Woodmark Apartments

Responses to Comments received December 18, 2019

	Category	Comment	Response
1	Trees	Preserve and mitigate threats to existing on- and off-site native, protected trees, especially neighboring trees.	The revised site plan decreases the number of trees required for removal by 23%. Of the 76 trees studied, 35 heritage trees and 15 unprotected trees are planned for removal due to site constraints, poor health/structure and on the financial viability of the project. All trees will be replaced 2 to 1, with a mix of native species being planted throughout the development and remaining ones at a site of the City's choosing. Trees being removed because of poor health/structure will be replaced with young, healthy trees some of which will grow up to 80'.
2	Trees	Retaining walls should not affect the neighboring trees.	Taller retaining walls near property line trees will be drilled soldier pile walls eliminating any encroachment into tree root systems and limiting earth disturbance. Further study will be done once construction documents are produced to specify protection plans that meet widely accepted standards for each tree during development. No requests will be made of neighbors to remove trees on their properties.
3	Trees	Design the project around the trees.	Where it will not require a reduction in density, trees will be preserved. This proposal includes planting 84 new trees from the approved city list on site ranging in mature height from 15-80'. In addition, at least 16 others will be planted at a site of the City's choosing to enhance the community.
4	Grading	Limit grading where possible to preserve existing topography and site features.	Buildings have been stepped to reduce the amount of grading required resulting in a reduction of off-haul from approximately 19,000 cubic yards to 11,000 cubic yards, or 44%. The restrictions of California Building Code's accessibility standards as well as best practices that require minimum cross slopes at parking areas and at sidewalks

			leading to required accessible entrances at each of the buildings and accessible parking spaces with adjacent access aisles mean the site will have to be limited to minimum sloping. More from the architect of record is included in the presentation.
5	Retaining Walls	Reduce the heights of the retaining walls.	Our efforts to reduce grading has, in turn, lowered retaining wall heights throughout the development, most markedly of which is reducing the highest retaining wall from 16' to 9.5' (41%).
6	Site Design	Relocate parking to the rear and sides of the site.	Parking was moved to the rear and sides of the site in order to minimize views of parking and carports from the public right-of-way at Bodega Avenue.
7	Site Design	Orient buildings parallel to the streets they face and include pedestrian-scale elements at the first floor.	The buildings that front Bodega Avenue are now parallel to the street with stepped ground planes created by a new rusticated masonry retaining wall, as well as shrubs and abundant landscaping which respect the area's urban pattern while reinforcing the character and context of the existing area, and further provide pedestrian scaled elements.
8	Site Design	Consider the effects of building orientation and layout on natural light to the interior units.	All ground floor units in those structures with primarily east to west orientation are not within wells or obscured by retaining walls or similar construction. Unit floor plans for interior spaces at all residential unit types have been designed to be in conformance with California Building Code 2019 Sections 1203.2 – "Ventilation", and 1205.2 "Natural Light", respectively.
9	Site Design	Centralize the community features of the project.	All amenities are now located in the very center of the community, including a children's playground, BBQ area and bocce ball court.
10	Site Design	Help maintain privacy of the adjoining properties through tree preservation and planting of new tall trees and other plants that provide additional screening.	This proposal includes planting 84 new trees from the approved city list on site ranging in mature height from 15-80' to provide privacy between the project and neighbors as well as within the development.

11	Site Design	Consider the imposition of multiple story buildings set close to the property line.	All buildings except those along the Bodega Avenue frontage have been moved to the center of the site.
12	Site Design	Consider changing the massing of the community building to better match the other buildings.	Two stories of residential units were added above the community building, reducing the number of buildings from 8 to 6.
13	Architecture	Reduce the massing of the buildings, especially those along Bodega Avenue.	Street front elevations along Bodega Avenue have smaller, pedestrian scale components with a variety of levels and planes as well as varied stories (2- and 3-story sections), further disbursing residential units.
14	Architecture	Use design elements that provide transition from current to future developments.	The buildings that front Bodega Avenue are now parallel to the street with stepped ground planes created by a new rusticated masonry retaining wall, as well as shrubs and abundant landscaping which respect the area's urban pattern while reinforcing the character and context of the existing area.
15	Architecture	Examine the architecture style's appropriateness to the surrounding area.	The design team researched the history of architecture in the area. As Staff noted in the previous Preliminary Review, "the block is still transitioning and is currently made up of an eclectic mixture of development". However, there was a prevalence of an architectural style dating back to the late 19th century in the "Morris Addition" as noted by the Western Sonoma County Historical Society which was Craftsman-like in style. The current architectural design is inspired by this historical style, reflects the Craftsman style, honors the area's architectural heritage, and the general visual character of Sebastopol.
16	Architecture	Use materials and high-quality minor design elements to promote visual interest.	The building's façades are articulated with color, arrangement, and change of materials while planes of exterior walls are varied in height, depth, and direction. A bay projection at the street front elevations, in addition to vertically and horizontally varied rooflines, present a variety of levels and planes to provide greater visual relief and

