

RESOLUTION NO. 23-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL
RECOMMENDING THE CITY COUNCIL ADOPT THE ZONING TEXT AMENDMENT AND USE
PERMIT TO ALLOW RESIDENTIAL USES ON THE GROUND FLOOR AT 1171 GRAVENSTIEN
HIGHWAY SOUTH.

WHEREAS, the City Council Resolution No.5146 approved a Use Permit and Major Tentative Map. This Resolution was approved October 3rd, 2000, and approved a Mitigated Negative Declaration, with mitigation measures, for the California Environmental Quality Act (CEQA), Major Tentative map, and Use Permit; and,

WHEREAS, the Subdivision Map was recorded on March 8th, 2001 as Parcel Map No. 128, thereby establishing one lot parcel with six lots; and,

WHEREAS, the project is exempt from CEQA under Guidelines Section 15301, Class 1, which exempts existing facilities and section 15183 as the project is consistent with the General Plan for which an Environmental Impact Report (EIR) was certified by Council in 2016; and,

WHEREAS, on March 9th, 2023, the Planning Department received an application from Patrick Slayter to allow the conversion of one unit from commercial use to a residential unit on the ground floor at 1171 Gravenstein Highway South, which could apply to the single unit being proposed or to all six first floor units; and,

WHEREAS, on June 13th, 2023, the Planning Commission held a duly noticed public hearing to consider the Zoning Text Amendment to allow the conversion of any or all six of the commercial ground floor units to residential units; and,

WHEREAS, the Planning Commission finds the project is consistent with the General Plan, in that it conforms to the following goals and policies; and,

- Goal LU 6: Promote a Range of Housing Options to Provide Affordability for Families, Seniors, and Low Income Households, Consistent with the Demographic Profile of the Area As a residential conversion, the amendment would provide a compact two-bedroom residential option to the area.
- Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit. As a residential conversion located along Gravenstein Highway South, the amendment would provide residential opportunities in close proximity to transit. And,

WHEREAS, the Project is consistent with the General Plan and Zoning Amendment Section of the Zoning Ordinance, as follows. The Project:

- Is compatible with the general objectives of the General Plan, in that the project

provides additional housing units and promotes residential opportunities in close proximity to jobs, services, and transit.

- Is in conformity with public convenience, general welfare and good land use practice, in that the conversion through the Zoning Amendment procedure meets the requirement of a Use Permit for 100% residential within a Commercially zoned parcel.
- Will not be detrimental to the public health, safety and general welfare, in that the project, with conditions will not be a detriment to the public health, safety and welfare of the community.
- Will not adversely affect the orderly development of property, in that the allowance for additional units to convert to residential through the conditions of approval will increase the development of the property.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY ADOPT THIS RESOLUTION hereby recommends the City Council find the proposed Zoning Text Amendment for the conversion of a commercial ground floor unit to a residential is consistent with the General Plan, and that the Project is consistent with the following General Plan Policies as noted above. The Planning Commission further recommends the City Council approve the Use Permit to allow 100% residential uses on the first floor of the Project, and adopt the Zoning Text Amendment, subject to the Conditions of Approval attached as Exhibit A and B.

Approved on June 13th, 2023 by the following vote:

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

Certified:  _____

Kari Svanstrom, Planning Director