

THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Project Team



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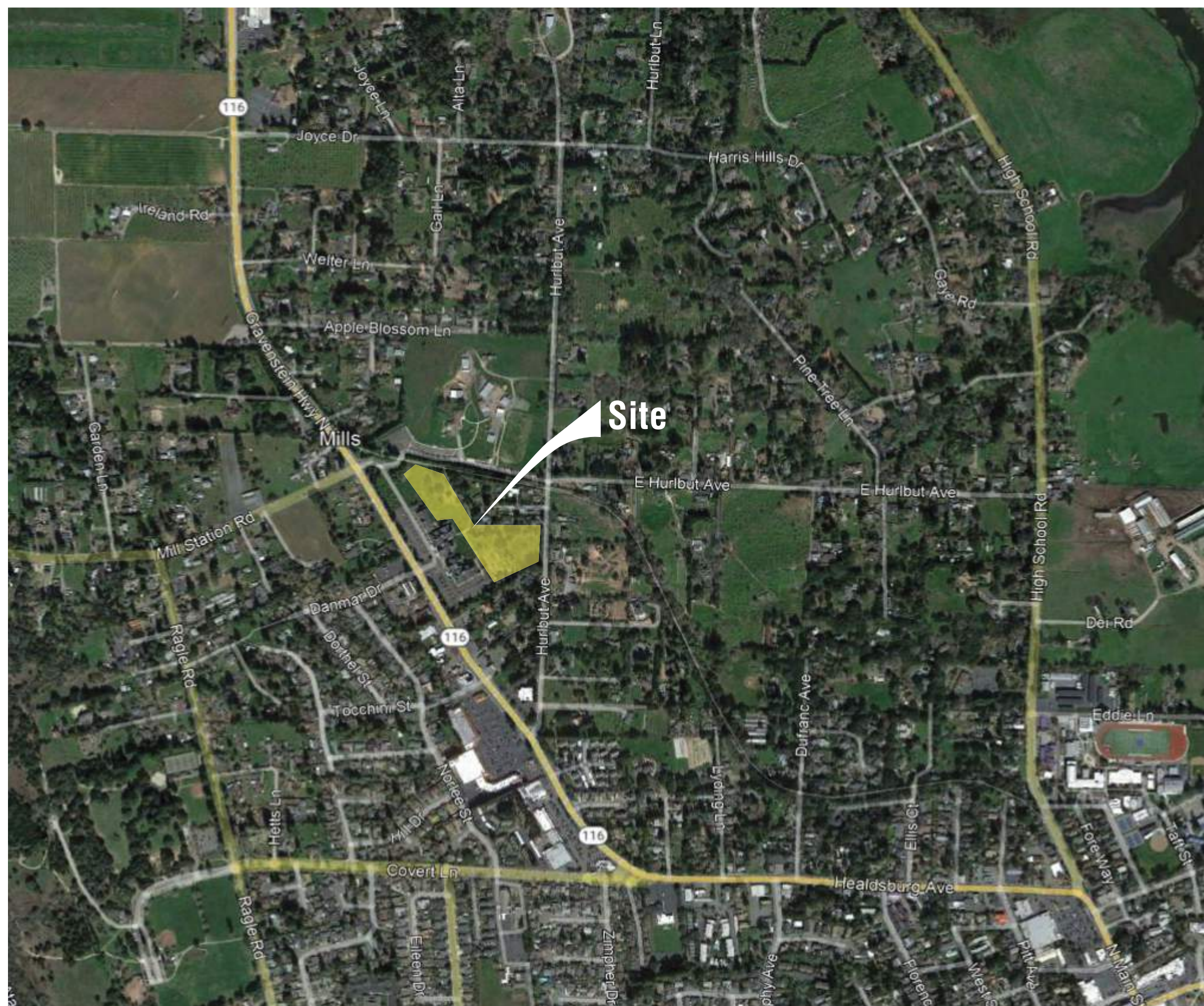
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Vicinity Map



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). The Canopy will have units with accessible/adaptable features in every building, thus an accessible path of travel will connect all buildings. 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 Area: 6.1 Acres (265,833 sf)
Lot Coverage
 Allowed: 40% or 106,333 sf
 Provided: 26% or 69,317 sf +/-

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

Electric Vehicle Charging
 Pre-wire service at all garages
 10% of on site surface parking (6 spaces) with pre-wire per Cal Green requirement

Bicycle Parking
 Required: 40 spaces
 0.5 spaces/ unit
 Provided: 96 spaces
 80 in garages; each garage to include 1 bicycle rack
 16 on-site bicycle racks

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

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)
 2,017 sf

Project and Unit Matrix

Building Type and Unit Summary						
Building Type	Three Bedroom	Four Bedroom	Total Units Per Building	Number of Buildings on Site	Total Three Bedroom	Total Four Bedroom
100	0	3	3	5	0	15
200	2	1	3	3	6	3
300	2	2	4	5	10	10
400	2	3	5	3	6	9
500	0	4	4	2	0	8
600	0	5	5	1	0	5
700	0	8	8	1	0	8
Totals				20	22	58
						Total Units: 80

Building Area Summary						
Building Type	First Floor	Second Floor	Third Floor	Total	Number of Buildings on Site	Totals
100	2,650	2,989	2,936	8,575	5	42,875
200	2,377	2,620	2,490	7,487	3	22,461
300	3,176	3,529	3,376	10,081	5	50,405
400	4,351	4,428	4,008	12,787	3	38,361
500	3,874	3,910	3,440	11,224	2	22,448
600	4,708	4,818	4,238	13,764	1	13,764
700	7,547	7,629	6,693	21,869	1	21,869
				212,183		

Total Ground Floor Footprint 69,317

Project Information

The Canopy

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Illustrative Site Plan
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

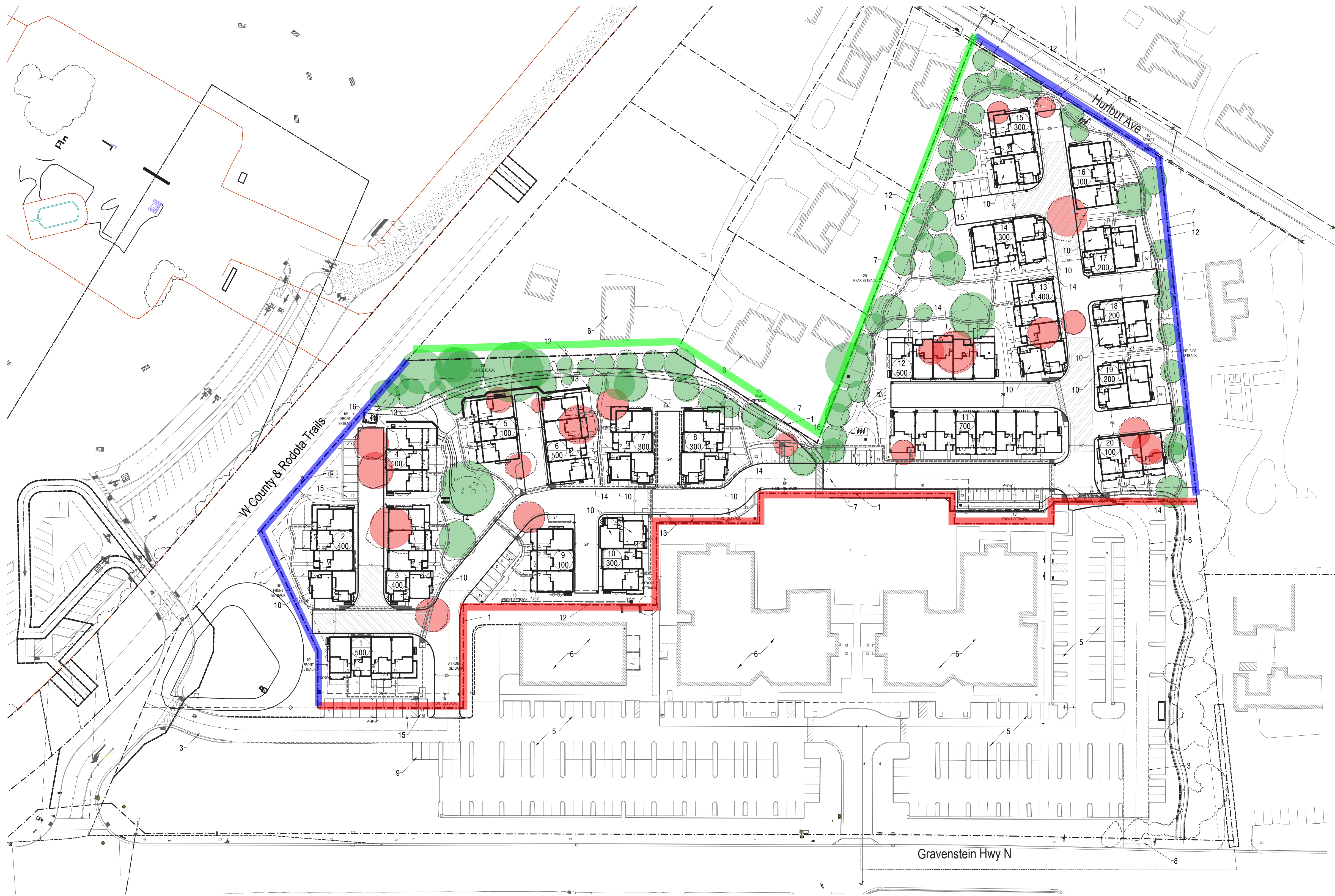
0 25 50
Scale: 1" = 50' = 0"