			further reduce the massing of each of the buildings. The materials of cement board siding and brick are durable and of high quality. As an affordable housing project, there are financial limitations that restrict the choices of materials. Selections were made to balance architectural consistency with the area, durability to ensure enduring quality and financial feasibility.
17	Architecture	Consider the appropriateness of the color scheme and roof design to the surrounding area.	The roof lines vary both vertically and horizontally presenting a cohesive link to the Northern California Craftsman style of homes in the "Morris Addition". See examples linked at end of document.
18	Architecture	Use new landscaping to provide transition with the surrounding area, privacy and environmental benefits.	Abundant native landscaping along the front of the development as well as vine covering of all retaining walls smooth the transition from single-family yards to the west and north, and blend into the townhome complex to the east.
19	Traffic	Conduct a traffic study to determine the impact of the development on the surrounding area.	A traffic study was completed on 6 intersections and 2 segments per the requirements listed on page 6 of Staff Report from the December 18, 2019 Preliminary Review. The study was again updated as of May 22, 2020 to include final changes to the site plan. All impacts were deemed less-than-significant, including traffic signal warrants.
20	Site Design/Traffic	Reduce the grade of the main entry and include at least 40 ft of 2-3% slope behind the Bodega Avenue sidewalk. The side entry from Bears Meadow should be a tee on your main drive. Your drive should have 20 ft of 5% max from the stop bar, then a 50 ft vertical curve to your onsite grading. At the stop bar, your drive	In the new plans, the private existing driveway entrance, currently serving the townhome development east of the project site, was widened at the throat to provide three travel lanes (one lane in, one right turn/straight lane out, and a left turn lane out). The proposed private driveway was designed with a ±30-foot long vehicle stacking area behind the limit line at Bodega Avenue. As you proceed north up the driveway, into the project site, a 50-foot vertical curve was designed into the profile to transition from the flat stacking area to the 15% maximum grade for this short section of driveway. A 50-foot vertical

		should have a right, thru/left and an entry.	curve was also designed into the top of the 15% maximum driveway to transition back to a flatter driveway slope into the project site. The city engineer and fire marshal approved the 15% under these conditions.
21	Noise	Consider the additional noise produced by a basketball court against a large retaining wall.	The basketball court was removed.
22	Noise	Conduct a noise study to determine the impacts to residents of exterior sound.	A preliminary noise report concluded that with specific construction techniques and specific doors and windows, the dwelling units along the Bodega Highway will comply with all interior noise requirements. The report also opined that the project meets all exterior noise requirements.
23	Stormwater	Produce stormwater management and site drainage plan to show no adverse impacts given proposed grading.	A preliminary stormwater management plan was submitted to the City on September 25. The project site is within the permit boundary of the recently adopted NPDES MS4 Storm Water Permit which regulates discharges into the watershed with the intent to reduce storm water pollution and protect the water quality of our local creeks and waterways and continue to promote groundwater recharge. The City of Sebastopol and the County of Sonoma have adopted the Storm Water Low Impact Development (LID) Technical Design Manual. The Preliminary Storm Water Mitigation Plan (PSWMP) was developed to show compliance with its requirements. The project will collect overland flow and route it to a series of proposed bio-retention beds with volume capture underground before entering the underground drainage system. This pre-treatment design feature shall not only remove pollutants, but also will reduce the amount of runoff by capturing and infiltrating storm water onsite. The bio-retention beds are proposed at various locations throughout the project site, providing treatment for the on-site tributaries. The purpose of these devices and

			their effect on the quality and quantity of runoff leaving the developed site is further explained throughout the report.

The Morris Addition – Architectural Style:

https://digital.sonomalibrary.org/Documents/Detail/1905-queen-anne-cottage-house-in-the-morris-addition-at-306-pitt-avenue-sebastopol-california-1993/252930

https://digital.sonomalibrary.org/Documents/Detail/about-1899-queen-anne-house-in-the-morris-addition-at-7245-wilton-avenue-sebastopol-california-1993/50805

https://digital.sonomalibrary.org/Documents/Detail/about-1913-queen-anne-house-in-the-morris-addition-at-242-pitt-avenue-sebastopol-california-1993/50808

https://digital.sonomalibrary.org/Documents/Detail/1910-craftsman-bungalow-house-in-the-morris-addition-at-7202-bodega-avenue-sebastopol-california-1993/50803

https://digital.sonomalibrary.org/Documents/Detail/about-1915-craftsman-bungalow-house-in-the-morris-addition-at-332-west-street-sebastopol-california-1993/252928

https://digital.sonomalibrary.org/Documents/Detail/about-1905-queen-anne-cottage-house-in-the-morris-addition-at-167-north-high-street-sebastopol-california-1993/252914

https://digital.sonomalibrary.org/Documents/Detail/about-1910-two-story-shinglecraftsman-house-at-122-north-high-street-sebastopol-california-in-the-morris-addition-1993/252913