

PUBLIC COMMENTS FOR HUNTLEY SQUARE PROJECT

From: ellen klarberg

Sent: Saturday, November 13, 2021 10:40 AM

To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>

Subject: Huntley Square

As a resident of Sebastopol for over 30 years, when it came time to downsize the costs of housing in the city limits, it forced us to look elsewhere and instead rent out our house.

I assume there have been many people who have been in a similar situation. I know of people who wanted to stay but couldn't because of the shortage in the housing supply. Perhaps if Huntley Square and other units like this existed years ago, there wouldn't have been this type of exodus.

I think that the price, size, and design are supportive in a much needed way. I urge you to approve Huntley Square and improve the housing supply in Sebastopol.

From: Stett Holbrook
Sent: Monday, November 15, 2021 3:42 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Huntley Square project

Hello Ms. Gourley,

I'm writing to urge the Sebastopol City Council to vote in support of the Huntley Square project. This in-fill, reasonably scaled and environmentally conscious housing proposal is just what the city needs given its tight and costly housing market. Perhaps it can serve as a model for future projects.

Best,

Stett Holbrook

From: Megan Finaly
Sent: Tuesday, November 16, 2021 4:38 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Cc: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Huntley project

Dear Ms Gourley and Ms Svanstrom,
If you could kindly forward this to the city Council I would appreciate it.

When I heard that the City of Sebastopol was planning to create a pocket neighborhood I was proud! To think that our city will be amongst the first of a handful of cities such as Portland and Chicago that is re-imagining urban planning. I attended college in Portland and appreciated the fact that I could easily ride my bike or take the train across town. The way one gets around in a city and how one interacts with the people can have a long-lasting effect on an individual. Portland sets itself apart. We are joining Portland as a progressive city that is addressing the housing shortage in a creative way. We cannot continue carving up the land into large lots the way we have been thus far. It's not sustainable. It's not just planning for future generations, it's addressing a pressing housing shortage that is going on right now. I am a strong advocate for denser housing and as a resident of Sebastopol I respectfully ask that the City Council approve the Huntley Square project.

Megan Finaly

From: Renate Rutkovskis

Sent: Monday, January 03, 2022 12:21 PM

To: Kari Svanstrom

[<kvanstrom@cityofsebastopol.org>](mailto:kvanstrom@cityofsebastopol.org); mgourley@cityofsebastopol.org

Subject: Support for Huntley Square - 7950 Bodega Ave

Dear Ms. Gourley and Ms. Svanstrom,

I would like to voice my support for the 10 townhome development proposed at 7950 Bodega Ave. As someone who used to live in Sebastopol, but moved because I could no longer afford a reasonable single unit dwelling on my own, I believe that this project is an excellent step in the right direction to providing residents of Sebastopol (and those who desire to live there) an affordable, eco-friendly housing option.

Per [Zillow](#), Sebastopol's average home price is \$1.08M which contributes heavily to Sonoma County's overall expensive housing market where the average home price is well over \$700k (which is certainly higher than the average in California). And with housing scarce and investors and wealthy elite snapping up properties left and right, this project allows and encourages the city of Sebastopol to continue embracing diversity and offering reasonable home prices in an unreasonable market.

I believe this project aligns with Sebastopol's values of being community-oriented, sustainably focused, and encourages the city to be the leader of Sonoma County in exploring progressive housing opportunities in a market truly catering to the 1%.

Thank you for your consideration.

Regards,
Renate Rutkovskis

From: Thomas Lindberg

Sent: Thursday, January 06, 2022 10:59 AM

To: Elise Blindauer <planningtemp@cityofsebastopol.org>; Kari Svanstrom <ksvanstrom@cityofsebastopol.org>

Cc: Candace Nagle; Debbie Lindberg; Rich Ressler; Betty Ressler; Heather Sides; connorjsmith; Marcel DeGross

Subject: Huntley Square Townhomes

Thank you for the City Council Notice of Public Meeting for January 18, 2022 at 6:00 PM. I'm not certain what documents are included in the councilmember's packet to inform them on issues prior to the meeting.

I request that all members have access to the three attachments below. I could send them to each individual councilmember if that is more appropriate. Please let me know how to ensure they have access to this input.

