


Agenda Report Reviewed by:
 City Manager: 

**CITY OF SEBASTOPOL
 CITY COUNCIL
 AGENDA ITEM**

Meeting Date: August 2, 2022
To: Honorable Mayor and City Councilmembers
From: John Jay, Associate Planner / Kari Svanstrom, Planning Director
Subject: Habitat for Humanity 4 townhome small lot subdivision
Recommendation: Approval with conditions
Applicant/Owner: Jeff Katz/Habitat for Humanity
File Number: 2022-006
Address: 333 North Main Street
CEQA Status: Exempt
General Plan: Central Core (CC)
Zoning: Downtown Core (CD)
Funding: Currently Budgeted: _____ Yes _____ No N/A
 Net General Fund Cost: \$

Account Code/Costs authorized in City Approved Budget (if applicable) AK (verified by Administrative Services Department)

INTRODUCTION/PURPOSE:

The Habitat for Humanity group is proposing four townhomes that consist of three bedrooms, one car garages, and a roof top community garden. This project has had preliminary reviews with the Planning Commission on September 28, 2021 and with the Design Review Board on November 3, 2021. The applicant has taken in those comments and provided the current proposal.

BACKGROUND:

This project proposes four, two story townhomes that consist of three bedrooms and a one car garage. Each townhome includes a private rear patio as well as partially covered front porches that face North Main Street. The project also includes a request for a Conditional Use Permit for residential only within a Commercial district, Tentative map, Parking reduction, Tree protection plan, and Design Review. The Design Review and Tree protection portions of the project will be reviewed in depth with the Design Review and Tree Board at a later date. The project was heard at the June 14th, 2022 Planning Commission meeting where it held a public meeting and approved the resolution to recommend City Council approve the project with conditions.

DISCUSSIONS:

The project requires three entitlements: 1) a conditional use permit for a project that is 100% residential within a commercial district, 2) a Tentative Map for the subdivision of land, and, 3) Environmental Review (CEQA). The Downtown Core district, Section 17.25.030(C)(3) states "In nonresidential zoning districts, residential uses permitted in the R7 zone that are not part of a mixed-use project are allowed as a conditionally permitted use, subject to the findings that the project will not create substantial adverse effects on commercial uses or street-front vitality and that the project will be compatible with nearby uses and development." Secondly, since this is a four-unit subdivision it is subject to section 16.24 of the Sebastopol Municipal Code where a tentative map is

required to be reviewed by the City Engineer and approved by the City Council. The map has been attached to this staff report as Exhibit A and outlines the division of parcels for the four townhomes along with the divisions of the single car garages. Each townhome unit has an assigned a garage unit in a structure located on the north side of the property.

Zoning Ordinance Consistency:

The Downtown Commercial (CD) Zoning District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol. This District provides for a range of uses, including office, retail, restaurant, service, and other commercial uses, while allowing for residential growth, including mixed-use and affordable housing development, with the intent of increasing the vibrancy of the City's central downtown area, and it is noted that the CD District is not applied to the entire downtown

The applicant is requesting the Planning Commission grant a Use Permit to develop residential-only use in the CD District. Section 17.25.030(C)(3) of the Zoning Code says, "In nonresidential zoning districts, residential uses permitted in the R7 zone that are not part of a mixed-use project are allowed as a conditionally permitted use subject to the findings that the project will not create substantial adverse effects on commercial uses or street-front vitality and that the project will be compatible with nearby uses and development."

The project would use additional street frontage parking along Main Street to satisfy the parking requirements. As the frontage along Main Street would supply for four parking spaces the remaining four parking spots needed to be in compliance would come from the four garage parking spaces on site this allowance of counting frontage parking is stated in Section 17.110.010(B)(1) of the Sebastopol Municipal Code (SMC).

FAR (Floor Area Ratio):

Floor area is a requirement in all commercial and industrial districts within the City of Sebastopol. A 1.0 minimum FAR is required for all new residential development within the Downtown Core of Sebastopol as detailed in Table 17.25-2 Development Standards. This requirement is in place to promote walkability, provide access to transit, and ensure density is appropriate within a city's Downtown Core.

The project site area is 7286 sf, which includes an easement of 1292 sf. The net site area minus the easement area (which cannot be built upon), is 5994 sf. The project has a gross Floor Area Ratio of 0.89 if the total site area of 7286 sf is utilized. However, the project has a net 1.09 FAR, just above the minimum FAR for the Downtown Core district of 1.0, if the *net lot area* is used for this calculation.

While there are not specific provisions in the FAR section of the code, Section 17.200.040 of the municipal code recognizes the impacts that easements can have on parcels to meet minimum standards such as density and FAR. This section states:

The minimum residential density may be calculated based on the net acreage (or area) of a parcel. Net area shall be calculated as the gross area of a lot minus: (A) any portion of the lot encumbered with a recorded access easement where that easement is for the use other than by the property owner (pedestrian, bicycle, or driveway easements); (B) public or private roadways dedicated as part of a subdivision approval; (C) recorded open space easements as part of the approval; and/or (D) biological, cultural, or open space resources and associated setbacks. Such a modification to the minimum residential density shall be reviewed and approved by the decision-making body

This provision was added to the Zoning Code in 2018 by the current Planning Director just prior to adoption of the new Zoning Ordinance to account for such situations. The Planning Director believes the FAR should be treated similarly. The Planning Commission reviewed this item at its public hearing for the Habitat for Humanity application on June 14, 2022 meeting. The Commission concurred with the Planning Director's Interpretation,

agreeing that it would be consistent to allow the use of the net lot area calculation for FAR in the same way the density calculations are done for easements that do not allow for construction (such as this shared access way). Given this interpretation, the project complies with the FAR.

Parking Requirements:

As mentioned earlier in the report the project is required to provide eight (8) parking spaces, with the constraints of the parcel it a difficult task to provide those all on site. However, the SMC allows counting street frontage parking into the required parking spaces needed for a project. The frontage on Main Street is already stripped in a way that delineates four parking spaces and would not require any additional improvements done by the applicant. Therefore, with the four on-site, and the four spaces along the frontage, the project meets the vehicle parking requirements. Bicycle parking will also be required as a part of this project, as outlined in the SMC table 17.110-2 noting 25% of the required vehicle parking for deed restricted affordable housing projects.

Tree Removal Permit:

There are several mature trees near the retaining wall along the south property line. It appears the trees are straddling the property line and will likely need to be removed. A tree removal permit will be required for any trees proposed to be removed. The tree removal permit application would be reviewed by the City’s Arborist and would need to be approved by the Tree Board. The City’s Arborist visited the project site on August 17, 2021 and a letter with her findings is attached.

Affordability:

While these units would not be subject to the City’s inclusionary housing requirements the applicant intends on having these units deed restricted in away that they will be sold to families at a moderate-income rate (80%-120% of area median income [AMI]).

Subdivision Ordinance Consistency:

The project is proposing to subdivide the parcel into four parcels, plus a common area parcel, and will need to comply with the State Subdivision Map Act and the City’s Subdivision Ordinance, Section 16. The City Engineer has reviewed the provided tentative map and has no comments of concern. The property also has two easements located on the property as there is a retaining wall easement that runs along the northeastern portion of the lot and also shares a driveway easement with the two homeowner’s associations to the east. The second easement on the property is a shared driveway easement with its neighboring HOA’s and as this lot would be developed it would be required by the easement language that the applicant, Habitat for Humanity, join into that maintenance agreement to ensure all parties are paying their fair share.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15303(b) which includes a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for no more than six dwelling units. The Habitat for Humanity four townhome units would be consistent with this exemption as it proposes four attached multi-family residential units and will not create any new environmental impacts as it will be in an already developed area.

Required Findings:

Conditional Use Permit findings

- A. The proposed use is consistent with the General Plan and all applicable provisions of this title.
- B. The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use

or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Tentative Map findings

- A. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and other applicable provisions of this code; and
- B. Except for condominium conversion projects where no new structures are added, that the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the City Council.

GOALS:

This action supports the following City Council Goals and General Plan Actions:

- Goal LU1 – Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.
- Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.
- Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.
- Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.
- Housing Element Policy C-3: The City will encourage long-term and permanent affordability of extremely low, very low, low, and moderate income and special needs housing.
- Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.
- Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners
- Housing Element Policy D-5: The City will promote the ability for lower and moderate-income households to become homeowners.

PUBLIC COMMENT:

As of the writing of this staff report, the City has not received any public comment. However, staff anticipates receiving public comment from interested parties following the publication and distribution of this staff report. Such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of the agenda item.

PUBLIC NOTICE:

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

FISCAL IMPACT:

None

RECOMMENDATION:

If it is the consensus of the City Council that the proposed use is compatible with the site and surrounding uses, staff recommends that the Council move to:

Adopt the attached Resolution approving the application for a CEQA Exemption, Conditional Use Permit to allow residential-only use in a Commercial Zone, and, Tentative Map.

If adopted, the application would allow Habitat for Humanity to construct 6,000 square foot new residential building and associated site and landscaping improvements on a vacant 7,286 square foot lot. The building would consist of (4) three-bedroom units, structured in two-story townhouses with (4) one car garages. The approval would be based on the facts, findings, and analysis set forth in the staff report and Resolution, and subject to the Recommended Conditions of Approval found in Exhibit B, Standard Conditions of Approval in Exhibit C, and any additional or modified conditions the City Council determines is appropriate.

Attachments:

Resolution approving the CEQA Exemption, Conditional Use Permit, and Tentative Map

Exhibit A: tentative map

Exhibit B

Exhibit C

Application

Planning Commission Resolution 2022-04

Public Comments

RESOLUTION NUMBER:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL
 ADOPTING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), APPROVE
 THE CONDITIONAL USE PERMIT FOR RESIDENTIAL ONLY IN A COMMERCIAL ZONE; AND, A TENTATIVE
 MAP FOR
 THE PROPERTY AT 333 NORTH MAIN STREET (APN 004-670-022)

WHEREAS, an application for 1) a Conditional Use Permit to allow a residential only development in a Commercial District, 2) Tentative Map for a 4-Unit Townhome project know as Habitat for Humanity Townhomes, and 3) Environmental Review, was filed by Jeff Katz on January 24, 2022 which consists of subdividing a vacant 0.17 acre parcel (APN 004-670-022) into 4 lots to be developed into 4 townhome-style three bedroom units, landscaped areas, private rear yards, front porches, and 4 one car garages (the "Project"); and,

WHEREAS, the Project, as conditioned, is consistent with the Central Core Land Use designation of the General Plan and General Plan goals and policies, in that the Project is consistent with the General Plan as follows:

1. Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life, *by developing housing opportunities for four families in a townhouse format that fits within the town's character.*
2. Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation, *by developing a vacant site within city limits.*
3. Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses, *by developing an existing vacant lot within the central core of the City.*
4. Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit, *in that the projects proposed are townhouse development in the Downtown Core and nearby to employment opportunities, schools, retail, and along the City's main transit corridor.*
5. Policy C-3: The City will encourage long-term and permanent affordability of extremely low, very low, low, and moderate income and special needs housing, *by providing moderate home ownership opportunities. The project also provides affordable housing to a variety of families through the Habitat for Humanity program.*
6. Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types, *by developing four townhome units available to moderate or low income households.*
7. Goal D-1: Promote Housing Affordability for both Renters and Homeowners
8. Policy D-5: The City will promote the ability for lower and moderate-income households to become homeowners, *by the project also provides affordable housing to a variety of families through the Habitat for Humanity program.* And,

WHEREAS, the Project, with the approval of a Conditional Use Permit, would be consistent with the applicable provisions of SMC Chapter 17, Section SMC 17.25.020, Allowed uses, which allows a residential-only use within a Commercial Zoning District with the approval of a Use Permit, and if the Findings can be made that it will not create adverse effects on commercial uses or street-front vitality and that the project will be compatible with nearby uses and development; and,

WHEREAS, granting a Conditional Use Permit for the Project, in that:

1. The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City as it complies as follows:
 - a. This project, as proposed, will not be detrimental to the health and safety of the community as it will increase the housing stock available to workers in the area, and will develop a vacant lot and provide housing to a variety of income levels.
 - b. The Project meets this finding in that the site is at the end of the Downtown Core district and currently is a vacant lot. The lots around this project are residential multifamily and the Masonic Lodge to the north and as proposed would be compatible with nearby uses. The Project would therefore not be detrimental to the viability of nearby businesses.
 - c. The site would be difficult to develop as a commercial use due to the lot configuration and size, and potential for required parking.

WHEREAS, the Project is consistent with the SMC 17.25.030, Development Standards, in that the Project meets the height, setbacks, minimum Floor Area Ratio (FAR, 1.0 for Downtown Zone), open space, and other provisions of the Downtown Zone and the R7 zoning district (as required for residential-only development) as follows:

1. The project as proposed meets the height requirements in that 40ft is allowed and 23ft is proposed.
2. The project meets the setback requirements as followed
 - Required Front: 0' Proposed: 5'
 - Required Side: 0' Proposed: 5'
 - Required Rear: 5' Proposed: 16.5'
3. The project as proposed meets the FAR of downtown 1.0 when using the Net FAR of the site, with a FAR of 1.09.
4. Four on-site and four off-site parking spaces will be provided. And,

WHEREAS, granting a Tentative Map for the Project is appropriate as it complies with SMC 16.28.070(A) in that:

1. The proposed subdivision, as conditioned, together with the provisions for its design and improvement, is consistent with the General Plan as detailed above, and will be consistent with applicable provisions of SMC Chapter 16 and the State Subdivision Map Act (SMA); and
2. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the City Council.
3. As conditioned, the Project will comply with the California Green Building Standard Code (CalGreen) requirements for energy efficient buildings and appliances, including Tier 1 standards required by the City of Sebastopol (which are higher than the base State requirements for green design). CalGreen Standards require that buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant - emitting finish materials.

WHEREAS, the Project is exempt from the California Environmental Quality Act (CEQA) Guidelines, Section 15303(b) which exempts "A duplex or similar multi-family residential structure, totaling no more than

four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for no more than six dwelling units.” In that;

1. The Project consists of four townhome units on a vacant lot surrounded by developed properties in an urban setting. The Project would be consistent with this exemption as it proposes four attached multi-family residential units and will not create any new environmental impacts as it will be in an already developed area.

WHEREAS, the Planning Commission held a duly noticed preliminary public hearing on September 28, 2021, and provided comments to the applicant about parking concerns, accessory dwelling unit options, and grading requirements; and

WHEREAS, the Design Review Board held a duly noticed preliminary public hearing on November 3, 2021, and provided comments to the applicant on the design of the building, landscaping options, and tree protection options; and

WHEREAS, the Planning Commission held a duly noticed preliminary public hearing on June 14, 2022, heard a staff report, received public testimony, and considered applications for a Conditional Use Permit, Tentative Map, and Environmental Review, and voted unanimously to adopt Resolution 2022-003 recommending the City Council approve the Project; and

WHEREAS, the City Council of the City of Sebastopol held a duly noticed preliminary public hearing on August 2, 2022, heard a staff report, received public testimony, and considered the applications for a Conditional Use Permit, Tentative Map, and Environmental Review.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Sebastopol, California, does hereby find the Project is exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines, Section 15303(b) which exempts “A duplex or similar multi-family residential structure, totaling no more than four dwelling units.”

NOW, THEREFORE, BE IT FUTHER RESOLVED THAT, the City Council of the City of Sebastopol, California, does hereby approve, based on the findings above and subject to the Specific Conditions of Approval in Exhibit B and Standard Conditions of Approval in Exhibit C:

1. A Conditional Use Permit to permit residential only in the Downtown Commercial (CD) district;
2. The Tentative Map, included in Exhibit A, to subdivide a vacant 0.17-acre parcel into 4 lots and a common area, to be developed with 4 townhome-style studio units, landscaped areas, and parking.

The above and foregoing Resolution was duly passed, approved and adopted at a meeting by the City Council on the 2nd day of August 2022, by the following vote:

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED: _____

Mayor Patrick Slayter

ATTEST: _____
Mary Gourley, Assistant City Manager/City Clerk, MMC

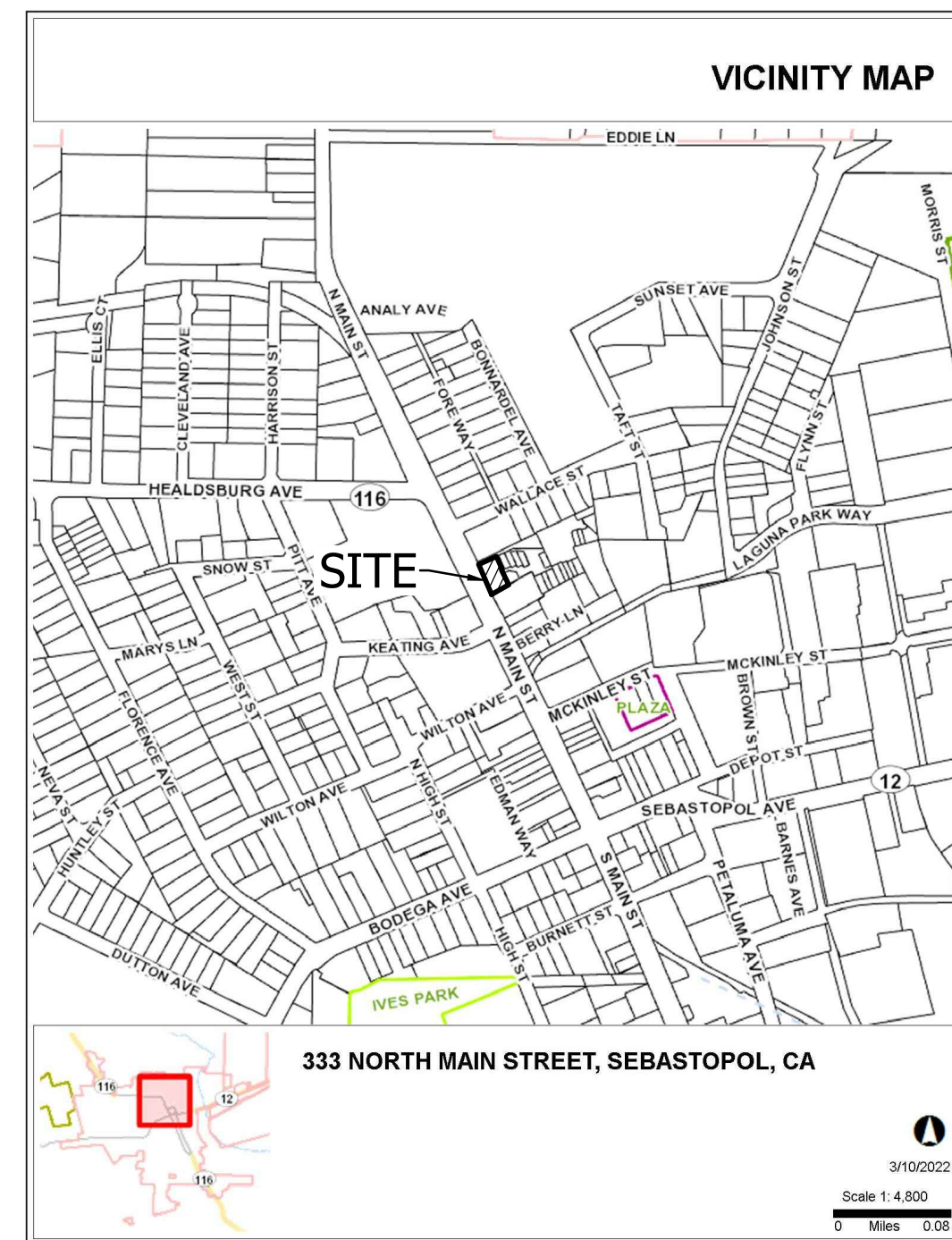
APPROVED AS TO FORM: _____
Larry McLaughlin, City Attorney

