

**Woodmark Apartments**  
**Written Statement for SB 35 Application**  
**Dated: 4/4/2022**

**Addresses:** 7716 and 7760 Bodega Avenue, Sebastopol

**APNs:** 004-211-007 and 060-230-067  
(Legal Descriptions Attached)

**Parcel Sizes:** 2.20 and 1.39 acres (3.59 acres total)

**General Plan:** HDR (High Density Residential)

**Zoning:** R7 (allows multi-family housing as a matter of right)

**Approvals:** SB 35 Streamlined Ministerial Approval Process

**Subsequent Approvals:** Tree Removal Permit, Lot Merger, Sign Permit, Demolition Permit etc.

**Proposed Use:** 84-unit affordable housing development

**SUMMARY**

Woodmark Apartments is proposed as an 84-unit, 100% affordable housing development, offering 1-, 2- and 3-bedroom units to accommodate families, seniors, and other individuals with incomes ranging between 30% and 60% of the Area Median Income (“AMI”). Forty-eight units will be reserved for employees or retirees of the agricultural sector, while the remaining affordable housing units will be available to anyone who meets the qualifications for affordable living. The affordable housing units will be deed-restricted as affordable units for 55 years. Woodmark Apartments will include six buildings that range from 2-3 stories with centralized community amenities to encourage and enable residents to care for their families in a safe, healthy, and secure environment.

The design incorporates local and regional style elements as well as transitions and ample landscaping to limit the visual impact of the multi-family development within an eclectic area with townhouses and single-family homes and across the street from another multi-family affordable housing development. In keeping with the intent of the City of Sebastopol (“City”) to promote walking, cycling, and public transit and reduce car traffic, the development will provide more than double the required bicycle parking spaces and encourage the use of the nearby transit stop.

Section 17.250.010 of the City’s Municipal Code states that “suitable housing at an affordable level is not available” to many Sebastopol residents and that “the [increasing] housing shortage for persons of lower incomes is detrimental to the public health, safety, and welfare” making “an adequate supply of housing for all segments of the community” a matter of public policy. This proposed development helps those lower-income households that are “de facto excluded from new housing, creating economic stratification in the City that is detrimental.”

As with most municipalities, “the City finds that there is insufficient Federal and State support for programs to assist the City in meeting its affordable housing needs,” which means the City seeks “assistance and cooperation from the private sector in making available an adequate supply of housing for persons of all economic segments of the community.”

The Association of Bay Area Governments (“ABAG”) in its final Regional Housing Needs Allocation (“RHNA”) allocated the City 120 housing units for the period 2014 to 2022. Based upon the California Department of Housing and Community Development (“HCD”) Annual Progress Report dated September 24, 2020 as well as the Level of Service Report presented to the City Council on May 19, 2020, the City is not on pace to meet its RHNA obligations.

State law requires that the City’s Housing Element include “an inventory of land suitable for residential development.” (Gov. Code, § 65583, subd. (a)(3).) In the City’s Housing Element, 7716 Bodega Avenue is included in the inventory of land suitable for residential development as a site for multifamily private development in order for the City to fulfill its RHNA obligations. (2014 Housing Element, IV-3.) According to the City, the inventory (including 7716 Bodega Avenue) demonstrates that the City has adequate capacity to accommodate the City’s extremely low-, very low-, and low-income needs. (2014 Housing Element, IV-2.)

The City’s Housing Element commits the City to facilitate all types of housing for farmworkers, including multifamily units. (2014 Housing Element, IV-10.) Multifamily farmworker housing is allowed in any zone that permits multifamily housing. (*Ibid.*) Sites identified in the City’s Housing Element inventory demonstrate—according to the City—that the City has adequate capacity to accommodate its RHNA obligations, including housing for farmworkers. (*Ibid.*)

This proposal for an 84-unit affordable housing development facilitates the City meeting its RHNA obligations by providing affordable housing at a site the City identified in its inventory as appropriate for affordable housing development. Moreover, because 48 of the units will be set aside for farmworkers, the proposal facilitates the City’s commitment to facilitating all types of housing for farmworkers.

This Application is being submitted pursuant to Government Code section 65913.4, which provides for a streamlined ministerial approval process for developments in localities that have not yet made sufficient progress towards their allocation of the regional housing needs. The included SB 35 Site Eligibility Matrix demonstrates that the proposed development is eligible for approval under the streamlined ministerial approval process in Government Code section 65913.4. Included with this Application is the Tree Removal Permit application. Additional

Subsequent Permit applications, including but not limited to the Lot Merger, Sign Permit and Demolition Permit, are forthcoming.

### **ABOUT THE APPLICANT**

The Pacific Companies is a privately held group of firms dedicated to excellence in multifamily housing. Under the leadership of president and CEO, Caleb Roope, the group has managed the development, construction, and management of over 185 multifamily or mixed-use communities comprising approximately 11,000 units. Mr. Roope's firm is vertically integrated to ensure the quality of the development and the management of the communities for the decades they service low-income families. The firm is currently working on over 50 new affordable and workforce housing developments that will provide communities with over 6,000 new housing units.

The Pacific Companies employs staff in its asset management division who are exclusively committed to meeting high standards of management with significant attention devoted to each community's maintenance and appearance. The same level of excellence applied to the physical condition of the housing development is also applied to those seeking residency.