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Legend

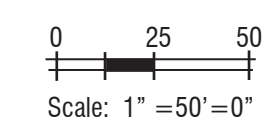
- Ordinance Tree to Remain
- Ordinance Tree to be Removed
- Emergency Vehicle Hammerhead
- Building Number
Building Type
- Front Setback 10'
- Side Setback 5'-9'
- Rear Setback 20'-30'
- Accessible Path of Travel

Keynotes

1. Property Line.
2. Transformer.
3. New entry, public utility and emergency vehicle access easement. Three parking spaces to be removed.
4. EVA Access.
5. Existing Parking.
6. Existing Building.
7. Setback Line.
8. New curb cut - remove three parking spaces.
9. Three new parking spaces to replace removed parking spaces at new entry.
10. Proposed affordable unit location. All BMR units shall be three-bedroom. Any location changes shall be mutually agreed upon by applicant and City.
11. Optional future connection to Herbut Ave.
12. Permitter fence - see Landscape drawing L-5.
13. Retaining wall.
14. Private yard fence with gate - see Landscape drawing L-5.
15. Pre-wire for future EV parking.
16. Bicycle rack.

Site Plan
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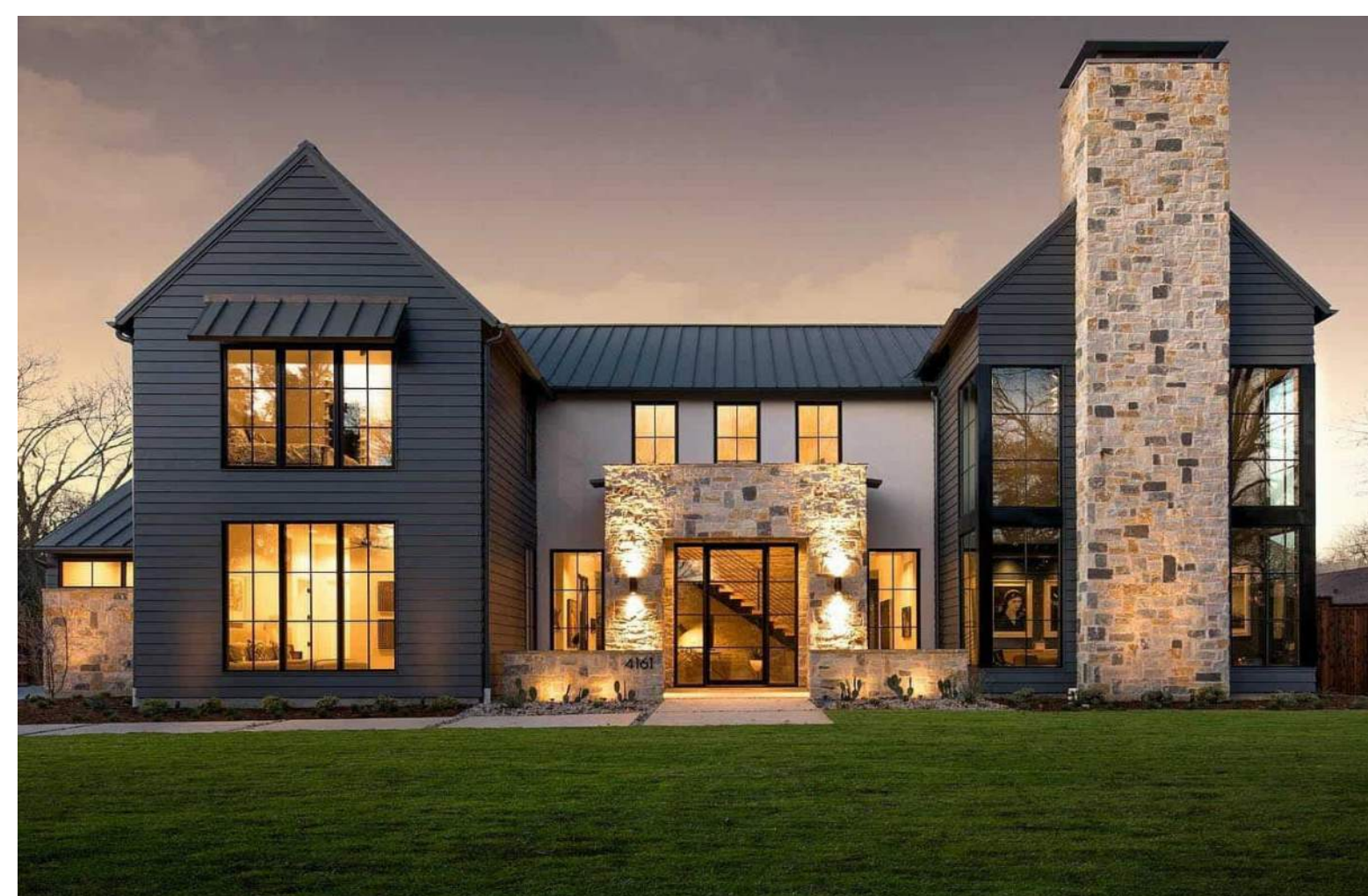
Streetscape Elevation at Gravenstien Highway Looking East

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Building 100 - Conceptual Perspective



