

From: KEN FOLEY [REDACTED]
Sent: Sunday, August 25, 2024 5:54 PM
To: John Jay
Subject: 7621 Healdsburg Avenue, Pacific Knolls

Dear Mr. Jay:

Please send my comments to the Planning Commission for inclusion in the public record.

Thanks, Ken Foley

Dear Planning Commissioners:

I am writing in support of the proposed townhomes and apartments at 7621 Healdsburg Avenue and urge you to adopt the Conditional Use Permit, Tentative Map and Density Bonus as outlined in the staff report of August 27, 2024. This project as conditioned is consistent with the General Plan goals and associated zoning requirements.

The project location is within reasonable walking distance to schools, grocery stores and general retail shops. Residents will also enjoy easy access to the downtown core, library, senior center and the post office either by walking or use of the free Sebastopol shuttle. The nearby Sonoma County Transit stop can serve residents for trips to Santa Rosa and the wider area.

These features can help to reduce car trips and traffic in the town and vicinity. I can easily imagine that residents could live car free or at least reduce car use substantially.

I am not an architect, builder or planner but this project appears to be "affordable by design" and appears to offer choices otherwise missing in Sebastopol: modest size and conveniently located. There will be no shortage of people to rent or purchase these homes. These homes will appeal to younger singles, small families and seniors as well.

This project meets a number of stated city goals, and I urge you to approve the request and advance this much needed housing.

Sincerely,

Ken Foley