

Alan Montes

From: JUDITH IAM <brightlightbeing@comcast.net>
Sent: Friday, October 16, 2020 1:16 PM
To: Alan Montes
Subject: Woodmark

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Montes,

Yesterday, because of traffic, it took me nearly 15 minutes to drive from where I live (Luther Burbank Heights) to the Sebastopol Grange. That's 1.5 miles.

With proposed Woodmark development and 164 or so additional cars across the way, this time is likely to double.

Affordable housing is needed but this is the wrong place.
The current community must be considered and consulted.
Please keep us informed of meetings, etc.

Thank you, Judith Iam

Alan Montes

From: Katie Sanderson <kcvwbuggie@gmail.com>
Sent: Friday, October 16, 2020 2:30 PM
To: Alan Montes
Cc: Tiffany Lucas
Subject: Re: Courtesy Notice Regarding Preliminary Review at 7716/7760 Bodega Ave (Woodmark Apartments)

Follow Up Flag: Follow up
Flag Status: Flagged

To: Design Review Board, City of Sebastopol
From: Katie Sanderson, 7720 Bodega Ave.#12, Sebastopol
Subject: Woodmark Site Design

Significant Concern: TRAFFIC

- Bodega Avenue already has daily traffic back ups, with cars that are traveling east into town backed up as far as Robinson Avenue. This congestion forces motorists to use auxiliary neighborhood streets endangering residents especially children and seniors (Burbank Heights).
- Woodmark's plan of 84 units for low income families would add at least 162 cars needing to enter & exit going to work, child care, shopping, etc. multiple times a day.
The impact of auto emissions to the surrounding environment, and City as a whole, will be increased health and ecological hazards.
- Traffic Study for proposal: During the public comments, for the last Woodmark meeting on December 18,2019, I questioned who would be responsible for an in depth traffic study. The response was that the developers would do the study followed by a City review. The reason, for this backward sequence, was given as the City does not currently employ a traffic expert. (With Sebastopol's increasing periods of gridlock traffic, a major concern to residents, this seems negligent to me and needs to be addressed.)
For the massive traffic impact of the Woodmark proposal, over 162 cars, it is imperative that the City do the INITIAL study for a truly in depth review . I believe that Woodmark should pay the cost of the City hiring the very best firm to do this work. Woodmark should not do the initial study.

From the beginning the City has noted that these parcels of land are zoned for development. In addition, the City is under mandate to increase Affordable Housing.

The population that Woodmark's proposal targets is low income. This is in order, as they explained in previous meetings, to access State and Federal funding for their development. This of course would supplement their outlay and increase their profits.

I submit that the City reject the Woodmark application and look to future applicants who are knowledgeable and sensitive to the environment and needs of our City.

Sincerely,
Katie Sanderson
Kcvwbuggie@gmail.com

Sent from my iPhone

On Oct 15, 2020, at 5:12 PM, Alan Montes <Amontes@cityofsebastopol.org> wrote:

Hi,

I am contacting you on behalf of the City of Sebastopol's Planning Department, as you have previously expressed interest regarding the preliminary project at 7716/7760 Bodega Ave (Woodmark Apartments).

This email is to inform you that this item is returning to the Design Review Board on October 21, 2020 for a second Preliminary Review. Preliminary Review is meant to provide an informal critique and evaluation of a project's design approach. The Board will identify relevant issues and significant concerns and provide comments on the appropriateness of the preliminary design and its compliance with the Zoning Ordinance and the Design Review Guidelines. No actions are taken with a Preliminary Review

This meeting will be held over ZOOM which can be accessed through the internet or phone call. If you would like to attend the meeting please see the information below:

Meeting Date: Wednesday, October 21, 2020 at 4:00PM
Internet Login: <https://us02web.zoom.us/j/83368934313>
Phone Login: +1 669 900 6833
Meeting ID: [833 6893 4313](https://us02web.zoom.us/j/83368934313)

The plans are available on the City Website for review at the following link:
<https://www.ci.sebastopol.ca.us/Meeting-Event/Design-Review-Board/2020/Design-Review-Board-Meeting-of-October-21,-2020>

Should you have any questions about the project please don't hesitate to ask me. Additionally, if you have any comments that you want to provide to the Design Review Board please email them to me and I will make sure they are forwarded to the Design Review Board.

Lastly, I hope everyone is staying safe and healthy during these times.

Sincerely,

Alan Montes
Associate Planner
City of Sebastopol | Planning Department
7120 Bodega Avenue | Sebastopol, CA 95472

(707) 823-6167 phone

www.cityofsebastopol.org

<image001.jpg>

City offices are currently closed to the public due to the active shelter in place orders.

Alan Montes

From: Danielle Shapona <danielleshapona@att.net>
Sent: Friday, October 16, 2020 5:39 PM
To: Alan Montes
Subject: Bodega Project\Planning Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Alan,

I live at 7720 Bodega Ave. and I am concerned about the Woodmark Building Plan. Given how very congested Bodega Ave is in the present time regarding the amount of traffic, I am concerned about how very congested it will be by putting 84 Units which could add possibly 168 cars to compete getting out of the complex even with a traffic light. When we had to Evacuate last year due to possible Fire danger it looked like a parking lot of cars on Bodega Avenue. To me this is a Moral issue regarding the Quality of Human Life. Fires are not going away anytime soon, and I have a concern that putting 84 Units in a very small space would be Jeopardizing our Lives. A sensible plan would be possibly 25 Units not 84. You could be trading one problem for another, my question is... is it worth it?
Thank you for all your hard work in the decision making process, and I hope that I can appeal to your sense of Logic.

Kindly,
Danielle

Sent from my iPad

Alan Montes

From: patty hiller <pattyhiller@gmail.com>
Sent: Friday, October 16, 2020 6:47 PM
To: Alan Montes
Subject: Bodega Ave project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Alan,

I live at Burbank Heights and well remember all the trouble I had getting out during the evacuation a couple years ago. Do we really want to add that many more cars to our neighborhood traffic which is pretty unbearable much of the time?

Just saying.....

All best,
Patty Hiller

Alan Montes

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Saturday, October 17, 2020 2:36 PM
To: Alan Montes
Subject: My Comments on the Bodega Ave. Woodmark Development Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Montes and the Sebastopol Design Review Board:

I am writing prior to the Zoom meeting of October 21 with the following issues regarding the Woodmark Apartments Development proposed for Bodega Avenue, immediately next to and west of the HOA in which I live.

I spoke with and have written to Mr. Montes about my strong objections regarding *this* development in *this* location. I have gone back and reviewed the December 18, 2019 minutes which contain the articulate, incisive questions and comments by both the Board and the public, as well as the entirely substandard responses by the architect and developer.

After using a magnifying glass to look at pages A1.1-A1.6, I am even more resolute in my opposition to this project. Here are some of my main points of opposition, most of which will be echoed, I am sure, by others who will be impacted:

1. There is only one entrance to this 84-unit complex. It is immediately adjacent to and east of the only entrance to my 27-unit HOA complex. Given the past 3 years of fires and one evacuation in 2019, **this arrangement is inadequate and dangerous**. Given the certainty of future fires and possible evacuations, it would put all those living within both of the complexes **at risk** due to the density of the proposed development and the number of cars for which they are making space.
2. Bodega Avenue is already congested under normal circumstances and will get worse even without the proposed development. I stay off of it when going east. It will be nearly impossible to get into or out of our HOA with this monstrosity next door. The highly inaccurate and distorted statistics provided at the 2019 meeting(s) significantly under-anticipate the impact of the added *minimum* of 152 cars. Although there are 84 units, Page A1.1 indicates that there will be "152 total spaces" provided. I will assume that each unit will have more than 1 car. Where will those extra cars park? But let's just go with 152. **This is completely untenable**. My 27-unit complex has 27 garages and 27 outside parking spaces, one per unit.

