

Dear Council Members,

I'm writing in support of the Canopy project. It provides much needed family housing in an ideal location – close to a school, bike trail, commercial area and transportation corridor. The building plans are thoughtful and include garages, which are key for many working families.

There is good integration with the JRT and existing sidewalks on 116. I am glad to see the 6' wide sidewalk connecting 116 to the JRT.

Please support Density by Design projects such as the Canopy. These projects are designed with safety, privacy and noise accounted for and thoughtfully integrated into the plans. This is far more preferable than ad hoc ADUs and lot splitting in existing residential neighborhoods where noise, privacy and safety are not accommodated in the original zoning and often have very mixed results.

Unlike ADUs, these units will be sold and occupied by people who will participate in our community, own businesses and volunteer. ADUs can be additional living space, rented out as vacation rentals or simply be storage space. There are no guarantees how ADUs will be used or if they will even be occupied.

In addition, the developers will pay impact fees to help strengthen our funding for infrastructure. ADUs pay no impact fees yet add density. ADUs are a poor economic development option for the City.

Density by Design is the way homes are now built in California. State law requires more density. Economics and environmental concerns require more density. It is unlikely that we will see any new developments within Sebastopol City Limits that look like single story ranch houses on large lots. This is an old style of building that is not economically viable nor environmentally preferable.

The Canopy represents a development that provides a significant amount of housing on a reduced footprint; this is not only supported by state regulation, it is a good way to bring more density into a small town like Sebastopol that only has 2 square miles to develop. The density of the Canopy allows Sebastopol to gain more residents without losing a lot of land.

Land development is economic development. Every square inch of Sebastopol can be viewed through an economic lens. As we are in a declared financial emergency, Council needs to make land development decisions that are also positive economic development decisions.

The Canopy will help bring new residents to Sebastopol and diversify our community. We should welcome new people into our City and cherish the opportunity to build housing for working families.

Now is the time to support family housing in Sebastopol. Now is the time to welcome new people into the City and to enjoy the vitality of a well-designed urban core.

Best,
Kate Haug