Thank you.

Thomas Lindberg

From: Marcel DeGross

Sent: Friday, January 7, 2022 8:15 AM

To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>; Thomas Lindberg; Candace Nagle; Rich Ressler

Subject: Huntley Square Project

Dear keri,

Without repeating what Thomas Lindberg has eloquently stated in his email, regarding the planned development of the Huntley Square Project, would like to second his concerns and add that these have been grossly ignored by the planning commission. My only hope is that someone on the City Council will take into consideration our concerns as homeowners at the Bodge Bay Flats and the surrounding area.

It seems that the Planning Commission has bent over backwards to accommodate the desires of the builder, including changing established building codes, Federal ADA codes, etc and have failed miserably to consider the health and welfare of people currently living in the nearby community.

Is anyone in our city listening to us?

Marcel De Gross and Geraldine Haslett
homeowners



Kelly Hickler <khickler@denovoplanning.com>

10 unit Bodega monstrosity "sardinecan"

1 message

Bob <[REDACTED]>
To: planningtemp@cityofsebastopol.org

Mon, Oct 11, 2021 at 3:35 PM

Greetings: This project is obviously over-scaled for its neighborhood. Jamming so many occupants and all their vehicles, guests, housemates, pets, boats, etc. in such a peaceful, already crowded neighborhood (with very limited street parking already) will clearly serve to bring a great magnitude of chaos and devalue to the area. Can't such extreme, indifferent gluttony find a more appropriate location? Because the developer wants it, does that mean he/she automatically gets it?

Please disapprove this awful scheme.

Sincerely, Robert Beauchamp

[REDACTED] Golden Ridge Av, Ca, 95472
[REDACTED]

Traffic Concerns

As many of you may be aware, Golden Ridge Avenue is already a major thoroughfare due to its high density. We estimate there are at least 100 units of multifamily dwellings on Golden Ridge, including Sebastopol Gardens which exits on Swartz Avenue. When you factor in 1.5 cars per family or a total of 150 cars, you can already see that Golden Ridge Avenue, Swartz Avenue and Washington Avenue have become major back roads to avoid traffic on Bodega Avenue (Route 12). This multi dwelling area is already congested and noisy and does not need any more units.

Evacuation Routes

We have already experienced the panic of evacuating during a fire a few years ago and the panic that ensued trying to get out to Bodega Avenue (Route 12) and Route 116. It is our understanding that there is another proposed 75 unit multi dwelling to be built on Bodega Avenue. It is also our understanding that vehicles will only be able to turn right towards Nelson Way, Virginia Avenue and Golden Ridge Avenue. Again, if we apply the logic that there are 75 units or approximately 1.5 vehicles per household we get an additional vehicles 100+ cars. You can already get a sense of the panic that would ensue with everybody trying to scramble to get out of the area and all of our beautiful quiet side streets will turn into a major thoroughfare not only for evacuation but to avoid all of the traffic that will only get worse on Bodega Avenue (Route 12). This is something that we must consider as it is potentially a life and death situation.

Sent from my iPhone

From: Marcel DeGross <[REDACTED]>
Sent: Thursday, October 21, 2021 12:54 PM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Cc: Candace Nagle [REDACTED]
Subject: Re: Huntley Square Development

Kari- the public forum is quite limited, for us - the public - via the Zoom method. The last time we did it via Zoom, we the public, people living closest to this proposed site, were given 3 minutes each to address our concerns, while the commission rambled on for 2 hours about the glorification of this project, as well as approving a variance that brings the Huntley project even closer to the residents off the west side of the Bodega Bay HOA.

My real question to these commissioners would be, does it matter what we the public have to say?

No need to reply on that issue. I think I know the answer.

The commissioners can visit the site anytime as far as I'm concerned, but please correct if I'm wrong here, as you note in paragraph 4 below, they already have permission via the application process?

It would be more appreciated if the commissioners actually looked at this site from the point of living next to an established development i.e, from the public perspective. What it would like to have 73 vehicles a day driving up our driveway/easement, delivery trucks, Amazon, Grub Hub, Fed Ex, UPS, US Mail, etc.? Not to mention the possibility of a fire and the ability of all volunteer Fire Dept. to its' job for the safety of all concerned.