Precedent Imagery



Building 100
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

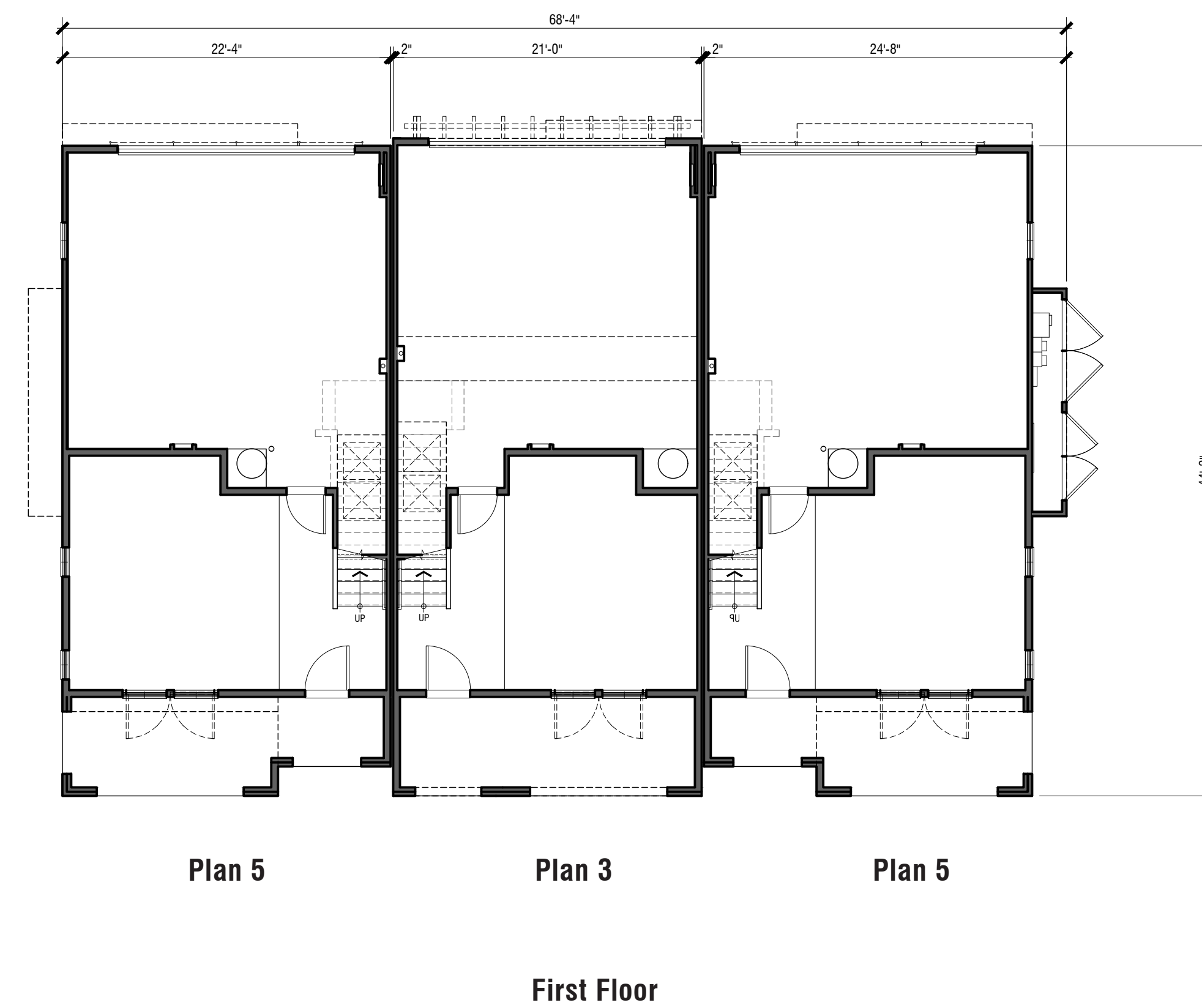
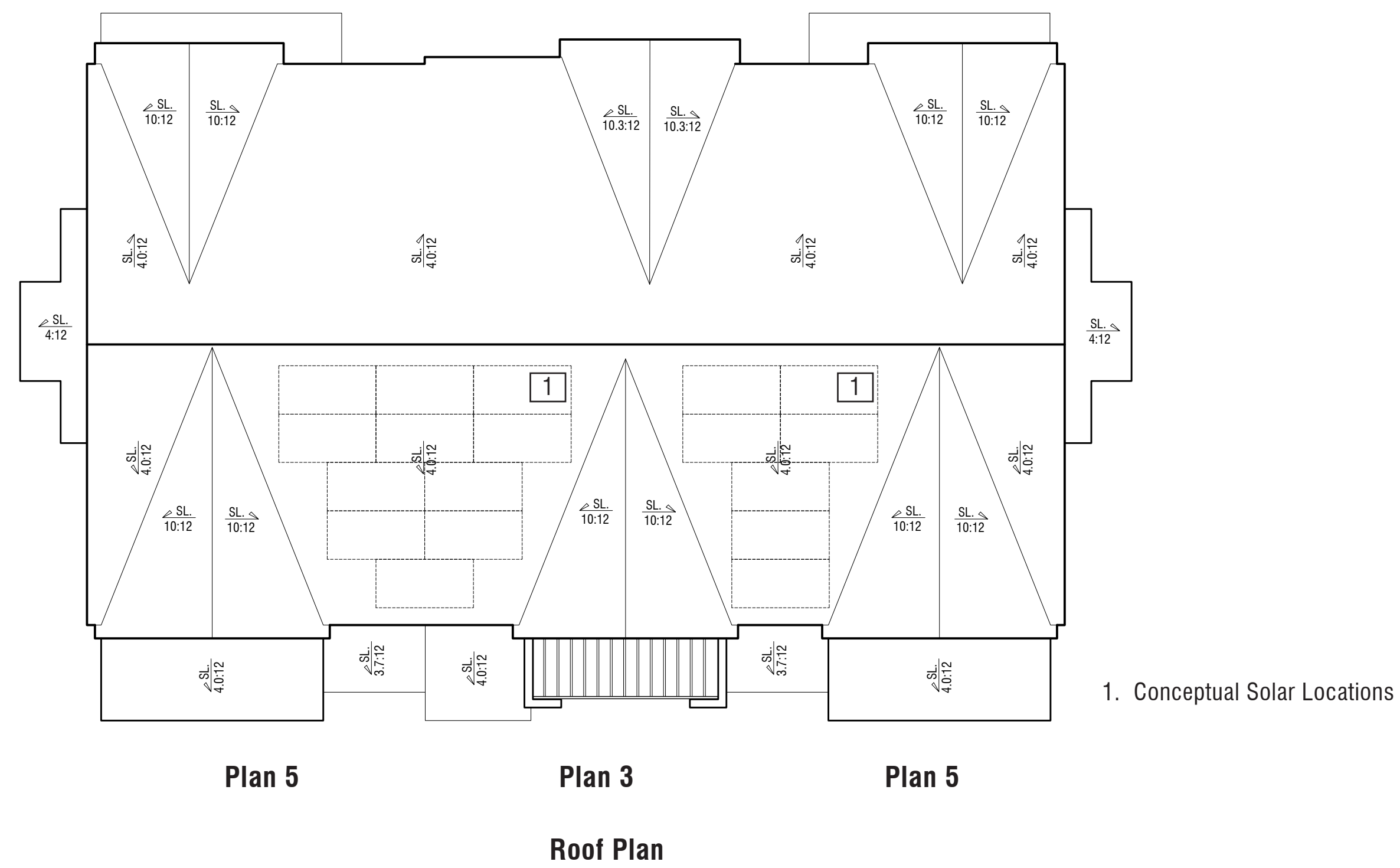


Left Elevation

Building 100 Conceptual Elevations

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Building 100
 3 Units
 (1) Plan 3
 (2) Plan 5

