**From:** [redacted]
**Sent:** Sunday, October 18, 2026 3:44 PM
**To:** Victoria Henkel <vhenkel@cityofsebastopol.gov>
**Subject:** 8100 Valentine housing project

October 18, 2026

Dear Members of the Sebastopol City Council,

I am writing to express concerns regarding the proposed housing development at 8100 Valentine Avenue. While I recognize the need for affordable housing in Sebastopol and support providing homes for families, I believe several significant issues must be addressed before this project is approved.

My primary concern is inadequate parking. The proposal includes only 83 parking spaces and no garages. The assumption that households will average two vehicles and accessory dwelling units (ADUs) one-half vehicle may underestimate actual demand. With approximately 39 additional households, insufficient on-site parking could push vehicles onto Valentine Avenue, Ragle Road, and neighboring streets, increasing congestion and potentially obstructing emergency access.

I am also concerned about building setbacks and privacy. Structures located as close as five feet from neighboring properties, particularly two-story homes, could overlook adjacent yards. I urge the developer to reconsider the design and provide greater separation where feasible to protect residents' privacy and neighborhood character.

Additionally, the proposed removal of 11 existing trees, including mature redwoods, would diminish the area's beauty and environmental value. I ask the city to explore alternatives that preserve these trees wherever possible.

The proposed dead-end driveway also warrants further review. A safer, more efficient circulation plan should ensure adequate fire and emergency vehicle access while minimizing traffic conflicts.

Finally, the capacity of Sebastopol's aging water and sewer infrastructure must be carefully evaluated before additional households are added. The city should confirm that these systems can accommodate increased demand and identify necessary improvements, which have been already brought up at Council meetings, before approving the project.

I recognize that affordable housing is an important community need. However, responsible development must balance that need with public safety, environmental preservation, infrastructure capacity, and the quality of life of existing residents.

For these reasons, I respectfully urge the City Council to withhold approval of the current proposal until these concerns have been thoroughly evaluated and addressed. I request revisions that provide adequate parking, appropriate setbacks, tree preservation where feasible, safe vehicle circulation, and a comprehensive assessment of water and sewer capacity.

I believe affordable housing can be developed in a way that benefits the entire community. Thoughtful planning and meaningful revisions can help ensure that future residents and existing neighbors alike enjoy a safe, livable, and welcoming neighborhood.

Sincerely,
Loretta Castleberry
[redacted]
Sebastopol, CA 95472