

3/17/2026

To Whom It May Concern:

The Valentine Project is a mess from the get-go! Firstly, hideous access from Valentine to a cramped curve, to a hammerhead turnaround will not accommodate multiple Emergency vehicles in case of fire, police or even package delivery. Because dangerous "backing out" will be required to move around in the complex--I see a huge risk of the poor ingress/egress resulting in the backing over children, bikers and people!

The developers are jamming units to the max on the former LDS site. In fact, 8116 Valentine has a two-story unit planned to be hulking over her house with a rather small clearance with no room to swing a cat. Instead of cramming houses up to 10 feet from that side, there should be a green access lane with a driving surface that allows for ER access in case of a fire, police or medical calls. How do fire insurance companies go along with lack of access (especially with Sonoma County fire risk)?

The developer has at LEAST five units. facing Valentine Ave, that are so far from their designated parking spaces that parking will jam up the street in front of 8116 and along Valentine Ave. Because the Valentine Project has poor vehicle access and parking access, the project is going to look like the very low-income housing off Corby Ave where each unit parks multiple cars on the street and driveway traffic is dangerous with no safe turning around.

The elevations of the houses at the Valentine Project are just like the song: "Little boxes made of ticky tacky..." The social satire song mocks suburban tract housing as "little boxes" of different colors "all made out of ticky-tacky " and which "all look just the same". The Valentine Project, plunked right in the middle of Zimpher and Young America Homes—Sebastopol's Baby Boomer's Mid-Century Modern, sticks out like the projects, low-income housing, oddly constructed and crammed on the plot. Although the housing elevations are "tweaked" to look "different," they all look the same! --ticky-tacky. In fact, I can imagine the gang sign graffiti on it already. The design of the Valentine Project is a shock to the senses.

~Lindsay Kvam

*Jessica Joyce*

*Craig M Handley*

*Craig M Handley*