Outlook

Development at 8100 Valentine Ave

From [redacted]
Date Mon 10/19/2026 9:40 PM
To Victoria Henkel <vhenkel@cityofsebastopol.gov>

Dear Victoria Henkel,

I regret that this will reach you after the requested deadline of Thursday, Oct. 15. I had thought that I would be able to attend the City Council meeting on October 20 in person but now find that I am not going to be able to do so. I would be grateful if you would share this message with the members of the City Council before the meeting on Tuesday evening.

I live in the Valentine Avenue neighborhood and am very concerned about several aspects of the proposed development—aspects that affect Sebastopol fire safety, quality of life for those whose property adjoins the former LDS church property, and quality of life for all in the neighborhood.

I understand that in response to concerns raised by neighbors, Grupe Company has indicated a willingness to consider some changes. That is good, but it is insufficient. I ask the City Council to require Grupe to actually make changes that will:

--Position only one-story homes next to existing homes; require deeper set-backs next to properties with existing homes; and not position any windows to look into the yards of existing homes.

--Provide better protections for the trees that are not being removed by following a Tree Protection Plan that follows the City Arborist's direction.

--For fire safety, construct a U-loop road with two connections to Valentine Avenue, 24 feet wide and paved for heavy fire trucks. The Council should require that this be completed before other parts of the project may move forward.

Also before the project goes forward, I request that thorough studies be conducted about the impact of this large development on the neighborhood sewer service. Is the existing pipe really sufficient to handle 39 additional units and to do so into the foreseeable future? If not, modifications must be made, either to the sewer system (can the city afford this?) or to the development plan.

I am very concerned, too, about car traffic and overflow parking, especially since there is another development proposed on Valentine Avenue. The Pleasant Hill/Valentine Avenue intersection is already a busy one, and the safely of children attending Brookhaven Middle School will also be at issue. Will another traffic light be needed, and does the city have the funds to install that? The Council needs to think about the property on 8100 Valentine in the context of the larger neighborhood and other potential development.

Having just turned in my ballot, I am well aware that people running for City Council emphasize how much they value of the special character of Sebastopol. This proposed development provides an opportunity for the members to show that is true by making sure the development at 8100 Valentine Avenue is adapted to the city's infrastructure, protects trees not slated for removal, ensures fire safety, and carefully protects the quality of life for those living in existing housing.

Thanks for your attention.

Lynn Keller
[redacted]