

John Jay

From: DINO SUAZO [REDACTED]
Sent: Saturday, April 20, 2024 9:31 PM
To: John Jay

Dear Sebastopol Design Review Board,

We are horrified by the recent passing of the Canopy project plan by the planning commission and the CC. We understand that Sebastopol needs more housing and we support that. However, we feel it is important to consider the neighborhood for which a new development is to be built. Almost all of the homes in the Hurlbut area are single story homes. Placing a three-story new development next to us will stick out like a sore thumb. We have shown the Canopy plan to an architect and an engineer and they have told us that the current Canopy plan is not in compliance with Sebastopol's General Plan. We know that CD 1-2 protects our neighborhood from new developments being built that are not to scale with our homes. We read that the planning commission has recently and incorrectly rationalized that a 37 1/2 foot tall structure placed next to a 13 foot existing home is in compliance to the general plan (sensitive to the height of the existing neighborhood) because you are including 28 foot setbacks. But doing the math, you will discover that the roof of a 37 1/2 foot structure 28 feet away would be viewed at a steep 53° angle upwards. That's like a small child looking up to his parent's face who is standing. Thus, this development (as planned) is in no way being sensitive to the height of the existing homes.

In order to comply with your General Plan, we suggest that in the parcel which is in the Hurlbut vicinity, you only build 2 story townhomes. And to make up for the lesser density, simply design the other parcel (the one close to O'reilly and farther from the Hurlbut area) to be 4 story Condos. You might even be able to build more than 80 units this way. Making this change to your design, you will prevent a problem with our Hurlbut neighbors and you will be able to include even more density overall.

We believe this is a practical and necessary change to the existing Canopy plan. It will be for the greater good of all involved.

Dolores Suazo
[REDACTED]

Sent from my T-Mobile 5G Device

From: Jacob Harris [REDACTED]
Sent: Sunday, April 21, 2024 10:47 AM
To: John Jay
Subject: Requested change to the Canopy Project design

Hello Sebastopol Design Review Board,

We neighbors of the proposed Canopy Project are concerned that a 3 story development in our neighborhood wont fit in. We request that the design be adjusted so that all units in the Hurlbut adjacent parcel of the project be limited to 2 stories. All units in the non-residential side of the project can then be increased in height to allow for a similar density as the current plan calls for. By making this compromise, the developer can still build a similar amount of homes (or more) but the residential neighborhood will not be severely impacted. The current plan is clearly not compliant with the General Plan. CD 1-2 calls for all new construction to be sensitive to the height of existing neighborhoods. Three story homes next to one story homes is not at all being sensitive regarding height. A 28' setback doesn't address compliance. CD 1-2 does not even mention setbacks. There's no stipulation that a certain setback would mitigate for example the huge difference between a 13 foot existing home and a 37 foot development. Thus, contrary to the opinion of the planning director, the current development plan does NOT comply with the General Plan. We have spoken with experts who can testify accordingly. Hurlbut neighbors request that Canopy's design actually fits in with our neighborhood and is therefore in compliance with Sebastopol's General Plan. Please reduce the units in the North-East parcel of the project to 2 stories, and increase the height of the non-residential south-west non-residential section (to 4 story Condos) to allow for no change to the overall density of the current plan. It's a win-win. The City can move forward with Canopy because it will then be in compliance and our neighborhood will not be so negatively affected.

Jacob Harris

[REDACTED]

From: Greg Schwartz [REDACTED]
Sent: Sunday, April 21, 2024 11:16 AM
To: John Jay
Subject: Canopy project

Dear Design Review Board,

I am writing to request that the design of the canopy project be kept to a maximum of two stories on the side that is close to Hurlbut Lane. This would keep it more in fitting with the neighborhood.

I do not have an issue with three story along highway 116 as that is not a residential neighborhood. The plan as designed does not fit within the neighborhood.

Sincerely,
Greg Schwartz

[REDACTED]
Sent from my iPhone

From: Vicki Long [REDACTED]
Sent: Sunday, April 21, 2024 7:30 AM
To: John Jay
Subject: Canopy Project

Regarding the Canopy Project

Dear Design Review Board,

We, as long term (30 years) Hurlbut neighbors and Sebastopol business owners, are very concerned about Sebastopol building 3 story structures close to our homes. Those buildings would tower over most of our neighbors houses which are mostly one story homes. Even with 28 foot set backs, a 37.5 foot building would still tower over all existing homes that are in the vicinity. It's more than obvious that the current plan is not in compliance with the General Plan, despite what the Planning Commission Director incorrectly argued. The city (as mentioned in the General Plan, CD 1-2) has ensured neighbors that they will only allow new structures that are sensitive in height to homes in the neighborhood. Continuing with the current plan is NOT ensuring this. Setbacks are not even mentioned in CD 1-2, thus using setbacks as mitigation and rational as to possible compliance is irrelevant. The current plan is obviously non-compliant. We request that you make changes to the current design as follows: only build 2 story townhomes in the parcel adjacent to the Hurlbut area. Build taller, 4 story condos to increase density and square footage in the non-residential parcel (O'Reilly side) of the project.

Also, if you haven't done it already, please make sure the developer has a good track record. You can do a Google and Yelp search. I think you might find that City Ventures is not necessarily a reputable company.

But most importantly, please do follow your General Plan and ensure that exiting Sebastopol homes are not negatively impacted by this project. Make it a win-win by allowing for the above mentioned changes to the current design.

Thank you,

Mike and Vicki Long



Sebastopol, Ca

From: Matt Nielson [REDACTED]
Sent: Sunday, April 21, 2024 7:06 PM
To: John Jay
Subject: Canopy Project

RE: Canopy Project

Dear Design Review Board,

We, Hurlbut neighbors reject the plan of building 3 story structures next to or very close to our one story homes. Those buildings would tower over ours even with your so called “significant” 28 foot set backs. We know that the current plan is not in compliance with the General Plan despite what the Planning Commission Director has said. The city (as mentioned in the General Plan, CD 1-2) has ensured us that they will only allow new structures in our neighborhood that are sensitive to our home’s height. This promise will not be upheld if the project goes thru as currently planned. Setbacks are not even mentioned in CD 1-2, thus using setbacks as mitigation and rational as to possible compliance is irrelevant. The current plan is obviously non-compliant and we will maintain this position until we are given a clear and legal response that shows otherwise. We ask that the developer re-design the plan so that only 2 story new homes are in the parcel adjacent to the Hurlbut area. There’s no reason the developer can’t make up the difference in units, density, and square footage by building taller, more dense units on the non-residential side (parcel) of the project. They could build 4 story condos on that side near O’reilly because it is far away from 1 story residences.

Also, we request that the City take a good hard look at City Venture’s track record before moving forward. Doing a Google search you will notice that all of this years' Yelp reviews are negative. The main comments are, “do not buy homes built by City Ventures”. All concerns are related to poor quality. Also, you will notice that they have promised other cities that the new homes would sell for much less than they actually ended up selling for. They have been in law suits regarding this. The promise of “affordable” homes is actually only a technique to get the city to accept their application. Please do not fall for this tactic. Let’s have a design that actually fits with the neighborhood, is compliant with the General Plan, and is built by a reputable company.

Sincerely,
Anne & Matt Nielson