

From: [Sarah Gurney](#)
To: [Julie Sykes](#); [Mary Gourley](#)
Subject: Re: Letter to City Council members for Meeting on Aug 3, 2021 (re: proposed Woodmark development)
Date: Monday, August 02, 2021 5:34:29 PM

Mary,
Julie would like her email to go to the full Council, if you would kindly forward it and log it in as public comment.
Thank you.
Sarah

Sarah Glade Gurney
Vice Mayor
City of Sebastopol

On Fri, Jul 30, 2021 at 4:59 PM Julie Sykes [REDACTED] > wrote:

Dear Ms. Gurney,

Please make sure that all council members receive this email. Thank you!

Greetings, Sebastopol City Council Members;

I grew up in Sebastopol and am a resident of the Bears Meadow HOA community, which is adjacent to the proposed Woodmark development at 7716/7760 Bodega Avenue. I very much understand the need for affordable housing and support it, both in general and in our Sebastopol community. However, I strongly oppose the Woodmark development as it is currently planned, for all the reasons my neighbors have given in the many letters and emails sent during the past several months since we learned of the development.

My primary concerns pertain to the number of proposed units and the impact of the residents' vehicles on Bodega Avenue and side street traffic. My understanding is that the possible number of additional vehicles is 100-200. As we all know, traffic on Bodega is quite heavy most of the time, and especially so during peak hours and on weekends. Adding a few hundred more vehicles all at once would result in an unacceptable increase in noise, traffic congestion, and pollution from idling cars. Also, allowing this increase in vehicular traffic seems to be in opposition to Sebastopol's values around cutting carbon emissions and encouraging a more pedestrian-centric city environment. As others have pointed out, this increase could create a serious problem if Sebastopol is forced to evacuate in a wildfire emergency, as we did in 2019. I fear that 100-200 cars trying to leave at the same time from that property and onto Bodega Avenue (the main artery out of town) could result in a potentially dangerous traffic jam.


Like my neighbors, I'm also worried about the negative impact of the proposed development on the landscape and habitat of the property, the property-adjacent trees, etc. But others have discussed this more eloquently than I could, so I'll just say that I agree with their concerns.

Lastly, I feel it's important to reiterate that while I oppose the Woodmark proposal, I have no issue with an affordable housing development on that property (lest the NIMBY accusations try to drown out the very real concerns here). But the current iteration of the Woodmark plan doesn't appear to consider our community needs and values, particularly those around traffic congestion and safety, pollution, etc. I think that a lower density development with fewer units, and therefore fewer vehicles, would be more suitable for both the property and our community as a whole.

Thank you for your time!

Respectfully,

Julie Sykes


Sebastopol, CA 95472