If there is any traffic study to be done it must NOT be done by anyone the developer chooses. But it must be paid for by them. Do I sound cynical? Maybe, but I am open-eyed to what the bias and distortion will be. An **independent entity** must be chosen **by the City** to monitor traffic going in *both* directions at peak times a) during the weekends *in the summer* (especially between 10 and 1, and again between 3 and 6) and b) during peak weekday hours (which, due to Covid, will distort the pre-Covid patterns we all know) of people going to and returning from work - NOT in the middle of a weekday, at dawn, or at 8 pm.

My experience, and that of my neighbors, is that when one stream of traffic in one direction abates, the stream of traffic coming from the other direction is already coming to Robinson Road and our property's exit directly opposite on the north, preventing departure/exiting for often several minutes waiting for a break in both directions of traffic.

Those extra 150 cars will congest the rest of Sebastopol, not just Bodega Ave.

3. I have looked at the amount of pavement and concrete being laid down, which, according to Page A1.1 is 46% of the development. Add to that the rain-runoff from rooftops - another 23%, as per the building footprints. In other words, where there had been permeable land absorbing the rainwater, **69% will be covered with asphalt, concrete and building/roofing runoff.**
4. I know that at those long-ago meetings, someone referenced the acreage of this project in relationship to its density (a *minimum* of 216 people as per the "unit mix summaries" of Phases I and II, if only 1, 2 or 3 people occupy 1 bedroom, 2 bedroom and 3 bedroom apartments respectively). Please revisit and compare the density and acreage of the proposed outsized monstrosity with a) the density and acreage of the Bears Meadow Hand b) the acreage and density of Burbank Heights. This development would be better suited elsewhere.
5. The renderings that look like photos on Page A1.6 are what people might now call "Deep Fakes." They are highly deceptive and idealized images of what this development *might* look like 15-30 years from now with mature landscaping. A1.7 manages to keep out of the image our HOA immediately to the right/east of the Woodmark apartments.

What will actually occur will be more years than I want to imagine of major development going on next door, decimating the orchard and, as I recall, trying to flatten a hillside.

6. About the trees: the grading to make flat and pave a sloped hillside would - as the city arborist noted and if my memory is accurate - harm the roots of neighboring oak trees, killing them. This flies in the face of what we know about needing our trees, not just for their aesthetics but for their absorption of carbon, more important than ever. Unless a tree is sick, it should not be removed.
7. I believe there was some question about the funding of this project, and the developers receiving funding dedicated to farmworker housing. Again, as memory serves, it seemed like this was a somewhat deceptive and sketchy way to get funding for their project by dipping into a fund for farmworker housing and plopping it directly into a town where farmworkers, if they actually were able to afford to live in this project, would be commuting extensively to get to the areas where they would work. See item #2 and also dive deep into what may be deceptive shenanigans. There are so many low-income people who need affordable housing. The financing is driving the "farmworker-only" project. What is the math for "affordable" housing in this project? What does an average farmworker make? What will be the rent on these apartments?

In addition, we have learned of the vulnerability of our Latinx neighbors to Covid, in part because low wage employment requires densely packed apartments and houses to afford shelter. Again, what is the math regarding tenants to units?

8. And last but certainly not least: has there been any assessment on the impact to the buildings in my HOA directly on the east side of the boundary to this projected development? I live at the east end of a 5-unit building whose west end is just feet from the fenceline of what is now orchard. How will my building be impacted? How will the building that run parallel along the fenceline (9 units) be impacted?

I have a neighbor whose words a year ago still resonate, and I paraphrase: **this project is all about profit, not human concern.**

I have no doubt that the property next to our HOA will be developed, much as I would like it to stay undeveloped. Given that, if a development will be built on this property, **consider a much smaller footprint**, similar to Bears Meadow. Perhaps 25-30 units, taking into account the slope of the site, preserving neighboring trees and as many on-site trees as possible, and with much more open space and less asphalt. This project deserves more land on which to build. Not this parcel. Not here.

I appreciate the sober attention that was and will be given by the Board. I remember being so impressed by the Board's values being articulated vis-à-vis ecosystem preservation, the size and demographics of Sebastopol, and traffic infrastructure impacts if this project were to be approved.

Do not approve it

Respectfully submitted,

Janis Dolnick
7720-14 Bodega Ave.
jdolnick@sonic.net

Alan Montes

From: Tamaki Kimbro <tamakiann03@gmail.com>
Sent: Sunday, October 18, 2020 6:16 PM
To: Alan Montes
Subject: Re: Courtesy Notice Regarding Preliminary Review at 7716/7760 Bodega Ave (Woodmark Apartments)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Montes,

Thank you for your notification. I plan to attend the city planning meeting on October 21st and I appreciate you giving me the opportunity to voice my concerns via email. I live at 7606 Washington Ave and my property abuts the back northeast section of the parcel for the proposed Woodmark Apartments. I have reviewed the revised plans submitted by Pacific West and still have many significant objections.

My primary concern is that these large scale apartments will really decrease the appeal of our quaint neighborhood. They will definitely impact the beauty of the natural environment my neighbors and my family currently enjoy in our backyards. Our views of tall trees and open sky will be replaced by 3 story buildings. We will be impacted by the noise pollution from construction as well as the increase in traffic flow that will likely spill over on to Nelson and Washington Ave.

I have two large heritage oak trees very close to the property line that are not correctly represented on the plans. No one from Pacific West has actually come on to my property to properly measure them and they are listed as having only 20 inch diameters when they are actually 26 and 24 inches at 52 inches off the ground. I still fear that the extensive excavation and retaining walls will likely damage these trees. (I have included a photo of my daughter and her friend with the oaks.)

In spite of the revisions made by the developers, I still do not feel that the proposed apartments are appropriate for this location.

Thank you
Tamaki Myers

From: Michelle Nichols
Sent: Wednesday, October 21, 2020 10:01 AM
To: Alan Montes
Subject: New apartment complex proposed on Bodega Avenue

Hello Alan,

We recently heard about the new development being proposed on Bodega Avenue. If I understand correctly, this apartment complex would consist of 84 apartments and 162 parking spaces.

My husband and I, as well as both of our extended families, are life-long residents, voters, volunteers, teachers, administrators, business owners, and taxpayers of Sebastopol, and we are very opposed to this project.

The traffic is already horrendous on Bodega Avenue, especially during peak times (mornings, afternoons, and throughout the weekends.) And, it is getting worse -- the peak times are running together. We now have to strategically plan when we will head to town, and I can tell you the traffic situation has made me want to minimize my shopping in Sebastopol, as it is now easier to head to Rohnert Park or north Santa Rosa to shop as it is less of a hassle to visit the variety of stores I used to visit in Sebastopol due to the traffic (not to mention parking is difficult to find -- which this complex will only exacerbate.) I would prefer to continue to shop in Sebastopol and support our local business owners (like my mom), and will continue to do so unless traffic gets worse.

We are also concerned because we do not have a hospital in Sebastopol, and the nearest hospitals are in Santa Rosa. I would hate to see traffic be a deterrent to someone getting speedy and life-saving medical care. This is a huge concern of ours, as we have many family members who live in Sebastopol who are senior citizens. I have witnessed first hand emergency vehicles having a hard time getting through Bodega Avenue when they needed to respond.

Finally, I do not wish to see the loss of so many trees and open space where the complex is proposed. We live in Sebastopol for the rural atmosphere, and we are not in favor of more cheap housing. This does not lend to the appeal of our small town, nor does the increased population. There have already been several new housing complexes built in Sebastopol recently -- we do not need any more. We pay a premium price for our homes, and high property tax to ensure our town is kept quaint.

