

Dear Commissioners,

I am writing in regards to the application for 7621 Healdsburg Avenue.

Currently the project has allotted 3600 square feet of commercial space on the ground level.

Given the fact that Sebastopol has a high commercial vacancy rate, with many properties vacant for over 12 months, I encourage you and the developers to use the 3600 to build 2 units of low or moderate income family housing. 3600 would yield (2) 1800 square foot units, ample for three bedrooms. Many houses in San Francisco have three bedrooms and one bath within a 1400 square foot area.

Sebastopol needs affordable family housing; current housing element documents reflect this need. The "missing middle" is a huge issue for Californian communities and this project would be an opportunity to address that gap in housing stock.

Sebastopol already has a plethora of restaurants and bars and too many vacant commercial spaces.

As the space is being developed primarily for housing, many of the considerations for residential development are already baked into the project.

Given the need for affordable family housing and the lack of need for commercial space, I hope the Commissioners and developer would consider replacing the 3600 of commercial space with 2 units of low/ moderate family housing. This would help satisfy RHNA requirements and also create space for families in our town.

Cities all across California are struggling with high commercial vacancy rates and lack of affordable housing for families. San Francisco has an all time commercial vacancy rate. Given the shift to remote and hybrid work and online retail, many cities are looking to convert commercial units to residential units.

Sebastopol could be a leader in acknowledging these shifting community needs by promoting affordable, family housing instead of commercial units, especially in developments that are primarily residential. There is already precedent for residential units on Healdsburg Avenue, from the SAVS RV Village to single family homes.

While the fate of the commercial space would be unknown, it is almost certain that families would move into the units if it were offered at the appropriate price point.

I hope that the Commission will take the bold and much needed action to look at using the 3600 square feet for affordable family housing.

Best,
Kate Haug

From: Kari Svanstrom
Sent: Tuesday, December 13, 2022 2:25 PM
To: KEN FOLEY
Cc: John Jay; Planning Technician
Subject: RE: 7621 Healdsburg Avenue Family Housing

Thank you Ken,

The applicant has asked that this be continued to Jan 10 due to illness, we will include this in the update to the staff report when posted.

Kari Svanstrom
Planning Director

From: KEN FOLEY [REDACTED]
Sent: Tuesday, December 13, 2022 2:23 PM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: 7621 Healdsburg Avenue Family Housing

Dear Ms. Svanstrom:

Please forward my comments and support for the proposed project at 7621 Healdsburg Avenue to both the Planning Commission and the Design Review Board.
Ken Foley

Dear Commissioners:

I am writing in support of the application for family housing at 7621 Healdsburg avenue.

The 21 townhomes and 6 apartments are sorely needed in Sebastopol and will help ease our housing shortage.

These homes are modest in size, well designed and make good use of the site. The 760sf apartments and the 1120sf will be very attractive to singles, couples and families who want to live in Sebastopol but have been priced out. The size and location seem tailor made for a younger demographic which is declining (or missing) in our current population.

The homes will be within walkable distance to Analy High School, Brookhaven Middle School and Parkside Elementary as well as local grocery stores, restaurants and retail shops. Willard Libby Park is close by as are the amenities of downtown including the library, city hall and more retail operations.

I live nearby (Valentine and Springdale) and will welcome this new housing. I urge you to look favorably upon this application.

Sincerely,
Ken Foley

John Jay, Associate Planner, Sebastopol Planning Department

7120 Bodega Ave

Sebastopol, CA 95472

I am writing to express my disagreement with the Mixed-Use Development project proposed for 7621 Healdsburg Ave. I assume the folks proposing this project don't live near this address. The traffic on Healdsburg Ave is just horrible at present (especially when the high school lets out) that I just can't imagine adding this many more drivers living at this address/project. So, the excess traffic is my first concern but my more emotional concern is that so many old oak trees would be destroyed to create this Mixed-Use project. I thought the City of Sebastopol had a tree ordinance which restricted the removal of old native trees!

Thanks for listening,

Nancy Moorhead



Sebastopol, CA 95472



Received

DEC 12 2022

City of Sebastopol
Admin Services- Finance