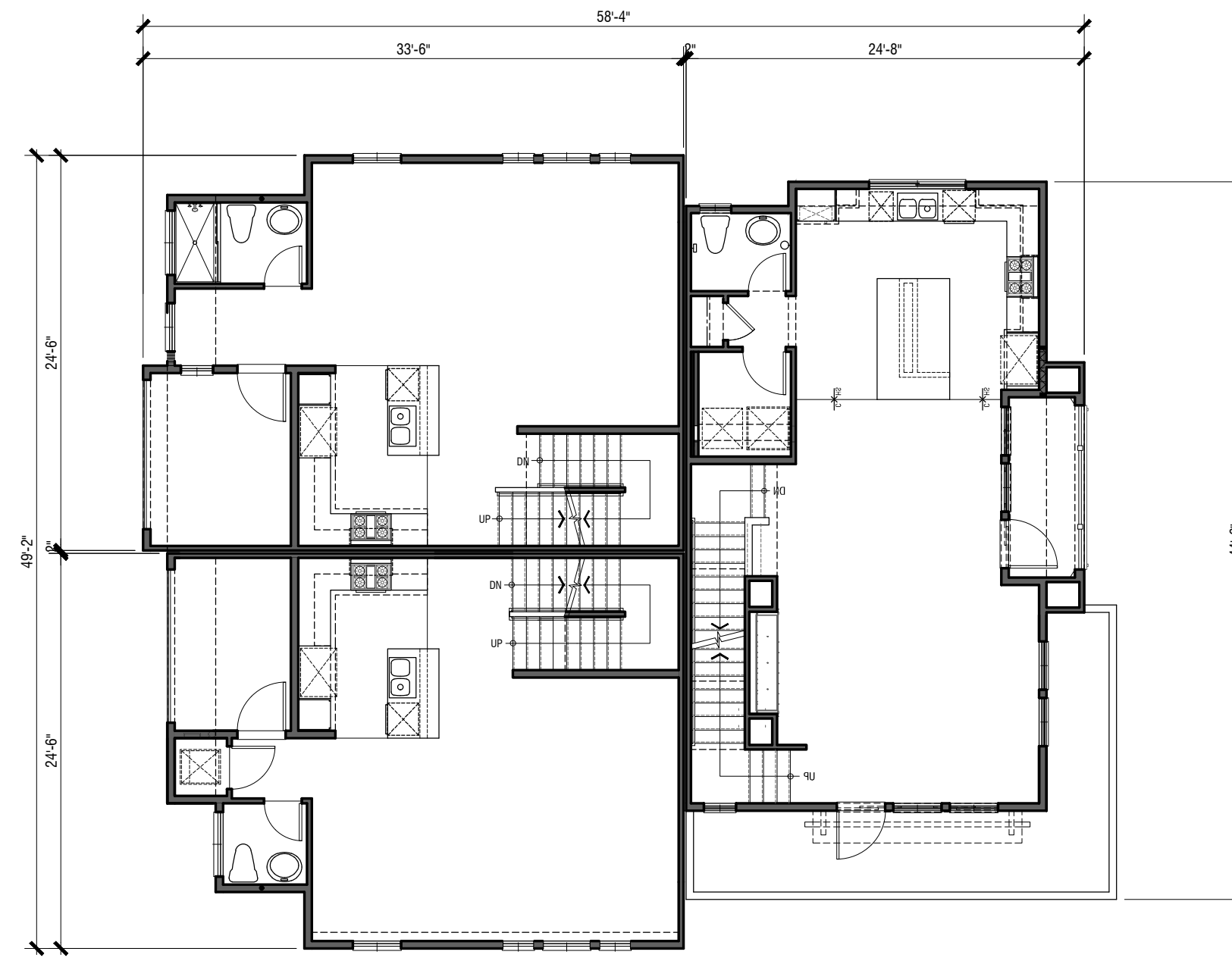
First Floor: 2,650 sf
 Second Floor: 2,989 sf
 Third Floor: 2,936 sf
Total: 8,575 sf