We implore you to not build this apartment complex. There are several already along Bodega Avenue. Not to mention, there are more instances of crime in these areas.

In closing, we do not support this project and hope this does not go through. We are valuable members of our community, who contribute to the betterment of our area in many ways. We hope you listen to our pleas.

Thank you.

The Nichols and Schmitz Families, longtime (generations) Sebastopol residents

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Tuesday, October 20, 2020 2:58 PM
To: Alan Montes
Subject: *Proofread* Comments on the Woodmark Development Project

Dear Alan,

On Saturday I sent to you what I thought had been proofread thoroughly. I would ask that you replace it with this copy. Thanks.

Janis Dolnick
jdolnick@sonic.net

Dear Mr. Montes and the Sebastopol Design Review Board:

I am writing prior to the Zoom meeting of [October 21](#) with the following issues regarding the Woodmark Apartments Development proposed for Bodega Avenue, immediately next to and west of the HOA in which I live.

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Do not approve it

Respectfully submitted,

Janis Dolnick

[7720-14 Bodega Ave.](#)

jdolnick@sonic.net

October 20, 2020

To: Alan Montes, Associate Planner, Sebastopol Planning Department
From: Charles and Marcia Lavine
Re: Preliminary Review of Woodmark Apartments.

Dear Alan and Members of the Design Review Board,

Although several accommodations have been made by the developer, Pacific West Communities of Eagle Idaho, to try to repair the problems of their initial proposal, some serious ones still remain and as a result their proposal is still unacceptable. They are the following:

Protecting neighbor's trees. Their attempt to insure the safety of the trees along their north property line is inadequate. The construction of the retaining walls will still cause life threatening issues to us personally and to the heritage oaks along the line by cutting into their roots. To compound this inaccuracies on the Davis Demolition map are exceedingly disturbing. (See Davis Demo.pdf). Most notably the locations of the oaks along the north property line. None of them are on the developer's property as shown. They also show tree protection fencing at drip line. For these oaks that will not suffice as they have been recently pruned, reducing the drip line extent on some by more than 20'. The correct protection distance should be at least 1' for every inch of trunk diameter. (See Tree root extent.pdf).

Traffic. (See Rush Hour Routes.pdf). If this proposal is to proceed there is an urgent need for a much better traffic study that includes the impact of traffic in the residential areas that neighbor the development. This should also include the contribution of the project traffic to the huge snarl during an ordered evacuation when people leave with not only all their cars but campers and boats too.

As every driver residing west of downtown knows, there are numerous ways to circumvent the delays that the downtown traffic lights create. It will be only a matter of days before the potential Woodmark residents begin to discover them also.

At morning rush hour, drivers wishing to travel east will most likely find eastbound traffic backed up to their driveway and, if they are able to enter the traffic stream, the result will be a lengthy time to even get through town. Their solution would be to head west and then turn right on to Nelson to Washington to Huntley and on pursuing the routes shown in green on the attached map. They may even resort, as some of us do, to go past Analy High School and go east on one of the more northern routes. Similar 'escape routes' are shown in magenta for those wishing to travel north and red for those wishing to go south on CA116.

All of these routes place excessive traffic pressure in the residential areas of western Sebastopol, around schools, parks, etc. Residents in this area are seeing their streets turned into 'ring roads' for drivers just wishing to get through town. This is not acceptable and not safe for children, pedestrians, seniors and pets.

An even more serious concern is the traffic jam caused by wildfire evacuation orders. Two years ago it took us over three hours to get from our house on Washington to the edge of Sebastopol via CA116. Fires move faster than that!

Highest Density. This project attempts to build one of the highest density multi-family housing developments in the area. It far exceeds others currently on Bodega Avenue and it shows in the aesthetics of the Bodega Avenue elevations. If populated, using reasonable occupancy estimates, it will be inhabited by more than 350 people. In reality it could be significantly higher.

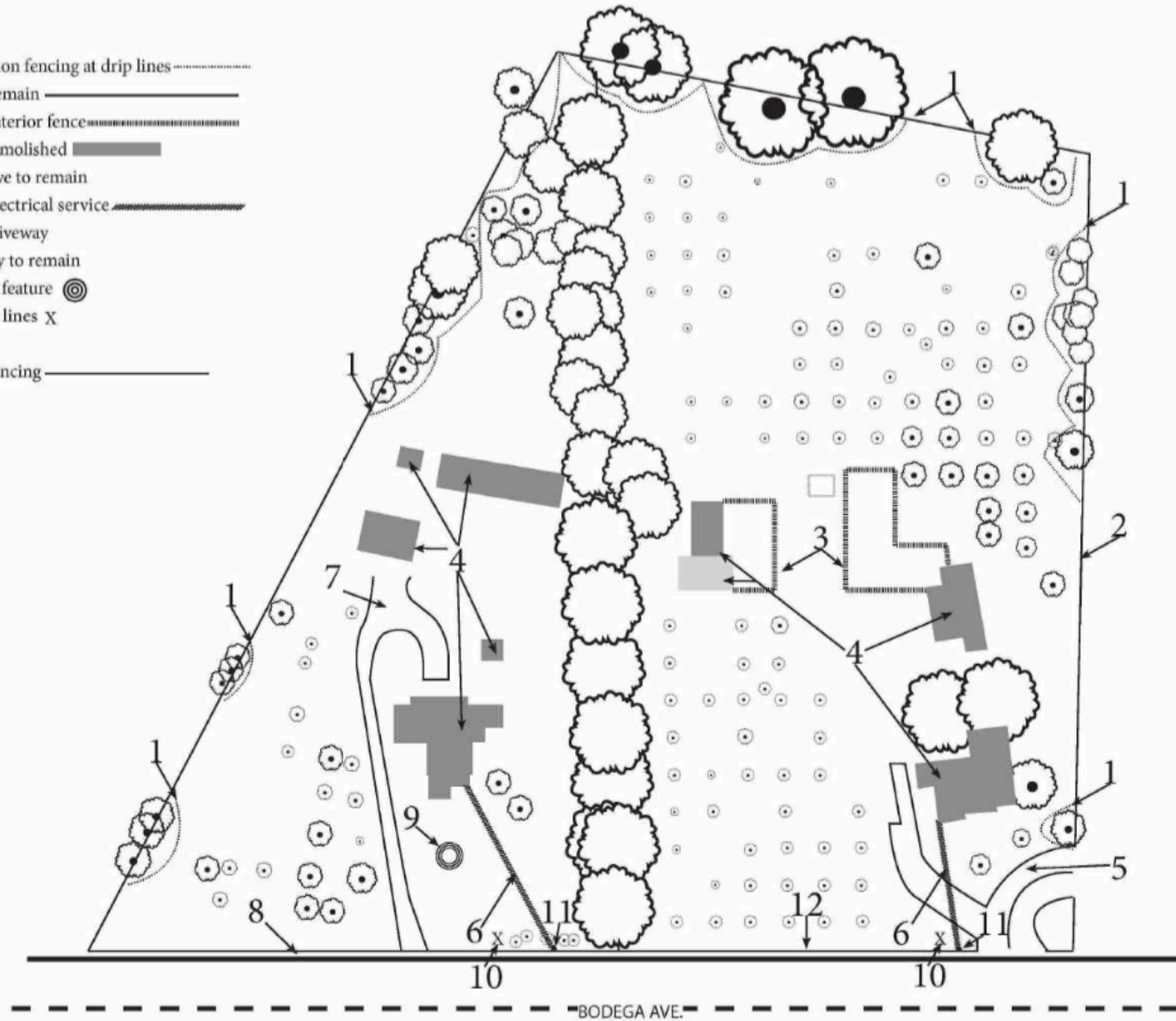
Summary: We are not opposed to affordable housing, even in our own back yard. We are opposed to this project, however. It is trying to push too much into the available space by asking for smaller setbacks from neighboring properties and pushing excavation too close to heritage oak trees. And creating too great an impact on the already problematic traffic situation in the city and its neighborhoods. **We urge that the proposal be rejected by the Design Review Board and the City.**

Best Wishes,

Charles and Marcia Lavine

Demolition Key

1. Install tree protection fencing at drip lines -----
2. Existing fence to remain -----
3. Remove existing interior fence -----
4. Structures to be demolished [shaded rectangle]
5. Existing gravel drive to remain [dashed line]
6. Remove existing electrical service [line with cross]
7. Remove asphalt driveway [solid line]
8. Pedestrian pathway to remain [dashed line]
9. Remove landscape feature [circle with cross]
10. Cap existing sewer lines X
11. Utility pole [solid circle]
12. Remove existing fencing [line with cross]



Davis
DEMOLITION INC.