As one of America's most prolific developers of workforce housing, The Pacific Companies is deeply committed to addressing the need of millions of Americans who pay more than 50% of their annual income on housing through the production of attractive, energy-conscious, affordable apartments near parks, schools, and transportation. Every year since 2007, The Pacific Companies' commitment to affordable workforce and senior housing has placed it proudly in the top 50 nationally in affordable housing production.

The Pacific Companies is accomplished at consistently and reliably providing affordable housing that meets the highest quality standards. Contrary to popular belief, affordable housing funded by State and/or Federal funds must meet extraordinarily higher standards than private market-rate housing, ensuring that the quality of the appearance of the housing development is maintained over the lifetime of its affordable status.

The Pacific Companies contact information is as follows:

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Company: The Pacific Companies  
Address: 430 E. State St. #100  
City, State, Zip: Eagle, ID 83616  
Telephone: (208) 461-0022  
Email: calebr@tpchousing.com

The Pacific Companies designates its primary contact for the Application as follows:

Name: Lauren Alexander  
Title: Project Manager

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Telephone: (650) 465-8782  
Email: laurenrhalexander@gmail.com

The Pacific Companies owns fee title to the properties subject to this Application.

### **EXISTING CONDITIONS**

The project site consists of two parcels: 7716 Bodega Avenue (APN 004-211-007) and 7760 Bodega Avenue (APN 060-230-067).

The single-family residence at 7716 Bodega Avenue is currently vacant.

The single-family residence at 7760 Bodega Avenue is also currently vacant.

Therefore, the affordable housing will not require the demolition of housing that has been (i) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; (ii) subject to any form of rent or price control through a public entity's valid exercise of its police power; or (iii) occupied by a tenant within the past ten years. (Gov. Code, § 65913.4, subd., (a)(7)(A).). Additionally, the property proposed to be developed does not contain housing units that are occupied by tenants, which units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property. (Gov. Code, § 65913.4, subd., (a)(7)(D).). Affidavits supporting these statements were submitted to the City before submission of this application

There are no active uses on the property presently. Onsite features to be demolished include vacant single-family residences, garages, sheds, barns, a chicken coop, asphalt driveways, a landscape feature, electrical service lines, and a retaining wall. Several trees will also be removed, and a tree removal permit will be obtained. Terracing of the property is being utilized to maintain landforms to the extent possible. Fencing and terraced and landscaped areas will be utilized to shield the proposed development from neighboring properties as shown on the Architectural Plans (Page A1.1) and Landscape Plan (Page L1).

As outlined below as well as on the included SB 35 Site Development Matrix, the development site meets the eligibility requirements for the streamlined ministerial approval process outlined in Government Code section 65913.4:

- The development site is not within a coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.
- The development site is not either prime farmland or farmland of statewide importance, as defined by United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or

designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

- The development site is not wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
- The development site is not within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection under Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.
- The development site is not a hazardous waste site that is listed under Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
- The development site is not within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
- The development site is not within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
- The development site is not within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
- The development site is not on lands identified for conservation in an adopted natural community conservation plan under the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
- The development site is not habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
- The development site is not under a conservation easement.
- The development does not contain any stream or other resource that may be subject to a streambed alteration agreement under Chapter 6, of Division 2 of the Fish & and Game Code.
- As stated in the cultural resource studies included with this Application, the project site has no historic or prehistoric resources associated with it. Peak & Associates, Inc.

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Determination of Eligibility and Effect for the Woodmark Apartments Project, City of Sebastopol, Sonoma County, California dated August 26, 2019. The Applicant submitted a second Cultural Resources Report, prepared by Origer & Associates, to the City on May 18, 2021.

The Architectural Plan (Page A1.1) included with this Application shows the recorded public easements for storm drains, water lines, or other public rights of way.

## PROPOSAL

Pacific West Communities proposes Woodmark Apartments as an 84-unit, 100% workforce housing development for families with incomes ranging between 30% and 60% of the Area Median Income (“AMI”) located at 7716 & 7760 Bodega Avenue. The property will not be subdivided under the Subdivision Map Act, and Pacific West Communities is not seeking a parcel map, a vesting or tentative map, or a condominium map.

The development’s units are proposed as follows:

Number of Bedrooms	Approximate Square Feet Per Unit	Number of Units	Type of Affordability Category
1-Bedroom Unit	586 sq ft	12	Very Low & Low Income
2-Bedroom Unit	749 sq ft	36	Extremely Low, Very Low & Low Income
3-Bedroom Unit	1,080 sq ft	35	Extremely Low, Very Low & Low Income
3-Bedroom Unit B	918 sq ft	4	Affordability Category TBD <sup>1</sup>

The breakdown in the unit count by affordability category is as follows:

	Number of Units
Market Rate	0
Managers Unit(s) – Market Rate	1
Extremely Low Income	8 (30%)
Very Low Income	8 (40%), 40 (50%)
Low Income	27 (60%)
Moderate Income	0
Total No. of Units	84
Total No. of Affordable Units	83
Total No. of Density Bonus Units	0

Forty-eight (48) of the units will be set aside for farmworkers, which means they are available to anyone employed in the agricultural sector and their family who meets the income requirements including retired agricultural workers who meet the required affordability levels. The remaining affordable units will be offered as affordable housing to any qualified persons. The units will be made available at a monthly housing rental cost that does not exceed 30% to 60% of AMI.

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<sup>1</sup> The 2-bedroom unit B was modified after original affordability mix had been submitted to the Tax Credit Allocation Agency. These new unit types have yet to be assigned affordability levels but will all be affordable.