De Gross/Haslett Residents

Thank you for the opportunity to review and comment on the Huntley Square Project's Initial Study/Mitigated Negative Declaration. This project is of concern to me and my family as owners of the townhouse at 128 Golden Ridge Avenue. Our townhouse is along the eastern boundary of the project.

Looking at the ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED categories, I have comments relative to Aesthetics, Cultural Resources, Noise, and Transportation.

AESTHETICS. For (c.) "Would the project substantially degrade the existing visual character or quality of the site and its surroundings?" The Initial Study checks the box for Less Than Significant with Mitigation Incorporated and the only mitigation is AES-1: "Construction fencing shall be placed along the periphery of the project site to screen construction activity from view." Further mitigation could also include a consistent permanent fence around the project.

In this impact category are factors to consider including the scale of development originally considered for the site and surrounding areas. The .39-acre plot has had several earlier proposals that were for 2-4 homes. This project proposes 10 units and parking for 10 units.

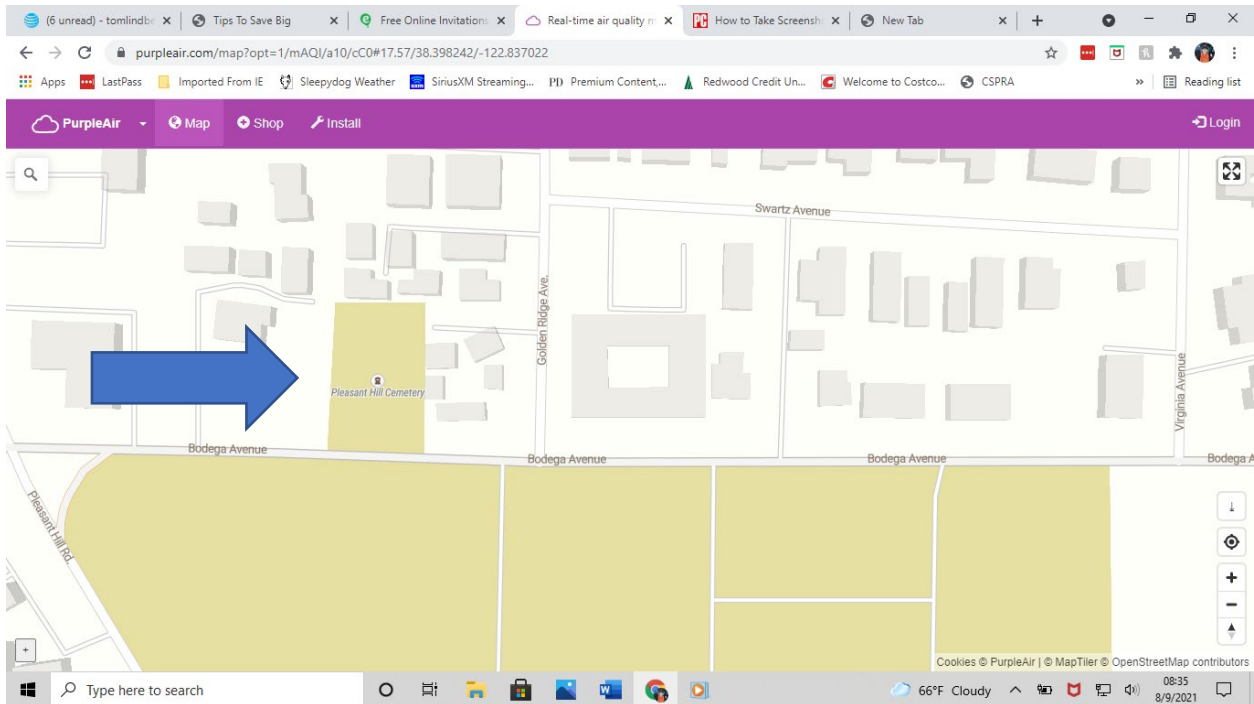
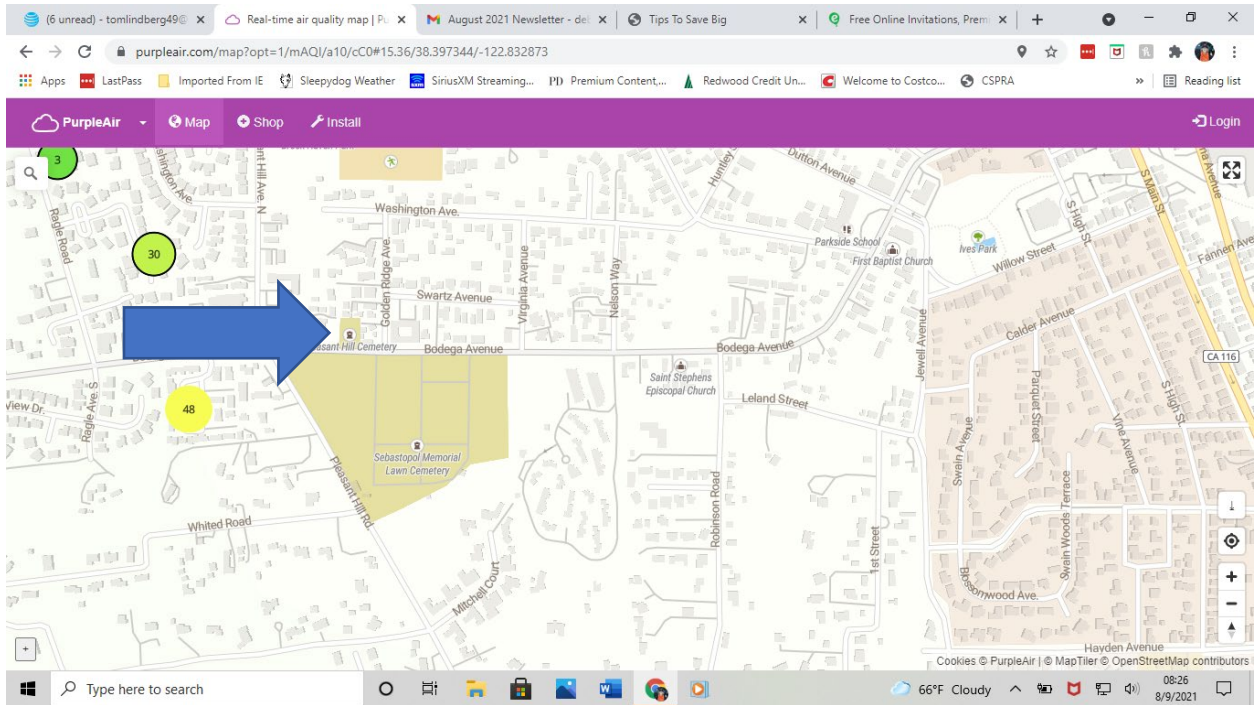
Another aspect of Aesthetics as an environmental impact category is the issue of shade and shadow as it pertains to the blockage of direct sunlight and how it affects adjacent properties. Along the eastern border of the project will be five ganged-together units ranging as high as 24 feet. The set-back sought in the request for