ADDRESS:
BODEGA AVE
SEBASTOPOL CA 95

OWNER:
LAUREN ALEXANDER

APN:

1" = 15'

RETAINING
WALL, RE: CIVIL

16" B.O.
184.10
24" B.O.
180.60
30" B.O. DOUBLE
181.33
4'-1"

1
A1.8

45" B.O.
176.43
48" B.O.
172.94

45'-0" R
28'-3 7/8"

50'-0" R
6'-0"

6' H DOG EARED
CEDAR FENCE,
RE: 6/A1.2

Actual

20" B.O.
170.13
20" L.O.
169.92

(3) SPACES
@ 9'-0" = 24'-0"

(5) SPACES @
8'-0" = 40'-0"

3-STORY BLDG B

RAMP

PERGOLA WITH
PICNIC TABLES
AND BBQ RE:
2/A1.2

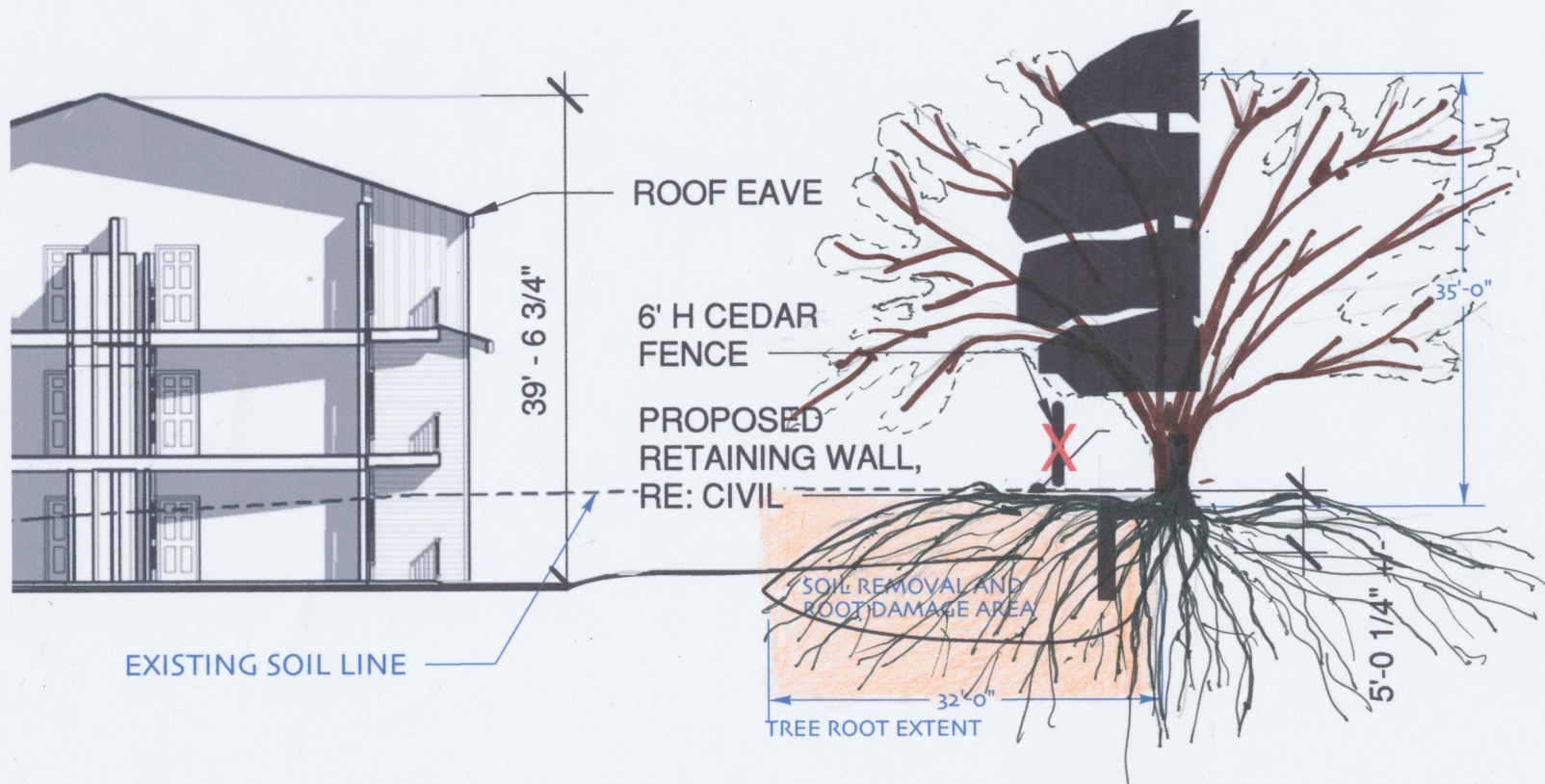
(3) SPACES @
9'-0" = 27'-0"

(6) SPACES @ 8'-0" = 48'-0"