Building 100 Floor & Roof Plans

The Canopy

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Plan 1
PLAN 1

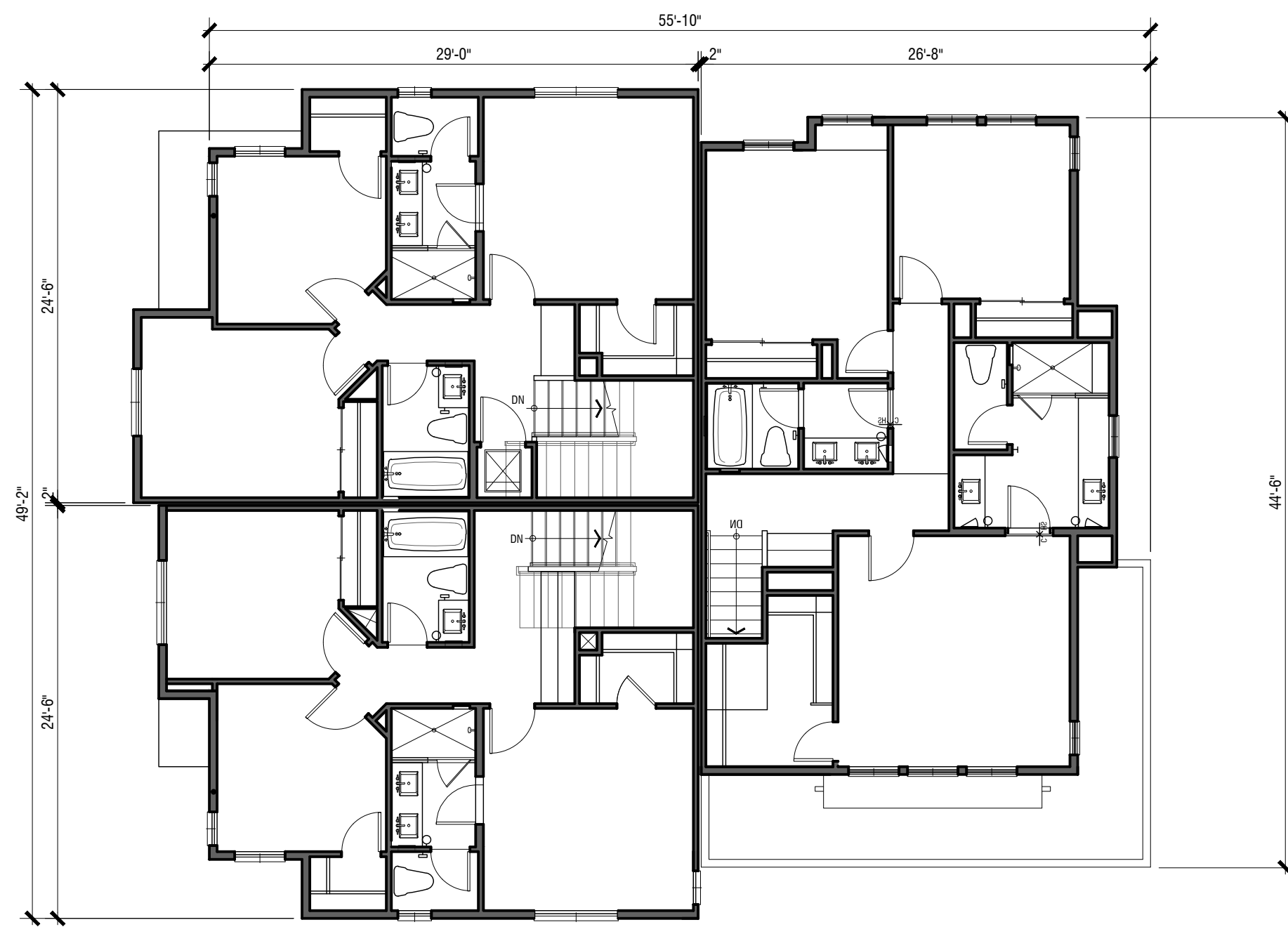


PLAN 2
Plan 2

PLAN 6
Plan 6

Second Floor

Plan 1

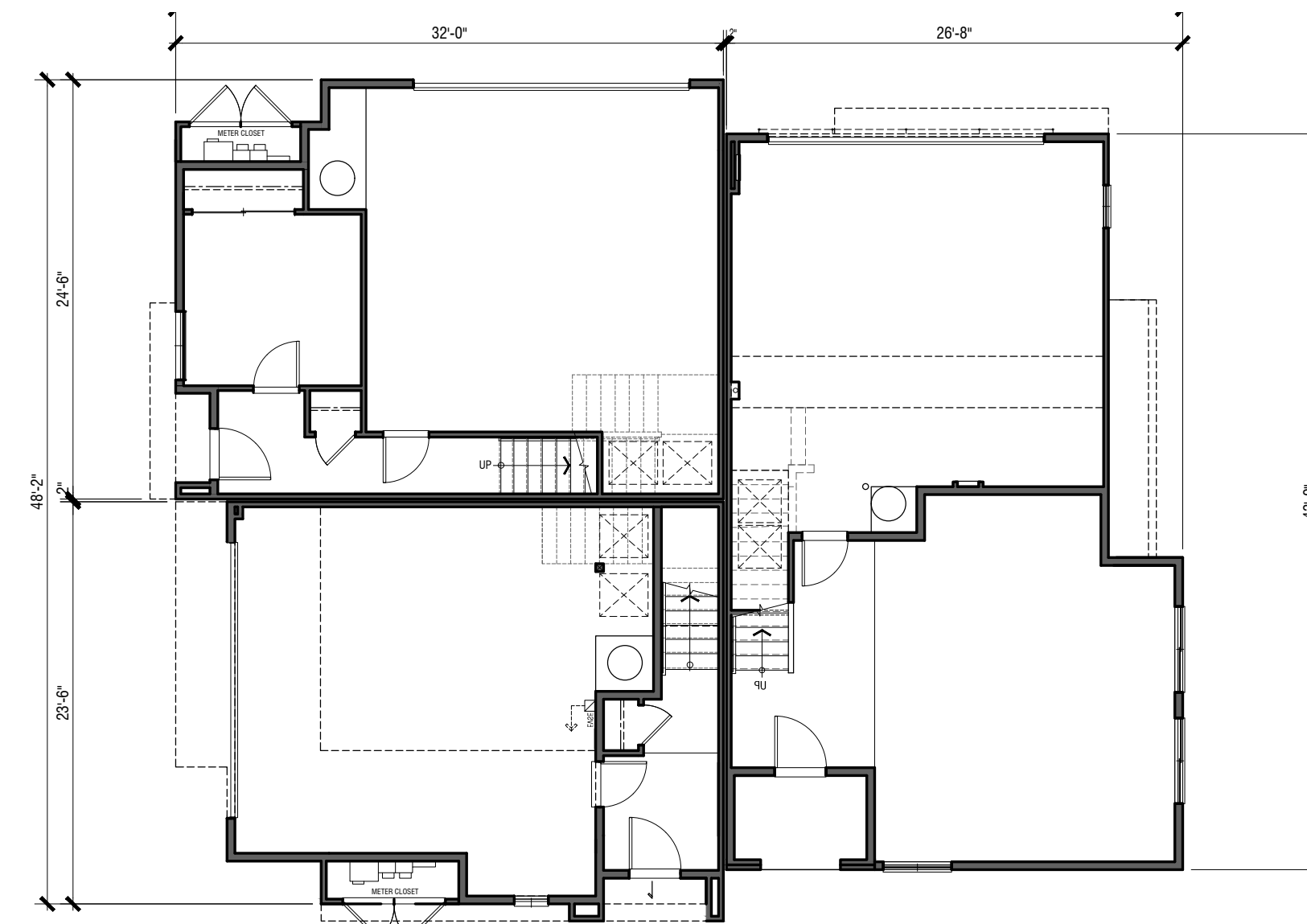


Plan 2

Plan 6

Third Floor

Plan 1
'LAN 1



PLAN 2
Plan 2

PLAN 6
Plan 6

First Floor

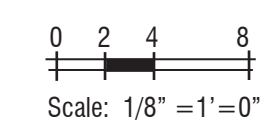
Building 200
3 Units
(1) Plan 1
(1) Plan 2
(1) Plan 6

First Floor: 2,377 sf
Second Floor: 2,620 sf
Third Floor: 2,490 sf
Total: 7,487 sf