The square footage of residential and non-residential floor area is shown below. The non-residential floor area of the project consists of areas within the first floor of the community center building including the office, community room, exercise room, and laundry facilities.

	<b>Residential</b>	<b>Nonresidential</b>	<b>Total</b>
<b>Floor Area (Zoning)<sup>2</sup></b>	0.65	0	0.65
<b>Square Footage of Construction</b>	101,071 SF	0 SF	101,071 SF

The proposed site plan consists of six buildings that will house the 84 units with heights stepped back from Bodega Avenue to provide a transition: 2 two- to three-story buildings along Bodega Avenue and four buildings in the center of the site with 149 parking spaces provided around the interior perimeter of the site. The four interior buildings consist of 3 three-story apartment buildings and 1 three-story community building with units above. The ADA-accessible community building of approximately 2,045 square feet will contain a large meeting room with a full kitchen, leasing office, men’s and women’s restrooms, fitness room, and laundry room. Outside the community building, there will be a children’s play area, a bocce ball court, and covered ADA accessible picnic tables.

The grading of the Project site is designed to meet the California Building Code’s accessibility standards as well as industry best practices. The buildings were stepped (or terraced) to the maximum extent possible to minimize grading. Retaining wall heights were minimized to the extent possible while still maintaining public safety. The Project proposes to use a method called “soldier piling” to construct the retaining walls in all locations where protected and neighboring trees may be affected so that no excavation is required behind that retaining wall. This common construction method minimizes impacts to existing trees by eliminating the need for further excavation towards the tree and maximizes the distance between the retaining wall and neighboring trees so that there will only be temporary impacts to any trees on neighboring property.

The development includes a density bonus for the 84 units, as Government Code section 65915, subd. (f), allows. The applicant does not propose any specific concessions or waivers at this time, but expressly preserves the right to seek them if they are needed to respond to future requests from the city.

Once in operation, The Pacific Companies’ dedicated asset management team will hire an on-site manager to uphold the high standards of both The Pacific Companies and the California Tax

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<sup>2</sup> The FAR is included in this application for informational purposes only because the Sebastopol City Code regulates density (e.g., the number of dwelling units per acre), not FAR. The R7, Multifamily Residential Zoning District allows 12.1 to 25 units per acre. (Sebastopol City Code, §17.20.010, subd. G.) Woodmark Apartments proposes to construct 84 affordable units on 3.9 acres, with a resulting density of 21.5 units/acres.



Credit Allocation Committee from which the Project has been awarded tax credits. There are no proposed point sources for air or water pollutants at the proposed project site.

Plans and elevations are included along with this Application as follows:

- Architectural Plans, Pacific West Architecture, Pages T1.1, A1.1 through A6.5 (includes demolition plan and elevations) dated March 5, 2021.
- Civil Plans, Civil Design Consultants, Inc. Pages C1 and C2 (includes preliminary grading, drainage & utility plans and sections) dated January 22, 2021.
- Landscape Plans, Pacific West Architecture, Pages L1 and L1 (color) dated March 5, 2021.
- Electrical Plans, Pacific West Architecture, Pages E1.00 through E1.02, dated December 12, 2020.
- Topographic Survey, Cinquini & Passarini, Inc. dated April 21, 2021.
- Tree numbering map, John Meserve, dated: May 19, 2021.

### General Plan Consistency

The affordable housing proposal use is allowed in the High-Density Residential land use designation from the General Plan, which allows a residential density between 12.1 to 25 dwelling units per acre.

### Consistency with Objective Zoning Standards and Objective Design Review Standards

Government Code section 65913.4(a)(5) requires that the project be consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted. The statutory scheme defines “objective zoning standards,” “objective subdivision standards,” and “objective design review standards” as “standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.” The development is consistent with the City’s objective standards as explained in the following sections and the Objective Standards Matrix summarizing the “objective standards” applicable to this development. The matrix as well as the narrative in this proposal statement demonstrate that the development project is consistent with the objective standards as required in Government Code section 65913.4(a)(5).

### Zoning Ordinance Compliance

The affordable housing proposed use is allowed as a matter of right in the R7 zoning district with a density allowance of 12.1-25 units per acre (or 43-89 units for this size site). The land is not zoned for agricultural or resource preservation purposes. Therefore, the Project proposing the development of 84 residential units is consistent with the City’s zoning ordinance. The Objective Standards Matrix below shows the Project’s consistency with the objective standards

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of the City's Development Standards, City Municipal Code section 17.20.030, as well as the City's Off-Street Parking regulations, City Municipal Code section 17.110.