PROJECT INFORMATION

PROJECT ADDRESS: 333 N MAIN STREET SEBASTOPOL, CA
 PROJECT APN: 004-670-022
 OWNER/DEVELOPER: HABITAT FOR HUMANITY SONOMA COUNTY C/O JEFF KATZ 200 E STREET, SANTA ROSA, CA, 95404
 CIVIL ENGINEER: THOMAS J. BILLETTER, P.E. BC ENGINEERING GROUP, INC. 418 B STREET, THIRD FLOOR SANTA ROSA, CA 95401 (707) 542-4321
 SURVEYOR: RAY CARLSON AND ASSOCIATES, INC. 411 RUSSELL AVENUE SANTA ROSA, CA 95403 (707) 528-7649
 AREA: 0.17 ACRES
 ZONING: CD (DOWNTOWN CORE)
 SEWAGE DISPOSAL: CITY OF SEBASTOPOL
 WATER SUPPLY: CITY OF SEBASTOPOL
 LAND USE: VACANT COMMERCIAL LND W/UTIL (CENTRAL CORE)
 FIRE DISTRICT: SEBASTOPOL FIRE DEPARTMENT
 FIRE PROTECTION RESPONSE AREA: CITY OF SEBASTOPOL

**TENTATIVE MAP DRAWING FOR
 HABITAT FOR HUMANITY SONOMA COUNTY
 333 NORTH MAIN STREET
 SEBASTOPOL, CA 95472
 APN: 004-670-022**

**EXHIBIT A
 TENTATIVE MAP**



ABBREVIATIONS

- AD AREA DRAIN
- APN ASSESSOR'S PARCEL NUMBER
- CB CATCH BASIN
- CL CENTERLINE
- CY CUBIC YARD
- DI DROP INLET
- EG EXISTING GROUND
- EX or (E) EXISTING
- FD FLOOR DRAIN
- FG FINISH GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- FT FOOT / FEET
- GB GRADE BREAK
- GR GRATE
- HP HIGH POINT
- IG INVERT GRADE
- IN INCH
- INV INVERT
- L LENGTH
- LF LINEAL FOOT/FEET
- MAX MAXIMUM
- ME MATCH EXISTING
- MIN MINIMUM
- (N) NEW
- NTS NOT TO SCALE
- PL PROPERTY LINE
- s SLOPE
- SF SQUARE FEET
- TB TOP OF BANK
- TYP TYPICAL
- YD, YDS YARD, YARDS

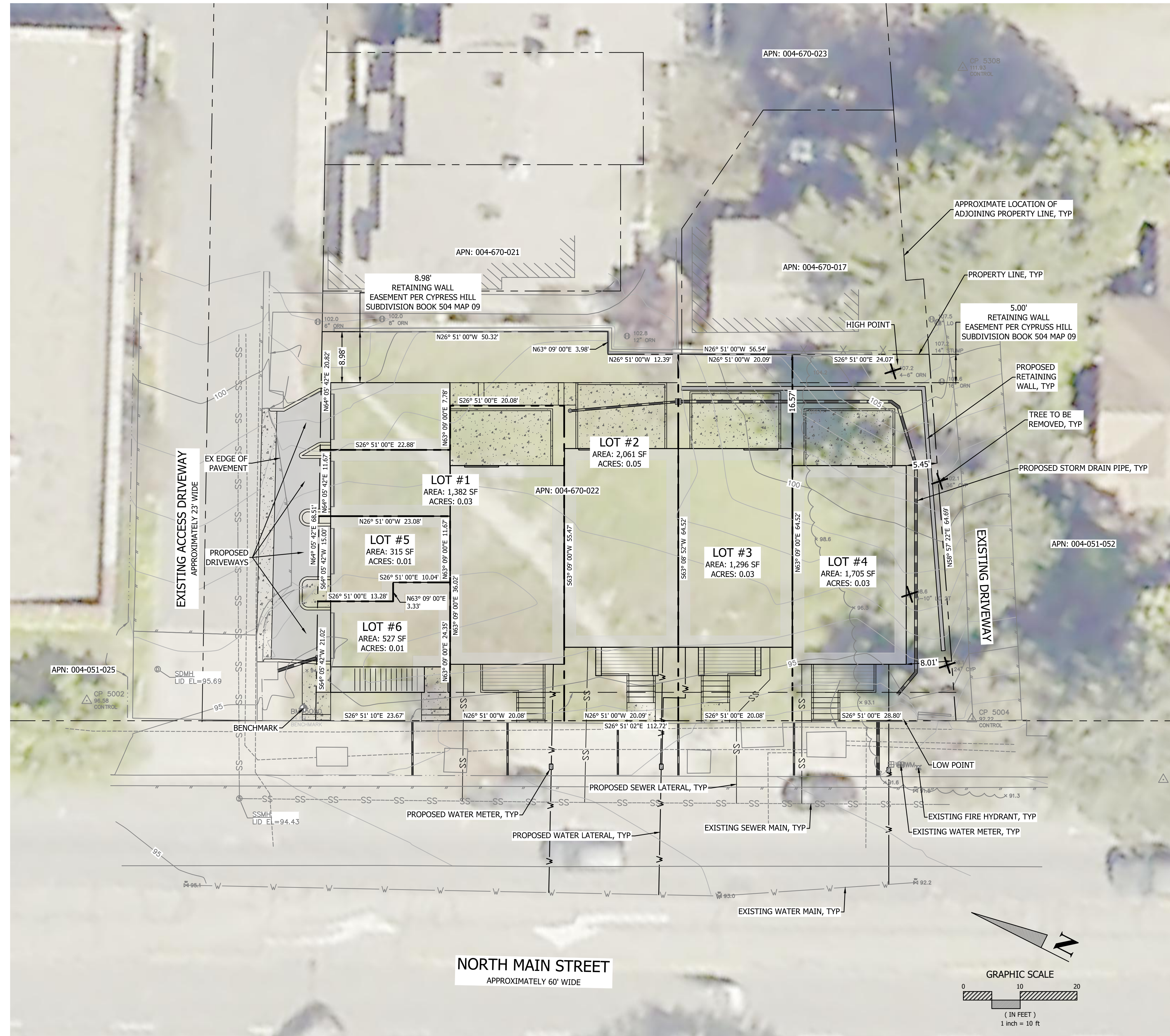
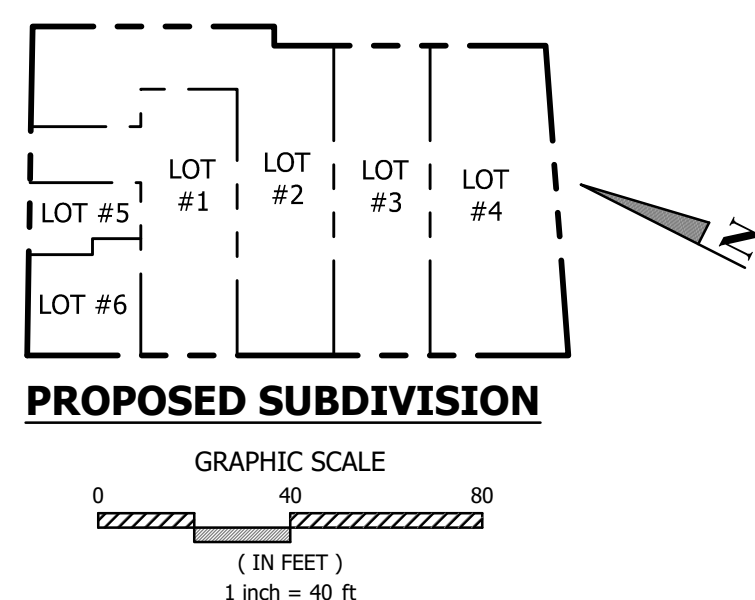
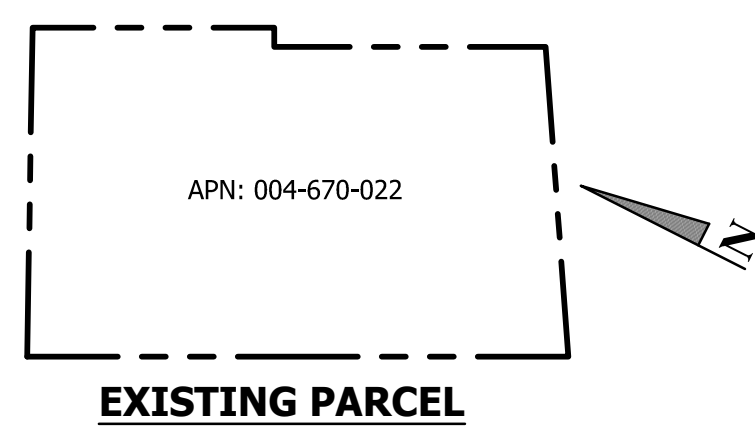
LINETYPE LEGEND

- EXISTING STORMWATER PIPE
- PROPERTY LINE
- PROPOSED FLOWLINE
- PROPOSED RETAINING WALL
- PROPOSED STORMWATER PIPE

HATCH LEGEND

- CONCRETE
- ASPHALT
- DECK

VICINITY MAP
NTS



NORTH MAIN STREET
APPROXIMATELY 60' WIDE

TENTATIVE MAP
SCALE: 1"=10'

NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bcegroup.com
 Phone: 707.542.4321
 SANTA ROSA OFFICE:
 418 B Street, Third Floor, Santa Rosa, CA 95401
 Ukiah OFFICE:
 603 S. State Street, Ukiah, CA 95422



HABITAT FOR HUMANITY SONOMA COUNTY
 TENTATIVE MAP
 C/O JEFF KATZ
 333 NORTH MAIN STREET
 SEBASTOPOL, CA 95472

PRELIMINARY

Date: 3/11/2022
 Job: 2157-21
 Drawn: TSL
 Scale: AS SHOWN
 APN: 004-670-022
 Permit #:
 Sheet:

C1.0
1 of 1

**EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL**

Habitat For Humanity
333 North Main Street
APN 004-670-022, File 2022-006

Planning Department:

1. Plans and elevations shall be in substantial conformance with plans prepared by Jeff Katz, Architect, stamped received on March 10, 2022, and on file at the City of Sebastopol Planning Department, except as modified
2. All construction shall conform to the approved plans, unless the design is modified by the Design Review Board. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
4. The Use Permit and Tentative Map shall be in effect unless it is abandoned or closed for 12 months or longer.

Building Department:

5. The Planning Conditions of Approval shall be printed on plan sheets in the plan set.
6. The project shall comply with the City's Row Housing Policy.
7. A geotechnical report is required for this project.
8. The project is required to comply with CalGreen and the Tier 1 level excluding Division A4.2 Energy Efficiency, as adopted and amended by the City. The worksheets can be located on the City's website on the Building Department page. The worksheets are to be printed on the plan sheets in the plan set.
9. The project is required to comply with the City's Mandatory Photovoltaic System Requirements.
10. A Boundary and Topographic Survey prepared by a licensed land surveyor or civil engineer shall be provided with the building permit application.
11. Before approval of the foundation inspection: A licensed Land Surveyor or Civil Engineer with proper certification shall conduct a survey of all property lines and install property line markers that can be readily verified by Building Inspection staff to verify setbacks and submit a written (stamped) confirmation to the Building Department that the staking of the property lines has been completed.
12. Before approval of the foundation inspection: The project Geotechnical Engineer shall inspect all foundation, excavations and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.

13. Before approval of the foundation inspection: The project structural Engineer, Architect, or Special Inspector shall inspect all foundation reinforcing and related hardware and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.
14. Before approval of the framing inspection: The project structural Engineer, Architect, or Special Inspector shall inspect all lateral force resisting elements of the structure and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.

Fire Department:

15. Automatic Fire Sprinklers Suppression System.
 - a. Audible Fire Bell.
 - b. Sprinkler Backflow Preventer.

Public Works Department:

16. Shall have a Passive Purge fire sprinkler system or a Reduced Pressure backflow device on each water service connection.

Engineering Department:

Tentative Map – Conditions of Approval

In addition to the Engineering and Public Works Department Standard Conditions of Approval the following conditions of approval shall also apply:

Final Map

17. Applicable engineering map review fees will be due and payable at the time of initial submittal of the final map. Except as otherwise stated in these conditions of approval, other Public Works' fees and deposits, including but not limited to engineering plan review, construction inspection and impact fees, will be due and payable at the time of subsequent plan reviews and/or permit issuance.
18. A Final Map prepared by a licensed land surveyor or civil engineer in accordance with the Subdivision Map Act, the approved Tentative Map, and these conditions of approval, shall be submitted to the City Engineer for review.
19. All property corners for each lot shall be monumented with no less than 3' long by 1/2" diameter galvanized steel pipe imbedded no less than 24" into ground, except as otherwise expressly permitted in writing by the City Engineer.
20. Complete the required subdivision improvements prior to recordation of the map or enter into an Improvement Agreement and post security with the City of Sebastopol prior to the filing of the Final Map, agreeing to complete the required subdivision improvements within 24 months after the filing of the map. The Improvement Agreement shall be recorded with the map.

21. Transmit by certified mail a copy of the conditionally approved Tentative Map together with a copy of Section 66436 of the State Subdivision Map Act to each public entity or public utility that is an easement holder of record. Written compliance shall be submitted to the City of Sebastopol.
22. Execute a covenant running with the land on behalf of applicant and its successors, heirs, and assigns agreeing to annex this subdivision into the existing City of Sebastopol Lighting Assessment District.
23. Prepare and submit CC&Rs for the project providing for the maintenance of the private facilities, including, but not limited to, the retaining wall, drainage improvements, common garage structure, roof top community garden and driveway. CC&Rs shall also prescribe and assign one specific and sole single-car garage space to, and for the exclusive use and benefit of, each respective lot with full and complete obligation and responsibility for the upkeep and maintenance thereof, that will endure and run with the land and be binding on all future respective owner(s) of each lot.
24. Private drainage easements over portions of Lots 2, 3 & 4, in favor of respective upstream lot(s) that drain through respective downstream lot(s) shall be established on the Final Map.
25. The Declaration of Restrictions (“Declaration”) recorded October 12, 1990, under document 1990-0101407, Official Records of Sonoma County provides for the installation and maintenance of landscaping, paving, utilities, lighting, drainage and all other improvements on the existing common driveway lot (referred to as Parcel 2 of Parcel Map 126) and two adjacent 16’ wide easements over lands of Masonic Association and said Parcel 2, and the cost thereof to maintain these improvements shall be shared equally by the owners of Parcels 1 and 3 of said Parcel Map 126, or any portion or portions thereof, which includes the applicant’s subject property. Therefore the provisions of said Declaration shall be incorporated into the CC&R’s for the project required under COA 23 herein for the maintenance of the common driveway.
26. The Final Map shall be prepared for the four residential townhouse lot subdivision plus one common lot for the common garage structure with roof top community garden. Lots #1, #2, #3 and #4 shall generally be configured as shown on the approved Tentative Map, except that Lots #1 and #2 shall not include any portion of the common garage structure and roof top community garden within each respective lot’s boundaries.

Improvement Plans

27. Improvement Plans prepared by a Registered Civil Engineer shall be submitted for the review and approval of the City Engineer showing all proposed grading, paving, utilities and drainage improvements. Improvements plans shall include but not be limited to street and utility information, all concrete curbs, gutters, sidewalk, walkways, storm drain system, striping and signing, paving, water lines and sewer lines, erosion and sediment control, Storm Water Pollution Prevention Plan, and any necessary transitions for the portion of the public street fronting the project, if applicable. All improvements shall be designed in accordance with the City of Sebastopol Standard Details and Specifications.
28. Improvement Plans for proposed work in State right of way shall also be submitted to Caltrans for Encroachment Permit review. Prior to the City approving Improvement Plans

a Caltrans Encroachment Permit for the proposed work within the State right of way shall first be obtained and a copy shall be provided to the City.

29. A City of Sebastopol encroachment permit for work on City utilities including water supply and sanitary sewer connections.
30. Applicant shall submit to the City Engineer for review and approval, a grading plan conforming to Sebastopol Standard Details and Specifications prepared by a Registered Civil Engineer, obtain a Grading Permit, and shall post sufficient surety guaranteeing completion.

EXHIBIT C
RECOMMENDED STANDARD CONDITIONS OF APPROVAL

Habitat For Humanity
 333 North Main Street
 APN 004-670-022, File 2022-006

1. All plans shall include a brief description of the project on the cover sheet.
2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Site landscaping shall be generally consistent with the Landscape Plan included as part of "Exhibit A" on file with the Sebastopol Planning Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed project. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Planning Director, landscape installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.
5. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.
6. 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.
7. A Construction Management Plan (CMP) shall be submitted to the City as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans, unless waived by staff. The City's CMP template, provided by the Planning Department, may be used for small, infill projects. Revisions to the CMP to increase or add on time to the construction timeline shall be coordinated with the Building Official and any additional requests will be at the applicant's responsibility.

This CMP shall be a binding document. Failure to adhere to the CMP may result in a

“Stop Work Notice” being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the City, and may be posted to the city’s website. The CMP shall be updated as project conditions warrant. Updates to the CMP shall be provided to the City for review and approval. The CMP shall include but not be limited to:

- a) Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates)
- b) Construction Hours
- c) Travel routes and turn-around locations with staff approval
 - Impact to state highways
- d) Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- e) Worker auto parking space locations/construction parking
- f) Phasing (if applicable)
- g) If construction improvements are located in areas of slopes 15% or greater, the Contractor shall provide safe temporary hard surface stair access to the improvements, unless waived by the Building Official. This access shall be shown on the CMP.
- h) Projects that require a grading permit shall comply with the City’s grading ordinance.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes “impacted” during the course of the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

The hours of construction activity shall be limited 7:00 a.m. to 8:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays with staff approval, depending on scope of work being done, or unless modified by a project’s Specific Conditions of Approval.

A 24-inch by 36-inch weatherproof copy with items A-F posted on site. The remaining Construction Management Plan shall be made available on site. The Construction Management Plan shall be posted on the site as part of the job site signage and should include:

- a) Address of the project site.
 - b) Permitted hours of construction and of deliveries/off-haul.
 - c) Name, e-mail address and direct phone number of the General Contractor.
 - d) Name, e-mail address and direct phone number of the person responsible for managing the project.
 - e) Name and direct phone number of the party to call in case of an emergency.
 - f) City of Sebastopol Building Department (707-823-8597).
8. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Public Works Department prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The fee for using the right-of-way for storage of construction materials or equipment is \$10.00 per day. A minimum of 11’ passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the City right-of-way will not be permitted.

9. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
10. A pre-construction meeting is required with city staff for projects that:
 - a) Require a City encroachment permit, a Caltrans encroachment permit, or a City grading permit; or
 - b) Have 5 dwelling units or more; or
 - c) Have a total of 5,000 square feet of building or more; or
 - d) Have a creek setback requirement; or
 - e) Are required to have a pre-construction meeting under a specific condition of approval.
11. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
12. All required construction signage and any required tree-protection shall be posted and available for City inspection at the time of the Pre-construction meeting or, if no pre-construction meeting is required, prior to commencing construction. If these measures are not in place at the time of the pre-construction meeting, a re- inspection fee will be required, and issuance of building permit will be delayed.
13. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Planning Department Standard Conditions of Approval:

14. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
15. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.
16. For projects with new foundations or retaining walls less than 10' away from a required setback property lines shall be physically identified (string line or equal), and the applicant shall submit a letter or certificate from a licensed surveyor that confirms that the structure complies with the approved setbacks prior to placing the foundation. For any project that includes new foundations or retaining walls more than 10' away from a required setback, the applicant may apply for a waiver from this requirement from the City Engineer and Planning Department.
17. For any project that includes new structures within 2 feet of the allowed height limit, a letter or certificate from a surveyor confirming that the height of the roof complies with the approved plans shall be submitted to the Planning Department at the earliest point possible.

18. All landscape and irrigation plans must be designed in accordance with the most current City of Sebastopol landscape requirements. Prior to providing water service for new landscape areas, or improved or modified landscape areas, the Planning Department must review and approve the project's working drawings for planting and irrigation systems. Any question regarding the City of Sebastopol current water conservation and Landscape Ordinance should be directed to the Planning Department.

New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet.

19. For any new housing unit development, the developer/owner shall submit the total amount of fees and exactions associated with the project prior to issuance of certificate of occupancy or final inspection.

Engineering and Public Works Department Standard Conditions of Approval:

20. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
21. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of-way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.
22. Construction within the public right-of-way is limited to that necessary to support the lot's use. This may include but is not limited to: driveways, sidewalks and any utility connections. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
23. The applicant shall prepare and submit site improvement plans for the construction of all improvements including water, sanitary sewer, storm drain, water quality facilities, roadway improvements, curbs, gutters, sidewalks, elevated or structural pedestrian walkways, landscaping, landscape irrigation, signing, striping, joint trench and streetlights. All design and construction shall conform to the latest edition of the City of Sebastopol Design and Construction Standards and other applicable codes, standards, guidelines and specifications. Public improvement drawings shall be drafted in the City-approved sheet format.
24. Once approved by the City Engineer, the applicant shall submit PDF files of the signed improvement plans. As-Built record drawings shall also be submitted as PDF files.
25. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing.
26. Any improvements, public or private, damaged during construction shall be replaced,

by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Public Works Department prior to the first submittal of project improvement plans to identify the extents and limits of replacement.

27. An erosion and sediment control plan are required as part of the building permit application. The plan shall be prepared by a certified erosion control specialist and in full compliance with CASQA standards, The plan is subject to review and approval by the Engineering Department prior to the issuance of the building or grading permit. No modifications to the approved plans shall be made without approval of the City Engineer.
28. Mailbox plans and locations shall be approved by the Sebastopol Postmaster prior to improvement plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Sebastopol Postmaster approving mailbox locations.
29. City Public Water and Sewer and Drainage utility easements as required by the City Engineer utility companies shall be provided within the development. Easement locations shall be subject to review and approval by the City Engineer.

Roadway Improvements:

30. The improvement plans for the first phase of development shall include and provide for the construction of all offsite improvements as required to support full project build-out. Each subsequent phase of development shall construct sufficient onsite roadway and utility improvements to support the cumulative development proposed to be constructed as approved by the City Engineer.
31. Road closures, if permitted by the Project Approval, will only be permitted with prior authorization from the Public Works Department consistent with the City's road closure policy. Signs containing details of the proposed closure must be posted 48 hours in advance. Coordinate road closures with the Sebastopol Public Works Department. Contact the Public Works Department at 707-823-5331 to obtain a road closure permit.
32. An emergency vehicle access, meeting the requirements of the Sebastopol Fire Department shall be constructed.
33. All private driveway areas less than 24-foot wide shall require the approval of the Sebastopol Fire Department.
34. Sidewalk warps shall be provided to allow a clear five-foot walkway at all locations, including areas where mailboxes, street furniture, streetlights, street signs and fire hydrants are to be installed, or as otherwise approved by the City Engineer.
35. The structural section of all public road improvements shall be designed using a soil investigation which provides the basement soils R-value and expansion pressure test results. A copy of Geotechnical report and structural section calculations shall be submitted with the first improvement plan check.
36. The structural section of the private on-site drive aisles and parking areas shall meet the requirements and recommendations of the geotechnical report for the project.
37. Retaining walls and retaining curbs may be required to protect damage to trees as determined by a licensed Arborist. All retaining structures shall be designed and

constructed to minimize damage to trees.

38. Pedestrian curb ramps, meeting City standards and current accessibility requirements, shall be provided at all intersections and crosswalks where sidewalks are proposed.

Drainage Improvements:

39. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans and the City Engineer may require the applicant to acquire the review and recommendations by the Sonoma County Water Agency (Sonoma Water) prior to approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.
40. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.
41. Plans and certifications shall demonstrate compliance of all improvements, including building finished floor elevations, with the City's Flood Ordinance, to the satisfaction of the Building Official and City Engineer. Building finished floor elevations shall be constructed at a minimum of 2 foot above the 100-year storm event water surface elevation as determined by the City and certified by the project engineer. The Engineer of Record shall provide a signed and stamped letter indicating the project meets the requirements of the Ordinance before plan approval.

Stormwater Quality:

42. Projects that create or replace 10,000 square feet or more of impervious surface area are subject to design and construction requirements of the most recent edition of City of Sebastopol Low Impact Development (LID) Technical Design Manual. Improvement plans with required LID design features shall be approved by the City Engineer.
43. Projects that will disturb 1.0 acre or more of developed or undeveloped land shall provide evidence that a Notice of Intent (NOI) has been submitted by the applicant and received by the State Water Resources Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan (SWPPP) shall be provided to the City prior to issuing a grading permit, encroachment permit, or building permit.
44. For required LID features constructed on private property or on street frontage, the owner shall provide a Declaration Letter to the City Manager regarding the owner's commitment to ongoing maintenance of said LID features (LID Declaration) prior to occupancy.

Grading:

45. The improvement plans shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to public and private streets or parking areas, unless otherwise approved in the interest of tree preservation or other unusual circumstances.
46. The City of Sebastopol shall require a grading permit for projects that meet these requirements.
 - a) Cut or fill exceeding 50 cubic yards
 - b) Cut or fill greater than 3 feet in depth
 - c) Cut creating a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical
 - d) Fill intended to support a structure or surcharge greater than 1 foot in depth or placed on terrain with a natural slope steeper than 15 percent
47. When required by the Building Official the applicant shall submit to the City for review and approval, a detailed Geotechnical Report prepared by a Geotechnical Engineer registered in the State of California. The grading plan shall incorporate the recommendations of the approved Geotechnical Report.
48. Where soil or geologic conditions encountered during grading operations are different from those anticipated in the Geotechnical Report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
49. Existing wells, septic tanks and/or underground fuel storage tanks that are defective or will no longer be in use shall be permanently destroyed or removed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. Underground fuel storage tanks are subject to UST regulations of the State Water Resources Control Board.
50. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by the developer.
51. Improvements plans shall include an erosion control (winterization) plan. The plan shall include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.
52. Sewer services and laterals shall be CCTV inspected to determine if the service needs to be removed and replaced. A copy of the CCTV report shall be provided to the City Engineer. A waiver for CCTV inspection may be waived by the City Engineer, if the sewer lateral has been replaced within ten years of the submittal of the improvement plans. A copy of the documentation evidencing such replacement shall be included in the submittal package.
53. If the proposed project is located in or adjacent to a waterway, within an area

designated as habitat for threatened or endangered species, or other special status area, it possibly falls under the jurisdiction of another agency such as the United States Army Corps of Engineers, the California Regional Water Quality Control, or the California Department of Fish & Wildlife, U. S. Fish & Wildlife Service, etc. These agencies shall be contacted to determine if the project lies within their respective jurisdictions. All necessary permits and/or approvals shall be obtained prior to the City issuing any permits. If permits are not required, a letter stating so shall be submitted to the City as part of the record.

54. Trees and vegetation shall be trimmed according to Section 8.12 of the Sebastopol Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet over sidewalks and not less than twelve (12) feet over streets.

Fire Department. Standard Conditions of Approval:

55. The address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.
56. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
57. Noncombustible roofing shall be provided for:
 - a. All new roofs shall be non-combustible.
 - b. Roof Repairs or replacement:
 - i. Less than 25% - no requirement
 - ii. 25Hr to 50% - Class C minimum
 - iii. 50% or more — Non-Combustible
 - c. In no case shall the roofing material used to be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

58. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

Building Department Standard Conditions of Approval:

59. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.
60. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL

SONOMA COUNTY HABITAT FOR HUMANITY SEBASTOPOL TOWNHOUSES

333 NORTH MAIN STREET, SEBASTOPOL, CA 95472

NOT FOR
CONSTRUCTION



200 E STREET, SANTA ROSA, CA 95404
707.544.3920 | www.jeffkatzarchitecture.com



PROJECT DATA

PROJECT ADDRESS: 333 NORTH MAIN STREET
SEBASTOPOL, CA 95472

ASSESSOR'S PARCEL NO.: 004-670-022000

OWNER: HABITAT FOR HUMANITY OF SONOMA COUNTY
1201 PINER ROAD, SUITE 500
SANTA ROSA, CA 95402

GOVERNING AGENCY: CITY OF SEBASTOPOL PLANNING DEPARTMENT
7120 BODEGA AVENUE
SEBASTOPOL, CA 95472

GOVERNING CODES: CITY OF SEBASTOPOL ZONING ORDINANCE
2019 CALIFORNIA BUILDING CODE

SCOPE OF WORK: THE PROJECT AT 333 NORTH MAIN STREET CONSISTS OF (4) THREE BEDROOM, TWO STORY TOWNHOUSES WITH (4) ONE CAR GARAGES. THE FRONT ENTRANCES TO THE TOWNHOUSES WILL INCLUDE COVERED PORCHES FACING NORTH MAIN STREET AND EACH TOWNHOUSE WILL HAVE A PRIVATE PATIO AT THE REAR OF THE TOWNHOUSE. THE GARAGES WILL BE ACCESSED FROM A DRIVEWAY THAT IS EXISTING AT THE NORTH EDGE OF THE PROPERTY. THE SITE IMPROVEMENTS WILL INCLUDE A RETAINING WALL, GRADING, LANDSCAPING, PATIOS, WALKWAYS AND UTILITIES. THE TOWNHOUSES WILL BE PRIVATELY OWNED SINGLE FAMILY RESIDENCES.

LEGAL DESCRIPTION

PARCEL: 004-670-022000

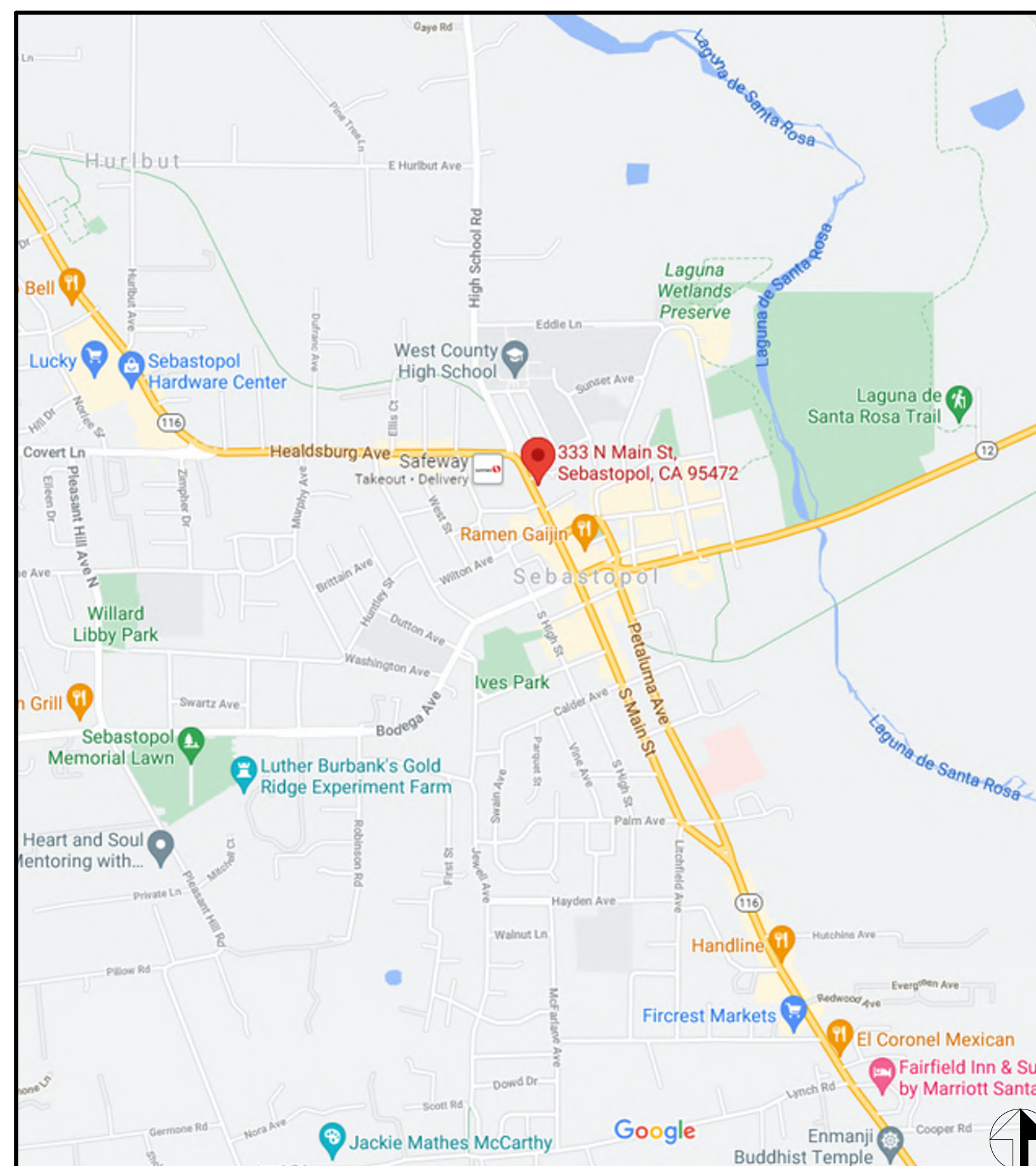
PROJECT:
SONOMA COUNTY
HABITAT FOR HUMANITY
SEBASTOPOL
TOWNHOUSES
333 NORTH MAIN STREET
SEBASTOPOL, CA 95472

PROJECT TEAM

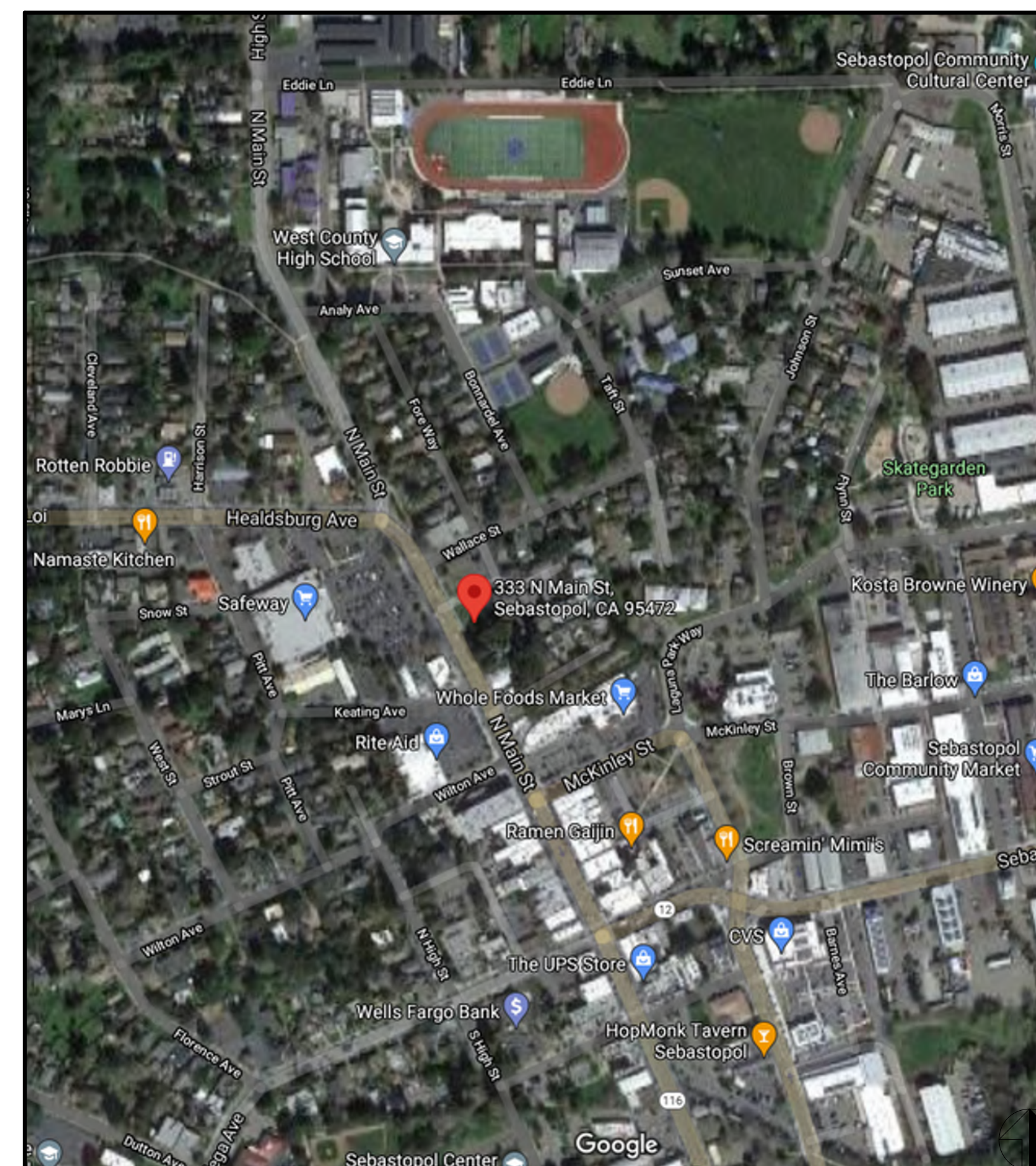
ARCHITECTURE
JEFF KATZ ARCHITECTURE
200 E STREET
SANTA ROSA, CA 95404
(707) 544-3920 / (707) 544-2514 (FAX)
Contact: Jeff Katz, AIA
jeff@jeffkatzarchitecture.com



LOCATION MAP



VICINITY MAP



OCCUPANCY GROUP: RESIDENTIAL, R-3 PER CRC

CONSTRUCTION TYPE: V-B

ALLOWABLE BLDG AREA: RESIDENTIAL, R-3 PER CRC UNLIMITED

ACTUAL BLDG AREA: FIRST FLOOR 3,924 S.F., SECOND FLOOR 2,600 S.F., TOTAL BUILDING AREA 6,524 S.F.