zoning change puts this row of attached units 8 feet from the fences of the existing townhomes in the Bodega Flats townhouses. Additionally, the Planned Community proposed standard for a non-residential accessory building height is 15 feet with a 1-foot setback from the existing 7-foot fences of the three Bodega Flats along the eastern border.

These monolithic structures will clearly block all afternoon sun for the existing adjacent townhouses in addition to all sunsets. Another loss will be the westerly breezes from the Pacific Ocean that we depend on for air circulation. The planned bank of mini-townhouses will loom over the existing yards and townhouses and block both sun and air. In addition to the 24-foot structure 8 feet from the existing 7-foot fences, there appear from the rendering to be balcony/porches that will almost look directly down into the existing yards.

In view of the above, I believe the designation should be "Potentially Significant Impact" and more mitigation required.

CULTURAL RESOURCES. This was an informative and exhaustive look at the site and was appreciated by those who have been in the area for many decades. When I looked at all the maps considered by the author, I wondered about maps I have been seeing recently that title the plot of land at 7950 Bodega Avenue as "Pleasant Hill Cemetery". None of the study maps reference this, and it is odd that it is showing up on

maps used by the Bay Area Air Quality Management District, and the SF Chronicle California Fire Map & Tracker, and PurpleAir to name a few:



Perhaps this should be explored as the designation had to come from some source.