### LAND USE DESIGNATION CONSISTENCY

OBJECTIVE DEVELOPMENT STANDARD	High Density Residential Standards	Project Proposal	Consistency?
General Plan Density	12.1 to 25 DU/acre	23.4 DU/acre	Yes

### Zoning Ordinance Consistency

OBJECTIVE DEVELOPMENT STANDARD	R7 Standards	Project Proposal	Consistency?
<i>17.20.030 - Development Standards</i>			
<b>Minimum Lot Area</b>	8,000 sf	156,270 sq. ft. (3.59 acres)	Yes
<b>Minimum Lot Width</b>	80 ft	482 ft	Yes
<b>Maximum Building Height</b> <i>Deed-restricted affordable housing, three stories</i>	40 ft, 3 stories	39.6 ft, 3 stories	Yes
<b>Minimum Building Setbacks</b>			
Front	10 ft	10 ft	Yes
Side - Interior (west)	9 ft (1)	58'5"	Yes
Side - Interior (east)	9 ft (1)	79 ft	Yes
Rear - Main Bldg.	25 ft (2)	60'4"	Yes
<b>Maximum Lot Coverage</b> On parcels greater than 30,000 sq feet	40%	23%	Yes
<b>Minimum Res. Density</b>	1 DU/3,600 sf lot area	1 DU / 1,860 sq ft (84 Units)	Yes
<b>Maximum Res. Density</b>	1 DU/1,743 sf lot area	1 DU / 1,860 sq ft (84 Units)	Yes
<b>Minimum Usable Open Space</b>	50 sq ft/DU	95 sq ft/DU	Yes
<i>17.110 - Off-Street Parking Regulations</i>			
<b>Minimum Parking Space Requirements - Auto</b>	146 Spaces (3)	149 Spaces (3)	Yes
<b>Minimum Parking Space Requirements - Bicycle</b>	38 Spaces (4)	40 Spaces	Yes

- (1) 10% of lot width or 5 ft, whichever is greater, not to exceed 9 ft
- (2) 20% of lot depth, not less than 20 ft not greater than 25 ft
- (3) Two- and three-bedroom units are required to provide 2 parking spaces per unit. However, deed restricted affordable housing projects are allowed to provide 90% of the applicable parking requirements.
- (4) Deed-restricted affordable housing projects are required to provide 25% of the required vehicle spaces as bicycle parking.

### Design Review Guidelines and Requirements

By their plain language, the City’s Design Review Guidelines state they “are intended to be used and interpreted with flexibility” and “are not intended to be strict standards.” The Design Review Guidelines recognize that “not all guidelines will be applicable or appropriate for all projects, and balancing of a variety of concerns and objectives will be required in review of applications.” The Design Review Guidelines invite the application of personal and subjective judgment by the City, are not quantifiable, uniformly verifiable by reference to an external and uniform benchmark or criterion, and therefore do not qualify as objective design review standards under the streamlined ministerial process of Government Code section 65913.4.

Although not required to be eligible for approval pursuant to the streamlined, ministerial approval process in Government Code section 65913.4, the proposed affordable housing project has nevertheless been designed to be consistent with the design review guidelines. By listing these Design Review Guidelines here, the applicant does not concede that these guidelines meet the definition of “objective design review standards” in Government Code section 65913.4(a)(5) and expressly preserves its ability to challenge the application of subjective standards to this development.

#### Site Planning, Neighborhood Context:

- Section I.A.2. Significant natural site features such as natural ground forms, significant trees, large rock outcroppings, water, and significant view corridors should be identified and addressed.
  - The project is consistent with this guideline, as the site lacks any significant view corridors, rock outcroppings, ground forms, or water features. Tree preservation is addressed in the tree permit submitted simultaneously with this Application.
- Section I.A.3. In areas where there are changes in land use or density, new development should be designed to provide a transition between current and planned future uses through the use of setbacks, site plan, building massing and height, landscaping, driveways locations, etc.
  - The project is consistent with this guideline as shown in the Architectural Plans (Pages A1.1, A1.6, A1.7, and A1.8) for the buildings are set back from Bodega Avenue, are terraced with larger three-level buildings behind the two- to three-level buildings along Bodega Avenue, with building massing broken up by varying the building heights throughout the development, by incorporating landscaping, especially along the frontage to break up building massing, and by incorporating driveways, pedestrian stairways, and sidewalks to aid in the transition.

Site Planning, Building Orientation:

- Section I.B.1. Buildings should generally be oriented parallel to the streets they face.
  - As shown on Page A1.1 of the Architectural Plans the project is consistent with this guideline as the two front buildings are oriented parallel to Bodega Avenue.
- Section I.B.5. All site amenities should be universally accessible.
  - The project is consistent with this guideline as the Community Center and adjacent barbeque area are both ADA-compliant, additionally, ten percent of the residential units are ADA-compliant, and four percent of the residential units are to be built for sensory impaired persons. (Architectural Plans, Pages A1.1, A1.2, and A3.1.)

Site Planning, Circulation, and Parking:

- Section I.C.1.a. An access plan should be designed for the site that logically and safely accommodates pedestrians and vehicles, as well as providing visual access to the site from the street. Circulation routes should focus upon main entries and exits and also identify secondary access points.
  - The project is consistent with this guideline because the vehicular access for the site is designed in a logical and safe manner with sufficient turning radii for emergency vehicles. The parking area for the development is provided at the rear and sides of the site to minimize views of parking and carports from the public right-of-way at Bodega Avenue. Trees and shrubs as well as retaining wall coverings and texture are proposed to soften the overall impact of parking areas and to provide shade and habitat for avifauna. Landscaping allows adequate sight distance for motorists and pedestrians entering and exiting and does not interfere with circulation patterns. (Architectural Plans, Pages A1.1, A1.6; Landscape Plans, Page L1 (color).)
- Section I.C.1.b. Elements of the site design should accommodate access requirements of emergency vehicles and services.
  - The project is consistent with this guideline because it maintains site visual access from Bodega Avenue as well as emergency vehicle access in compliance with state and local fire authority requirements and codes. (Architectural Plans, Page A1.1.)
- Section I.C.1.c. Service functions should be integrated into the circulation pattern in a manner that minimizes conflicts with vehicles and pedestrians.