PHASE II

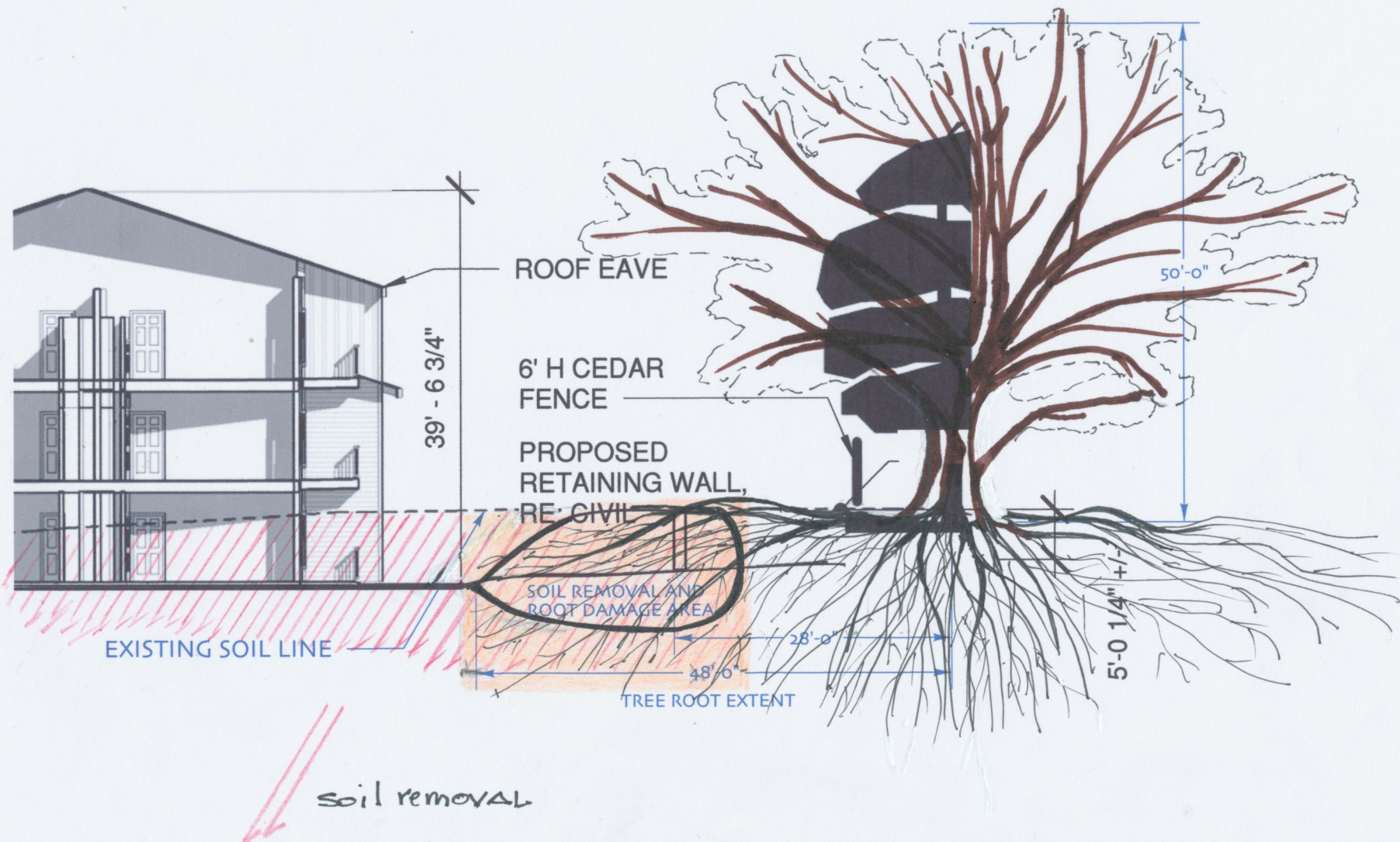
EXTRACTED FROM PACIFIC PROPERTIES
DRAWING A 1.8

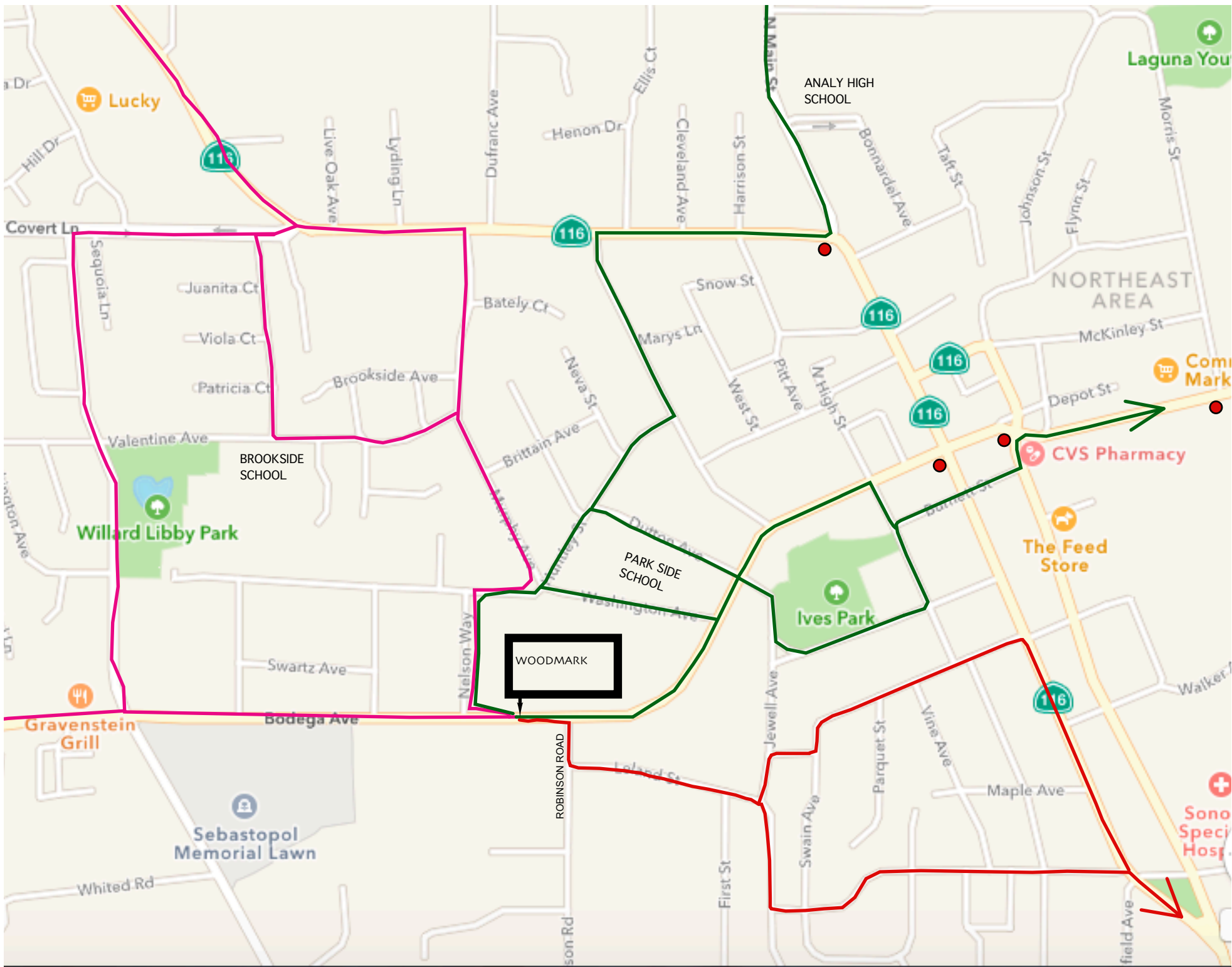
TREE NUMBERS 53 & 54 B.O.



EXTRACTED FROM PACIFIC PROPERTIES
DRAWING A 1.8

TREE NUMBER 57
B.O. 52" DIAMETER





Alan Montes
Associate Planner

Hello Alan Montes,

We have created a list of reasons for denial of 7716/7760 Bodega Ave. Project:

1. Traffic is already very bad and backed up frequently on Bodega Ave on weekdays especially during commute time and even more so on weekends. This project would generate additional work trips of 302 and more with also many other trips for groceries, school, recreation, and visitors; thus probably creating as much as 600 trips additional per day. The residential streets surrounding the proposed Rohnert Park style mega project would be greatly impacted by people avoiding traffic on Bodega Ave., including Nelson Way where we reside as well as Washington Ave. What about extra parking for other family members and visitors? Will they be parking on Nelson Way and Washington Ave. taking parking spaces for our neighborhood residents?
2. The height of the proposed buildings is not appropriate in this neighborhood.
3. Most of the new residents would most likely not work in Sebastopol.
4. There is no access for public transportation nearby in this area.
5. Many trees would be removed and many of the remaining trees would die due to root destruction and water loss endangering animals' habitats and their lives as well as people's lives.
6. The noise of the proposed complex would be considerable and would vastly impact the peace and happiness of adjacent residents. The lighting of the buildings would also create eye pollution in the dark night-time sky.
7. The reasoning of the developers to allow many people to enjoy living in Sebastopol and work here seems based more upon their corporate greed with no concern for the existing residents and overall community.
8. There is no guarantee that the "affordable low income housing" would remain so! How would that be policed? How many people with their cars would realistically be in use by large families which means that our small residential streets would be overflow parking for visitors, relatives, children able to drive, etc.
9. The flattening of the hillside even in their new plan would still be unusable by disabled people. All of the costs and the work needed to level this site is absurd and unnecessary as there are plenty of available sites that are already flat.
10. This development is not consistent with the overall nature of our Sebastopol community and these two properties should be more consciously developed. There are much better sites that can be developed that are more appropriate and a lot less damaging such as areas in Santa Rosa and Rohnert Park for example that are designed for high density projects.
11. The addition of more cars in the event of an emergency, such as fire evacuation, would be added to an already existing traffic problem and would pose a threat to people's lives.