Building 200 Floor Plans

The Canopy

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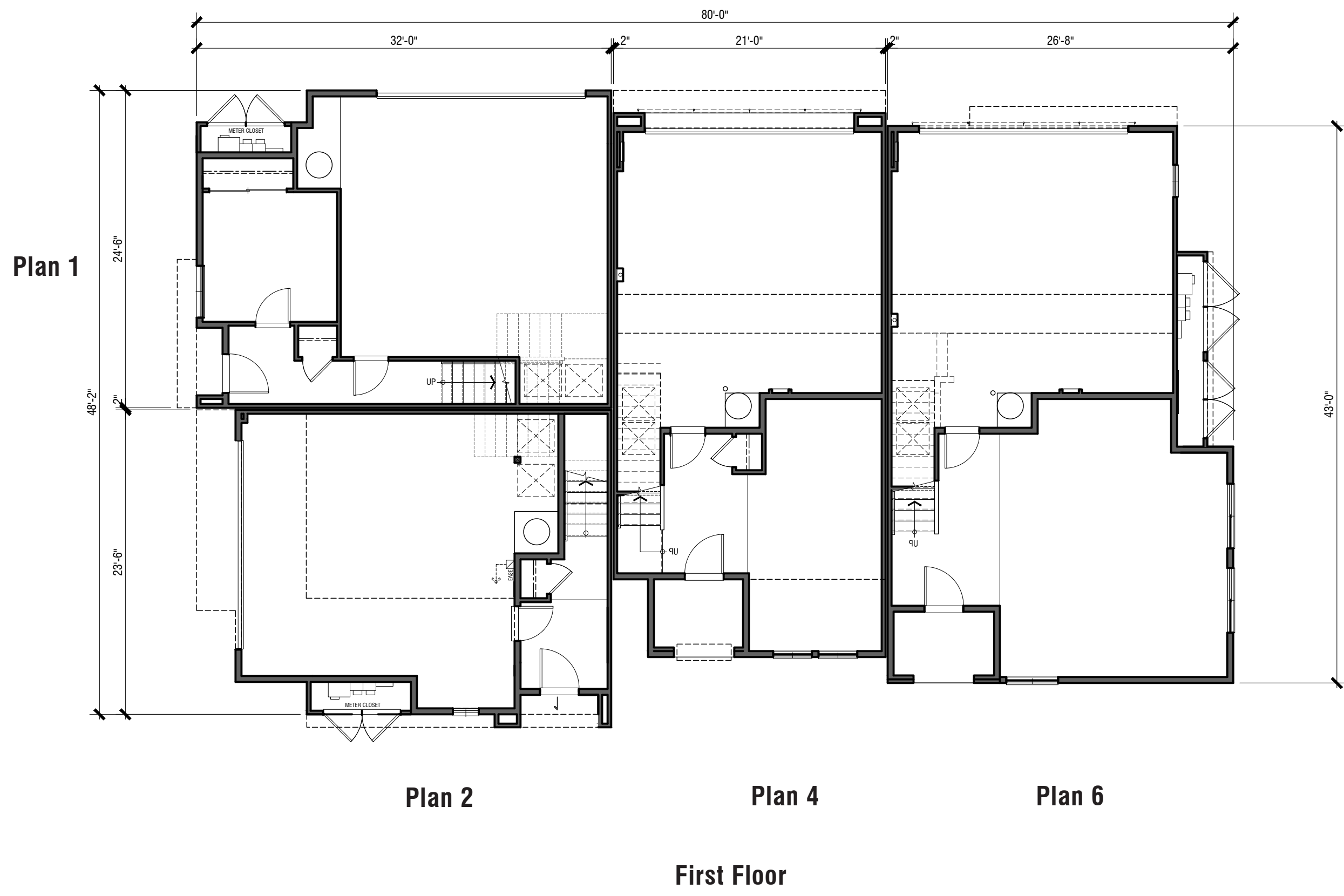
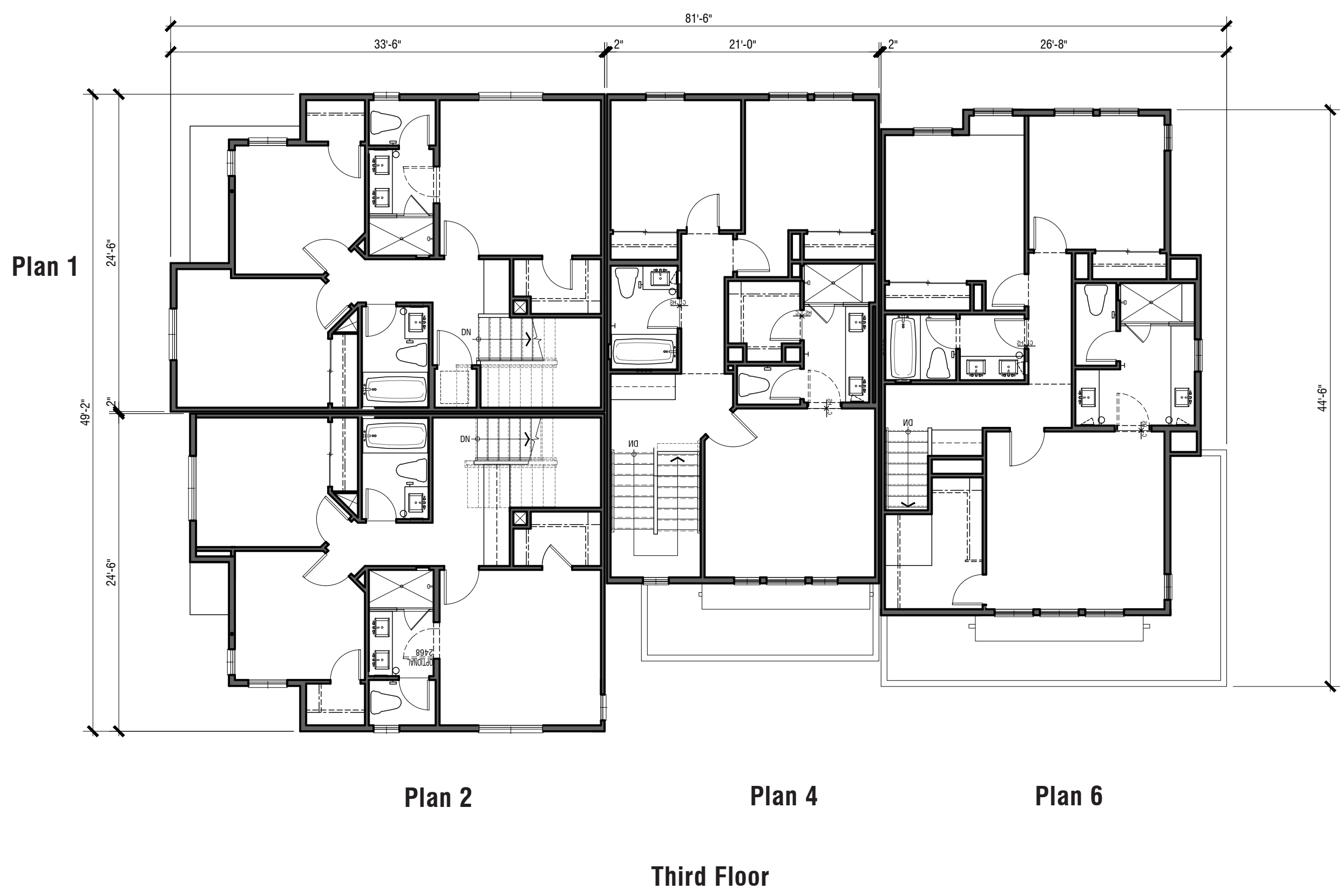
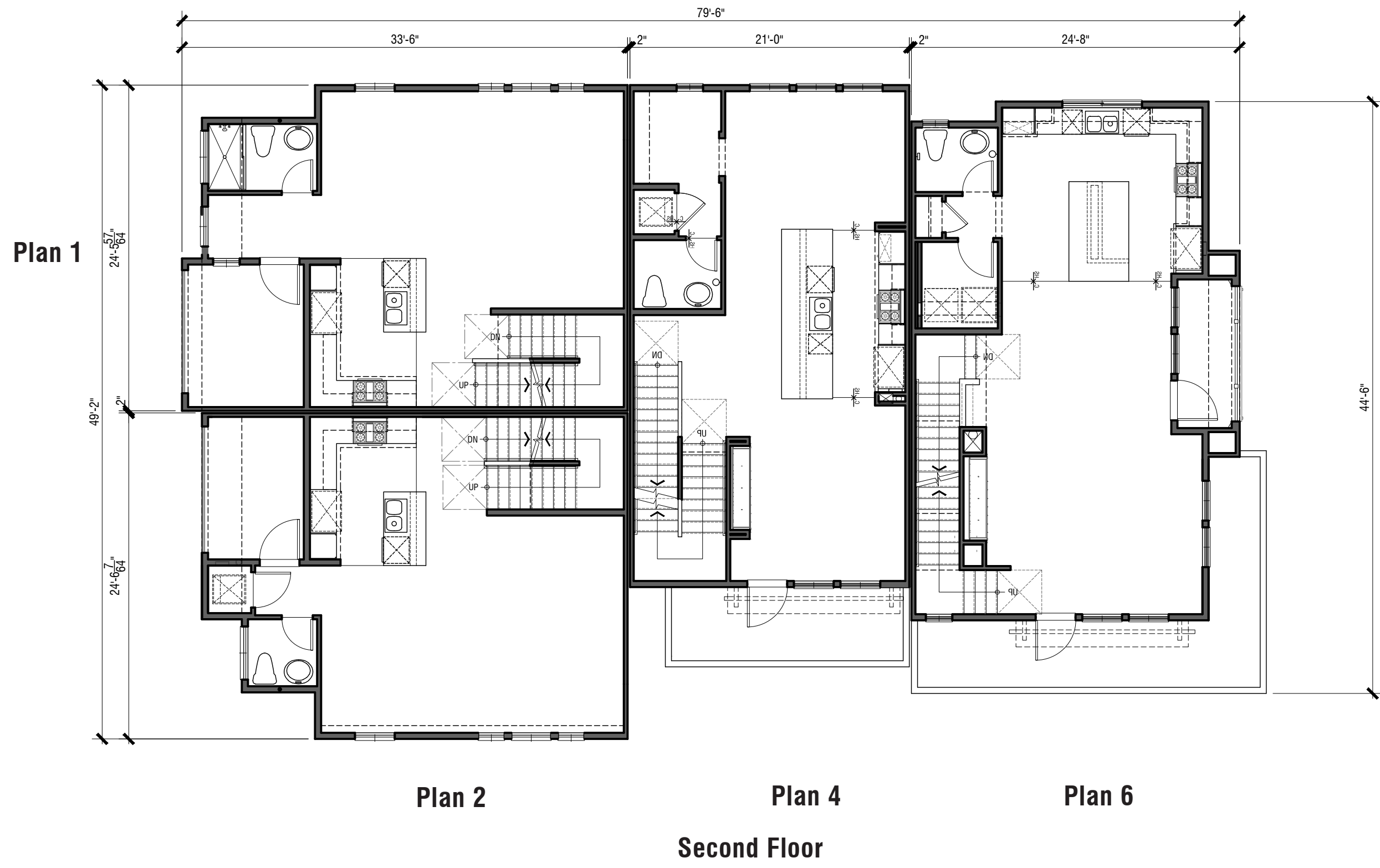
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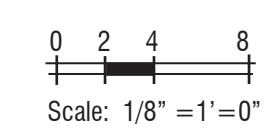
Building 300
 4 Units
 (1) Plan 1
 (1) Plan 2
 (1) Plan 4
 (1) Plan 6

First Floor: 3,176 sf
 Second Floor: 3,529 sf
 Third Floor: 3,376 sf
Total: 10,081 sf