NOISE. The Initial Study asks (c.), “Would the project result in a substantial permanent increase in ambient noise levels in the project above levels existing without the project” and the response is “Less than Significant Impact”. This misses the mark and should be a Potentially Significant Impact or at the least a Less Than Significant Impact with Mitigation Incorporated.

Noise is typically objectionable because it is disturbing or annoying. Depending on the magnitude, frequency, and duration of noise generation, noise can affect health and quality of life. Sensitivity to noise increases during the evening and at night.

With the access to the Huntley Square project coming off Golden Ridge Avenue, all traffic passes within feet of two of the existing townhouses. As the Traffic Study shows, an average of 73 trips will be made daily compared to very few at present. The Initial Study acknowledges that there is no turn-around in the proposed parking area. This means that the current residents will not only have Huntley Square cars and trucks passing outside their windows, but every Sanitation truck, UPS, FedEx, and any number of delivery trucks and vans will be backing down through the existing parking area with back-up buzzers and alarms the entire time until they back onto Golden Ridge Avenue. It would be disingenuous to say that this has Less Than Significant Impact to not only the Bodega Flats residents, but also the adjacent neighbors to the north along the driveway.

Perhaps some mitigation can be proposed to further soundproof the affected Bodega Flats units and a sound wall to dampen noise for the residents on the north side of the driveway.

TRANSPORTATION. The Traffic Study for the Huntley Square Project states that the proposed project would be expected to generate an average of 73 trips per day, including five trips during a.m. peak hour and six trips during the p.m. peak hour.

The Initial Study asks (d.) “Would the project result in Substantially increase hazards due to a design feature...?” and the response is Less Than Significant Impact. This should have a higher level of impact. At present the driveway has 6 carport parking spaces on the south side and 5 parking spaces on the north side. The intersection of the driveway to Golden Ridge Ave is narrow and curves to the south. It is essentially one lane at the intersection. With 73 new daily trips from the project and the current Bodega Flats residences backing out or turning into their stalls or spaces, it is clear there are safety concerns from the large traffic increase on the narrow driveway. It could be anticipated that bottlenecks will occur at the intersection of the driveway and Golden Ridge Avenue, especially with trucks backing down the driveway.

Thank you. I look forward to following the development of this project.

Thomas Lindberg



Kelly Hickler <khickler@denovoplanning.com>

Huntley Square IS/MND (project ID: 2020-005 APN: 004-50-024)

3 messages

Heather C. Sides <[REDACTED]>
To: ksvanstrom@cityofsebastopol.org, planningtemp@cityofsebastopol.org

Wed, Oct 27, 2021 at 6:36 PM

Good Evening,

I still have concerns about the Tree Protection Plan for my Coastal Live Oak (tree #780), particularly in regard to grading, excavating and the "concrete retaining wall with drilled pier foundation" along my tree/fence line with Lot 10 of the proposed project. I read the consulting arborist report from Urban Forestry Associates, INC and left Mr Ben Anderson a message. I just need a couple of things clarified in his assessment. Better understanding the topics of my questions would likely ease my concerns regarding this project.

As it stands now, I do not believe the Tree Protection Plan is sufficient to protect my Coastal Live Oak, a heritage tree for the city of Sebastopol.

As always, I am looking forward to having my questions answered and concerns addressed.

Sincerely,

Heather Sides
[REDACTED]



Kelly Hickler <khickler@denovoplanning.com>

FW: Huntley Square 7950 Bodega Ave Sebastopol, CA 95472

2 messages

Kari Svanstrom <ksvanstrom@cityofsebastopol.org>

Wed, Nov 3, 2021 at 9:29 AM

To: Beth Farley [REDACTED] Bob Massaro [REDACTED]

Cc: Kelly Hickler <khickler@denovoplanning.com>

Kari Svanstrom

Planning Director

From: Ben Anderson <ben@urbanforestryassociates.com>
Sent: Tuesday, November 02, 2021 2:04 PM
To: Heather C. Sides <curlin4u@gmail.com>
Cc: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Re: Huntley Square 7950 Bodega Ave Sebastopol, CA 95472

Hi Heather,

Sorry for the wait. I'm cc'ing Kari on this email.

