

rec'd 2/10/24
CPC mtg

Proposed Development at 8100 Valentine Avenue, LDS church sale, and the St. Sebastian Catholic Church at 79 Covert Lane, property sale will access Valentine Avenue.

Key Concerns

- The project is moving to the Sebastopol Planning Commission for review.
- Current zoning is allowing 21 homes with 19 ADU's.
- Additional homes and ADUs will significantly increase density beyond what zoning was set for the planned community we live in now. We are concerned about
- The property across from Brook Haven Middle School is looking to add 51 units. This area already experiences heavy traffic—additional projects will worsen traffic and safety concerns for everyone.

Higher density increases vehicle trips, on-street parking spillover, congestion residential streets, and risks for pedestrians and bicyclists. Brook Haven Middle School, located one block east on Pleasant Hill Road, already experiences heavy congestion during school drop-off and pick-up times. Additional development at 8100 Valentine — combined with a 51-unit project feeding into Pleasant Hill — will significantly worsen traffic conditions and reduce safety for students and families.

Emergency Access: More vehicles and narrower roadway clearances create challenges for police and fire response, ambulance access, and community evacuation during emergencies.

WE are also concerned about the impact these changes will have on the mature redwoods and the wildlife these trees that provide. They are a habitat for raptors, crows, and a variety of birds. These trees also offer shade, sound buffering, and neighborhood identity. Their removal would permanently alter the environmental and visual character of our community.

Requests:

We are requesting confirmation that the City has performed updated water-capacity analysis before considering major new development approvals. High-density projects — especially those including ADUs — will increase demands on this already constrained system.

We request that a traffic analysis be done, specifically on Valentine and Pleasant Hill North.

We request meaningful public engagement with this committee to discuss these concerns.

Kati Aho

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