Building 300 Floor Plans

The Canopy

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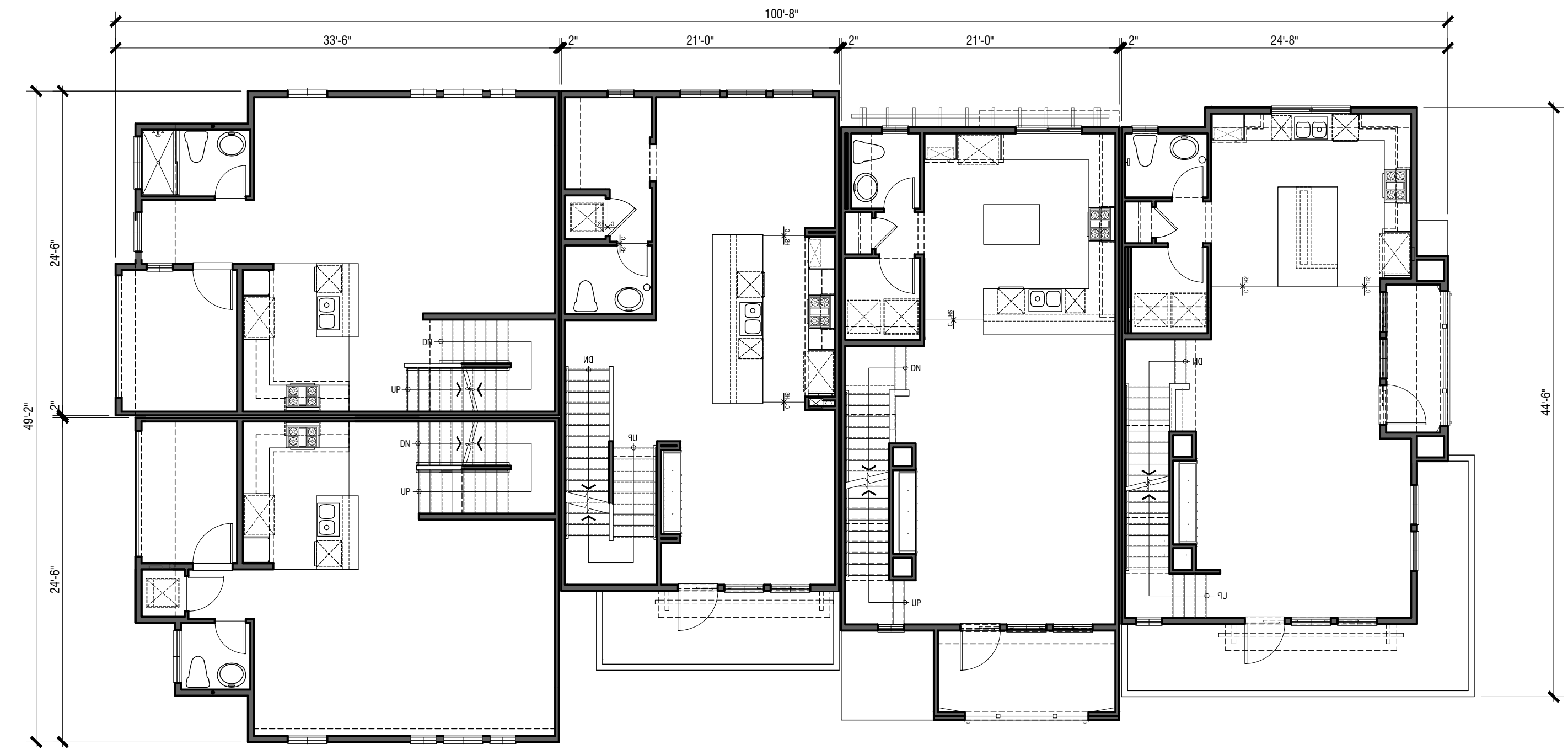
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Plan 1