FLOOR AREA RATIO: 0.89

FLOOR AREA RATIO WITH EASEMENT AREAS DEDUCTED: 1.09

ZONING: CD

SITE AREA: 7,286 S.F.

SITE AREA WITH EASEMENT AREAS DEDUCTED: 5,994 S.F.

LOT COVERAGE: 70%

NUMBER OF STORIES: 2

MAX BUILDING HEIGHT ALLOWED: 40 FT

ACTUAL BUILDING HEIGHT: 23 FT

PARKING REQUIRED: 8 SPACES

PARKING PROVIDED: 4 SPACES

REQUIRED SETBACKS (PRIMARY BUILDING): FRONT - 0 FT, SIDE - 0 FT, REAR - 5 FT

REQUIRED SETBACKS (ACCESSORY BUILDING): FRONT - 0 FT, SIDE - 0 FT, REAR - 3 FT

PROPOSED SETBACKS (PRIMARY BUILDING): FRONT - 5 FT, SIDE - 5 FT, REAR - 16.5 FT

PROPOSED SETBACKS (ACCESSORY BUILDING): FRONT - 5 FT, SIDE - 1.5 FT, REAR - 9 FT

SHEET INDEX

No.	Description
T-1	TITLE SHEET
C1.00	SITE PLAN
C1.0	PROJECT INFO
C1.1	OVERALL SITE PLAN
C2.0	PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
C2.1	SITE SECTIONS
C3.0	DETAILS
L1.0	PRELIMINARY LANDSCAPE PLAN
A1.1	SITE PLAN
A1.2	EXISTING SITE PHOTOGRAPHS
A2.1	FIRST AND SECOND FLOOR PLANS
A2.2	ENLARGED PLANS
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	SCHEMATIC RENDERINGS
A4.1	BUILDING SECTIONS

Description: Date:
CONCEPTUAL PLANNING REVIEW 07/16/21
DESIGN REVIEW 10/15/21
DESIGN REVIEW 01/10/22
RESUBMITTAL

NOT FOR
CONSTRUCTION

Project Number: 210401
Approved By: JK
Checked By: JB
Drawn By: SC

Sheet Title:
TITLE SHEET

SHEET NUMBER:
T-1

PROJECT INFORMATION

PROJECT ADDRESS: 333 NORTH MAIN STREET SEBASTOPOL, CA 95472
OWNER/DEVELOPER: HABITAT FOR HUMANITY SONOMA COUNTY
CIVIL ENGINEER: THOMAS J. BILLETER, P.E.
LANDSCAPE ARCHITECT: STEVE KOVANIS, P.L.A.
ARCHITECT: JEFF KATZ
SURVEYOR: RAY CARLSON AND ASSOCIATES, INC.
AREA: 0.17 ACRES

PRELIMINARY GRADING AND DRAINAGE DRAWINGS FOR HABITAT FOR HUMANITY SONOMA COUNTY

333 NORTH MAIN STREET SEBASTOPOL, CA 95472 APN: 004-670-022

SHEET INDEX

C1.0 PROJECT INFO
C1.2 OVERALL SITE PLAN
C2.0 PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
C2.1 SITE SECTIONS
C3.0 DETAILS

ABBREVIATIONS

Table with 4 columns: Symbol, AND, HP, HIGH POINT. Lists various engineering symbols and their corresponding terms like AND, AT, CENTERLINE, DEGREE, etc.

PRELIMINARY EARTHWORK SUMMARY

CUT = 560 CY
FILL = 20 CY
NET = 540 CY (CUT/FILL)
DISTURBED AREA = 0.19 ACRES

EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES AREA BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND AND PROPOSED FINISH GROUND...

PURPOSE STATEMENT

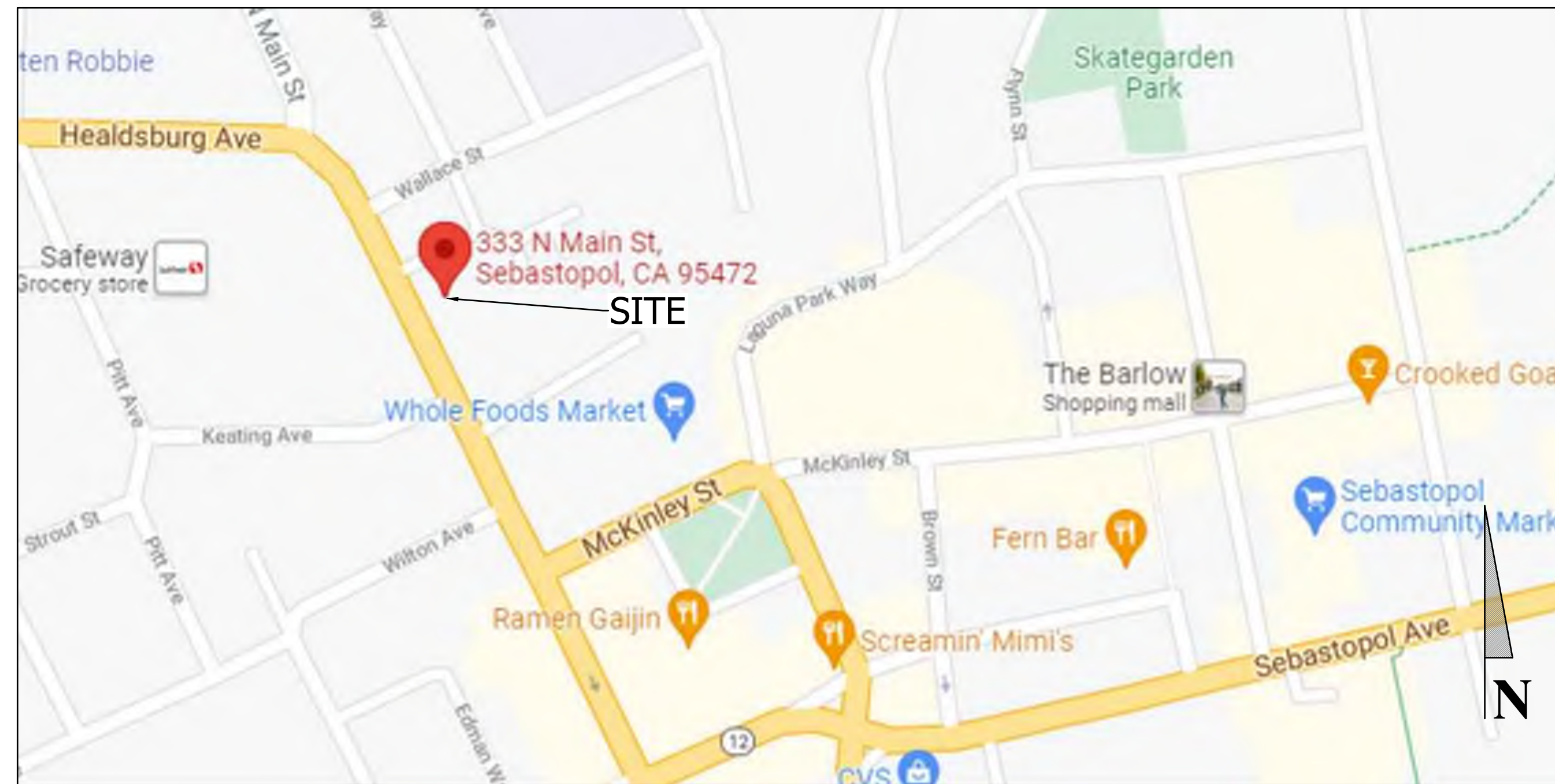
THE PURPOSE OF THIS PROJECT IS TO PROVIDE PRELIMINARY GRADING AND DRAINAGE IMPROVEMENTS FOR NEW RESIDENTIAL UNITS AND ASSOCIATED GARAGES TO SUPPORT A DESIGN REVIEW SUBMITTAL.

SURVEY NOTE

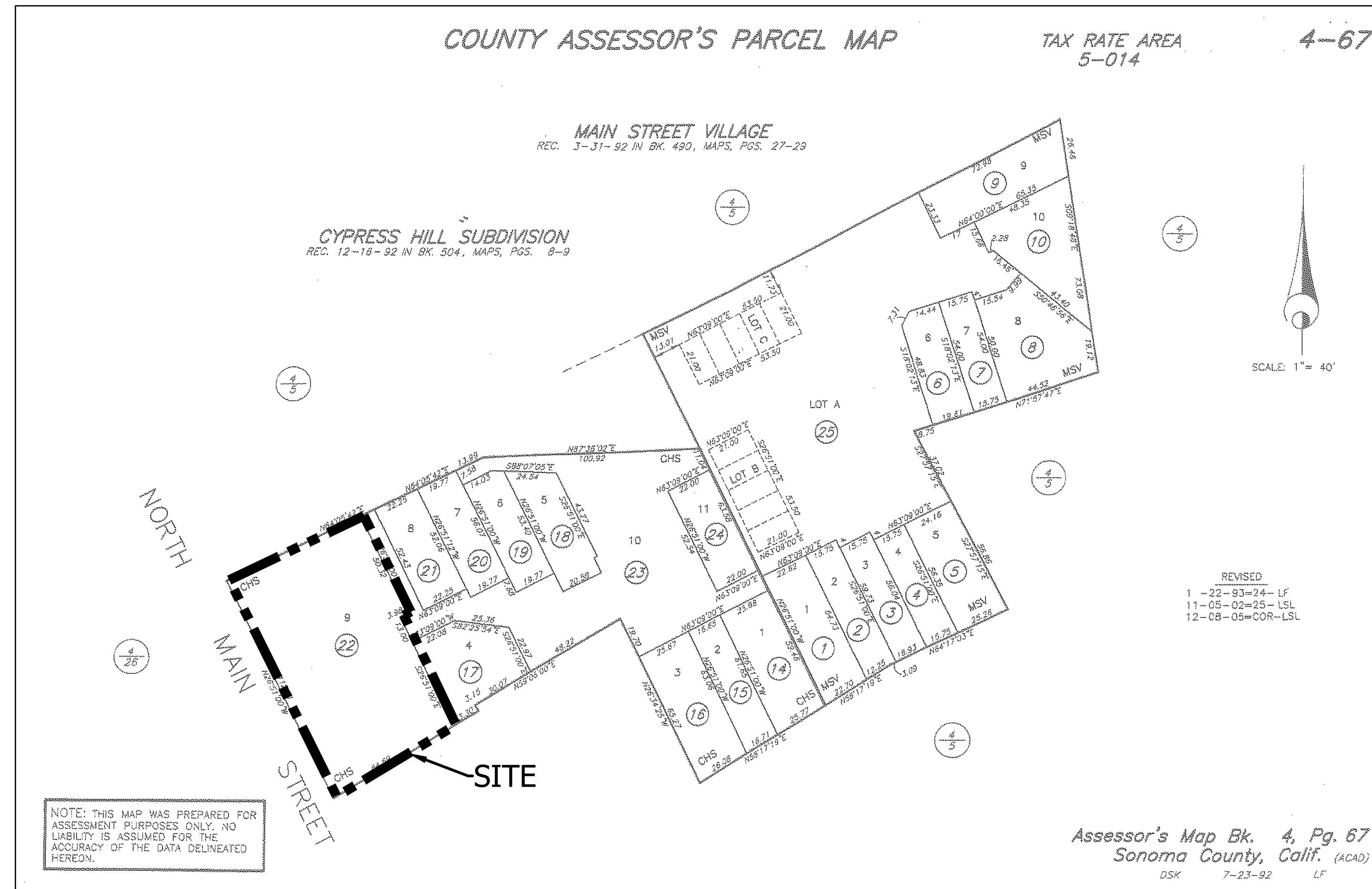
BENCHMARK NOTE: DESCRIPTION OF BENCHMARK: #3 RABAR AND RED CAP - POINT 5000 ASSUMED ELEVATION: 94.89 FEET

LEGEND

Legend table with columns: EXISTING, PROPOSED, DEFINITION. Lists symbols for property lines, electrical, gas, water, and other site features.



VICINITY MAP NTS



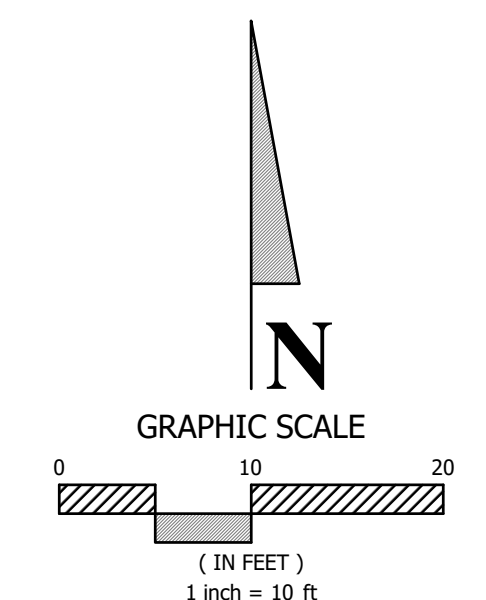
ASSESSORS PARCEL MAP NTS

Vertical sidebar containing project info, company logo for BC Engineering Group, Inc., and sheet title 'PRELIMINARY'.

NOT FOR CONSTRUCTION


C1.0 1 of 5

Vertical text on the left edge: S:\Clients\2157-21-Habitat for Humanity - 333 N. Main Street, Sebastopol, CA\CAD\Civil Engineering\2157-21 Project Info.dwg

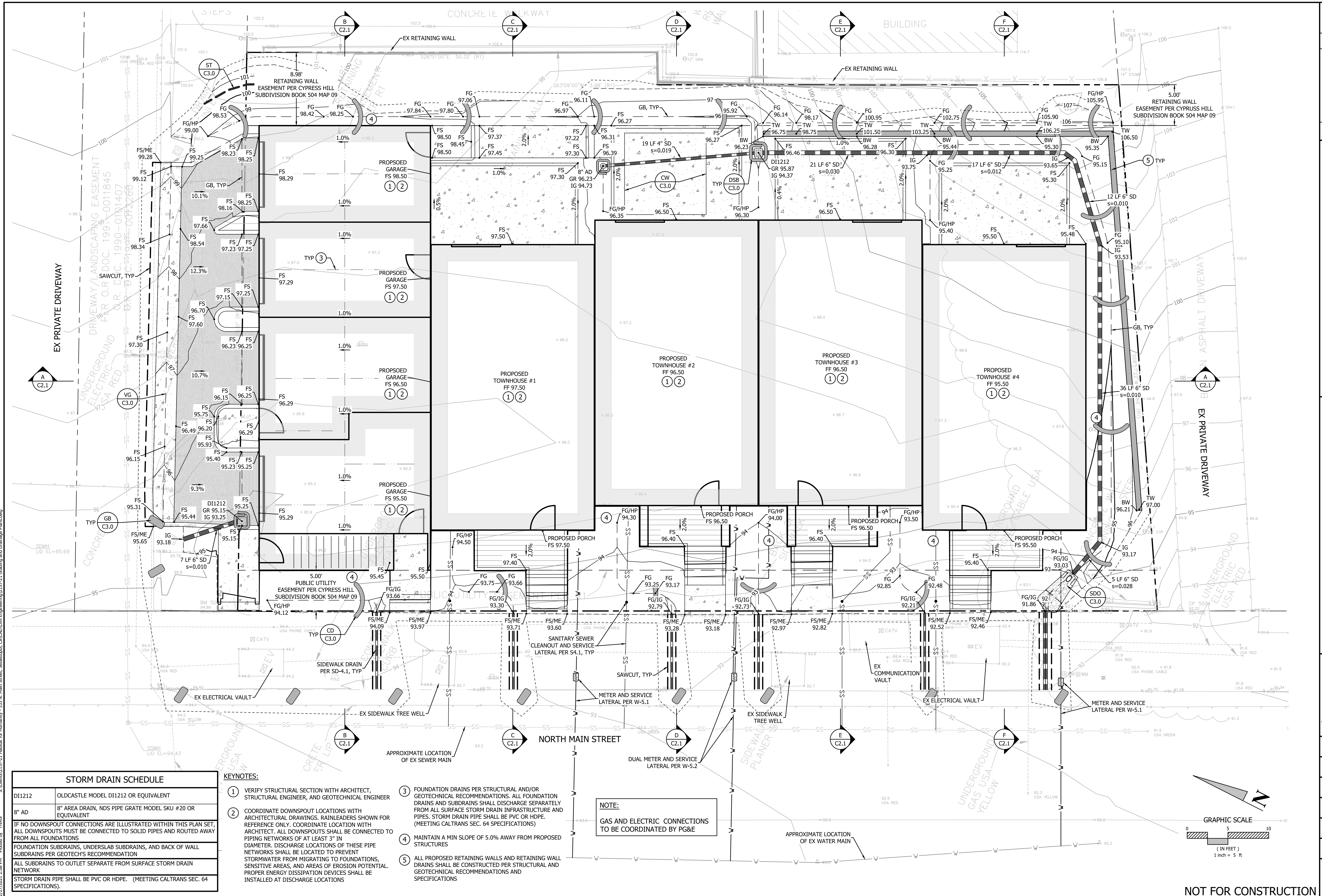


NOT FOR CONSTRUCTION

REV.	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC. CIVIL ENGINEERING & LAND PLANNING www.bcegroup.com Phone: 707.542.4321 SANTA ROSA OFFICE: 418 B Street, Third Floor, Santa Rosa CA 95401 Ukiah OFFICE: 603 S. State Street, Ukiah CA 95482	
	
HABITAT FOR HUMANITY SONOMA COUNTY OVERALL SITE PLAN C/O JEFF KATZ 333 NORTH MAIN STREET SEBASTOPOL, CA 95472	
PRELIMINARY	
Date:	12/27/2021
Job:	2157-21
Drawn:	TSL / EK / JAB
Scale:	AS SHOWN
APN:	004-670-022
Permit #:	
Sheet:	C1.1
	2 of 5

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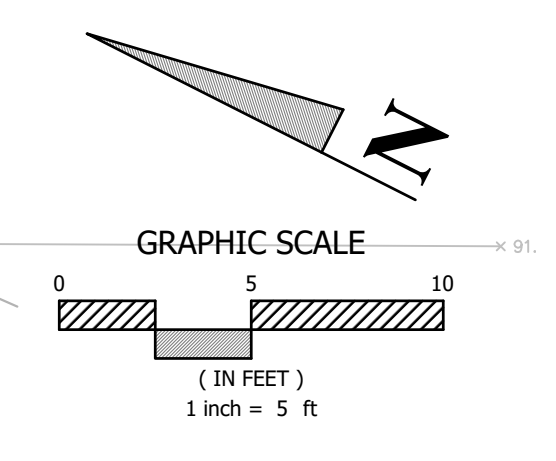