- The project is consistent with this guideline as trash enclosures are located in select convenient corner locations to minimize pedestrian conflict while providing easy access for residents, postal facilities are centrally located near the community center building, and HVAC equipment is located in roof-top wells out of the path of pedestrians. (Architectural Plans, Pages A1.1, A3.5, A4.4, A5.4, A6.4.)
- Section I.C.1.f. New driveways should be sited away from or immediately opposite street intersections, and the number of driveways should be minimized, consistent with traffic safety.
  - The project is consistent with this guideline because the main entry and exit points are shared with an existing multi-family development immediately opposite Bodega Avenue's intersection with Robinson Avenue that was previously approved as a shared access point in 1992. This ingress/egress has been designed per specifications of the City Engineer to reduce queuing and increase safety. A right-in and right-out secondary exit the southwest corner is provided close to an existing driveway. (Architectural Plans, Page A1.1.)
- Section I.C.1.g. The width of curb cuts should be minimized, but meet the requirements of emergency service vehicles.
  - The project is consistent with this guideline as shown in the Architectural Plans wherein the driveway is shown to be 26 feet wide, Page A1.1.
- Section I.C.3.b. Provide pedestrian access to the street and adjacent uses with pathways, gates, pedestrian walkways, crossings, etc.
  - The project is consistent with this guideline because pedestrian access to and from the street is provided with a walkway along the southern edge, a central staircase off the Bodega Avenue sidewalk, and a walkway with steps at the easterly portion of the site adjacent to the driveway; additional sidewalks are provided throughout the interior of the project. (Architectural Plans, Page A1.1.)
- Section I.C.3.c. Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures, or colors should be provided to emphasize the conflict point and improve its visibility and safety.
  - The project is consistent with this guideline because sidewalks separated from parking areas are provided throughout the interior of the project with tactile paving integrated into any areas where sidewalks transition into vehicular lanes and ramps are provided as an alternative to the stairs at the Bodega Avenue sidewalk areas. (Architectural Plans, Page A1.1.)

- Section I.C.3.e. In residential developments, pedestrian access which is separate from driveways should be provided directly from the sidewalk to the front door.
  - As shown on Page A1.1 of the Architectural Plans, sidewalks within the interior of the project provide pedestrian pathways apart from parking areas leading to front doors and stairways within the project, consistent with this guideline.

Section I.C.4.a. Any bicycle parking should be located close to the building in readily visible areas.

- The project is consistent with this guideline because bicycle parking areas located at prominent corners close to three of the buildings are provided as shown on Page A1.1 of the Architectural Plans.

#### Site Planning, Open Space

- Section I.D.1. Each residential household should be provided with some form of useful private open space, such as a patio, porch, deck, balcony, or yard that is easily accessible and screened for privacy.
  - The project is consistent with this guideline because all residential units have private patios or balconies as shown in the Architectural Plans (Pages A3.1, A3.2, A3.3, A4.1, A4.2, A4.3, A5.1, A5.2, A5.3, A6.1, A6.2, A6.3.) that are easily accessible from each individual unit and that are kept private from other units and the public through walls, location, landscaping, etc.
- Section I.D.2.f. Utilize clear glass facing streets, courtyards, and other public or semi-public areas; avoid the use of mirrored, black, or other opaque glass.
  - The project is consistent with this guideline because the glass in the Community building, as well as all residential buildings, will be clear as noted on Pages A1.4 and A1.5.
- Section I.D.2.h. Seating areas should be provided in public or semi-public courtyards or plazas.
  - The project is consistent with this guideline because the central common area is provided with benches and picnic tables. (Architectural Plans, Page A1.1.)
- Section I.D.2.i. Common facilities should be centrally located and linked to common outdoor space.
  - The project is consistent with this guideline because the project's community building and common area with barbeque and recreation areas are centrally

located and linked to all the residential buildings through sidewalks.  
(Architectural Plans, Page A1.1.)

- Section I.D.2.j. Play area(s) should be centrally located to allow for adult supervision from dwelling units and/or from a central facility such as a laundry.
  - Common area site amenities including the barbeques, picnic tables, pergola, children's play structure, and bocce ball court are located in the center of the project and are visible from the laundry facility, community building, and select adjacent dwelling units.

Site Planning, Grading, and Storm Water Management:

- Section I.E.1.c. Terracing should be considered as an alternative to the use of tall or prominent retaining walls.
  - The project is consistent with this guideline because buildings are terraced to the maximum extent possible to minimize grading and retaining wall heights.  
(Architectural Plans, Page A1.8.)
- Section I.E.1.d. Proposed grading under the drip line of protected trees must be clearly identified on plans and will be reviewed by the City Arborist prior to issuance of a grading permit.
  - As shown on both the Demolition Plan and the Landscape Plans, existing trees that are to remain at the site will have protective fencing installed to protect them during the construction process. (Architectural Plans, Page A1.1D, Landscape Plans, Page L1.); therefore, the project is consistent with this guideline.
- Section I.E.2.b. Measures that will promote absorption of building, parking area, and other impervious area runoff through use of detention basins, ponds, vaults, trenches, dry wells, porous pavement, grid pavers, grassy swales fed through intermittent curb cuts, and vegetative buffers, etc., should be incorporated into site designs.
  - The project is consistent with this guideline as shown in the Low Impact Design Report which describes the bioretention areas included within the terraces and other strategic locations within the project to capture 100% of the required capture volume of storm water. (Woodmark Apartments Preliminary Storm Water Mitigation Plan, Civil Design Consultants, Inc., December 2020, Proposed PSWMP Exhibit, Sheet 1. (Included with this Application)