For so many reasons this project needs to be denied due to the safety, health and well-being of the existing neighbors.

We hope that the Design Review Board and the Planning Department will listen to the neighboring residents to deny this project and find a more appropriate plan for these Bodega Ave. properties.

Please contact us further for any questions, clarification or information.

Thank you,

Chris and Juli Inman
173 Nelson Way

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

From: jlefler <jlefler@sonic.net>

Sent: Monday, October 26, 2020 11:42 PM

To: Rebecca Mansour <rmansour@cityofsebastopol.org>

Subject: Woodmark Apartments Project

I sent the following email to Alan Montes and the DRB before the open meeting last week. It bounced back as "host not found" and I would like to resubmit it for the DRB members and Planning Commission members in attendance to review. Please forward.

To Alan Montes:

I am an owner in residence at 7720 Bodega Ave #20 and will be attending today's meeting at 4pm via Zoom.

My questions for the meeting are:

- 1) How do the DRB and City Planning Commission interpret "high density" dwellings in Sebastopol?
- 2) Is the E/W boundary for high density housing from Parkside School to Ragle Park along the Bodega Ave corridor?

If I assume density to be in terms of living units per acre and I compare existing properties of 6620-6636 Bodega Ave (Pine Trees) plus 7720 (Bear's Meadow), these 2 properties combined equal about the same 3.25 acres as the proposed Woodmark Apts project.

However, 6620+7720 have a total of 43 units on combined sites compared with 84 units proposed at Woodmark. Thus Woodmark doubles the density per acre. Also, most of their proposed buildings would be 3 stories, on higher ground, thus dwarfing adjacent surrounding properties. and all of their parking is outside, filling most of the possible permeable land.

Thanks for your attention,
Jacque Lefler

I presented the above content at the beginning of the public comments. I was one of 10-12 owner/residents of the townhomes at 7720 who attended, and also spoke. I appreciated the DRB et al's discussion that followed and agree with the tentative conclusion that this project is not appropriate for this site. It is a very bad fit.

Many of the board members have explored the sites. What would be ideal projects for this interesting land and how would you recruit creative backers? Could it be mixed low/middle income renters or buyers? And what is the ideal density?

Keep us posted,
Jacque

From: Chuck Hoffman <forcdh@gmail.com>
Sent: Thursday, November 05, 2020 10:17 PM
To: Bodegaavehousingdev@gmail.com
Cc: Alan Montes
Subject: The Woodmark Threat

I am interested in staying informed about the Woodmark housing project threatening to destroy my community, my well-being and that off my neighbors — the very sanctity of my neighborhood. Stated simply: This project represents a horrendous threat to the people who have sought the peace, quiet and safety of this little niche of Sebastopol. That Woodmark remains under consideration is nothing short of a profound insult, a disgusting travesty.

I went to an open meeting about this proposed nuclear bomb for my community at the library in Sebastopol some months ago, before Covid restrictions were put into place. After the presentations, I got up to speak and asked those assembled, “have any of you driven on Bodega Avenue lately?” It was not meant to be a joke. But. People chuckled, knowingly. But. It isn’t a joke. It’s impossible. Has been. Is Now - Before this huge, unwarranted, proposed monstrosity is imposed on us. Since the meeting, while I assumed no one with any responsibility in Sebastopol could, in good conscience, support proceeding with this insane project, I have also spent some time noticing just how truly devastating the increased traffic, and the crippling destructive effect this project would also have, more generally, to the town of Sebastopol — particularly the area nearest by the proposed location for this fiasco. My community. My home. Our homes.

Keep me informed, please.

Thank you,

Chuck

Chuck Hoffman

7590 Washington Avenue

Sent from my iPad

From: Kevin Holman <kevinjholman@gmail.com>
Sent: Saturday, November 14, 2020 12:00 PM
To: Alan Montes
Subject: Woodmark project

Mr Montes,

As a resident of the Washington/Murphy Ave neighborhood, I would like to register my opposition to the Woodmark project on Bodega Hiway as it currently stands. While I support more low and middle income housing in Sebastopol, our solutions need to be developed and implemented by local groups with roots and knowledge about Sebastopol, not by for-profit enterprises from out of state who will build, profit and leave our community less well off in the process.

Specifics of my opposition are:

#1 The placement of this project and its high density virtually guarantees that residents will use alternative backroads to travel to 116 north and south as well as into the town center. Nelson, Washington St, Murphy Ave and Robinson will all be heavily impacted and all are currently major pedestrian and bicycle thoroughfares. I base this assumption on the drivers making the easier right turn out of the development and circling around Nelson to Washington St.

#2 Washington St is a Green Belt safe walk to school corridor that will bear the brunt of this new traffic, effectively destroying its current value to our pedestrian community. It is also the corridor to Parkside school and the route of many school outings.

#3 Both Nelson and Washington Sts feature limited sidewalks, and increased traffic will inevitably increase pedestrian vs motor vehicle accidents. This is especially critical as these streets are a major dog walking corridor for the neighborhood toward the Willard Libby park. These streets also are a major walkway for seniors walking into town from the Luther Burbank Senior housing. Accidents are inevitable in both these instances.

#5 This project is a cookie cutter design maximizing occupancy to maximize profits. It is taken from similar projects on flat agricultural land and implementing it on this site requires removal of massive amounts of soil to replicate this design. This will irrevocably alter the landscape, affecting ground water runoff and recharge.

#6 Who chose this density? Profits undoubtedly. Once again low income housing is turned into a high density, industrial version of worker housing. This is not a human scale design. Look across the street at Luther Burbank for a successful version of community housing.

#7 What will be the effect on evacuation routes? With wildfires on the rise, this is a growing concern. Recent evacuations of our neighborhood already took greater than 3 hours.

Suggestions for alternatives:

A) find a local non-profit with ties to our low and middle income community and develop the site with an eye towards people not profits and create a human scale design that fits the site, and encourages community and humanity, NOT profits and efficiency.

B) Lower the density! This project is 23+ units per acre while I understand Luther Burbank is 15. This is too much!

B) Consider traffic flow and mitigate this with a stop light to allow safe left turn onto Bodega Highway linking to Highway 12 and 116. And as a last resort if you ignore all these other concerns, speed bumps on the surrounding neighborhood streets to discourage backroad travel.

In short:

Right idea, Wrong Project!

Human scale housing not Warehousing!

People before profits!

Thank you for allowing my input to this project,

Kevin Holman,

236 Murphy Ave

From: Charles Lavine <clavine@mailc.net>
Sent: Thursday, October 29, 2020 2:24 PM
To: Alan Montes
Subject: Woodmark traffic
Attachments: Screen Shot 2020-10-29 at 11.54.05 AM.png.pdf

10/29/2020

To: Alan Montes, Associate Planner, Sebastopol Planning Department

From: Charles and Marcia Lavine

Re: Preliminary Review of Woodmark Apartments.

Dear Alan,

Thank you for reviewing these concerns about traffic generated by the proposed Woodmark development.

