



March 3rd, 2026

Sebastopol Planning Staff
7120 Bodega Avenue,
Sebastopol, CA 95472

VIA EMAIL: jjay@cityofsebastopol.com, jriley@cityofsebastopol.com, vhenkel@cityofsebastopol.com

Re: Responses to Notice of Incomplete Application Status for File 2025-067, 8100 Valentine Ave Major Subdivision Tentative Map, Design Review, State Density Bonus, Tree Removals

Dear City of Sebastopol Planning Staff,

Grupe has reviewed the letter dated 1-22-26 regarding the applications incompleteness determination. Below is a list items Grupe has been able to respond to as it relates to the projects updated submittal on 3-4-26. The intention of this resubmittal was to update the project application with the most current project description, site plan, visuals, and city staff discussions/resolutions in order to present the most relevant information and depiction of the project to the design review board (DRB) and planning commission (PC) for preliminary feedback in the form of a public hearing workshop. The feedback received from the DRB and PC coupled with the additional incompleteness items from the 1-22-26 letter not addressed below, will be used to further refine the project and resubmit with the intention of receiving a formal deemed complete letter and additional processing of the project entitlements as we move towards formal, DRB, PC, and City Council hearings.

Items addressed in the updated 3-4-26 resubmittal:

- General Requirements 1 - Timing of Application Relative to Effective date of AB1033 Provisions:
 - This has been addressed in the updated project description by removing mention of the need for AB1033 approval. The reason for this is, AB1033 ordinance was adopted on February 19th 2026 by Sebastopol's City Council. However AB1033 is still mentioned in the project description as the mechanism that makes this project feasible.
- General Requirements 2 – Phasing Plan:
 - There has been an addition page added to the vesting tentative map illustrating a draft phasing plan for the purposes of describing the process from entitlement approvals to condo plan recordation and the subsequent home sales that follows. In other words, it describes the process as adopted by State law on January 1st 2024. This describes the process as the project being approved as a 20 lot subdivision for



condominium purposes of up to 39 units (19 of which are ADU's that do not count towards the projects density calculations).

- General Requirements 3 – Processing Fees and Deposits
 - The fees provided in the incompleteness letter have been paid. The check was received by the city on 3-2-26.
- Planning Department 6 – Street View Elevations:
 - An updated street scene and aerial rendering has been provided in the updated application materials. The aerial image accurately depicts the size/shape of the surrounding neighborhood in relation to the proposed project as requested. The street scene view prioritized the adjacent western property for reference. Due to the length of the project frontage and the available angles, the opposite side of the projects boundary was indistinguishable due to the existing fencing on the Eastern boundary, with that, priority was given to show the western property.
- Planning Department 7 – Trash and Recycling:
 - The project description has been updated to mention the project site plan as submitted was reviewed by the sanitation department and has been approved preliminarily. Evidence to support this has been included as a separate attachment.
- Fire Department 1 - Carports:
 - An additional sheet has been added to the Vesting Tentative map specifically calling out the carport locations and their spacing within the project site. Additionally, there has been imagery added indicating a ladder truck turning radius into and thorough the projects roadway. Its conclusion shows adequate carport spacing to allow a latter truck unobstructed access and sufficient turning radius.
- General comments:
 - There have been additional conversations with the local fire department regarding a concern surrounding a secondary evacuation route due to the nature of the longer than usual dead end/hammer head road. The applicant's understanding of this item was this comment was a request rather than a requirement, due to the project already meeting state and local building/safety codes from a design perspective. As a good faith gesture and in the best interest of future residence safety, the project was able to accommodate this request without a significant impact to projects design and financial feasibility. This was achieved by slightly widening the N/S paseo to a minimum of 12', connecting the hammer head/dead end road to Valentine Ave. This coupled with an all weather drivable surfaced allowed this paseo to be considered a



secondary evacuation route in the event of an emergency. For further detail please refer to the projects vesting tentative map and updated project description.

- Lastly, an item of clarification was discussed with the fire department regarding each units ability to be served with its domestic water connection. This comment is to confirm each home's fire suppression system WILL be fed from the domestic water connection.

Please feel free to contact me if you have any questions at 209-914-8012, or via email at rtoste@grupe.com

Sincerely,

Rob Toste, Senior Project Manager