

**From:** [Katie Sanderson](#)  
**To:** [Mary Gourley](#)  
**Subject:** Pacific West/Woodmark Apartments application  
**Date:** Tuesday, January 05, 2021 11:10:27 AM

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Hi Ms. Gourley,

Please send my entire email below to all of the City of Sebastopol Council Members.

Thank you,  
Katie Sanderson  
Kcvwbuggie@gmail.com

To: Sebastopol City Council Members  
From: Katie Sanderson, Bodega Ave resident

Dear Council member,

As a member of our very concerned neighborhood I have participated in our fight to implore the City to reject the plans of the Pacific West developers to build Woodmark Apartments.

Our community is fully aware, and fully support, the mandate for our city to increase affordable housing. The Woodmark project is not the answer. As I state at the end of my second email below: Their design is not fit for consideration. It does not fit the site nor does it fit the City of Sebastopol.

I have personally attended the meetings and sent emails to the Design Review Board and in light of the now pending application by Pacific West I want to share with you my perspective which is summarized in the two emails I have sent to the DRB.

To: Design Review Board, City of Sebastopol  
Subject: Woodmark Site Design  
October 16,2020

Significant Concern: TRAFFIC

- Bodega Avenue already has daily traffic back ups, with cars that are traveling east into town backed up as far as Robinson Rd. This congestion forces motorists to use auxiliary neighborhood streets endangering residents especially children and seniors (Burbank Heights).

- Woodmark's plan of 84 units for low income families would add at least 162 cars needing to enter & exit going to work, child care, shopping, etc. multiple times a day. The impact of auto emissions to the surrounding environment, and City as a whole, will be increased health and ecological hazards.

- Traffic Study for proposal: During the public comments, for the last Woodmark meeting on December 18, 2019, I questioned who would be responsible for an in depth traffic study. The response was that the developers would do the study followed by a City review. The reason, for this backward sequence, was given as the City does not currently employ a traffic expert. (With Sebastopol's increasing periods of gridlock traffic, a major concern to residents, this seems negligent to me and needs to be addressed.)

For the massive traffic impact of the Woodmark proposal, over 162 cars, it is imperative that the City do the

INITIAL study for a truly in depth review . I believe that Woodmark should pay the cost of the City hiring the very best firm to do this work. Woodmark should not do the initial study.

From the beginning the City has noted that these parcels of land are zoned for development. In addition, the City is under mandate to increase Affordable Housing.

The population that Woodmark's proposal targets is low income. This is in order, as they explained in previous meetings, to access State and Federal funding for their development. This of course would supplement their outlay and increase their profits.

I submit that the City reject the Woodmark application and look to future applicants who are knowledgeable and sensitive to the environment and needs of our City.

Sincerely,  
Katie Sanderson

To: Sebastopol Design Review Board  
November 18,2020

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



Sent from my iPhone