Attached are photos showing several of the roadway issues along Nelson Way and Washington Avenue west of Murphy.

Of primary concern are the lack of continuous sidewalks and curbs, narrow streets, street parking and the general decay of the pavement surface. These defects amplified by increased traffic impose dangers upon walkers that use these routes regularly. It is important to recognize that with the 'right turn only' option from the western exit of the proposed development that Nelson Way will become part of a 'ring road' for residents wishing to travel in all directions, N, S or E.

Thanks in advance for passing this on to the Traffic Department and any other appropriate departments in the city.

Best,

Chuck and Marcia Lavine

Washington looking W. at Nelson



Washington looking West near Murphy



Washington looking East to Murphy





From: Katie Sanderson <kcvwbuggie@gmail.com>
Sent: Wednesday, November 18, 2020 7:50 PM
To: Alan Montes
Cc: Tiffany Lucas
Subject: Re: Courtesy Notice Regarding Preliminary Review at 7716/7760 Bodega Ave (Woodmark Apartments)

Follow Up Flag: Follow up
Flag Status: Flagged

To: City of Sebastopol
Design Review Board

I am writing once again to implore you to reject the Woodmark Apartment application. I write as a neighbor who lives adjacent to the site and as a Sebastopol resident. The impact of this proposed development would be devastating.

The most obvious impact will be to further overload the traffic on Bodega Avenue. The deficient scope of the Woodmark study of traffic (not even including a honest and quantified data study of Bodega and perimeter roads) should be grounds enough for rejecting this plan.

Additionally the tremendous impact from automobile emissions, runoff, destabilization of the site with massive soil removal, and destruction of significant trees clearly illustrates how insensitive, and purely based on greed, the developers of Woodmark are.

Their design is not fit for consideration. It does not fit the site nor does it fit the City of Sebastopol.

Sincerely,
Katie Sanderson
7720 Bodega Ave #12

Sent from my iPhone

On Nov 9, 2020, at 3:31 PM, Alan Montes <Amontes@cityofsebastopol.org> wrote:

Hi,

I'm contacting you to let you know that the Special Design Review Board meeting, set for November 11, 2020, for Woodmark Apartments (continued from the October 21, 2020 meeting) **has been rescheduled to Thursday, November 19, 2020 at 3:00pm**, due to the meeting conflicting with Veterans Day. I apologize for this inconvenience.

Please note that this is Preliminary Review application and **no actions will be taken at this meeting** (the project will not be approved or denied at this time).

The November 19, 2020 meeting will be held over ZOOM which can be accessed through the internet or phone call. If you would like to attend the meeting please see the information below:

Meeting Date: Thursday, November 19, 2020 at 3:00PM

Internet Login: <https://us02web.zoom.us/j/83368934313>

Phone Login: +1 669 900 6833

Meeting ID: 833 6893 4313

Should you have any questions about the project please don't hesitate to ask me. Additionally, if you have any new/additional comments that you want to provide to the Design Review Board please email them to me and I will make sure they are forwarded to the Design Review Board.

Sincerely,

Alan Montes

Associate Planner

City of Sebastopol | Planning Department

7120 Bodega Avenue | Sebastopol, CA 95472

(707) 823-6167 phone

www.cityofsebastopol.org

<image001.jpg>

City offices are currently closed to the public due to the active shelter in place orders.

From: Alan Montes

Sent: Thursday, October 15, 2020 5:12 PM

Subject: Courtesy Notice Regarding Preliminary Review at 7716/7760 Bodega Ave (Woodmark Apartments)

Hi,

I am contacting you on behalf of the City of Sebastopol's Planning Department, as you have previously expressed interest regarding the preliminary project at 7716/7760 Bodega Ave (Woodmark Apartments).

This email is to inform you that this item is returning to the Design Review Board on October 21, 2020 for a second Preliminary Review. Preliminary Review is meant to provide an informal critique and evaluation of a project's design approach. The Board will identify relevant issues and significant concerns and provide comments on the appropriateness of the preliminary design and its compliance with the Zoning Ordinance and the Design Review Guidelines. No actions are taken with a Preliminary Review

This meeting will be held over ZOOM which can be accessed through the internet or phone call. If you would like to attend the meeting please see the information below:

Meeting Date: Wednesday, October 21, 2020 at 4:00PM

Internet Login: <https://us02web.zoom.us/j/83368934313>

Phone Login: +1 669 900 6833

Meeting ID: 833 6893 4313

The plans are available on the City Website for review at the following link:

<https://www.ci.sebastopol.ca.us/Meeting-Event/Design-Review-Board/2020/Design-Review-Board-Meeting-of-October-21,-2020>

Should you have any questions about the project please don't hesitate to ask me. Additionally, if you have any comments that you want to provide to the Design Review Board please email them to me and I will make sure they are forwarded to the Design Review Board.

Lastly, I hope everyone is staying safe and healthy during these times.

Sincerely,

Alan Montes
Associate Planner

City of Sebastopol | Planning Department
7120 Bodega Avenue | Sebastopol, CA 95472
(707) 823-6167 phone
www.cityofsebastopol.org
<image001.jpg>

City offices are currently closed to the public due to the active shelter in place orders.

To: Sebastopol Design Review and Tree Board

Woodmark Housing Development
Pacific West – Eagle, ID

We have reviewed the original Tree Summary of the proposed Woodmark project submitted by John Messerve on Oct. 8, 2019 and the two Revised Tree Summaries of the proposed Woodmark project submitted by him on June 4, 2020 and Aug. 19, 2020 with understandable alarm.

Obviously the condition of the trees and their location has not considerably changed in the 8-10 months. However, Meserve's assessment has changed dramatically. Neighboring property trees that needed to be removed now magically can be saved. Trees that were never inspected by Messerve (#58 & 59) can be 'wrapped' and others that couldn't be 'wrapped' now can. We are most familiar with the 9 Heritage trees on our and our immediate neighbors properties, nos. #52-59:

<u>Property owner</u>		<u>Messerve</u> <u>Impact 2020</u>	<u>Messerve</u> <u>Impact 2019</u>	<u>Site Plan Detail</u> <u>October2020</u>
Lucas:	#52 - 19"dia	wrap protect	remove	minimal impact
Lavine:	#53 - 17"/17"	wrap protect	remove	14' from retaining wall
Lavine:	#54 - 25"dia	wrap protect	remove	12' from retaining wall
Lavine:	#55 - 17"dia	no impact	remove	no impact
Lavine:	#56 - 41"dia	wrap protect	remove	28' from retaining wall
Lavine:	#57 - 53"dia	wrap protect	remove	31' from retaining wall * 28' from asphalt parking *parking w.out retaining wall. Soil removed to driveway grade & trash receptacle:
Myers	#58 - 22"dia	wrap protect	wrap/protect	*10' from driveway grade
Myers	#59 - 24"dia	wrap protect	wrap/protect	*12' from driveway grade asphalt trash

*See at the rear of proposed project there is not a retaining wall but it appears that the soil has been removed for construction and paving of the asphalt driveway, parking and trash.
Trees #57, 58, 59 are adversely affected & appear to additionally lose 35%-40% of their roots.

Meserve's letter to Ken Koss on Aug. 19, 2020 states:

My 30 years of experience....Many healthy trees can tolerate moderate impact of 25-30% root loss and drip line.

He suggests for trees as follows:

#53 & #54 Meserve states ...minimal impacts. **These are not minimal impacts**

Tree #53 w. two 17" dia. Trunks (effectively 35"). **Root span 35'**

Tree #54 - 25" dia. **Root span 25'**

Woodmark plan puts 9' h. retaining wall within 5' of property line - 12' from trees.

