

August 2024

John Jay
Associate Planner
City of Sebastopol
RE: Pacific Knolls

I know that I am fighting an uphill battle against current favorable state laws favoring high density infill. That said I firmly believe this project, Pacific Knolls, is extreme high density and not fitting for this property. The first review was turned back by the city for revamping. Taking the one proposed commercial building in the front and allowing its conversion into 2 residential units. Now we are looking at 12 apartments squeezed into one narrow strip of land facing Healdsburg Avenue.

I believe first and foremost, the impact on traffic has not been fully and carefully addressed. A full Cal-Trans traffic study needs to be done to support or contest traffic mitigation assumptions. All residents living on and off Du Franc Avenue are fully aware of traffic concerns entering and exiting onto Healdsburg Avenue. The turning lane into Du Franc has never been fully addressed and needs to. Some other traffic concerns will come. For example, when backed up traffic on Bodega Avenue happens, people will use shortcut methods to get around and Murphy Avenue will be an obvious way to do that. And it is already being done. Additional traffic will be added to the Murphy Avenue and Healdsburg Avenue intersection.

When the applicant came to the Design Review Board last time with the preliminary plans they were denied and asked to revisit the commercial building they were asking to convert to two residential units. To soften the look to make it more residential. Instead, now we are asked to accept six front facing small row house apartments with minimal setback and an egress onto busy Healdsburg Avenue.

I cannot fight city hall policy; however, I can make my voice heard. The twelve back units and the corner property with its concessions is by far enough. Reduce the number of overall units allowed please. Change the direction the lower units are facing and increase the setbacks. Have a more in-depth traffic study done before any approvals.

The general plan clearly states to maintain Sebastopol as a unique, charming, small town that provides residents opportunities to enjoy a high quality of life. We must closely scrutinize every project. I believe it is being tested here.

Sincerely,
Glen Pinnow
7650 Healdsburg Avenue

