
FW: Public Comment: 2025-051

From John Jay <jjay@cityofsebastopol.gov>
Date Tue 3/24/2026 6:06 PM
To Victoria Henkel <vhenkel@cityofsebastopol.gov>

Just to add to the public record

From: Debbie Drehmel [REDACTED]
Sent: Tuesday, March 24, 2026 5:19 PM
To: John Jay <jjay@cityofsebastopol.gov>
Cc: Gary Mich [REDACTED]
Subject: Public Comment: 2025-051

To: The Sebastopol Planning Commission

re: Project ID: 2025-051; 7983 Covert Lane

While we understand that the issue before you tonight is focused on the potential lot split at 7983 Covert Lane, we write to you with concerns about the zoning of the identified parcel and its potential development.

We recognize that you're in the unenviable position of balancing concerns for new housing with neighborhood impacts and that there are no easy solutions. This parcel offers a prime opportunity for infill housing-- relatively level lot, accessible to services, etc. and it is unlikely that any groups are in a position to purchase the property for community use. We are among the neighbors who will be directly impacted by the choices made tonight and in the foreseeable future.

While the church property as an entirety is zoned R7, looking at page 113 of the City of Sebastopol Housing Element 2022 Draft Report that zoning appears more appropriate for the Covert side of the lot than the Valentine side. The respective differences between these locations is implicitly suggested by the fact that the Mormon Church property facing Valentine has the same R4 zoning as the surrounding neighborhood. This location and neighborhood is loosely comparable, albeit somewhat larger, to the Catholic Church property once divided. Though we initially considered requesting the parcel be rezoned R4 as we believe there's a good chance it would have been if it were never part of the church property, we believe that a thoughtfully designed, multiunit development could fit into the established neighborhood and be a more energy efficient use of space than a single family home development.

We hope that as any project develops, consideration be given to quality-of-life and environmental factors including, but not limited to, neighborhood safety and compatibility, window orientation, privacy, setbacks, and green space—as well as light disturbance and water table concerns.

With appreciation for your commitment to Sebastopol,

Sincerely,

Deborah Drehmel and Gary Mich