In a perfect world for the tree, there would be no excavation under the canopy and that is often cited as a good goal. In practice, it is rarely possible to give a tree that much space. When there is excavation in the root system of a tree, there are two concerns: the health, and the stability of the tree. One can be compromised without compromising the other, or they both can be compromised. In terms of health, coast live oak is very tolerant of root damage in my experience. To keep the tree stable, we don't want to make a linear cut through the root system within a distance equal to three times the diameter of the trunk away from the tree base. It appears from the plans that we have this distance. I also have never seen cuts beyond about 9 or ten feet compromise the stability of a tree of any size.

A helpful thing to consider is that they can successfully move large trees like yours by digging out a root ball no more than ten feet all the way around the tree. We are nowhere near that level of impact. The recommended arborist supervision is just to keep a set of concerned eyes present when machinery is near the tree. "When the cat's away" sort of thing.

The biggest caveat is that the tree will need to be otherwise cared for. You should provide deep irrigation over the root system once a month during the dry season to help it recover from the impact of the root damage and consider treating it annually for sudden oak death. Does that answer your questions?

Ben Anderson

ISA Board Certified Master Arborist WE-10160B

Registered Consulting Arborist #686

Urban Forestry Associates, Inc.

o - (415) 454-4212 - ex. 1

c - (805) 748 3124

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On Wed, Oct 27, 2021 at 5:31 PM Heather C. Sides [REDACTED] wrote:

Good Evening Mr. Anderson,

I had the opportunity to read your conclusions of your review of the Huntley Square project.

I own tree #780 in the plans. I understand that the retaining wall construction should have minimal impact to the Coastal Live Oak root system. Thank you for including that information. I was hoping to better understand the sentence "This excavation should still require arborist oversight within 15 feet of the tree base." Should I be worried about 9 feet or 15 feet?

Also, I was maybe confused about how to best protect the tree. I understand it needs to be pruned to 18 feet for clearance and that's fine. In my years of research on the topic (this project has indeed dragged on), I read that the root system should be protected out to the area underneath the branch overhang. I am concerned that the construction on the west side of the tree will involve excavating in the RPA and could destabilize the tree, creating liability for me. I did not see this mentioned in your review and am wondering your thoughts. It's my understanding that the closest construction activity will be the retaining wall and the proposed unit closest to my tree, in the southeast corner of the project. If you can help me understand this a bit, that would be great. I really just want to protect that tree. I'm ok with the construction as long as it's not to the detriment of the tree.

Any help understanding this would be great.

Sincerely,

Heather Sides

[REDACTED] 8

Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
To: Kelly Hickler <khickler@denovoplanning.com>

Thu, Nov 4, 2021 at 12:12 PM

[Quoted text hidden]

From: [Thomas Lindberg](#)
To: [City Council](#)
Subject: Huntley Square Project
Date: Monday, February 28, 2022 10:49:20 AM
Attachments: [Staff Reports 11-2021.docx](#)

To Sebastopol City Council:

Item #8 on the agenda for the March 1, 2022 City Council meeting regards the Huntley Square development. I have forwarded input to the planned development for over a year, and I have not felt that my concerns were considered as I never had a response. I have endeavored to engage the process with the Design Review Board and the Planning Commission to no avail.

While I know your time is limited, I would ask that you consider the attached document I've submitted without any city response. The proposed development clearly needs further review of its scope, and I request that you not let it proceed at this point.

Thank you.

Thomas and Deborah Lindberg

[REDACTED]

Sebastopol, CA 95472

[REDACTED]

To: Sebastopol Planning Commission, City Planning Staff, Sebastopol City Council members

From: Thomas Lindberg

Date: 11/9/2021

Subject: Huntley Square Development Plans

Less than 24 hours ago, I received an email from Kelly Hickler attaching the staff report for the Planning Commission meeting the next day, where the Huntley Square developers are seeking a zoning amendment to modify the zoning from R7 to a Planned Community (PC), a Use Permit, a Tentative Map, and approval of an Initial Study/Mitigated Negative Declaration for the project at 7950 Bodega Avenue. This is an inadequate time frame for review of the material.