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 12/27/2021 2:08 PM

STORM DRAIN SCHEDULE	
DI1212	OLDCASTLE MODEL DI1212 OR EQUIVALENT
8" AD	8" AREA DRAIN, NDS PIPE GRATE MODEL SKU #20 OR EQUIVALENT
IF NO DOWNSPOUT CONNECTIONS ARE ILLUSTRATED WITHIN THIS PLAN SET, ALL DOWNSPOUTS MUST BE CONNECTED TO SOLID PIPES AND ROUTED AWAY FROM ALL FOUNDATIONS	
FOUNDATION SUBDRAINS, UNDERSLAB SUBDRAINS, AND BACK OF WALL SUBDRAINS PER GEOTECH'S RECOMMENDATION	
ALL SUBDRAINS TO OUTLET SEPARATE FROM SURFACE STORM DRAIN NETWORK	
STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

- KEYNOTES:**
- VERIFY STRUCTURAL SECTION WITH ARCHITECT, STRUCTURAL ENGINEER, AND GEOTECHNICAL ENGINEER
 - COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECTURAL DRAWINGS. RAILEADERS SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION WITH ARCHITECT. ALL DOWNSPOUTS SHALL BE CONNECTED TO PIPING NETWORKS OF AT LEAST 3" IN DIAMETER. DISCHARGE LOCATIONS OF THESE PIPE NETWORKS SHALL BE LOCATED TO PREVENT STORMWATER FROM MIGRATING TO FOUNDATIONS, SENSITIVE AREAS, AND AREAS OF EROSION POTENTIAL. PROPER ENERGY DISSIPATION DEVICES SHALL BE INSTALLED AT DISCHARGE LOCATIONS
 - FOUNDATION DRAINS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS. ALL FOUNDATION DRAINS AND SUBDRAINS SHALL DISCHARGE SEPARATELY FROM ALL SURFACE STORM DRAIN INFRASTRUCTURE AND PIPES. STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS)
 - MAINTAIN A MIN SLOPE OF 5.0% AWAY FROM PROPOSED STRUCTURES
 - ALL PROPOSED RETAINING WALLS AND RETAINING WALL DRAINS SHALL BE CONSTRUCTED PER STRUCTURAL AND GEOTECHNICAL RECOMMENDATIONS AND SPECIFICATIONS

NOTE:
GAS AND ELECTRIC CONNECTIONS TO BE COORDINATED BY PG&E



REV.	DESCRIPTION	DATE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bceengineering.com
 Phone: 707.543.4321
 SANTA ROSA OFFICE:
 418 B Street, Third Floor, Santa Rosa CA 95401
 UKIAH OFFICE:
 603 S. State Street, Ukiah CA 95482

HABITAT FOR HUMANITY SONOMA COUNTY
PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN

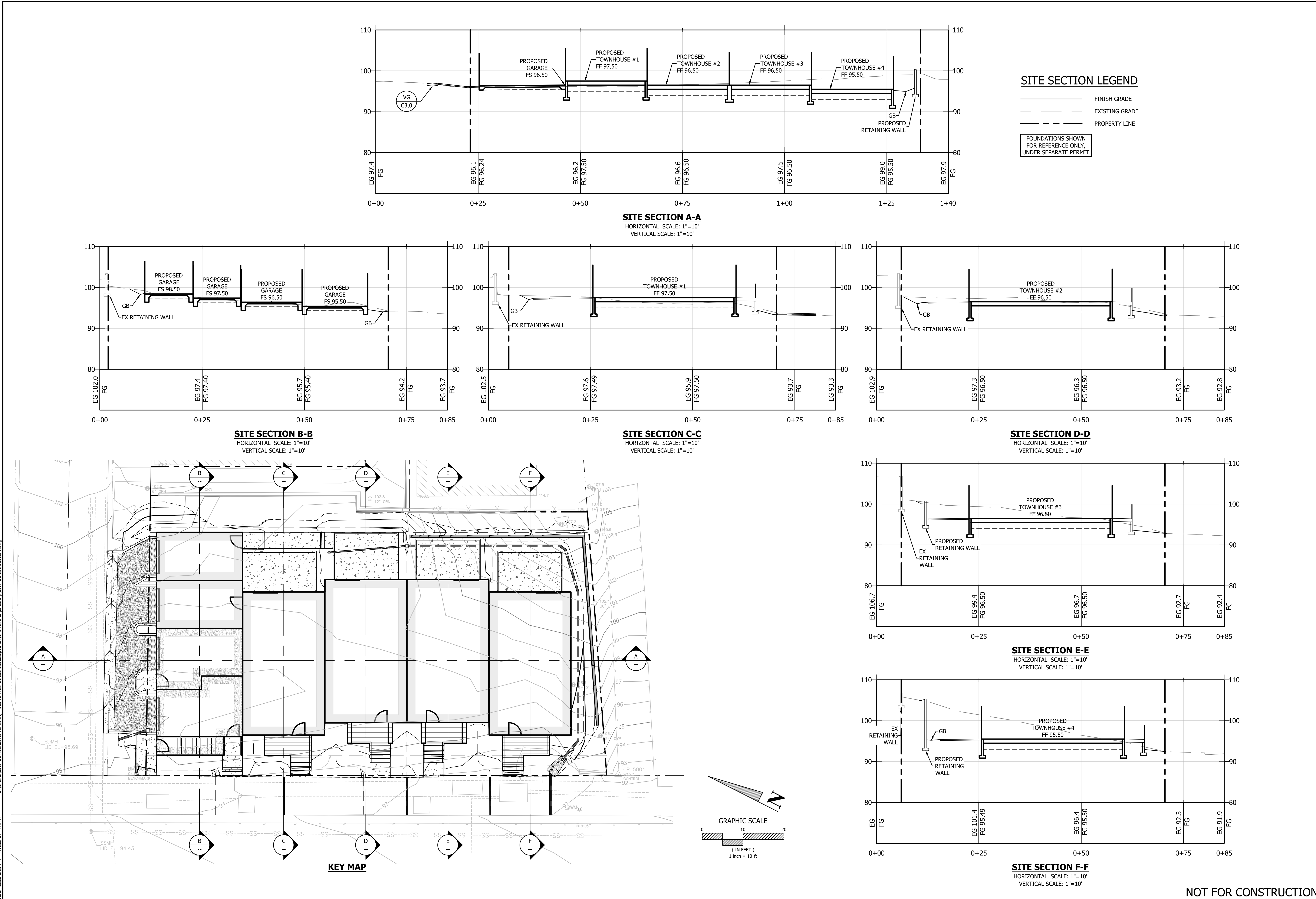
PRELIMINARY

Date: 12/27/2021
 Job: 2157-21
 Drawn: TSL / EK / JAB
 Scale: AS SHOWN
 APN: 004-670-022
 Permit #:
 Sheet: **C2.0**
 3 of 5


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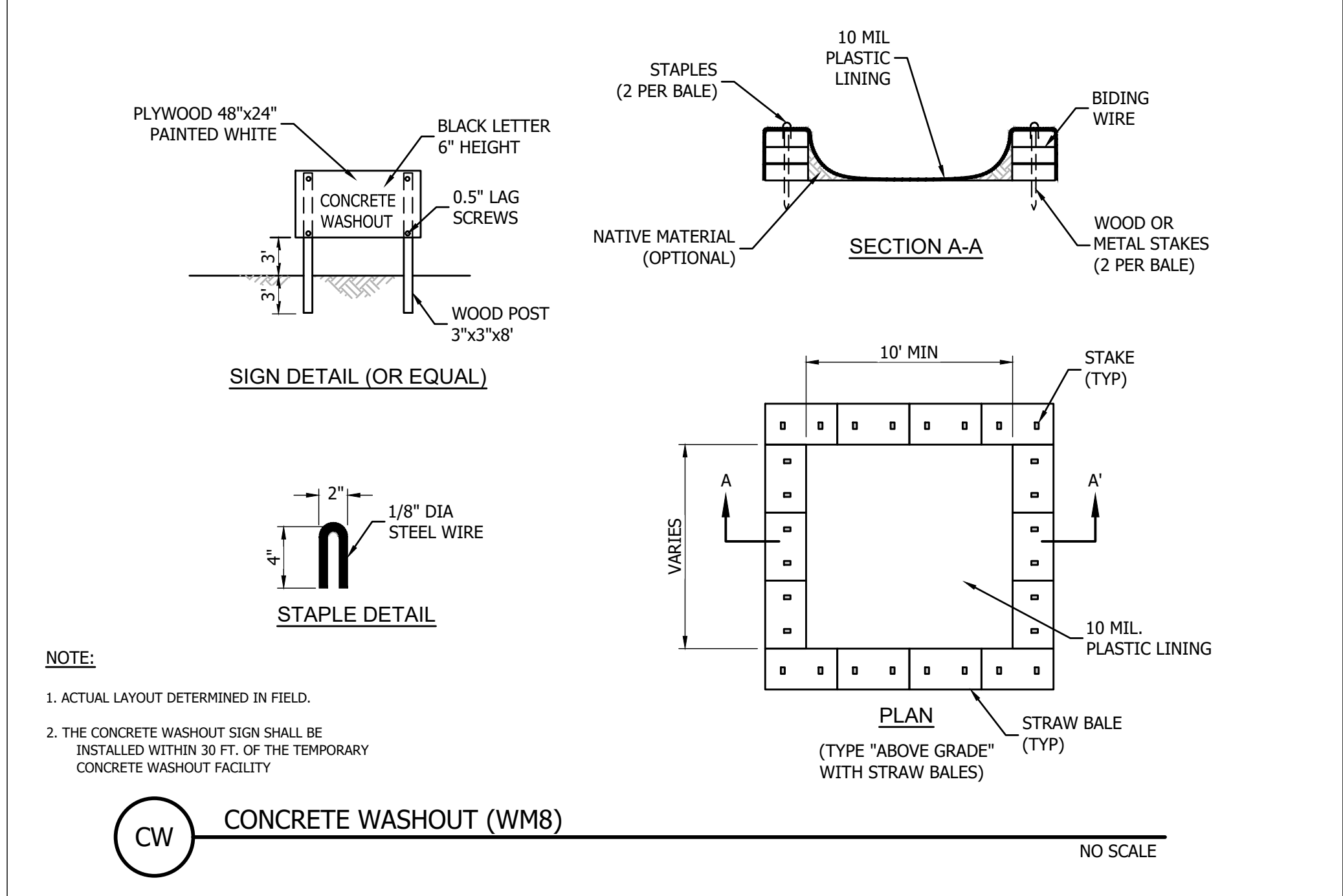
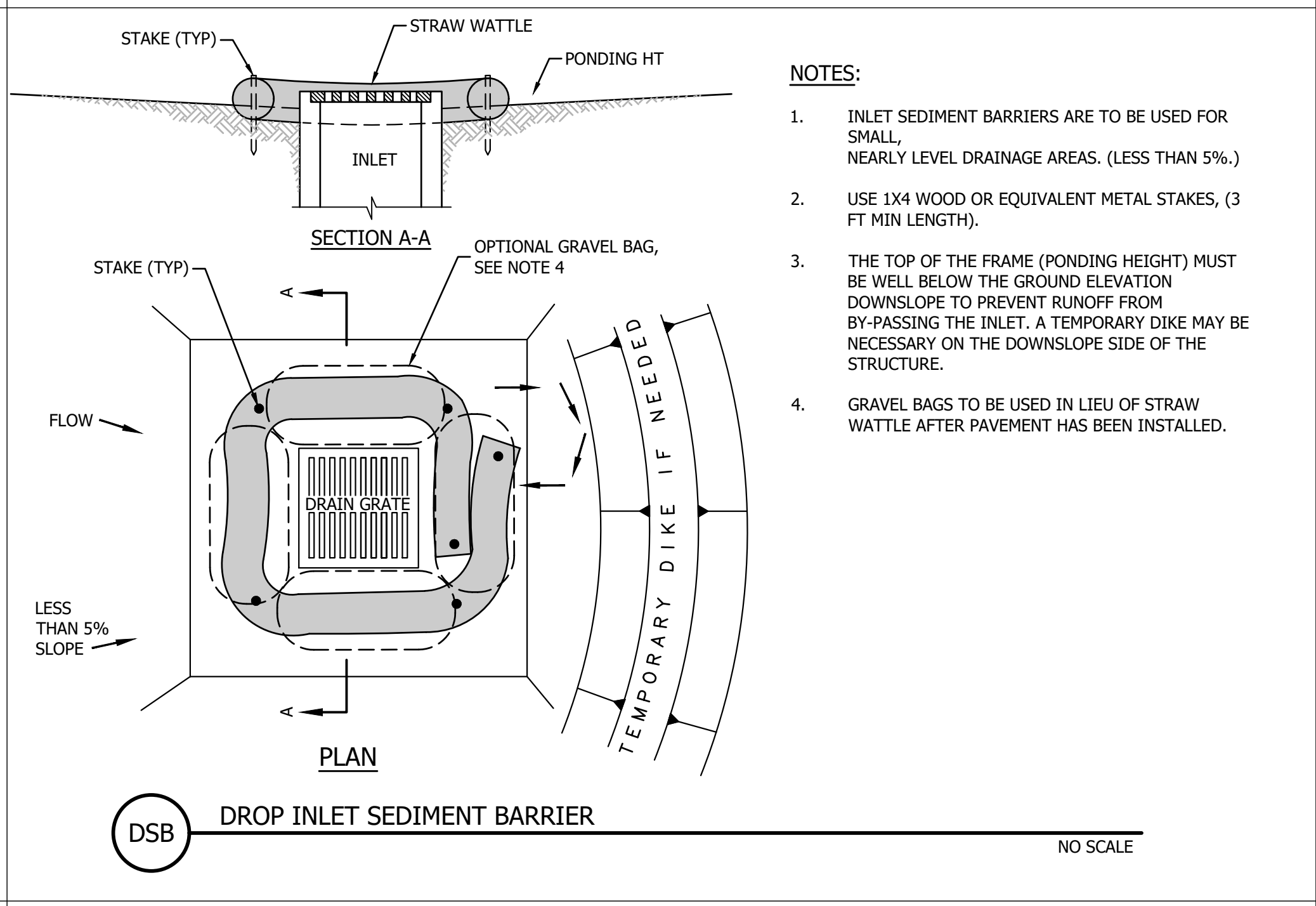
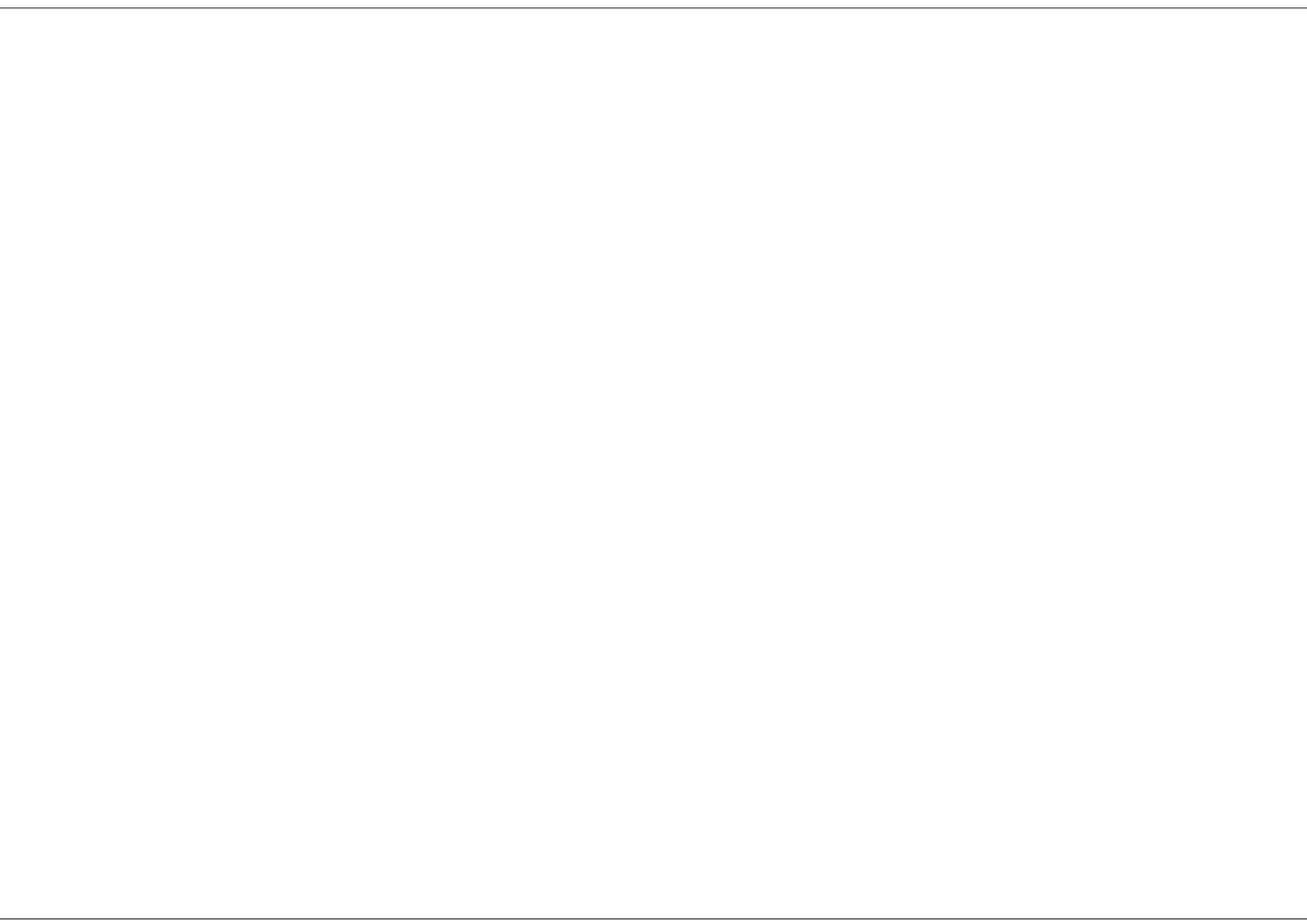
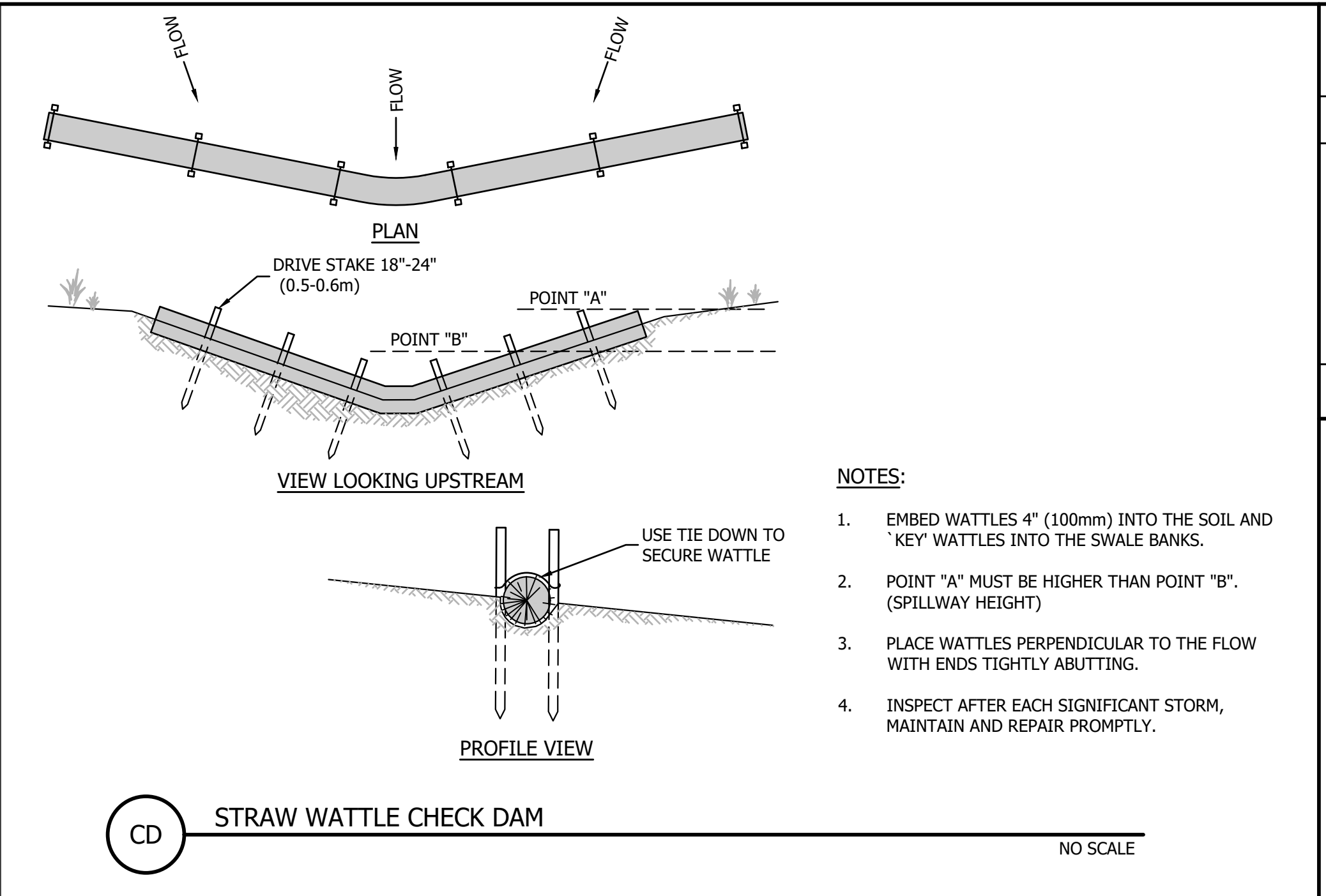
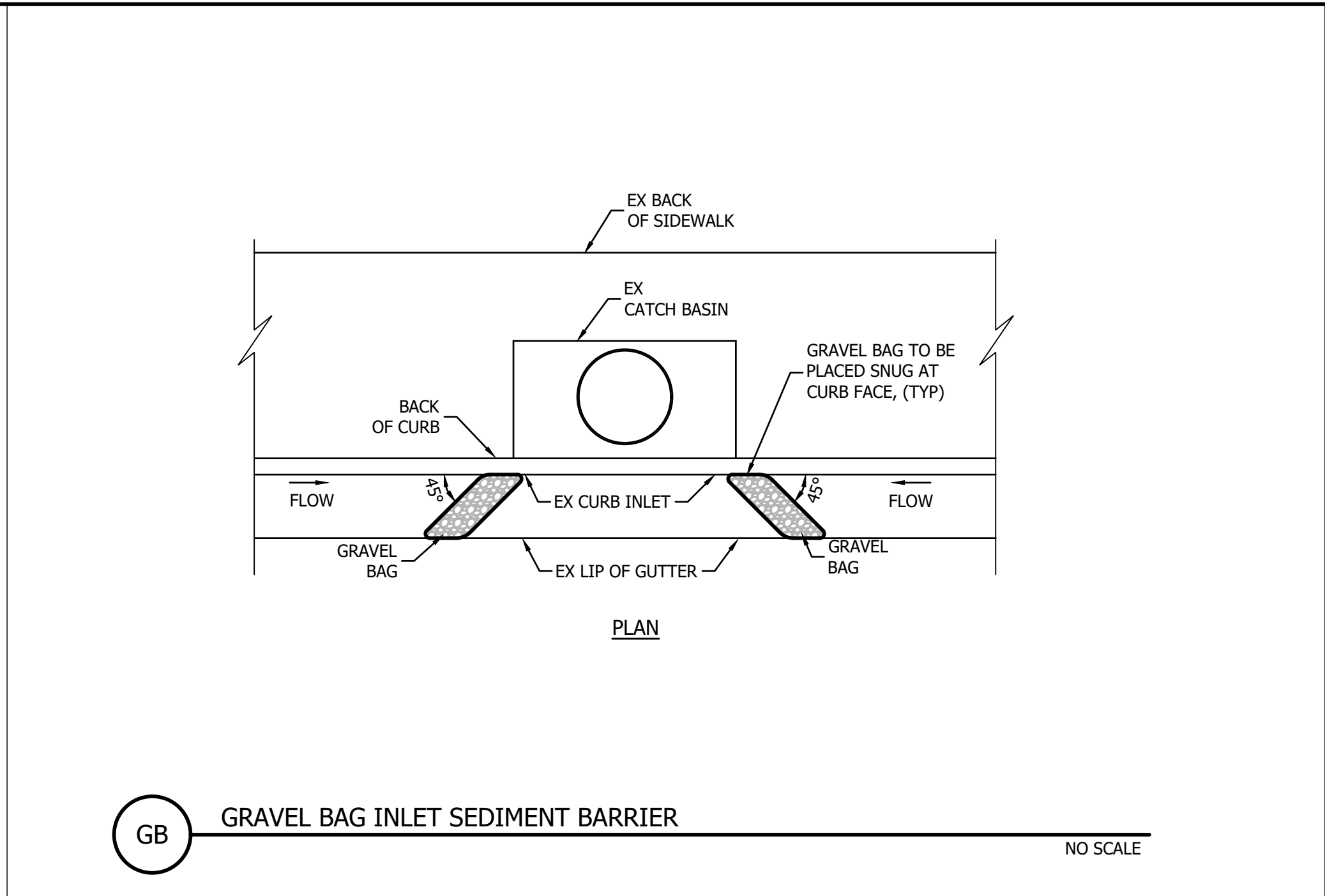
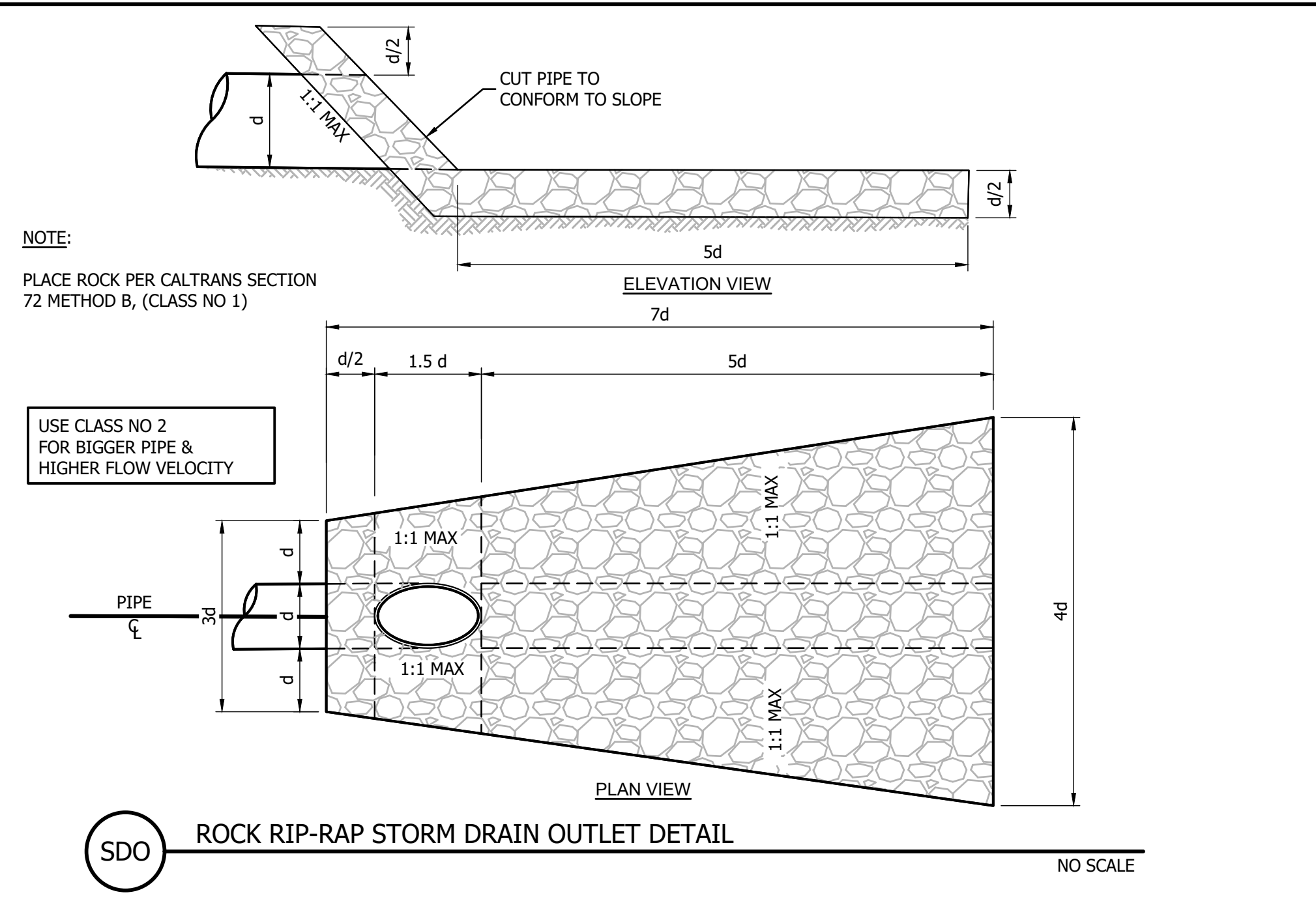
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REV.	DESCRIPTION	BY	DATE