Site Planning, Auxiliary Structures

- Section I.F.1. Trash and recycling areas should be located and screened to limit visibility from the street and pedestrian areas as well as neighboring uses. Such areas should be readily accessible to building users and waste haulers. Trash areas should include adequate space for the collection of recyclable materials.
  - The project is consistent with this guideline because trash enclosures are provided with areas for the collection of recyclables and are covered and screened from view as shown in the Architectural Plans (Page A1.2). Trash collection areas are strategically located in three corner locations of the site to provide waste haulers ready access to the locations and to provide convenient locations for residents.
- Section I.F.2.b. Long or tall sound walls, masonry walls, or fences should be designed to minimize visual monotony through changes in plane, height, material, or significant landscape massing where appropriate.
  - As shown in the Architectural Plans and Renderings (Architectural Plans, Pages A1.6, A1.8) as well as in the Landscape Plans (Page L1 (color)) the project is consistent with this guideline through terracing, modification of materials, and through addition and modulation of landscaping utilized on fencing and retaining walls.
- Section I.F.2.f. Code required elements, such as parapet walls and screen walls, should be treated as an integral part of the architecture design.
  - The project is consistent with this guideline because all code-required walls are integrated into the project's design as shown in the Architectural Plans (Pages A1.1, A1.5 through A1.8 and A3.1 through A6.5.)
- Section I.F.3.a-b. Rooftop mechanical equipment should be screened behind parapets or recessed behind architectural features and should be located to have minimum visual and noise impacts
  - The project is consistent with these guidelines because all mechanical HVAC equipment will be located within screened roof wells to minimize visual and noise impacts to residents and neighbors alike. (Architectural Plans, Pages A3.4, A4.4, A5.4, A6.4.)
- Section I.F.3.e. All utilities from the public right-of-way to the project site should be undergrounded.

- As indicated in the Architectural Plans (Page A1.1) the project is consistent with this guideline as electrical lines incoming to the site from Bodega Avenue are being placed underground.
- Section I.F.4.b-c. The style, intensity, and orientation of lighting should be designed to limit glare for vehicular traffic, pedestrians, or project neighbors, and to minimize upward glare.
  - As shown in the Electrical Plans (Pages E1.01 and E1.02) the project is consistent with this guideline, as glare from onsite lighting has been designed to be limited and lighting selected for the project has been selected to be shielded and/or point downward.
- Section I.F.4.d. Provide energy-efficient exterior lighting. Solar-powered lights should be utilized whenever possible.
  - The project is consistent with this guideline as shown in the luminaire schedule within the Electrical Plans (Page E1.02) and through the project's extensive use of solar energy production using photovoltaic systems located on building rooftops (Architectural Plans, Pages A3.4, A4.4, A5.4, A6.4).
- Section I.G.1. The location of the building(s) on the lot, windows, orientation, building height, and location of on-site open spaces should consider preservation of the privacy of adjacent development.
  - The project maintains consistency with this guideline through the use of landscaped terraced retaining walls at the perimeters, through the terracing of building heights, by locating community space at the center of the development, through extensive onsite landscaping, and through variation of building heights. (Architectural Plans, Pages A1.1, A1.6, A1.7, A1.8; Landscaping Plans, Page L1.)

#### Architecture, Massing

- Section II.B.2. Buildings over two stories high should “scale down” their street-facing facades to reduce apparent height.
  - The project is consistent with this guideline because buildings fronting Bodega Avenue have been height adjusted to vary their heights from two to three stories to reduce massing and vary appearance along the public street. (Architectural Plans, Page A1.7.)

#### Architecture, Elements

- Section II.C.2.c. Highly reflective mirrored glass or roofing materials should be avoided.
  - The project is consistent with this guideline as shown in the color schemes for the project provided in the Architectural Plans (Pages A1.4, A1.5.)
- Section II.C.3.b. In visible areas, roof materials and the backsides of parapets should be painted with a neutral, non-reflective paint.
  - The project is consistent with this guideline as shown in the color schemes for the project provided in the Architectural Plans (Pages A1.4, A1.5.)
- Section II.C.4.b. Solar equipment should be designed to avoid reflecting onto nearby buildings, streets, open space, or pedestrian areas.
  - As shown in the Architectural Plans (Pages A1.1, A1.6-A1.7; A3.4-A3.5; A4.4-A4.5; A5.4-A5.5; A6.4-A6.5) the project is consistent with this guideline because rooftop solar equipment has been designed at such a height and angle that it will not reflect onto nearby buildings, open space, or pedestrian areas.
- Section II.C.4.c. Solar hot water and solar electrical generation systems should be accommodated on rooftops and other building areas.
  - The project is consistent with this guideline because it includes solar photovoltaic systems on building rooftops (Architectural Plans Pages A3.4-A3.5; A4.4-A4.5; A5.4-A5.5; A6.4-A6.5) for the use of electrical generation to power electric water heaters.
- Section II.C.4.d. Wherever possible, designs that promote the use of natural ventilation should be provided.
  - The project is consistent with this guideline because windows throughout the project have been designed as operable to promote natural ventilation. (Architectural Plans, Pages A3.1-A3.3; A4.1-A4.3; A5.1-A5.3; A6.1-A6.3.)

