

**From:** Janis Dolnick  
**Sent:** Tuesday, October 13, 2020 3:38 PM  
**To:** Alan Montes  
**Subject:** The Woodmark Apartments Development

Dear Mr. Montes,

I am emailing you in **\*strong\*** opposition to the completely unsuitable Woodmark Apartments Plan, which I thought had died its well-deserved death last fall when the developers utterly failed to defend their proposal at two well attended meetings by neighbors who would be directly impacted. How is it that it has arisen from the grave where it rightly belongs?

I happened to be walking by the property on Sunday, October 11, and saw a sign that appears to have been put up by the City of Sebastopol informing residents of an upcoming Planning Department Zoom meeting [on October 21](#). The sign can **\*only\*** be read if one is actually standing on the walking path a few feet in front of it. Is this how you are planning to inform people??

Neither I nor any of my neighbors have received any announcements about the Zoom meeting. Please be aware that several people in my HOA, directly next door to the proposed development, do not have computers. The digital divide does exist.

According to the December 18, 2019 Approved Minutes documenting those now far distant August 21 and September 18, 2019 meetings, you were hired in November 2019, so you were not physically present for them. I would urge you to read those approved minutes very very closely. You will see that community attendees, the Design Review Board members and the Tree Board members asked specific questions, made pertinent and informed comments, and received abysmal and uninformed answers. I will not take any space here to quote any of them. They are yours to thoroughly review before the meeting.

In closing, given the stressors to our community in 2020 due to COVID-19, sheltering-in-place, the massive shutdowns of businesses and resulting unemployment, the fires, threatened evacuation and unbreathable air, along with the election year political upheaval, to have **this** appear on the horizon...it is frankly exhausting.

Respectfully,

Janis Dolnick, PhD

**From:** Claudia Steward  
**Sent:** Thursday, October 15, 2020 10:34 AM  
**To:** Alan Montes  
**Subject:** WOODMARK APARTMENTS PROJECT

To: Alan Montes, Associate Planner, Sebastopol Planning Depart.  
From: Claudia Steward, resident at 7720 Bodega Ave, #16, Sebastopol  
Re: Preliminary Review of Woodmark Apartments.

I am an advocate for affordable housing, but the Woodmark Apartments is not the right project for the site located at 7716 & 7760 Bodega Avenue for the following reasons:

**Traffic congestion:** The traffic on Bodega Avenue/Hwy 12 is already congested. It takes me 15-20 minutes just to get out of town, forcing me to take side streets in order to avoid the bumper to bumper traffic at any given hour on any given day on Bodega Avenue. Add to this traffic congestion, interstate highways 12 and 116 intersect Sebastopol adding numerous commerce traffic, not to mention the tour buses on journeys through the "wine country". This project proposes to add 84 three story units and 150 automobiles. Our community is already at a crisis point regarding traffic congestion and this project would greatly compound this problem.

**Proposed land design:** These two parcels of land are on a hilly slope, which will require heavy equipment to flatten this land in order to build 84 units, provide space for 150 autos, a community center, playground, etc. There will also be water drainage and sewer issues once the land is flattened and covered with asphalt to accommodate 150 plus automobiles.

**Removal of trees:** This project will require the removal of trees (many old growth trees), which will compromise the natural landscape and habitat.

**Proposal for Farm workers only:** It does not make sense to restrict this project to farm workers. They will have to drive out of this area to go to work. Wouldn't it make more sense to provide affordable housing to people that work in this area, like teachers, fire fighters, first responders, and now with Covid, essential workers who desperately need affordable housing.

Due to the density of the Woodmark Apartment project, this is not an appropriate site.

Respectfully,  
Claudia Steward

**From:** Shula Zuckerman  
**Sent:** Wednesday, October 14, 2020 11:16 AM  
**To:** Alan Montes  
**Subject:** Proposed 84 unit apartment complex on Bodega Ave

I live at Burbank Senior Housing, almost directly across from the proposed 84 unit complex. I have been here for 6 years and chose this senior complex because of basically one word – “safety.” At my age – 88 – this is one of my primary concerns. And to me housing farm workers across the street is about the worst possible scenario with safety in mind. I know from experience that this could turn into a “dangerous” neighborhood overnight. Plus the traffic would be unbearable – it already is on Bodega Ave. Please vote no to this proposed apartment complex. Thank you.

Shula Zuckerman