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HABITAT FOR HUMANITY SONOMA COUNTY SITE SECTIONS C/O JEFF KATZ 333 NORTH MAIN STREET SEBASTOPOL, CA 95472	
PRELIMINARY	
Date:	12/27/2021
Job:	2157-21
Drawn:	TSL / EK / JAB
Scale:	AS SHOWN
APN:	004-670-022
Permit #:	
Sheet:	C2.1
4 of 5	

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CIVIL ENGINEERING & LAND PLANNING
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 Phone: 707.542.4321
 418 B Street, Third Floor, Santa Rosa CA 95401
 SANTA ROSA OFFICE: 603 S. State Street, Ukiah CA 95482

HABITAT FOR HUMANITY SONOMA COUNTY
 DETAILS
 C/O JEFF KATZ
 333 NORTH MAIN STREET
 SEBASTOPOL, CA 95472

PRELIMINARY

Date: 12/27/2021
 Job: 2157-21
 Drawn: TSL / EK / JAB
 Scale: AS SHOWN
 APN: 004-670-022
 Permit #:
 Sheet: **C3.0**
 5 of 5

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707.544.3920 | www.jkarchitecture.com

PROJECT:

SONOMA COUNTY
HABITAT FOR HUMANITY
SEBASTOPOL
TOWNHOUSES

333 NORTH MAIN STREET
SEBASTOPOL, CA 95472



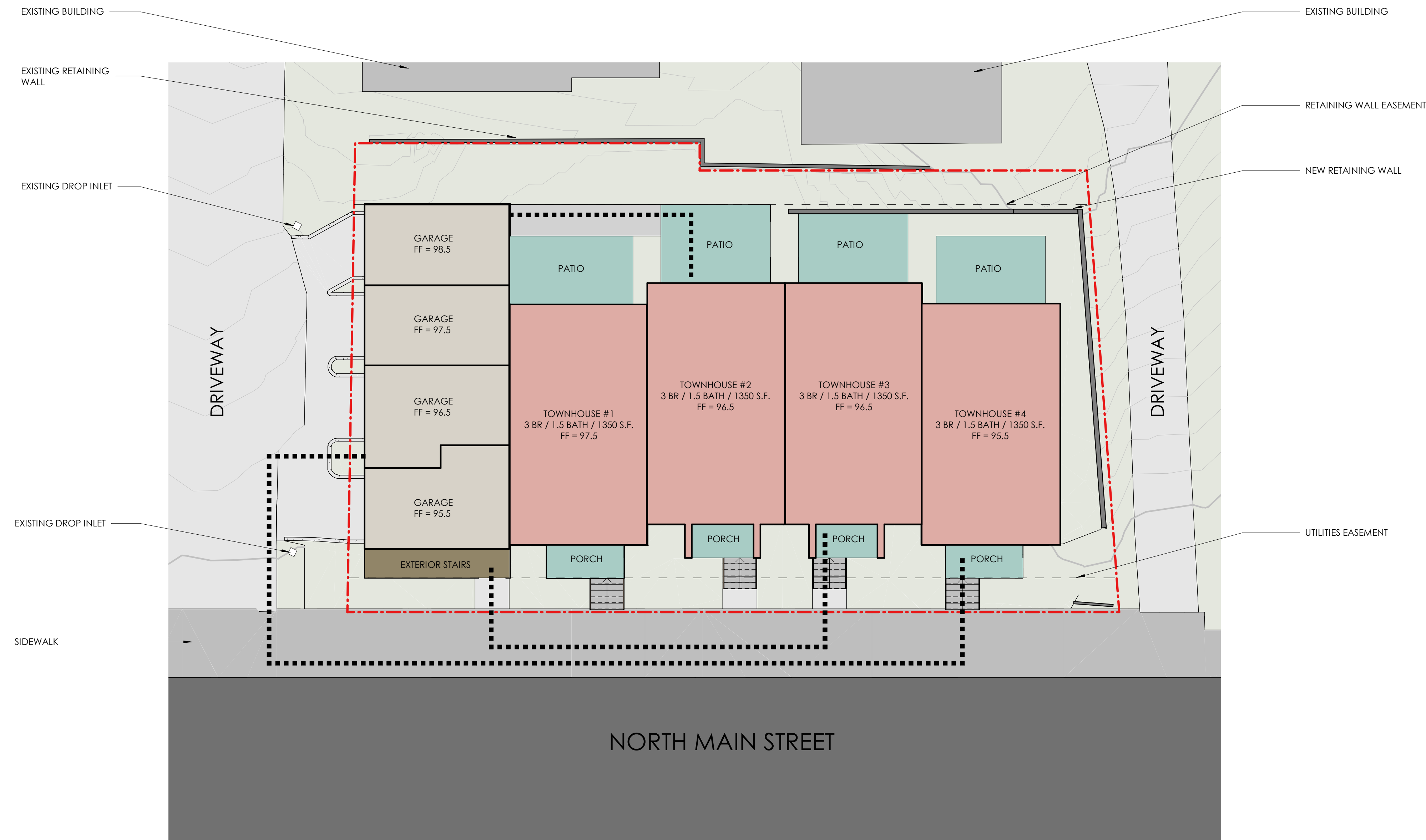
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CONCEPTUAL PLANNING REVIEW	07/16/21
DESIGN REVIEW	10/15/21
DESIGN REVIEW RESUBMITTAL	01/10/22

NOT FOR CONSTRUCTION

Project Number: 210401
Approved By: JK
Checked By: JB
Drawn By: SC

Sheet Title:
SITE PLAN

SHEET NUMBER:
A1.1





1



2



3



4



5



6



7



8



9

PHOTOGRAPH DESCRIPTIONS

1. VIEW FROM NORTHWEST CORNER OF SITE LOOKING SOUTHEAST.
2. VIEW FROM NORTHWEST SIDE OF SITE LOOKING EAST.
3. VIEW FROM VIEW FROM WEST SIDE OF SITE LOOKING EAST.
4. VIEW FROM NORTH SIDE OF SITE LOOKING SOUTH.
5. VIEW FROM NORTHEAST CORNER OF SITE LOOKING SOUTHWEST.
6. VIEW FROM TOP OF DRIVEWAY ON NORTH END OF SITE.
7. VIEW FROM SOUTH SIDE OF SITE LOOKING NORTH.
8. VIEW FROM SOUTHWEST SIDE OF SITE LOOKING NORTHEAST.
9. VIEW FROM SOUTHWEST CORNER OF SITE LOOKING NORTHEAST.

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PROJECT:

SONOMA COUNTY
HABITAT FOR HUMANITY
SEBASTOPOL
TOWNHOUSES

333 NORTH MAIN STREET
SEBASTOPOL, CA 95472



Description: Date:
CONCEPTUAL 07/16/21
PLANNING
REVIEW
DESIGN REVIEW 10/15/21
DESIGN REVIEW 01/10/22
RESUBMITTAL

NOT FOR CONSTRUCTION

Project Number: 210401
Approved By: JK
Checked By: JB
Drawn By: SC

Sheet Title:
**EXISTING SITE
PHOTOGRAPHS**

SHEET NUMBER:
A1.2

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PROJECT:

SONOMA COUNTY
HABITAT FOR HUMANITY
SEBASTOPOL
TOWNHOUSES

333 NORTH MAIN STREET
SEBASTOPOL, CA 95472



Description: Date:

CONCEPTUAL PLANNING REVIEW 07/16/21

DESIGN REVIEW 10/15/21

DESIGN REVIEW RESUBMITTAL 01/10/22

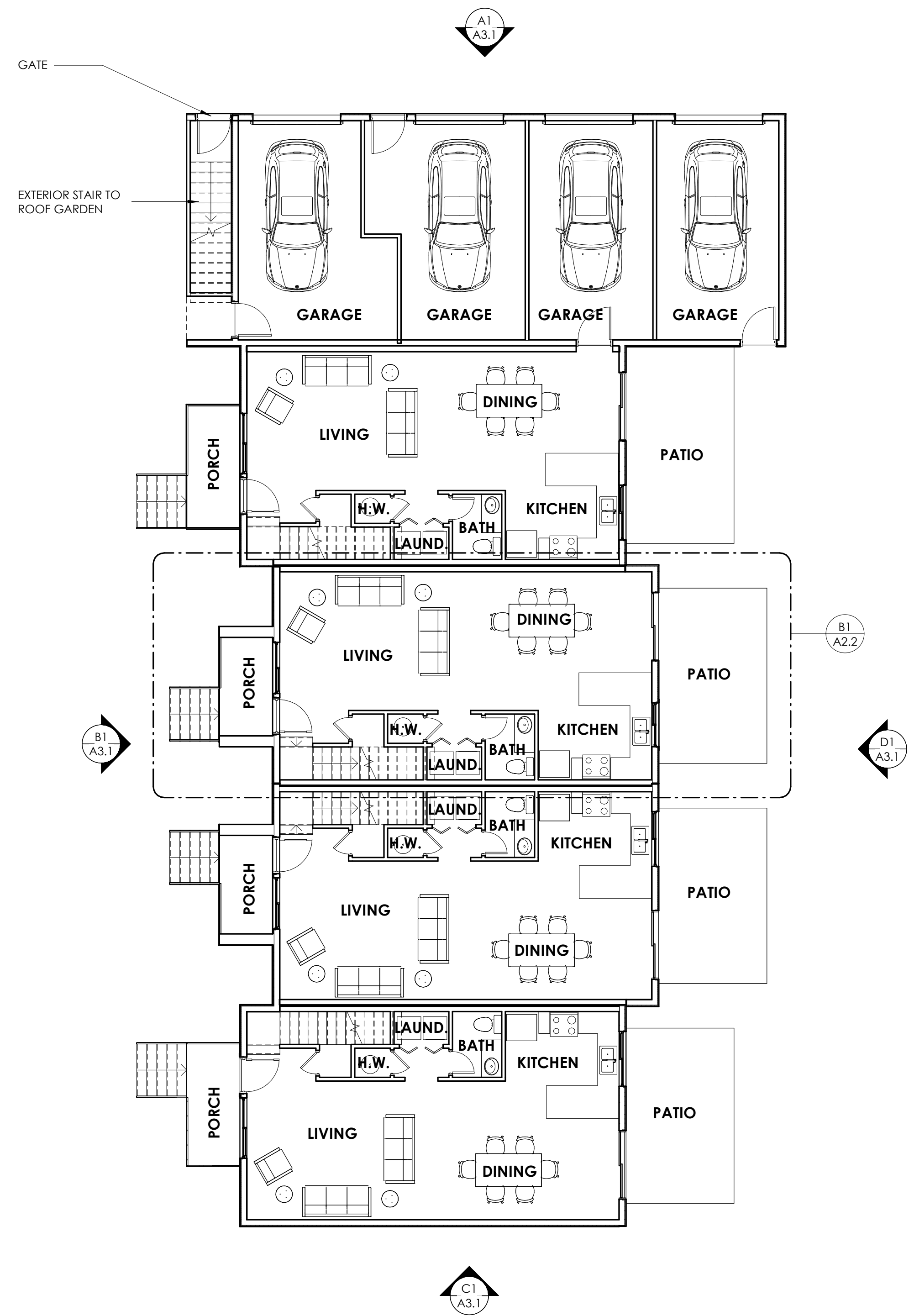
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Project Number: 210401
Approved By: JK
Checked By: JB
Drawn By: SC

