

From: Katie Sanderson <kcvwbuggie@gmail.com>
Sent: Wednesday, November 18, 2020 7:50 PM
To: Alan Montes
Cc: Tiffany Lucas
Subject: Re: Courtesy Notice Regarding Preliminary Review at 7716/7760 Bodega Ave (Woodmark Apartments)

Follow Up Flag: Follow up
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To: City of Sebastopol
Design Review Board

I am writing once again to implore you to reject the Woodmark Apartment application. I write as a neighbor who lives adjacent to the site and as a Sebastopol resident. The impact of this proposed development would be devastating.

The most obvious impact will be to further overload the traffic on Bodega Avenue. The deficient scope of the Woodmark study of traffic (not even including a honest and quantified data study of Bodega and perimeter roads) should be grounds enough for rejecting this plan.

Additionally the tremendous impact from automobile emissions, runoff, destabilization of the site with massive soil removal, and destruction of significant trees clearly illustrates how insensitive, and purely based on greed, the developers of Woodmark are.

Their design is not fit for consideration. It does not fit the site nor does it fit the City of Sebastopol.

Sincerely,
Katie Sanderson
7720 Bodega Ave #12

Sent from my iPhone

On Nov 9, 2020, at 3:31 PM, Alan Montes <Amontes@cityofsebastopol.org> wrote:

Hi,

I'm contacting you to let you know that the Special Design Review Board meeting, set for November 11, 2020, for Woodmark Apartments (continued from the October 21, 2020 meeting) **has been rescheduled to Thursday, November 19, 2020 at 3:00pm**, due to the meeting conflicting with Veterans Day. I apologize for this inconvenience.

Please note that this is Preliminary Review application and **no actions will be taken at this meeting** (the project will not be approved or denied at this time).

The November 19, 2020 meeting will be held over ZOOM which can be accessed through the internet or phone call. If you would like to attend the meeting please see the information below:

Meeting Date: Thursday, November 19, 2020 at 3:00PM

Internet Login: <https://us02web.zoom.us/j/83368934313>

Phone Login: +1 669 900 6833

Meeting ID: 833 6893 4313

Should you have any questions about the project please don't hesitate to ask me. Additionally, if you have any new/additional comments that you want to provide to the Design Review Board please email them to me and I will make sure they are forwarded to the Design Review Board.

Sincerely,

Alan Montes

Associate Planner

City of Sebastopol | Planning Department

7120 Bodega Avenue | Sebastopol, CA 95472

(707) 823-6167 phone

www.cityofsebastopol.org

<image001.jpg>

City offices are currently closed to the public due to the active shelter in place orders.

From: Alan Montes

Sent: Thursday, October 15, 2020 5:12 PM

Subject: Courtesy Notice Regarding Preliminary Review at 7716/7760 Bodega Ave (Woodmark Apartments)

Hi,

I am contacting you on behalf of the City of Sebastopol's Planning Department, as you have previously expressed interest regarding the preliminary project at 7716/7760 Bodega Ave (Woodmark Apartments).

This email is to inform you that this item is returning to the Design Review Board on October 21, 2020 for a second Preliminary Review. Preliminary Review is meant to provide an informal critique and evaluation of a project's design approach. The Board will identify relevant issues and significant concerns and provide comments on the appropriateness of the preliminary design and its compliance with the Zoning Ordinance and the Design Review Guidelines. No actions are taken with a Preliminary Review

This meeting will be held over ZOOM which can be accessed through the internet or phone call. If you would like to attend the meeting please see the information below:

Meeting Date: Wednesday, October 21, 2020 at 4:00PM

Internet Login: <https://us02web.zoom.us/j/83368934313>

Phone Login: +1 669 900 6833

Meeting ID: 833 6893 4313

The plans are available on the City Website for review at the following link:

<https://www.ci.sebastopol.ca.us/Meeting-Event/Design-Review-Board/2020/Design-Review-Board-Meeting-of-October-21,-2020>

Should you have any questions about the project please don't hesitate to ask me. Additionally, if you have any comments that you want to provide to the Design Review Board please email them to me and I will make sure they are forwarded to the Design Review Board.

Lastly, I hope everyone is staying safe and healthy during these times.

Sincerely,

Alan Montes
Associate Planner

City of Sebastopol | Planning Department
7120 Bodega Avenue | Sebastopol, CA 95472
(707) 823-6167 phone
www.cityofsebastopol.org
<image001.jpg>

City offices are currently closed to the public due to the active shelter in place orders.

To: Sebastopol Design Review and Tree Board

Woodmark Housing Development
Pacific West – Eagle, ID

We have reviewed the original Tree Summary of the proposed Woodmark project submitted by John Messerve on Oct. 8, 2019 and the two Revised Tree Summaries of the proposed Woodmark project submitted by him on June 4, 2020 and Aug. 19, 2020 with understandable alarm.

