



City of Sebastopol Planning Commission Staff Report

Meeting Date: January 10, 2023
Agenda Item: 6A
To: Planning Commission
From: John Jay, Associate Planner
Subject: Preliminary Review
Recommendation: None

Applicant/Owner: Kathy Austin/Pacific Realty Development
File Number: 2022-086
Address: 7621 Healdsburg Ave
CEQA Status: To be determined
General Plan: High Density Residential/Commercial Office
Zoning: Multi-Family Residential (R7)/Office Commercial (CO)

Introduction:

This is a supplemental memo to the staff report that which is a short summary of the meeting with the Design Review Board. This project was initially supposed to be reviewed at the December 13, 2022 Planning Commission meeting and was postponed. However, the December 21, 2022 Design Review Board meeting was still held and the board heard a staff report, a presentation from the applicant and comments from the public. At that meeting it was mentioned by the applicant that they would look into the possibility of converting the front commercial building along Healdsburg Avenue into 100% housing. As its proposed now there is commercial retail space along the ground floor and apartment rooms above. As the Design Review Board would not have the authority to act on that change, because it would require a use permit approved by the Planning Commission, the applicant did want to include it as a talking point should the Planning Commission approve a use like that.

Another item discussed was the site layout and orientation of the driveways. When the applicant first met with city staff the driveway orientation was continuous through the site. However, when the application was submitted for its preliminary review the entrances into the site from both Healdsburg and Murphy are no longer connected. The applicant has stated that the design and grading work was something discussed during this timeframe and the proposed layout minimized the amount of grading work needed on the site. It is mentioned within the staff report that staff would prefer the initial design as it provides better emergency access for both the commercial and townhome buildings.

Lastly, there was a discussion at length about the change from adhering to the current split zoning of Commercial and Multi-family or going 100% residential. As mentioned in the staff report the site is dual zoned and the proposal is designed as such. However, the applicant has listened to public comment and comments from the board at the possibility of providing a full

residential development. With that change the Planning Commission would need to approve a use permit to allow that use and is something that has been approved in the past, i.e., the recent Habitat for Humanity project. The board did understand that if the project was approved or highly recommended to pursue the full residential that possibly a new design would be put in front of them as it would allow the applicant to design the site in a different way.