#56 Meserve proposes: Grading site and pruning on Project side. **In fact, for health of this black oak tree it was professionally pruned and cut back in summer of 2019. It is obvious that this has been done and it can not nor should not be further pruned.**

#57 Meserve proposes. Grading site and pruning on Project side. **In fact, for health of this black oak tree it was professionally pruned and cut back in summer of 2019. It is obvious that this has been done and it can not nor should not be further pruned.**

Tree #58 Messerve stated in 2019 **'Tree not marked or Inspected'**

Tree #59 Messerve stated in 2019 **'Tree not marked or Inspected'**

We understand that Meserve is a certified arborist with, as he states over 30 years experience. He is being paid by the developer. It worth noting that he uses disclaimers when describing impacts. "many species can tolerate loss..." "healthy trees might be impacted" ... "expected to survive". It is exceedingly worrisome that he must have measured that well over 25-30% of the roots on our oak trees will be damaged and he is also unable to see what is obvious: All of our oak trees had been recently professionally cut back and pruned by an arborist.

Meserve changed his tree designations on most of the original trees from 'remove' on the 2019 Woodmark tree survey to 'preserved' though few alterations to setbacks & retaining walls.

Also, because of the revised impacts of the newest Woodmark plan to the traffic, we've observed more carefully 9 additional trees on other neighborhood properties Meserve said should be removed in 2019 (#6, 7, 8, 24, 44, 45, 46, 47, 48) that are now seemingly slated to be saved but are only 10' from retaining walls, significant grading and/or parking. **Meserve said in 2019 that these trees also would be negatively impacted and needed to be removed.**

Pacific Properties as you know did not mark fully or clearly the retaining wall requested by the board at the last meeting. We look forward to the city arborist inspecting the trees and site.

Thank you for your time, concern and thoughtful review of this project. I am happy to share any of my research on this aspect of the project.

Best wishes,

Marcia Lavine

Nov. 17, 2020

From: KELLY & OCEAN ROGOFF <rogoffs@sbcglobal.net>
Sent: Monday, November 16, 2020 7:54 PM
To: Alan Montes
Subject: Woodmark Housing Project Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

To Associate Planner Montes-

I would like to voice concerns I have regarding the proposed housing project on Bodega Ave. between Washington and Nelson. Though I understand the need for more affordable housing within the city limits, I urge you to carefully consider the traffic impact in the neighborhood surrounding the proposed location.

While Bodega Ave. seems to be a very appropriate location for high density housing, without taking significant action to address the traffic flow, the quiet residential neighborhood located behind the proposed site will be impacted drastically. Vehicles will turn right out of the complex onto Bodega Ave. and will then take the next right on Nelson Way. Cars will be traveling fast through a very quiet neighborhood filled with children and pets. Then, the cars will then turn right onto Washington and will take one of the next two rights on either side of Parkside Elementary school. The two streets on either side of the school (Washington and Dutton) already experience massive congestion during drop off and pick up times. Added will be detrimental to the safety of the families with small children in that zone. Additionally, when the town was evacuated last October, it took us four hours to get out of town. If all of the 150+ cars leave the complex in an evacuation and turn right into our neighborhood, our neighborhood could essentially be locked in for hours.

As a resident and homeowner on Nelson Way, I am very worried about so many cars zipping through the neighborhood. This is a neighborhood where so many people walk with their children and pets to the park and to school on roads that don't have sidewalks in many areas. I suggest that if the project is to proceed, there needs to be a set of requirements to be paid for by the developer to address the traffic issues which should include at least one of the following:

- Add a traffic light with no right hand turn on red at the apartment complex.
- Turn Nelson Way into a dead end street that does not go through to Bodega Ave.
- Add sidewalks to all areas along Washington Ave. that currently do not have sidewalks.

Thank you for your consideration,
Kelly Rogoff, Sebastopol Resident

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Sunday, November 29, 2020 12:36 PM
To: Alan Montes
Subject: Regarding the Woodmark Development Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Alan ~ Please forward this to those on the Boards. Thanks, Janis

To: The Sebastopol Design Review Board and Tree Board
From: Janis Dolnick, resident of Bears Meadow HOA
Re: The Woodmark Development Project

To all on these Boards:

Since the Zoom meeting held on November 19, I have written so many letters to you in my mind, fueled by disappointment, outrage, despair, helplessness and a looming resignation over the project that I fear will be approved. The lines from Joni Mitchell play in my mind regarding this project: "They paved paradise and put up a parking lot."

I have remained generally immobilized by the anticipated approval. However, I cannot remain quiet. I know that you know that all neighbors, both immediate and nearby, who will be affected by what I am now calling the McMonster project, are uniformly opposed. It is a monstrously large project with no regard to its placement. A flatland development being shoehorned onto a hillside. No matter what The Applicant tries to do, it cannot overcome trying to put a size 12 development into a size 7 lot ... unless it breaks and tears a lot of metaphorical toes, tendons and ligaments.

Traffic: ingress-egress at Robinson Road

I may have heard this incorrectly, but it sounded like the DRB has no ability to take into account the impact on traffic. Is that incorrect? Is it beyond your scope to take into account the impact on us all? Whatever statistics were compiled, we all know that traffic is exceedingly high now and will get worse without this project. With it? Use your own imaginations.

I want to speak specifically about the impact on the egress and ingress for me and my neighbors in the Bears Meadow HOA regarding the "Robinson Road" driveway of this project. Several images were shared of our complex towards the end of the meeting, but only in the context of adding garages below the proposed McMonster apartments and making them higher. The photos showed the driveway coming into our complex. None of the McMonster drawings show this.

Currently, only the occupant of the home on the property bordering us on our west/their east comes out to share this driveway. There is **no way** that the expected 152 cars entering and exiting this driveway can do anything but make life torturous for we who live in this complex. Leaving our HOA in order to drive south on 116 to 101 - crossing Bodega Ave. onto Robinsons Rd., turning left on Leland, then right onto Jewell, etc. – can easily take several

minutes before traffic clears from east/west on Bodega and those turning from Bodega onto Robinson Rd.

To try and turn left onto Bodega is already problematic. If I understood correctly, those exiting this proposed McMonster will need to turn right from the Robinson Rd. entry/exit to go anywhere. As will we. If they and we want to go south on 116 to 101, does that mean making a U-turn at the left turn into Burbank Heights?

The only other thing I want to say about cars has to do with emergency evacuations. You already know what happened in 2019. It was a disaster. I cannot imagine what would happen if an additional 152 cars try to leave all at once. Who exactly has authority over this aspect of The McMonster project?

Eastside Property Line

Now to address the property line on the east side of the proposed McMonster: has it been staked? A lot of attention was paid (as it should have been) to the northwest corner and it being staked for accuracy regarding the property lines there. However, has this been done for the property line running along the west side of our HOA and the east side of the proposed McMonster? The fence line may NOT be the property line. The fence line behind our north facing buildings is not the property line. Are their designs assuming the fence line as property line?

I have so many more objections but I do not want this to be a dissertation. And you are already aware of them from others.

Thank you to all who are doing this difficult job. I especially want to thank Christine Level, for her informed and expert questions as a civil engineer and for speaking passionately and knowledgeably about the environmental impact of the proposed McMonster.

I am not hopeful that this project will be rejected. If it is turned down, another project will take its place since it was said that there is no way to change the zoning regarding "high density." But perhaps it can be a size 7 project to go into a size 7 lot. Our HOA is high density with 27 units, garage parking plus less than 27 outdoor parking spaces. However, it pales in terms of what is being proposed by The Applicant.

Please reject this project. Recommend that they find a larger flat expanse on which to build.

Thanks for listening,

Janis Dolnick
7720-14 Bodega Ave.
jdolnick@sonic.net