Obviously the condition of the trees and their location has not considerably changed in the 8-10 months. However, Meserve's assessment has changed dramatically. Neighboring property trees that needed to be removed now magically can be saved. Trees that were never inspected by Messerve (#58 & 59) can be 'wrapped' and others that couldn't be 'wrapped' now can. We are most familiar with the 9 Heritage trees on our and our immediate neighbors properties, nos. #52-59:

<u>Property owner</u>		<u>Messerve</u> <u>Impact 2020</u>	<u>Messerve</u> <u>Impact 2019</u>	<u>Site Plan Detail</u> <u>October2020</u>
Lucas:	#52 - 19"dia	wrap protect	remove	minimal impact
Lavine:	#53 - 17"/17"	wrap protect	remove	14' from retaining wall
Lavine:	#54 - 25"dia	wrap protect	remove	12' from retaining wall
Lavine:	#55 - 17"dia	no impact	remove	no impact
Lavine:	#56 - 41"dia	wrap protect	remove	28' from retaining wall
Lavine:	#57 - 53"dia	wrap protect	remove	31' from retaining wall * 28' from asphalt parking *parking w.out retaining wall. Soil removed to driveway grade & trash receptacle:
Myers	#58 - 22"dia	wrap protect	wrap/protect	*10' from driveway grade
Myers	#59 - 24"dia	wrap protect	wrap/protect	*12' from driveway grade asphalt trash

*See at the rear of proposed project there is not a retaining wall but it appears that the soil has been removed for construction and paving of the asphalt driveway, parking and trash.
Trees #57, 58, 59 are adversely affected & appear to additionally lose 35%-40% of their roots.

Meserve's letter to Ken Koss on Aug. 19, 2020 states:

My 30 years of experience....Many healthy trees can tolerate moderate impact of 25-30% root loss and drip line.

He suggests for trees as follows:

#53 & #54 Meserve states ...minimal impacts. **These are not minimal impacts**

Tree #53 w. two 17" dia. Trunks (effectively 35"). **Root span 35'**

Tree #54 - 25" dia. **Root span 25'**

Woodmark plan puts 9' h. retaining wall within 5' of property line - 12' from trees.

#56 Meserve proposes: Grading site and pruning on Project side. **In fact, for health of this black oak tree it was professionally pruned and cut back in summer of 2019. It is obvious that this has been done and it can not nor should not be further pruned.**

#57 Meserve proposes. Grading site and pruning on Project side. **In fact, for health of this black oak tree it was professionally pruned and cut back in summer of 2019. It is obvious that this has been done and it can not nor should not be further pruned.**

Tree #58 Messerve stated in 2019 **'Tree not marked or Inspected'**

Tree #59 Messerve stated in 2019 **'Tree not marked or Inspected'**

We understand that Meserve is a certified arborist with, as he states over 30 years experience. He is being paid by the developer. It worth noting that he uses disclaimers when describing impacts. "many species can tolerate loss..." "healthy trees might be impacted" ... "expected to survive". It is exceedingly worrisome that he must have measured that well over 25-30% of the roots on our oak trees will be damaged and he is also unable to see what is obvious: All of our oak trees had been recently professionally cut back and pruned by an arborist.

Meserve changed his tree designations on most of the original trees from 'remove' on the 2019 Woodmark tree survey to 'preserved' though few alterations to setbacks & retaining walls.

Also, because of the revised impacts of the newest Woodmark plan to the traffic, we've observed more carefully 9 additional trees on other neighborhood properties Meserve said should be removed in 2019 (#6, 7, 8, 24, 44, 45, 46, 47, 48) that are now seemingly slated to be saved but are only 10' from retaining walls, significant grading and/or parking. **Meserve said in 2019 that these trees also would be negatively impacted and needed to be removed.**

Pacific Properties as you know did not mark fully or clearly the retaining wall requested by the board at the last meeting. We look forward to the city arborist inspecting the trees and site.

Thank you for your time, concern and thoughtful review of this project. I am happy to share any of my research on this aspect of the project.

Best wishes,

Marcia Lavine

Nov. 17, 2020

From: KELLY & OCEAN ROGOFF <rogoffs@sbcglobal.net>
Sent: Monday, November 16, 2020 7:54 PM
To: Alan Montes
Subject: Woodmark Housing Project Concerns

Follow Up Flag: Follow up
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To Associate Planner Montes-

I would like to voice concerns I have regarding the proposed housing project on Bodega Ave. between Washington and Nelson. Though I understand the need for more affordable housing within the city limits, I urge you to carefully consider the traffic impact in the neighborhood surrounding the proposed location.

While Bodega Ave. seems to be a very appropriate location for high density housing, without taking significant action to address the traffic flow, the quiet residential neighborhood located behind the proposed site will be impacted drastically. Vehicles will turn right out of the complex onto Bodega Ave. and will then take the next right on Nelson Way. Cars will be traveling fast through a very quiet neighborhood filled with children and pets. Then, the cars will then turn right onto Washington and will take one of the next two rights on either side of Parkside Elementary school. The two streets on either side of the school (Washington and Dutton) already experience massive congestion during drop off and pick up times. Added will be detrimental to the safety of the families with small children in that zone. Additionally, when the town was evacuated last October, it took us four hours to get out of town. If all of the 150+ cars leave the complex in an evacuation and turn right into our neighborhood, our neighborhood could essentially be locked in for hours.

As a resident and homeowner on Nelson Way, I am very worried about so many cars zipping through the neighborhood. This is a neighborhood where so many people walk with their children and pets to the park and to school on roads that don't have sidewalks in many areas. I suggest that if the project is to proceed, there needs to be a set of requirements to be paid for by the developer to address the traffic issues which should include at least one of the following:

- Add a traffic light with no right hand turn on red at the apartment complex.
- Turn Nelson Way into a dead end street that does not go through to Bodega Ave.
- Add sidewalks to all areas along Washington Ave. that currently do not have sidewalks.

Thank you for your consideration,
Kelly Rogoff, Sebastopol Resident