
feedback on design review for Valentine housing project

From Adriane Glatt [REDACTED]
Date Tue 3/17/2026 4:53 PM
To Planning <planning@cityofsebastopol.gov>

Dear members of the planning commission,
I am not sure if there will be a survey coming out regarding the Valentine Housing Project that was reviewed today during the Special Joint Commission meeting.

I would like to offer a few comments for your consideration:

- I agree with the commenter that the exterior aesthetic of the proposed homes fails to match the Sebastopol look. They look much more like the (newer) Emeryville and West Oakland housing units. I understand the costs must be kept down, but I believe you can do both. The Sebastopol aesthetic is much more ranch, craftsman, farmhouse (which are not reflected in the images presented in the elevations / renderings document).
- I love the common space that will be able to be used however the homeowners wish: community garden, park, etc.
- **I urge you to write into the contract that no one may own more than one of the homes. I think that is absolutely critical since it keeps the spirit of the project--to provide affordable homes to members of the community and to grow the community rather than grow one person's wealth.**
- I would want the secondary fire evacuation route to be well marked & labeled. In an emergency, people need clear direction.
- I think current Sebastopol neighbors have a valid concern about 2 story homes being built over their existing homes, and it seems as though that could be rectified.
- I heard the speaker note how difficult his own attic is to access (and mine is, too). This means it's lost space. I encourage you to make the attic space as easy to access as possible, so that it is a very real benefit rather than a lost resource.
- I think that there is a messaging issue with apartment / HOA / single family home designation & I think that it needs to be emphasized that this is innovative & experimental, and as such will not fit into a neat category.

Overall, I'm very excited about this project. I 100% support Sebastopol being a leader in small town innovations that address issues of growth, conservation, affordability, and community character. I think that this needs to be done very carefully so that we are a leader, rather than an example of what not to do.

Thank you for taking time to consider my feedback.

With respect,
Adriane Glatt

Sebastopol