



## City of Sebastopol Planning Department

September 6, 2022

Caleb Roope  
Pacific West Communities  
439 East State Street, #100  
Eagle, ID 83616

**Re: Voluntary Lot Merger Application - 2021-010, Woodmark Apartments**

Dear Mr. Roope:

You submitted a Voluntary Lot Merger application (as part of Application 2021-010), requesting approval to merge lots APN 004-211-007 (7716 Bodega Ave) and 060-230-067 (7760 Bodega Ave).

Sebastopol Municipal Code's Subdivision Ordinance, Chapter 16.48.040 specifies the process for mergers. Lot Merger applications are required to be consistent with both the Municipal and the State Subdivision Map Act regarding Lot Mergers.

The application is approved. This approval is in accordance with the findings and is subject to the conditions of approval contained in this letter.

This approval is not effective until the Appeal Period has officially expired. Anyone dissatisfied with the decision of the Planning Department has the right to file an appeal to the Design Review Board within one week (7 days) of the decision. This requires the submittal of a completed written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol, California no later than 5:00 P.M. on September 13, 2022.

Please feel free to contact me if you have any questions.

Sincerely,

Kari Svanstrom  
Planning Director

cc:

Building and Safety Department  
City Engineer  
Public Works/Engineering Department  
City Manager  
Planning Department

**VOLUNTARY LOT MERGER: 2021-010**  
**Pacific West Development**  
**Lot Merger**  
**7716 and 7760 Bodega Avenue**  
**(APN 004-211-007 and 060-230-067)**

**FINDINGS FOR APPROVAL**

1. That the Lot Merger is part of a project that is exempt from the requirements of the California Environmental Quality Act, pursuant to Government Code Section 65913.4(c)(2) in that it is a subsequent development permit for a residential project that qualifies for streamlined ministerial processing.
2. That the project is consistent with requirements for a subsequent development permit pursuant to Government Code Section 65913.4 which requires an administrative approval. The proposed Lot Merger, as conditioned, is consistent with all pertinent regulations in the Municipal Code Ordinance.
3. That notice of consideration of the application was provided, pursuant to the Subdivision Ordinance, and that no objections to the request were submitted.
4. That the project will not create a greater number of lots.
5. That the project conforms to the relevant requirements of the Building Code, Zoning Ordinance, the Subdivision Ordinance, and General Plan in that it merges two lots to create one single lot, which is necessary for the construction of the project approved through the SB35 application approval (file 2021-010).

**VOLUNTARY LOT MERGER: 2021-010**  
**Pacific West Development**  
**Lot Merger**  
**7716 and 7760 Bodega Avenue**  
(APN 004-211-007 and 060-230-067)

**CONDITIONS OF APPROVAL**

1. Approval is granted for the Voluntary Lot Merger described in the application and the Lot Merger Site Plan date-stamped April 4, 2022 and prepared by Cinquini & Passarino, Inc., Land Surveying, Job Number 8616-19, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Lot Line Adjustment from the Environmental Review Committee, pursuant to Section 16.12.020.J of the Municipal Code.
2. Prior to the issuance of a building or grading permit, the applicant shall provide evidence that a Voluntary Parcel Merger pursuant to Sebastopol Municipal Code Section 16.48.040 has been recorded with the County of Sonoma.
3. Revised Building Permit sheets shall be submitted which do not contain notes regarding the merger and shows the merged lots.
4. The applicant shall record a new deed that includes the newly configured property legal description submitted for review and approval by the City Engineer. The draft legal description submittal shall include closure calculations, and such other data, documents, or maps to support the review for approving.
5. Completion of the Voluntary Lot Merger, including recordation of the new deed, shall precede the execution and recording of all previously required easements, including for public 8" fire line, public utilities and emergency vehicle access.
6. All existing easements and dedications shall be maintained and rededicated as necessary.
7. At the time of submittal all appropriate plan check fees shall be paid.
8. Any future subdivision actions shall be subject to SMC Chapter 16 and the Subdivision Map Act.
9. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.