

Project Summary

City Ventures is pleased to provide this project overview for The Canopy Project, located at 1009-1011 Gravenstein Hwy North in Sebastopol, CA.

The project site is comprised of a vacant 6.1-acre parcel, located in Northwest Sebastopol. The site is adjacent to the O'Reilly Media Center, to the west, beyond which is Gravenstein Hwy North. To the north is Sebastopol Charter School, to the east are single-family homes, and to the south are existing automotive commercial uses and single-family homes.

Though vacant, the existing site boasts beautiful mature trees and an informal pedestrian pathway that connects the Joe Rodota Trail to the O'Reilly Media Center parking lot. Our vision for The Canopy centers around these two elements—creating urban forestry and bolstering the connection to the Joe Rodota Trail. The project entry is located so that residents and visitors arrive at a magnificent Coast Live Oak, the pinnacle of the project site. Oak trees and redwoods are preserved throughout the site. Additional trees, such as Native Maples, Madrone and Dogwood, are proposed to create onsite ecosystems that attract birds and butterflies. Plants that attract butterflies and bees are also contemplated. Amenities, including gardens, active and passive seating areas, children's play areas, and an area of repose – a meditation hammock garden – are designed around the existing and proposed urban forests. A new, enhanced 6' wide pedestrian pathway is proposed to connect the Joe Rodota Trail out to Gravenstein Highway on the south border of the site. A bicycle repair station has been incorporated at the connection point of the pathway to the Trail.

This project prioritizes pedestrians and bicyclists, thereby facilitating a strong neighborhood feel. Each home would come standard with solar and be all-electric. Ample green space and connectivity emphasizes the environmental focus of this neighborhood. Well-designed internal streets and paseos encourage engaged community living. Members of the community who walk through the site will experience the mature oaks, large redwoods, and health-focused plantings.

The site is zoned Office/Light Industrial, which allows for R7-Multifamily Residential (12.1-25 du/ac). Consistent with existing land use, as well as the forthcoming Housing Element, City Ventures is proposing 80 solar all-electric, three-story townhome-style condominiums, with the potential for ±16 ADA accessible accessory dwelling units (ADUs). The homes are contemplated to have a modern agrarian aesthetic with steep pitched roofs, and materials like lapped and board-and-batten siding. The homes will incorporate a specific focus on healthy, energy efficient living. For-sale homes will range from two to four bedrooms and include rental opportunities by providing options for accessible ground floor Accessory Dwelling Units. Select for-sale homes will have the option for personal elevators and will provide additional ADA accessibility beyond what is required by the building code (±35%, rather than 10% required). Providing diverse unit types within this development encourages inherent affordability and provides housing opportunities for households at a variety of income levels and life stages. The project proposes onsite parking consistent with the City's municipal code. The project is a

Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is not requesting any variances to the general plan.

City Ventures is providing an SB330 application, and respectfully requesting a Conditional Use Permit, Site Development Review, Vesting Tentative Tract Map, and consideration under state Density Bonus law. The State Density Bonus will allow for a waiver to increase the building height to three stories. No concession is being requested at this time.

City Ventures is looking forward to collaborating with the City of Sebastopol on a project that will bring vibrancy, lush greenery, and much needed housing that complements the neighborhood. We look forward to your comments on our application.

Project Information

Address	1009-1011 Gravenstein Highway North, Sebastopol
APN:	060-261-026 & 028
Existing Zoning:	Office/Light Industrial (OLI) - R7 with CUP
Proposed Zoning:	Office/Light Industrial (OLI) - R7 with CUP
Total Site Acreage:	6.1 Acres (265,833 sf)
Lot Coverage:	Allowed: 40% or 106,333 sf Provided: 26% or 69,317 sf +/-
Density:	Allowed: 12.1 to 25 DU/acre = 73.8 to 1,525 DU/acre Provided: 13.1 DU/acre
Maximum Height:	Allowed: 30' and 2 stories Provided: Density Bonus Waiver (Up to 40'+/- and 3 stories)
Setbacks:	Allowed: Front: 10' Side: 5'-9' Rear: 20'-25' (20% of lot depth) Provided: Front: 10' Side: 9' Rear: 20'-30' (20% of lot depth)
Open Space:	Required: 50 sf/ unit Provided: Common Open Space: 1,340 sf/ unit Private Open Space at grade: 216 sf/ unit average Private Open Space at upper-level decks: 75 sf - 230 sf/ unit
Parking:	Required: 218 spaces (0) Required for Accessory Dwelling Units (22) 3-bedroom x 2 spaces = 44 spaces (58) 4-bedroom x 3 spaces = 174 spaces Provided: 218 spaces 160 garage spaces 41 standard surface spaces 17 compact surface spaces
Unit Summary:	80 Total Units (11) Plan 1: 3 Bedroom 1,503 sf (11) Plan 2: 3 Bedroom 1,354 sf (14) Plan 3: 3 Bedroom (Optional Bed 4) 1,773 sf (15) Plan 4: 3 Bedroom (Optional Bed 4) 1,736 sf (13) Plan 5: 3 Bedroom (Optional Elevator and/or Bed 4) 1,926 sf (16) Plan 6: 3 Bedroom (Optional ADU or Bed 4) 2,017 sf