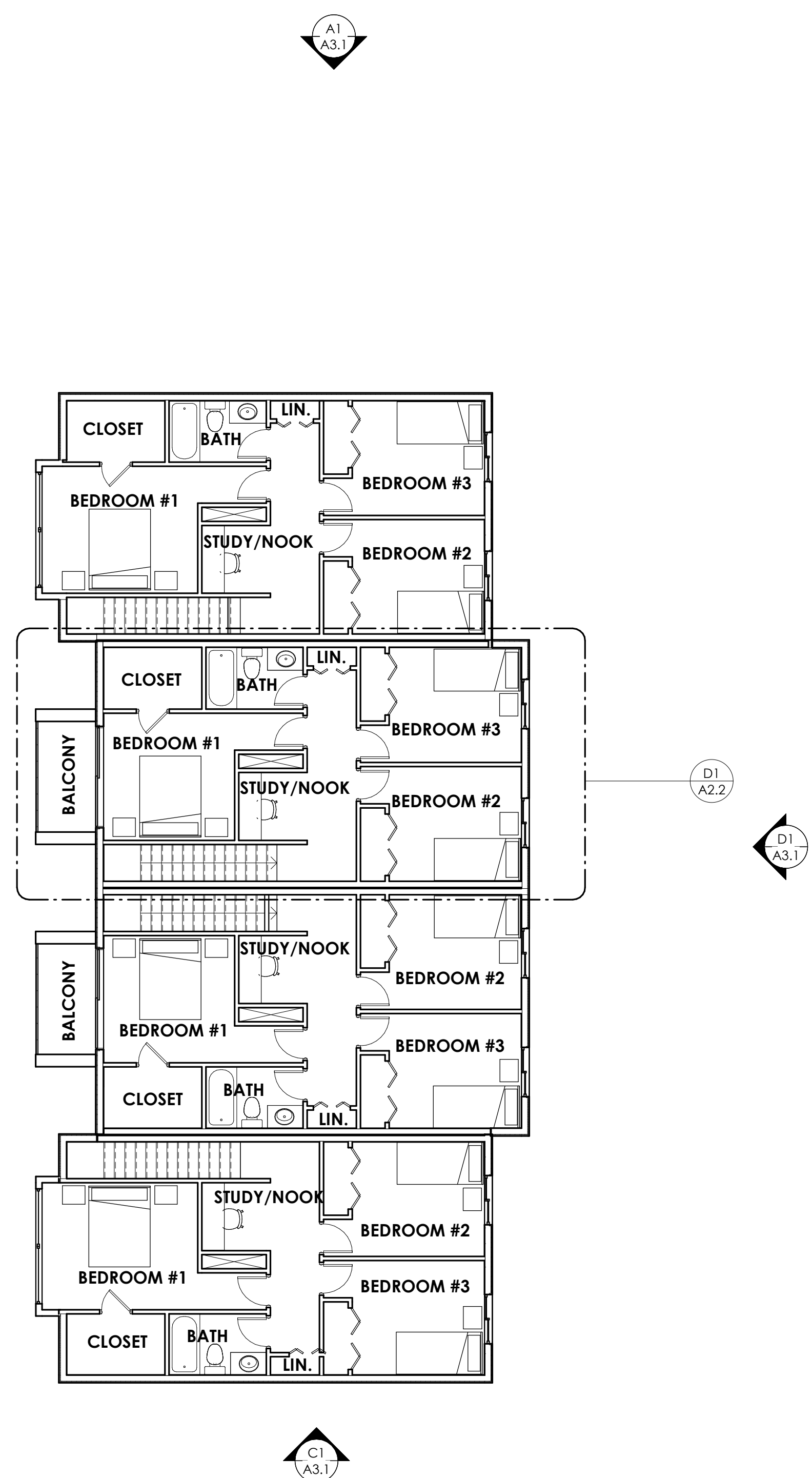
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**FIRST AND
SECOND
FLOOR PLANS**

SHEET NUMBER:

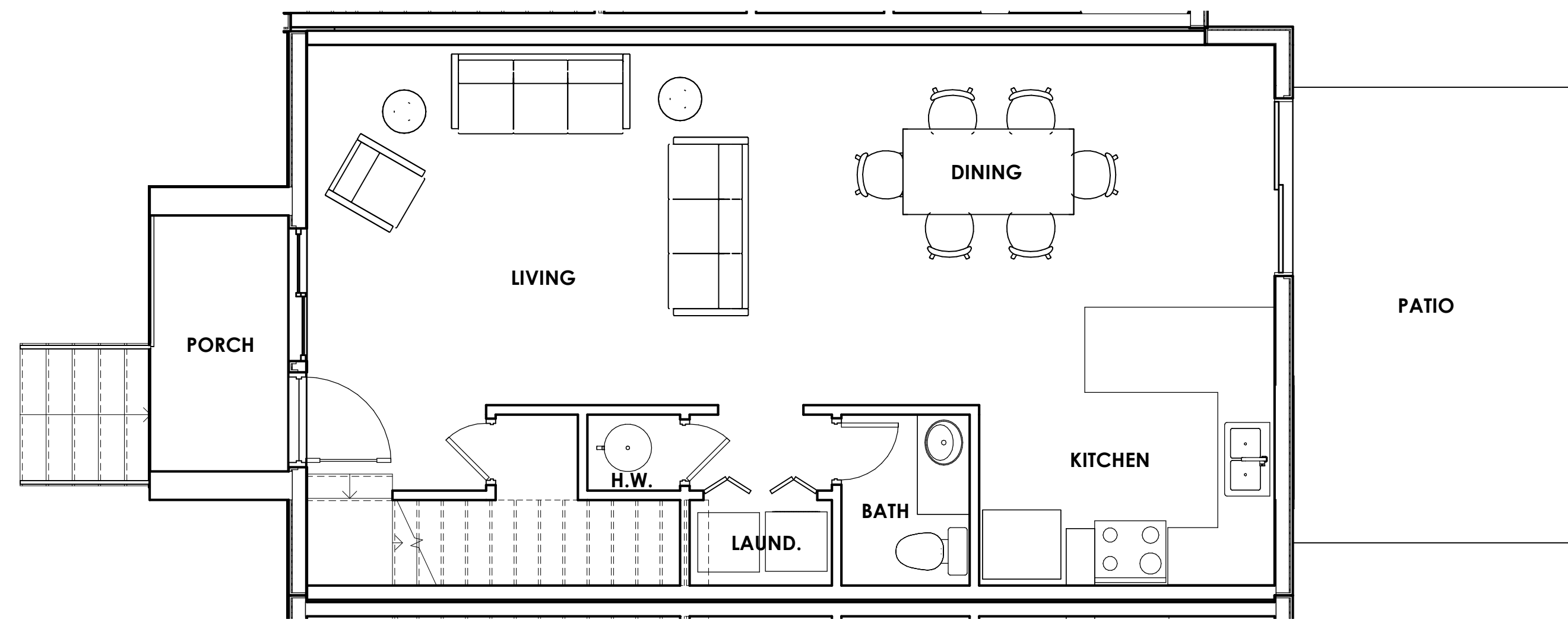
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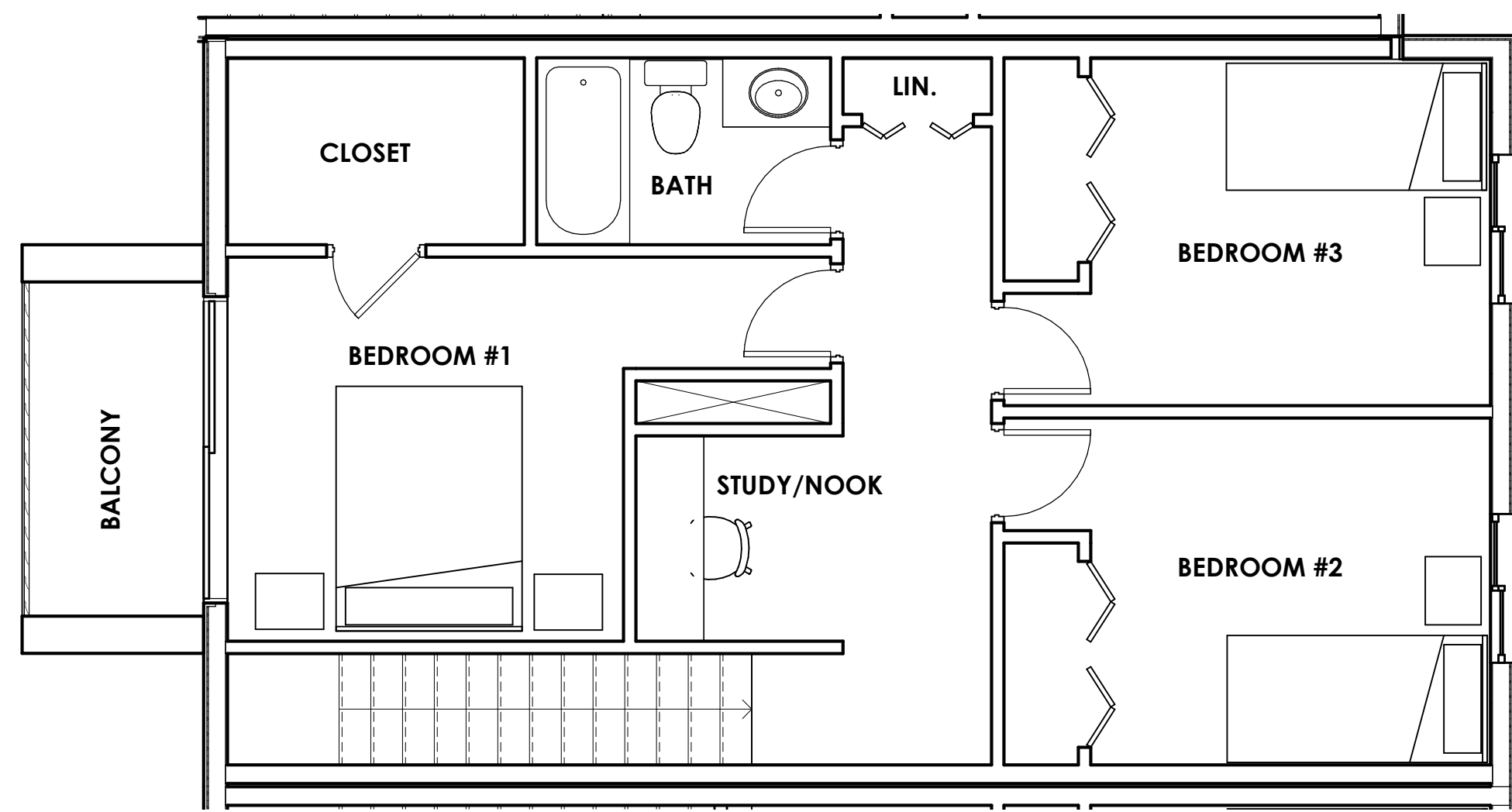
D1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



D2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



B1 ENLARGED FIRST FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"



D1 ENLARGED SECOND FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"

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PROJECT:
SONOMA COUNTY
HABITAT FOR HUMANITY
SEBASTOPOL
TOWNHOUSES
333 NORTH MAIN STREET
SEBASTOPOL, CA 95472



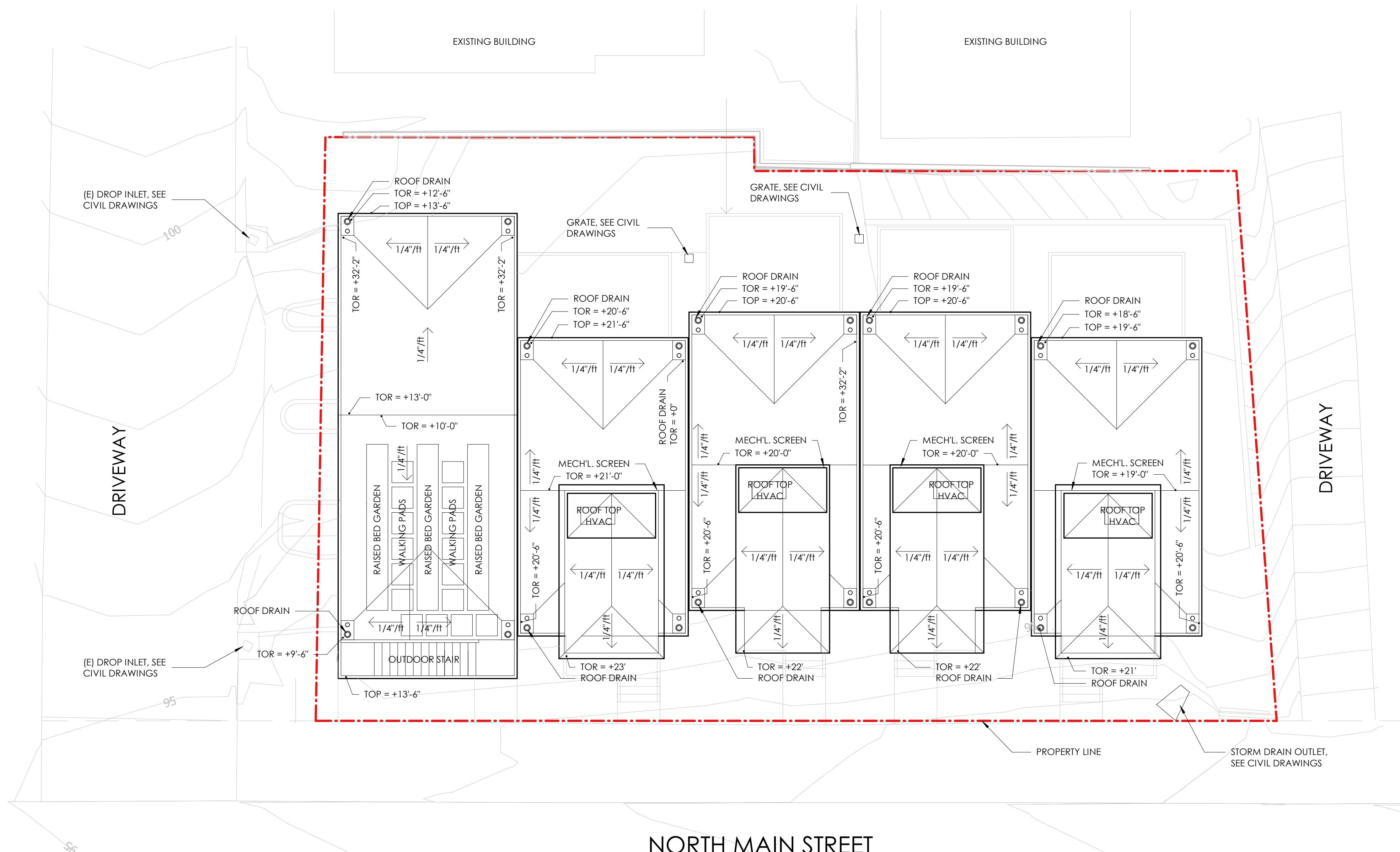
Description: Date:
CONCEPTUAL PLANNING REVIEW 07/16/21
DESIGN REVIEW 10/15/21
DESIGN REVIEW 01/10/22
RESUBMITTAL

NOT FOR CONSTRUCTION

Project Number: 210401
Approved By: JK
Checked By: JB
Drawn By: SC

Sheet Title:
ENLARGED PLANS

SHEET NUMBER:
A2.2



NOTES

1. TOP - TOP OF PARAPET
2. TOR - TOP OF ROOFING
3. ALL ELEVATIONS ARE REFERENCED TO FINISH FLOOR OF LOWER FLOOR LEVEL OF LOWEST TOWNHOUSE.
4. ROOF DRAINS TO TERMINATE AT SPLASH BLOCKS & SURFACE DRAIN TO CATCH BASINS OR SIDEWALK DRAINS AS SHOWN ON CIVIL DRAWINGS.
5. ALL ROOFING IS SINGLE PLY MEMBRANE ROOFING.