Additionally, the staff report with inadequate time for response clearly favors the project and outlines easy steps the Planning Commission can take to quickly approve this project. The adjacent property owners have also clearly voiced their concerns about many aspects of the development.

As the public is limited to 3 minutes to voice their concerns at the Planning Commission meeting, I am writing to include input that would take longer than 3 minutes. There have been many previous reviews and responses by affected citizens of Sebastopol, but it is not clear who sees these and how any response is returned to these citizens.

As the staff report approaches the project page by page, here are some concurrent concerns in addition to the previous input to the IS/Mitigated Negative Declaration and letters to the Design Review Board, the Planning Commission, and city staff.

Page 2...The report talks about the nine parallel parking spaces along Bodega Ave for guests and deliveries. "There will be a landscaped pedestrian access path going from Bodega Avenue that connects to a shared courtyard..." I don't see this on the plans. At present, the loading zone parking is one space at the western-most location along Bodega Ave. The questions are: 1) Are all deliveries to be made from Bodega Ave? 2) Is there a ramp access from the pedestrian path above for hand carts to deliver appliances and large and heavy bulky items or do they need to

navigate the 15-step stairs from the street level? 3) Are all moving vans used by new residents to move in going to use this delivery route? 4) Is there ADA access from Bodega Avenue to the townhouses?

Page 4...The Design Review Board unanimously approved the reduced lot size, reduced setbacks and reduced minimum yards in the request for zoning change from R7 to PC. While this clearly accommodates the developer, this does not in any way alleviate the encroachment on the existing adjacent properties. While the set-back for the monolithic bank of townhouses only changes from 9 feet to 8 feet, it nonetheless does not consider the current residents and the looming structure on the other side of the fence.

Page 5...In the discussion of Development criteria, there is the requirement to "...include fencing, landscaping, or open space...so as to be compatible with adjacent uses. The staff report says, "The project will utilize existing fencing and provide landscaping to serve as a buffer..." At present the fences on the west boundary are laying on the ground. The fences on the north boundary are in nearly the same state of disrepair, and some of the adjacent homeowners on the east boundary have put up recent new fences. Any Planned Community should provide consistent fencing around its perimeter and the maintenance and ownership should be part of their CCRs.

Page 6...The project is required to provide one off-street parking space per studio unit. How is this accomplished with the existing plan of 4 Compact Vehicle spaces, 5 full-size vehicle spaces, and 1 ADA handicap van space? There are many combinations of vehicles that future townhouse owners will have. If no future owner has an ADA vehicle designation, there will then be 9 spaces for 10 owners. Similarly, vehicle parking spaces will likely be assigned to units, but not everyone will have a compact vehicle and the parking scheme fails.

Page 7...As previously noted, the idea of providing nine on-street parking spaces on Bodega Avenue for guest parking and deliveries is disingenuous. Signs on the Golden Ridge access that deliveries are prohibited and can only be made via the Bodega Avenue loading zone and steps will be widely ignored. What enforcement is possible?

Page 9...The updated Traffic Study provided one day before the Planning Commission meeting is a clear indication that the developers and planning staff want this project to proceed and will move forward as fast as possible. When we met with the developers on-site and told them that 73 average vehicle trips per day was unacceptable, they showed that they had never seen the report. While the report dates to July and this was October, the developer's claim that it must be a new report is specious. It's very convenient that one day before the Planning Commission meeting, the traffic is reduced from 73 trips to 47 trips. There is a real issue, despite the numbers, of the impact of traffic through the existing parking lot and within feet of the existing residents of the Bodega Flats townhouse owners.

Page 9...The Conditional Use Permit says, "The establishment, maintenance, and operation of the use applied for will not...be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area..." With 22-foot monolithic structures 8 feet from the fences and less than 20 feet from the windows of the current residences on the east border, there is a clear loss of peace, comfort and general welfare for those property owners. All afternoon light and westerly breezes will be lost to the current homeowners.

