

From: gene powers [REDACTED]
Sent: Monday, April 22, 2024 4:57 PM
To: John Jay
Subject: Request for change of canopy project

Dear Design Review Board,

Yes, more homes in Sebastopol is needed. Though as a known contractor and long time resident of Sebastopol, I request that, before building the Canopy Project, please consider this change to the design:

Please lower all units in the parcel near Hurlbut to two stories, and (in order to end up with the same or more density for the project) increase the height of the other parcel (O'reilly section) to four-story condos.

We are asking this because, as you know placing three story, 37.5 foot structures next to one story (some as low as 13") existing residences will detract from the ambiance of our neighborhood because the scale (height) of the project is at least 3 times taller than many of our homes. Please follow your General Plan, CD 1-2 and "Ensure" that this new development is sensitive to the scale of our neighborhood. The planning Director falsely suggested that this project is to scale (compliant) because of "significant setbacks" (28 feet). But this rationale is irrelevant and incorrect given that setbacks are not mentioned as a possible mitigation for compliance. Also, when you build 37 1/2 foot tall buildings 28 feet from a residence property line you still end up with a huge variance in height, and visually an existing neighbor will have to tilt his head steeply (53 degrees) in order to see the sky beyond the roof tops. This towering effect is very significant. I'm sure most people (once they realize the facts here) would agree that the end result is that the new development will not be sensitive in height to existing homes. If you make this suggested change to the design, you will satisfy Hurlbut neighbors and still be able to build the Canopy project because it will then actually be in compliance. It will also give the builder the option to build Canopy with even more density, without causing major issues to any residential neighborhood.

Sincerely,
Gene Powers

[REDACTED]

From: Kalima Rose [REDACTED]
Sent: Monday, April 22, 2024 8:58 PM
To: John Jay
Subject: The Canopy Project

Hello,

I am a long time resident of Sebastopol and own my own home now for 33 years in the neighborhood close to Hurlbut Ave. I understand that the City has approved the Canopy project which allows for 3 story townhomes to be built next to single story existing homes. Clearly Canopy will be out of place with the neighborhood. In order for it to fit in, please consider changing the design so that only two story townhomes will be built in the parcel closest to Hurlbut Ave . It also seems like a waste of resources for each home to have its own elevator.

I understand that you are trying to build more density in Sebastopol. A logical way to do that would be to build taller, 4 story condos on the O'Reilly lot. This would then remove the concern Hurlbut neighbors now have regarding 3 story townhomes looming over their one story homes. This will also make the Canopy development compliant with your General Plan, CD 1-2 which protects neighborhoods for being negatively altered with adjacent high rises. This change to the design is the right thing to do because it will help preserve the nature of the Hurlbut Ave. neighborhood, avoid a drastic detrimental change for its residents.

I also hope that the design will allow some of the larger trees and a walking path , that I have enjoyed for years, to remain.

Thank you for the consideration,

Kalima Rose
[REDACTED]
Sebastopol, CA 95472

From: Sean Baldwin [REDACTED]
Sent: Monday, April 22, 2024 7:57 PM
To: John Jay
Subject: Hurlbut Development

Hello Design Review Board,
we are concerned about the planned height of the Canopy Project in our neighborhood, but we have a suggestion that could mitigate the concern.

Most homes here are single story. Building 3 story structures next to and close by our one story neighbor's homes on Hurlbut will really detract from the feel and look of the neighborhood. Not only that but according to your General Plan, CD 1-2, the current design is non compliant due to this height difference. 28' setbacks help a little but do not count as rational for mitigation. Set backs are not mentioned in CD 1-2. And even with a 28' setback, there still will be a sharp angle of 53 degrees looking upwards at a Canopy roof from any adjoining neighbor's property line. The height difference between a one story home (some as low as 13') and Canopy @ 37.5' is enough that given the design, Sebastopol will not be able to follow through with it's promise in the General Plan that "ensures" that all new construction will be sensitive in height to the surrounding neighborhood.

We are requesting that all Canopy homes in the north-east (close to Hurlbut) parcel of the project be kept at 2 stories. You can make up the difference of the current design's total square footage and actually increase density if you build taller structures (possible 4 story condos) in the south-west parcel (O'Reilly area) which isn't a residential neighborhood. This change to the design will be acceptable to Hurlbut folks and would allow the design to be compliant with the General Plan.

Please consider such a change in design.

Thank You

Sean & Bryanne
[REDACTED]

From: Michael Nehm [REDACTED]
Sent: Tuesday, April 23, 2024 7:41 AM
To: John Jay
Subject: Canopy Project

Dear Design Review Board,

I have been a Sebastopol resident for many years and I wish to weigh in on the Canopy Project. I am concerned about the proposed 3 story units being planned for the site near Hurlbut. Given that the new units will be close to many existing 1 story homes I believe that it is appropriate to limit the height of the new buildings to 2 stories. We need to consider the quality of life for our existing residents, as well the possible reduction in their property values in this case.

Please modify the plan to fit the neighborhood by limiting the new housing near Hurlbut to 2 stories.

Thank you,
Michael Nehm. [REDACTED]

From: Richard Murphy [REDACTED]
Sent: Tuesday, April 23, 2024 11:09 AM
To: John Jay
Subject: Fwd: suggestion for letter to send to the design review board. Feel free to change or add to it and to write it in your style, but please send it today

Please consider this and be sensitive to our neighborhood and Sebastopol. I believe there was a 3-2 vote at the Planning commission should have never passed this project in its present design.

Dear Design Review Board,

As a long time resident of Sebastopol and current resident on Hurlbut, we request that, before building the Canopy Project, please consider this change to the design:

Please lower all units in the parcel near Hurlbut to two stories, and (in order to end up with the same or more density for the project) increase the height of the other parcel (O'reilly section) to four-story condos.

We are asking this because, as you know placing three story, 37.5 foot structures next to one story (some as low as 13") existing residences will detract from the ambiance of our neighborhood because the scale (height) of the project is at least 3 times taller than many of our homes. Please follow your General Plan, CD 1-2 and "Ensure" that this new development is sensitive to the scale of our neighborhood. The planning Director falsely suggested that this project is to scale (compliant) because of "significant setbacks" (28 feet). But this rationale is irrelevant and incorrect given that setbacks are not mentioned as a possible mitigation for compliance. Also, when you build 37 1/2 foot tall buildings 28 feet from a residence property line you still end up with a huge variance in height, and visually an existing neighbor will have to tilt his head steeply (53 degrees) in order to see the sky beyond the roof tops. This towering effect is very significant. I'm sure most people (once they realize the facts here) would agree that the end result is that the new development will not be sensitive in height to existing homes. If you make this suggested change to the design, you will satisfy Hurlbut neighbors and still be able to build the Canopy project because it will then actually be in compliance. It will also give the builder the option to build Canopy with even more density, without causing major issues to any residential neighborhood.

Sincerely,
Richard Murphy
....Hurlbut Ave.