#### Landscape, General

- Section III.A.4. All plant materials should be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within 3 years of planting. No large areas should be left unplanted.
  - As shown in the Landscape Plans (Page L1), landscaping has been selected based on its size at three years and no areas of the site have been left without

landscaping or in an undeveloped state, thus, the project is consistent with this guideline.

- Section III.A.5. Seating should be provided in landscaped areas.
  - Where space allows and permitted for the biofiltration areas, seating has been provided adjacent to landscaped areas, this is in the central common area of the site where benches and patio tables are located, thus the project is consistent with this guideline. (Architectural Plans, Pages A1.1, A1.5; Landscape Plans, Page L1.)
- Section III.A.6. Paths should be included to accommodate pedestrians.
  - The project is consistent with this guideline, as sidewalks have been incorporated throughout the site with ramps near Bodega Avenue as an alternative to the stairs in that location. (Architectural Plans, Page A1.1.)

#### Landscape, Trees

- Section III.C.3. Unless unusual circumstances prevail, all street trees or parking lot trees shall be a minimum of 24” box size. In prominent areas, the Design Review Board may require trees larger than 24” box size.
  - The project is consistent with this guideline because all street and parking lot trees will be 24” box size. (Landscape Plans, Page L1.)
- Section III.C.5. No irrigated landscaping should be allowed within the driplines of existing oak trees or other native species which will be adversely affected.
  - The project is consistent with this guideline as shown in Landscape Plans, Page L1.

#### Landscape, Parking Lot Landscaping

- Section III.D.1. Trees and shrubs should be planted to soften the overall impact of parking areas and to provide shade.
  - The project is consistent with this guideline as shown in the Landscaping Plans (Page L1 (color)) depicting various types of landscaping including trees in parking areas.
- Section III.D.4. Landscape planting areas in parking lots should have a minimum clear inside width of 4’.

- As shown in the Landscape Plan (Page L1) the project is consistent with this guideline.
- Section III.D.5. Trees installed in parking lots should be protected from vehicle damage by concrete curbing which surrounds the landscape pocket.
  - All trees in the parking areas are protected with curbing as showing in the Landscaping Plan (Page L1), thus, the project is consistent with this guideline.

**LOT MERGER**

The SB 35 proposal also includes a lot merger of the two parcels:

APN	Zoning	Existing Parcel Size	Minimum Parcel Size	Resulting Parcel Size (ac)	Resulting Parcel Size (sf)
060-230-067	R7	1.39 acres	8000 square feet	3.59 acres	156,380.4 sf
004-211-007	R7	2.20 acres	8000 square feet		

**PROPERTY OWNER AFFIDAVIT**

Before the Application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- Ownership Disclosure. If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
  - Letter of Authorization (LOA). A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC, or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed, and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs, or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
  - Grant Deed. Provide a Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the Application.
  - Multiple Owners. If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.
- 

1. I hereby certify that I am the owner of record of the herein previously described property located in Sebastopol, California which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Planning Department of the City of Sebastopol for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Planning Department of the City of Sebastopol within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Printed Name \_\_\_\_\_ Printed Name \_\_\_\_\_

Woodmark Apartments  
Written Statement for SB 35 Application  
Dated: April 4, 2022  
Page 23 of 26

Date \_\_\_\_\_ Date \_\_\_\_\_

**LEGAL DESCRIPTIONS**

For APN/Parcel ID(s): 004-211-007-000:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SEBASTOPOL, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 1, CITY OF SEBASTOPOL, PARCEL MAP NO. 82, FILED AUGUST 13, 1980, IN BOOK 310 OF MAPS, PAGE 33, SONOMA COUNTY RECORDS.

For APN/Parcel ID(s): 060-230-067-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SEBASTOPOL, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE STANDING ON THE BODEGA ROAD ON THE SOUTHEAST OF JOHN DOUGHERTY'S (SINCE OWNED BY A. CRAWFORD); RUNNING IN A NORTHERLY DIRECTION ABOUT 500 FEET TO A STAKE; THENCE EAST 20 FEET; THENCE IN A SOUTHERLY DIRECTION 436 FEET TO A STAKE ON THE BODEGA ROAD; THENCE WEST ON THE BODEGA ROAD ABOUT 260 FEET TO A STAKE, THE PLACE OF BEGINNING. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 7, AS NUMBERED AND DESIGNATED UPON THE MAP ENTITLED, "FRUIT RANCH OF G.W. HUNTLEY", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, ON NOVEMBER 20, 1902, AND RECORDED IN BOOK 13 OF MAPS, AT PAGE 2; THENCE FROM SAID POINT OF COMMENCEMENT, EASTERLY, AND ALONG THE NORTHERLY LINE OF THE SEBASTOPOL-BODEGA ROAD, A DISTANCE OF 260 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THE TRACT OF LAND CONVEYED BY JOHN M. HENDERSEN, BY DEED DATED DECEMBER 24, 1926, TO HAZEL HEBE HENDERSEN, HIS DAUGHTER, WHICH DEED WAS RECORDED NOVEMBER 23, 1928, IN LIBER 212 OF OFFICIAL RECORDS, PAGE 371, SONOMA COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID HENDERSEN LAND, A DISTANCE OF 436 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THAT TRACT CONVEYED BY LOUISE J. DOWS TO JOSEPHINE DOWS, ET AL, BY DEED DATED FEBRUARY 20, 1919, AND RECORDED DECEMBER 24, 1927, IN LIBER 185 OF OFFICIAL RECORDS, PAGE 364; THENCE WESTERLY, AND ALONG THE SOUTHERLY LINE OF THE SAID DOWS LAND, A DISTANCE OF 20 FEET TO THE EASTERLY LINE OF SAID LOT 7, OF HUNTLEY'S FRUIT RANCH: THENCE SOUTHWESTERLY, ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT.



