

March 23, 2026

Dear Members of the Sebastopol Planning Commission,

My property at 7960 Patricia Court adjoins the property of St. Sebastian Catholic Church that is the subject of **Project ID: 2025-051**. An important commitment will prevent my attending the meeting on March 24.

I write to explain why I am disturbed by the proposal to divide the Church's property so that the vacant area, zoned for multifamily, high-density housing, can be sold. I ask that the Commission take very seriously objections to the proposed subdivision from neighbors like myself, as well as our concerns about the development of the existing vacant area that would follow from the division. Changes enabled by the proposed subdivision could substantially lower the value of our properties and very significantly impact the quality of life in this quiet neighborhood of Sebastopol. That prospect alarms me.

I purchased my property, at great expense, because the neighborhood is quiet and because I have real privacy here; no one can see into my property. Over the length of my back fence, only sky and trees are visible. I have not felt like I am living in a city. At night I have been able to appreciate the stars from my back deck because there are no lights. Development of the currently open land directly behind my home threatens to undo the reasons for my choice to live here. The same no doubt applies to others in the neighborhood. It is my fervent hope that you will prevent the property division from going forward.

If, however, the subdivision is approved, as the sale of the currently empty land takes place and proposals for its development come before the Commission, I ask that you take great care not to allow development that will devalue land in the neighborhood and degrade our quality of life. Specifically, it will be crucial that only one-story buildings be allowed. Even single-story buildings will mean that those of us on adjoining properties lose the privacy we currently enjoy. With two-story buildings, that loss would be even more dramatic and the character of my property would be utterly changed. In addition, it is important that the trees on the church property not be cut, that generous setbacks be established to maximize the privacy of current residents as well as the viewing space we enjoy, and that provisions be made to protect dark skies. We will need restrictions that will effectively limit traffic and noise.

If the subdivision is allowed to go forward, I urge the commission to consider carefully how many additional residents the neighborhood can support without losing the qualities that now make it desirable and that you limit development accordingly. This neighborhood near Libby Park is a Sebastopol treasure. Please do not allow its degradation or ruin.

One final thought: might it be possible to rezone the vacant area so that it could be purchased by the city for park and recreational space, perhaps with additional tennis/pickleball courts, to supplement Libby Park directly across the street? That might be a very happy resolution for all.

Sincerely,



Roberta Lynn Keller