaining walls could destabilize existing fences and backyards of some apartment units on Bears Meadow property. More detail and exact width of planting area on 7716 side of property line are requested. Hopefully these issues can be worked out between the owners of Bears Meadow and Woodmark Properties. Additional thoughts concerning layout of Woodmark property:

Picture the height and breadth of the row of apartment buildings adjacent to and facing Bodega Ave. Four buildings mostly 3 stories high rising above the sidewalk, a retaining wall and landscaped slope ~ thus appearing to be 4+ stories high ~ and stretching from Robinson Road to Nelson Way. What disturbs me most as a viewer is the imposing mass of it. What disturbs me more is the lack of human comfort and dignity afforded the renters who will be right above the noise and dust off a very busy street, aka highway, full of vehicles of all sizes, some with emergency sirens. Wiser to put the parking in front and dwellings further back.

Respectfully Submitted,
Jacque Lefler
7720 Bodega Ave. #20
Sebastopol

From: Annie Osborn <annieoby@gmail.com>
Sent: Thursday, April 22, 2021 8:07 AM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Cc: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Oppose development 7716 & 7760 Bodega Ave

Hello, I recently found out about, and am appalled by, the possible development of a small parcel of land into a high density housing development in Sebastopol.

As a longtime resident of Sonoma county, I value the small town feel of Sebastopol. There would be TOO MANY PEOPLE and too many cars in an area of town that is already overpopulated.

PLEASE do NOT let this out of town developer come in and reduce the value of our lovely town.

Thank you,

Annie Osborn, LAc

-
From: Roberta Llewellyn <frogbharata@aol.com>
To: ksvantsrom@cityofsebastopol.org <ksvantsrom@cityofsebastopol.org>;
Sent: Thu, May 20, 2021 10:18 am
Subject: Public Comment on Wookmark Building in Sebastopol

To: Planning Director Kari Svanstrom,
City of Sebastopol

To Whom This May Concern,

I am a resident of Sebastopol and live at the Burbank Senior Community on Bodega Avenue across the street from the proposed low income housing structure referred to as Woodmark. I, and many of my neighbors, are concerned about the Woodmark building proposal specifically because of traffic impact and potential number of units being built.

It is wonderful to have low income affordable housing for agricultural workers and others, but my concern relates to the significant increase in traffic on Bodega Avenue as well as building on property that may have an environmental impact regarding the number of units and parking issues due to number of residents occupying Woodmark.

Please provide a date and time for public comment and information regarding environmental impact status to date. Thank you in advance for your considered reply.

Regards,

Roberta Llewellyn

7777 Bodega Avenue, P-3 Sebastopol, 95472

510-710-0762

From: jeanne hennessy <jhennessy@sonic.net>
Sent: Thursday, May 20, 2021 4:25 PM
To: 'Kari Svanstrom'
Cc: David Hogan; una.glass.seb@sonic.net; drich@cityofsebastopol.org; sarahgurney.seb@gmail.com
Subject: 7716 and 7760 Bodega Avenue proposed development called Woodmark Apartments
Attachments: African Sumac tree.jpg; Blue Jay leaving African Sumac tree for a bite of seed.jpg

Dear Kari and everyone copied on this email,

As the properties at 7716 and 7760 Bodega Avenue come closer to being developed due to SB35, I thought about all I would miss seeing and hearing; the wild life including birds, squirrels, a fox, a deer, chickens and an orchard with yellow delicious apples that made the best applesauce. Didn't add sugar just cooked them with cinnamon.

Mourning the loss of all the trees being cut down next door got me thinking about my own African Sumac tree that borders the eastern boundary of 7716 Bodega Ave and hangs a bit over the fence separating our properties. That tree has provided me with many years (it was just a bush when I moved here in 1992) of privacy, shade and beauty with it's unique asymmetrical shape. I also speak for the birds and squirrels who use my tree for a resting, talking area.

So today I went on the TPC website and looked at the Horticulture Associates updated document Tree Preservation and Mitigation Report for 7716 and 7760 Bodega Avenue dated June 4, 2020. I saw that the report included trees offsite on the northern property line. However, I didn't see any trees included offsite on the eastern property line where I live with my African Sumac.

I understand the developer will construct a retainer wall some 5 feet away from my property line fence and I'm concerned. Will my tree have roots damaged and possibly die from the digging down to build that retainer wall?

I'm thankful Sebastopol has a tree ordinance and I wish to request a visit from our city arborist to assess my tree as it relates to the purposed development. And also to have a look see at the other trees bordering the eastern property line that were left off the Horticulture Associates report dated June 4, 2020.

Sincerely,

Jeanne K. Hennessy
7720 Bodega Ave. #8
Sebastopol, CA
707-217-1344 cell
jhennessy@sonic.net





From: Katie Sanderson <kcvwbuggie@gmail.com>
Sent: Thursday, July 01, 2021 11:55 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Arrowhead on proposed Woodmark Apartments property

Hi Mary,

Could you please forward my email below to all those listed.

Thank you,
Katie Sanderson

To: David Hogan Kari Svanstrom City Council Members

Dear Mr.Hogan,

I understand that currently the City's review of Pacific West's ability to use SB35 is in the Tribal Consultation phase. In light of your review I am sharing the following information that I believe is important for you to communicate to the Tribal officials in charge discovery at proposed development of Woodmark Apartments.

This week I learned from Kelly Ball, who until April 2021 lived on the proposed property at 7760 Bodega, that he had found an arrowhead on the property. He kept it for a few years but no longer has it.

This find, small as it may seem, could provide some direction to the Tribal officials as they conduct their investigation.

Mr. Hogan please let me know that this arrowhead information is sent to those officials by sharing with me a copy of your follow up to them.

Sincerely,
Katie Sanderson
7720 Bodega Avenue #12
Bears Meadow

Sent from my iPhone