004-21

TAX RATE AREA  
 5-001

COUNTY ASSESSOR'S PARCEL MAP

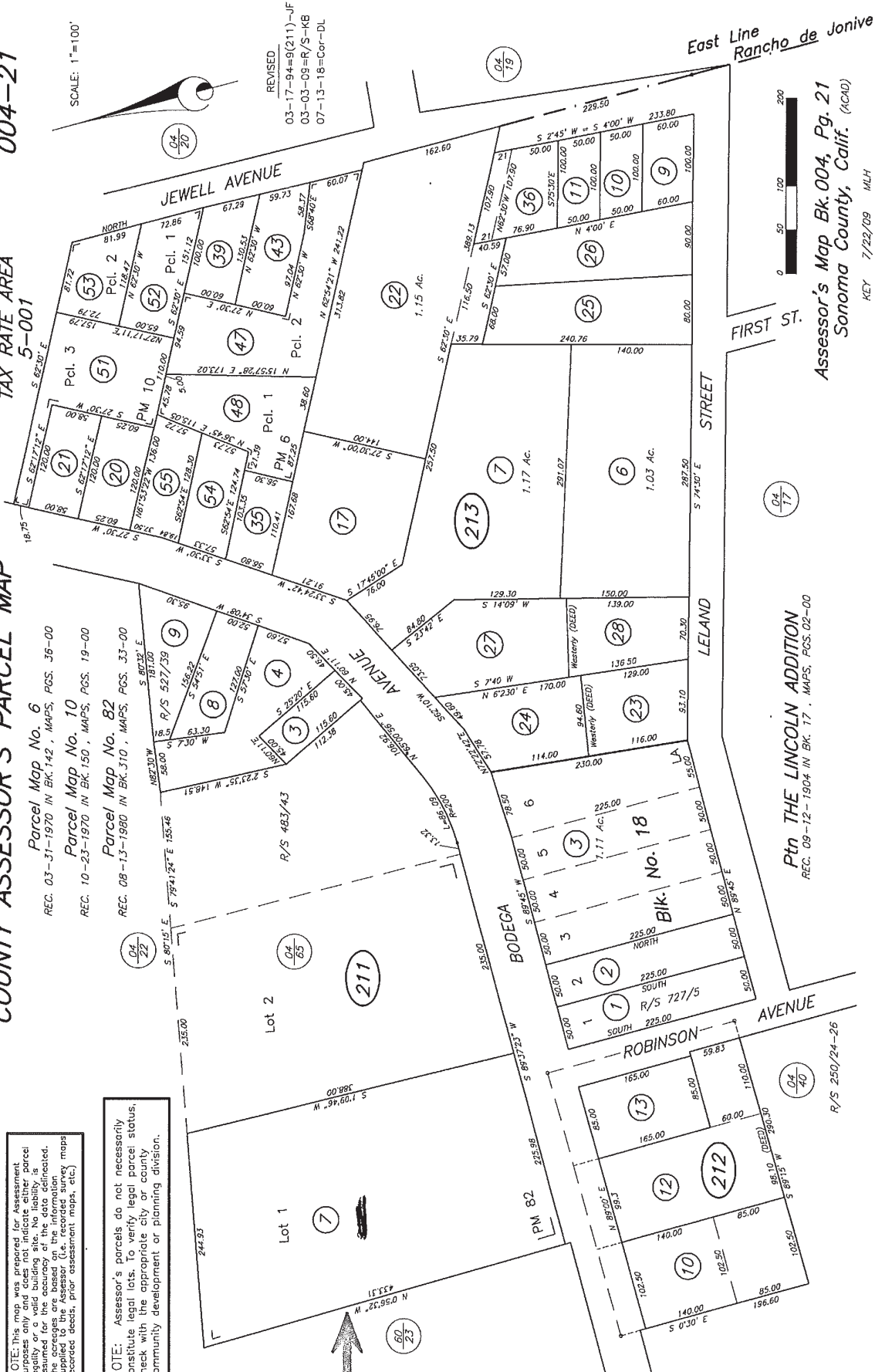
NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel boundaries or the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e., recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

- Parcel Map No. 6  
 REC. 03-31-1970 IN BK. 142, MAPS, PGS. 36-00
- Parcel Map No. 10  
 REC. 10-23-1970 IN BK. 150, MAPS, PGS. 19-00
- Parcel Map No. 82  
 REC. 08-13-1980 IN BK. 310, MAPS, PGS. 33-00

SCALE: 1"=100'

REVISED  
 03-17-94=9(211)-JF  
 03-03-09=R/S-KB  
 07-13-18=Cor-DL



Assessor's Map Bk. 004, Pg. 21  
 Sonoma County, Calif. (ACAD)

Ptn THE LINCOLN ADDITION  
 REC. 09-12-1904 IN BK. 17, MAPS, PGS. 02-00

KEY 7/22/09 MLH