Description:	Date:
CONCEPTUAL PLANNING REVIEW	07/16/21
DESIGN REVIEW	10/15/21
DESIGN REVIEW RESUBMITTAL	01/10/22
DESIGN REVIEW RESUBMITTAL	TBD

NOT FOR CONSTRUCTION

Project Number: 210401
Approved By: JK
Checked By: JB
Drawn By: SC

Sheet Title:
ROOF PLAN

SHEET NUMBER:
A2.3

NOT FOR CONSTRUCTION



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PROJECT:

SONOMA COUNTY
HABITAT FOR HUMANITY
SEBASTOPOL
TOWNHOUSES

333 NORTH MAIN STREET
SEBASTOPOL, CA 95472



Description:	Date:
CONCEPTUAL PLANNING REVIEW	07/16/21
DESIGN REVIEW	10/15/21
DESIGN REVIEW RESUBMITTAL	01/10/22

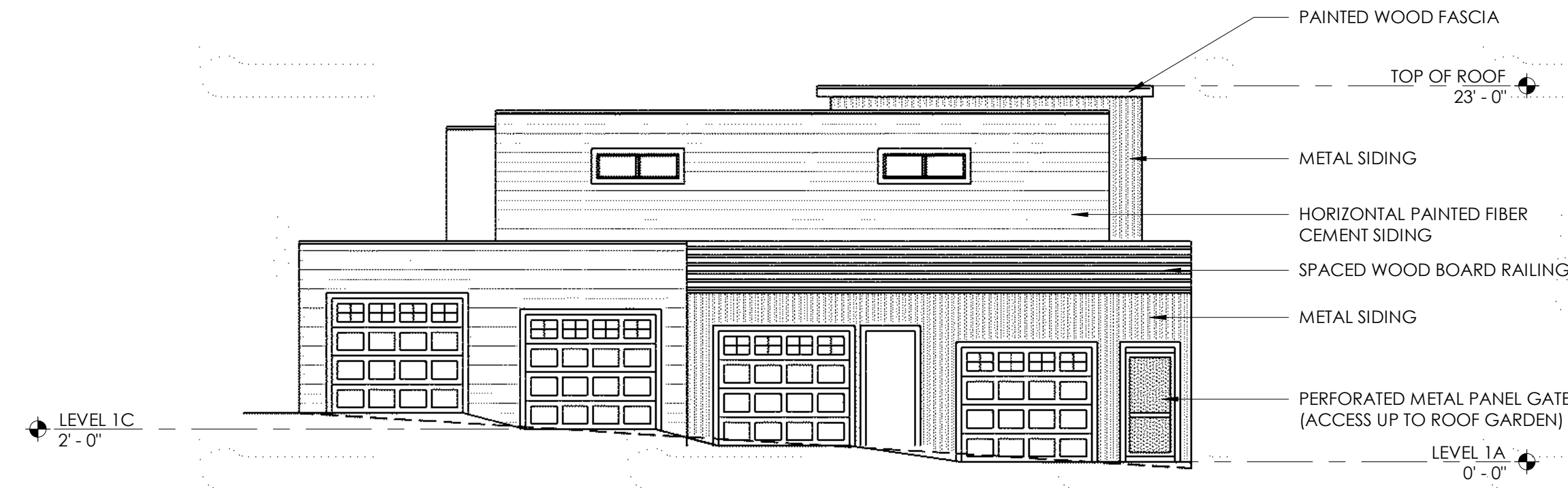
NOT FOR CONSTRUCTION

Project Number: 210401
Approved By: JK
Checked By: JB
Drawn By: SC

Sheet Title:
EXTERIOR ELEVATIONS

SHEET NUMBER:

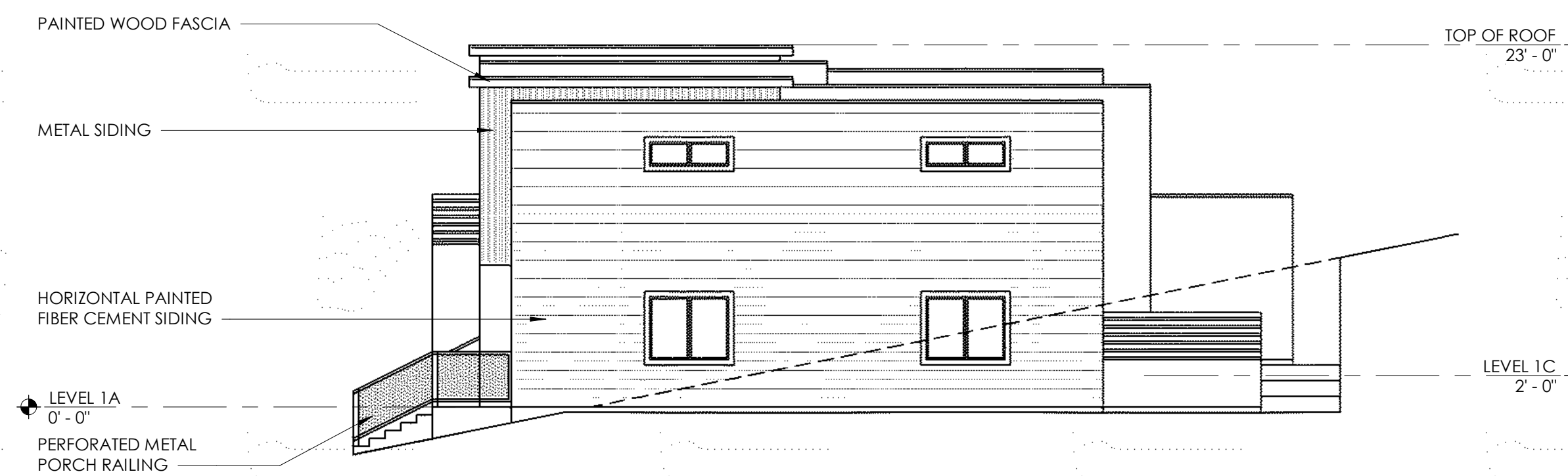
A3.1



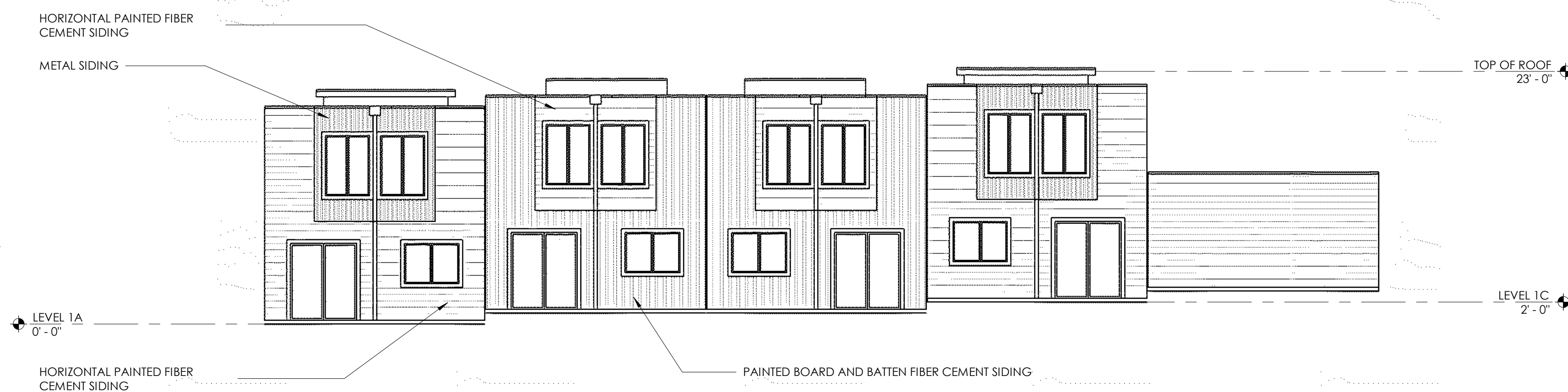
A1 NORTH BUILDING ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



B1 WEST BUILDING ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



C1 SOUTH BUILDING ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



D1 EAST BUILDING ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



B1
A3.2 VIEW FROM NORTH MAIN STREET LOOKING EAST
NTS



D1
A3.2 VIEW FROM NORTH MAIN STREET LOOKING SOUTHEAST
NTS



D2
A3.2 VIEW FROM NORTH MAIN STREET LOOKING NORTHEAST
NTS

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PROJECT:

SONOMA COUNTY
HABITAT FOR HUMANITY
SEBASTOPOL
TOWNHOUSES

333 NORTH MAIN STREET
SEBASTOPOL, CA 95472



Description:	Date:
CONCEPTUAL PLANNING REVIEW	07/16/21
DESIGN REVIEW	10/15/21
DESIGN REVIEW RESUBMITTAL	01/10/22

NOT FOR CONSTRUCTION

Project Number: 210401
Approved By: JK
Checked By: JB
Drawn By: SC

Sheet Title:
SCHEMATIC RENDERINGS

SHEET NUMBER:

A3.2

NOT FOR
CONSTRUCTION



PROJECT:
SONOMA COUNTY
HABITAT FOR HUMANITY
SEBASTOPOL
TOWNHOUSES
333 NORTH MAIN STREET
SEBASTOPOL, CA 95472



Description:	Date:
CONCEPTUAL PLANNING REVIEW	07/16/21
DESIGN REVIEW	10/15/21
DESIGN REVIEW RESUBMITTAL	01/10/22
DESIGN REVIEW RESUBMITTAL	TBD

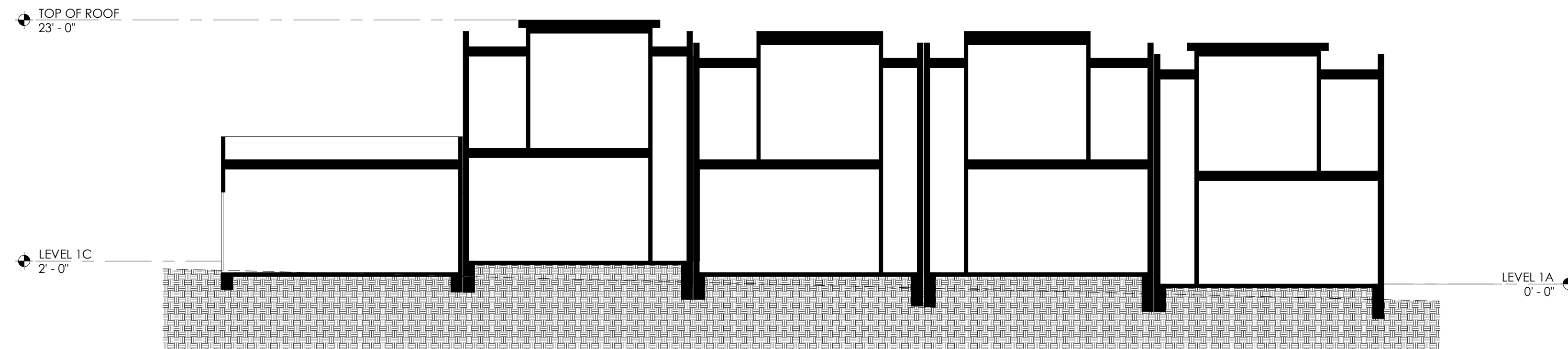
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CONSTRUCTION

Project Number: 210401
Approved By: JK
Checked By: JB
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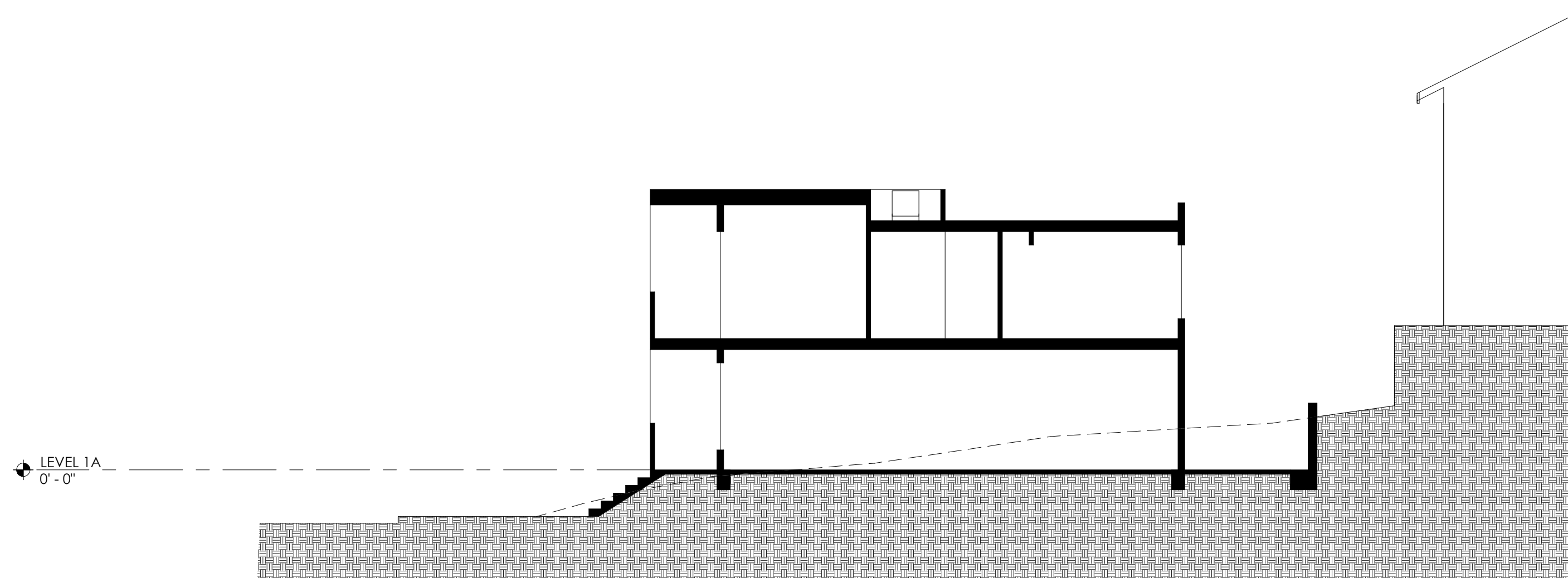
Sheet Title:
**BUILDING
SECTIONS**

SHEET NUMBER:

A4.1



B1 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"



D1 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"

RESOLUTION NO. 2022-03

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL
 RECOMMENDING ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA
 ENVIRONMENTAL QUALITY ACT (CEQA) AND RECOMMENDING THAT THE CITY COUNCIL
 OF SEBASTOPOL APPROVE THE CONDITIONAL USE PERMIT FOR RESIDENTIAL ONLY IN A
 COMMERCIAL ZONE; A TENTATIVE MAP FOR THE PROPERTY AT 333 NORTH MAIN STREET
 (APN 004-670-022)

WHEREAS, an application for 1) a Conditional Use Permit to allow a residential only development in a Commercial District, 2) Tentative Map for a 4-Unit Townhome project know as Habitat for Humanity Townhomes, and 3) Environmental Review, was filed by Jeff Katz on January 24, 2022 which consists of subdividing a vacant 0.17 acre parcel (APN 004-670-022) into 4 lots to be developed into 4 townhome-style three bedroom units, landscaped areas, private rear yards, front porches, and 4 one car garages (the "Project"); and,

WHEREAS, the Project, as conditioned, is consistent with the Central Core Land Use designation of the General Plan and General Plan goals and policies, in that the Project is consistent with the General Plan as follows:

1. Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life, *by developing housing opportunities for four families in a townhouse format that fits within the town's character.*
2. Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation, *by developing a vacant site within city limits.*
3. Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses, *by developing an existing vacant lot within the central core of the City.*
4. Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit, *in that the projects proposed are townhouse development in the Downtown Core and nearby to employment opportunities, schools, retail, and along the City's main transit corridor.*
5. Policy C-3: The City will encourage long-term and permanent affordability of extremely low, very low, low, and moderate income and special needs housing, *by providing moderate home ownership opportunities. The project also provides affordable housing to a variety of families through the Habitat for Humanity program.*
6. Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and

- types, by developing four townhome units available to moderate or low income households.
7. Goal D-1: Promote Housing Affordability for both Renters and Homeowners
 8. Policy D-5: The City will promote the ability for lower and moderate-income households to become homeowners, *by the project also provides affordable housing to a variety of families through the Habitat for Humanity program.*

WHEREAS, the Project, with the approval of a Conditional Use Permit, would be consistent with the applicable provisions of SMC Chapter 17, including:

1. SMC 17.25.020, Allowed uses
Residential-only uses are allowed within a Commercial Zoning District with the approval of a Use Permit, and if the Findings can be made that it will not create adverse effects on commercial uses or street-front vitality and that the project will be compatible with nearby uses and development.
2. SMC 17.25.030, Development Standards
The Project meets the height, setbacks, minimum Floor Area Ratio (1.0), open space, and other provisions of the Downtown Zone and the R7 zoning district (as required for residential-only development).

WHEREAS, granting a Conditional Use Permit for the Project is appropriate as it complies with the Sebastopol Municipal Code (SMC) 17.415.030 as detailed below:

3. The proposed use is consistent with the General Plan and all other applicable provisions of SMC Chapter 17 as detailed in these Findings.
 - a. The project as proposed meets the height requirements in that 40ft is allowed and 23ft is proposed.
 - b. The project meets the setback requirements as followed
 - Required Front: 0' Proposed: 5'
 - Required Side: 0' Proposed: 5'
 - Required Rear: 5' Proposed: 16.5'
 - c. The project as proposed meets the FAR of downtown 1.0 when using the Net FAR of the site.
4. The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City as it complies as follows:
 - a. This project, as proposed, will not be detrimental to the health and safety of the community as it will increase the housing stock available to workers in the area, and will develop a vacant lot and provide housing to a variety of income levels.
 - b. The Project meets this finding in that the site is at the end of the Downtown Core district and currently is a vacant lot. The lots around this

- project are residential multifamily and the Masonic Lodge to the north and as proposed would be compatible with nearby uses. The Project would therefore not be detrimental to the viability of nearby businesses.
- c. The site would be difficult to develop as a commercial use due to the lot configuration and size, and potential for required parking.

WHEREAS, granting a Tentative Map for the Project is appropriate as it complies with SMC 16.28.070(A) in that:

1. The proposed subdivision, as conditioned, together with the provisions for its design and improvement, is consistent with the General Plan as detailed above, and will be consistent with applicable provisions of SMC Chapter 16 and the State Subdivision Map Act (SMA); and
2. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the City Council.
3. As conditioned, the Project will comply with the California Green Building Standard Code (CalGreen) requirements for energy efficient buildings and appliances, including Tier 1 standards required by the City of Sebastopol (which are higher than the base State requirements for green design). CalGreen Standards require that buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant - emitting finish materials.

WHEREAS, the Project is exempt from the California Environmental Quality Act, under CEQA Guidelines, Section 15303(b) which exempts "A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for no more than six dwelling units." In that;

1. The Project consists of four townhome units on a vacant lot surrounded by developed properties in an urban setting. The Project would be consistent with this exemption as it proposes four attached multi-family residential units and will not create any new environmental impacts as it will be in an already developed area.

WHEREAS, the Planning Commission held a duly noticed preliminary public hearing on September 28, 2021 and provided comments to the applicant about parking concerns, accessory dwelling unit options, and grading requirements; and

WHEREAS, the Design Review Board held a duly noticed preliminary public hearing on November 3, 2021 and provided comments to the applicant on the design of the building, landscaping options, and tree protection options; and

WHEREAS, the Planning Commission held a duly noticed preliminary public hearing on

June 14, 2022, heard a staff report, received public testimony, and considered applications for a Conditional Use Permit, Tentative Map, and Environmental Review.

NOW, THEREFORE BE IT RESOLVE THAT, the Planning Commission of the City of Sebastopol, California, does hereby recommend the City Council find the Project exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines, Section 15303(b) which exempts "A duplex or similar multi-family residential structure, totaling no more than four dwelling units."

NOW, THEREFORE, BE IT FUTHER RESOLVED THAT, The Planning Commission of the City of Sebastopol, California, does hereby recommend approval, based on the findings above and subject to the Specific Conditions of Approval in Exhibit B and Standard Conditions of Approval in Exhibit C:

1. A Conditional Use Permit to permit residential only in a CD district;
2. A Tentative Map, included in Exhibit A, to subdivide a vacant 0.17-acre parcel into 4 lots, to be developed with 4 townhome-style studio units, landscaped areas, and parking.

The above and foregoing Resolution was duly passed, approved and adopted at a meeting by the Planning Commission on the 14th day of June, 2022, by the following vote:

AYES: Chair Fritz, Vice Chair Oetinger, Commissioners Douch, Fernandez, Burnes, Kelly
NOES: None
ABSTAIN: None
ABSENT: None

Certified:  _____

Kari Svanstrom, Planning Director