Page 10...The Public Comment section attempts to discount the concerns brought forward by affected Sebastopol property owners and citizens about this project, including the sudden reduction of average daily vehicle from 73 to 47. Similarly, the solution by signage of prohibiting delivery trucks on the driveway easement while creating a delivery zone on Bodega Avenue deflects reality and clears the way for project approval.

Lastly, something that has eluded the rendering drawings and other input is the fact that each of the 10 units will have a heat-pump unit mounted on each roof. Heat pumps generate much noise and are purposely installed in a resident property as far away from the living area as possible to reduce the noise. With 10 of these units activated any time it is cold or hot, the ambient noise level increases for not only the current adjacent residents, but also for the Huntley Square residents.

In short, the Huntley Square has enough concerns that require future study to ensure the Planning Commission does not approve the plan at this time.

Thomas Lindberg, Owner



Sebastopol. CA 707-829-2916

From: [Candace Nagle](#)
To: [City Council](#)
Subject: Bodega Flats/Huntley Square
Date: Sunday, February 27, 2022 4:24:55 PM

To:
Sebastopol City Council Members

Re:
Huntley Square Project

I am writing on behalf of the residents of Bodega Flats and the residents directly north of us. You have already received multiple communications from various residents among us. We have expressed our concerns regarding the proposed project numerous times without our concerns being addressed adequately. We have all felt that we have no recourse and that this project was set in stone. We have stated several times that having a project look passable on paper does not necessarily mean it is realistic or good for our community. And we continue to feel this is true. We are not savvy to development or city government. We are working class people with jobs and lives who cannot afford to hire an attorney to represent us in a way that might cause you to listen. So, here we are again...asking you to please reconsider your possible approval of this project as it currently is presented.

As an aside, when we each purchased our homes, we were aware of the easement but were told it would be used for 1-3 homes to be built. Never in a million years did ANY of us consider that it would be seen as a location for 10 units...that would have been absurd to anyone in 1995.

During a planning commission meeting I was told that I had the view from my home for 30 years and now it was someone else's turn. Well, the view is not the issue, never was. The issues are safety, pollution, quality of life, privacy, traffic congestion...did I say quality of life and can I say that again and again???

I realize that Sebastopol has requirements from the state for building within the city limits, meeting some kind of quota...I don't fully understand this but I realize that you are probably motivated to build for many reasons. Please don't let that pressure cloud your vision as you look at the concerns we have expressed. I want to also bring to your attention the letter written by the attorney representing 7940 Bodega Avenue. We completely agree with all that he has stated in his communication with you.

If you do go ahead with this project as it currently stands, which we hope and pray you will reconsider, we would like more time and more attention given to determining mitigations and meeting requests such as those stated below:

1. Noise abatement during the project.

2. Hours of work 8-5 Monday - Friday. No weekends or holidays.
3. Providing us with contact information for all companies involved in the project, including names and phone numbers.
4. No walking through or accessing the site through Bodega Flats property with exception of the easement.
5. Power washing our buildings once completed.
6. Repair of any damages to our property.
7. Resurfacing of driveway after completed.
8. Noise abatement with fans, heating units, traffic, daily activities after the project is built.
9. Further evaluation of how the trash will be moved to the road/where it will be placed and note that it is not moved during the hours of 6 pm -8 am. (very noisy)
10. Noise abatement must be part of the homeowners by-laws for Huntley Square, curfews for noise, including no parties after 10 pm, no loud vehicles, no loud animals, etc.
11. Pollutants also are a factor and must be part of by-laws: NO SMOKING, no idling vehicles in easement or parking area, no perfumes and dyes in laundry, no bbq with charcoal, and no venting toward our property.
12. Guidelines for use of easement must be made explicit in Huntley Square by laws.
13. A way to enforce easement for not using our driveway for anything other than residence to get to their parking lot...I.E. How do you plan to enforce the stipulations for deliveries and other people attempting to use the driveway? Signs are not effective. Do we need a gate at the bottom of the easement and, how could that possibly be managed when our driveway is so steep???

I am sure there will be other concerns and unintended consequences as we continue to move forward in this ill planned venture. There will be issues that nobody has anticipated thus far. We request further discussion going forward and a very solid set of guidelines and a way to address concerns if/when this project is built.

Thank you for your time and consideration, Candace Nagle

[REDACTED]

[REDACTED]