Plan 2

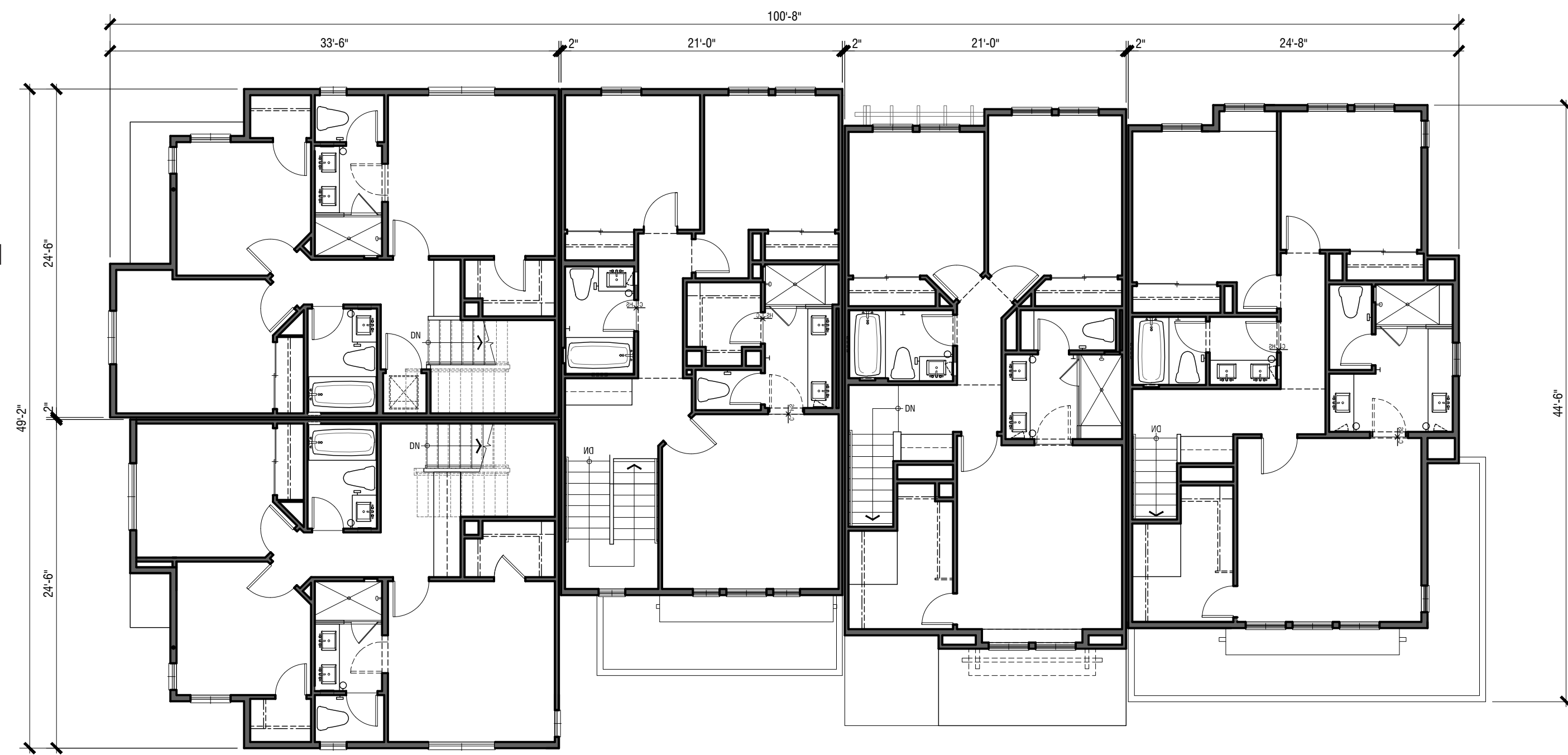
Plan 4

Plan 3

Plan 6

Second Floor

Plan 1



Plan 2

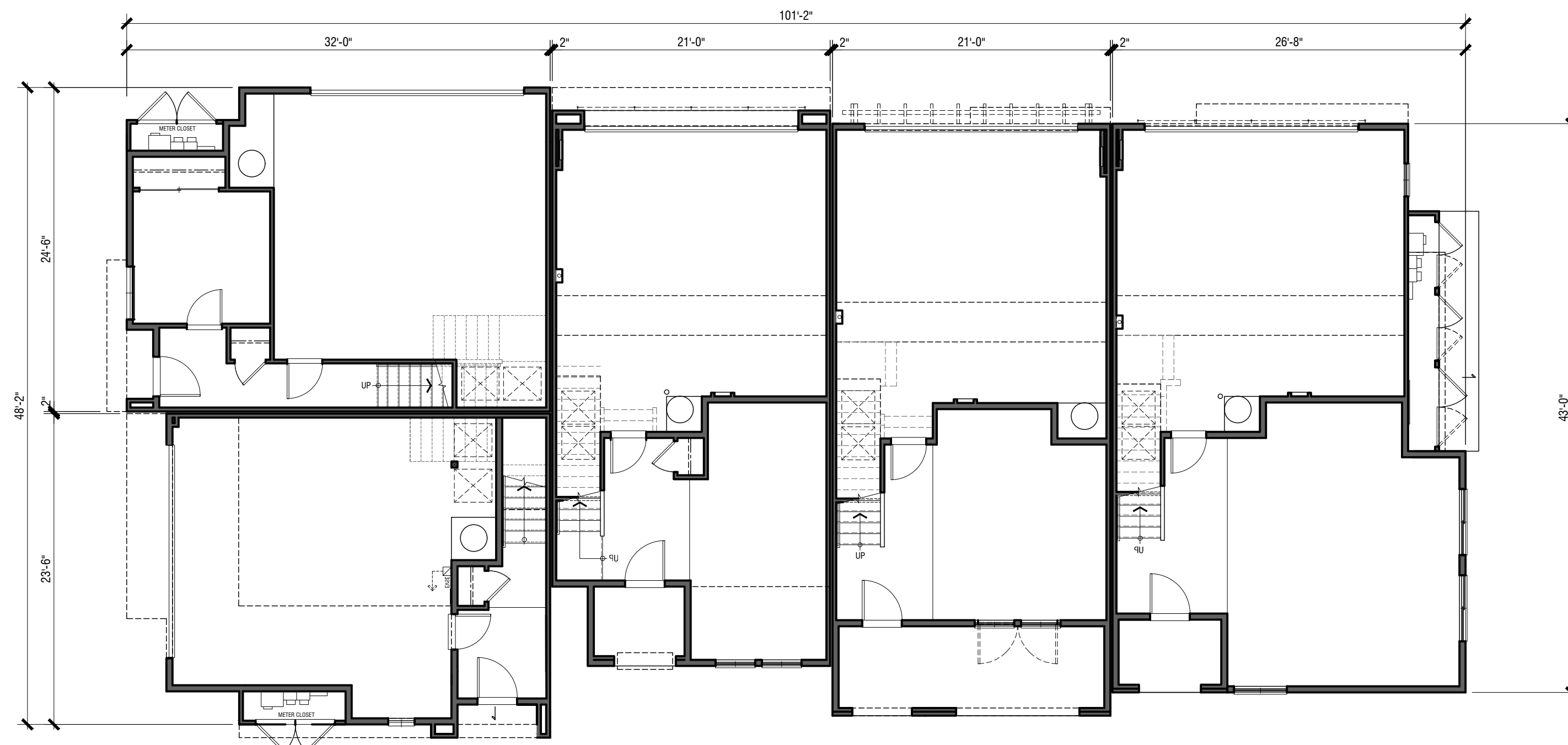
Plan 4

Plan 3

Plan 6

Third Floor

Plan 1



Plan 2

Plan 4

Plan 3

Plan 6

First Floor

Building 400

5 Units

(1) Plan 1

(1) Plan 2

(1) Plan 4

(1) Plan 3

(1) Plan 6

First Floor: 4,351sf

Second Floor: 4,428sf

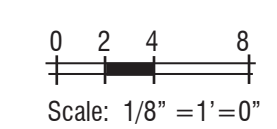
Third Floor: 4,008 sf

Total: 12,787 sf

Buidling 400 Floor Plans

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Building 500 - Conceptual Perspective



Precedent Imagery

Building 500
The Canopy

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Front Elevation



Right Elevation



Rear Elevation

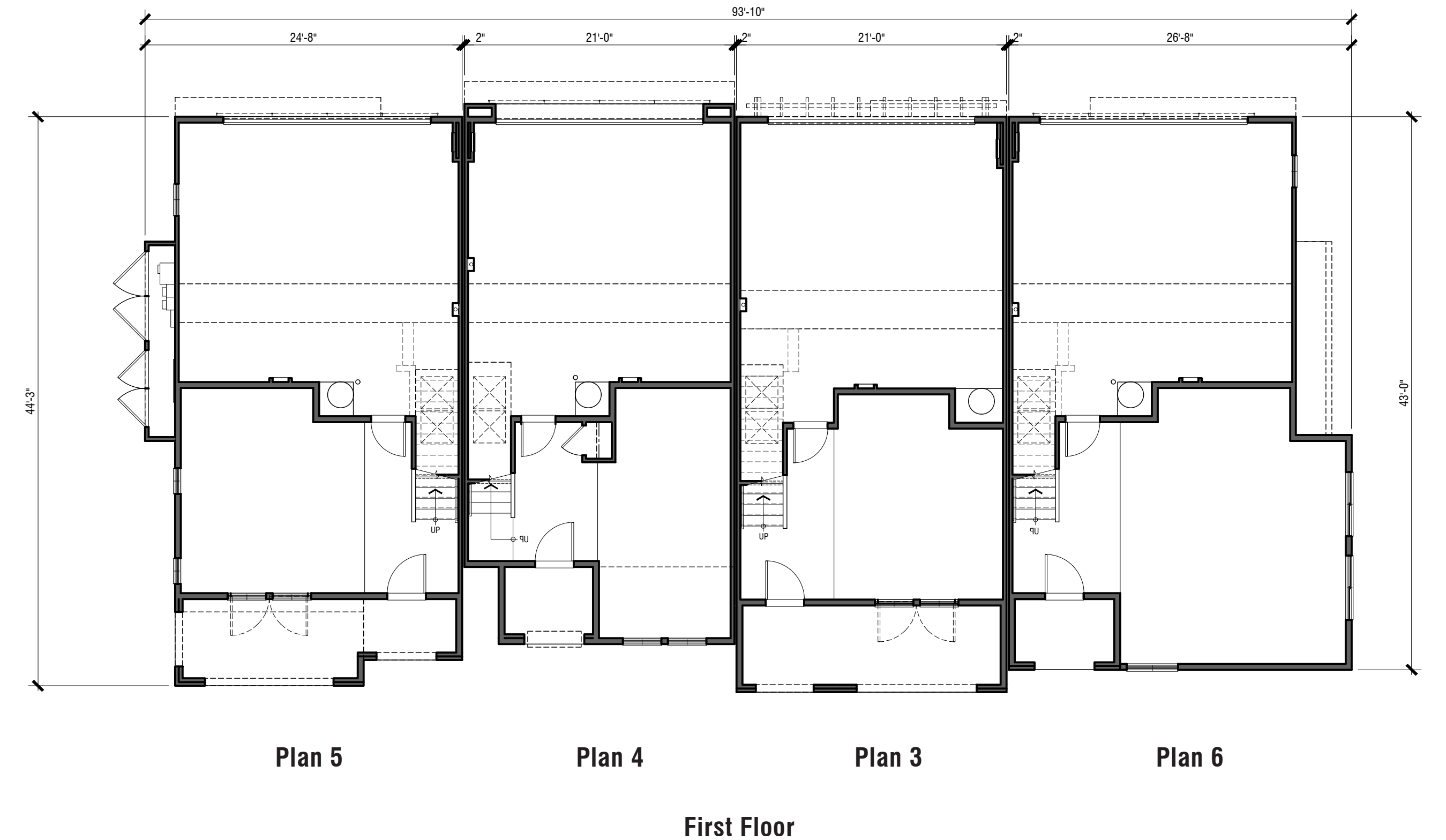
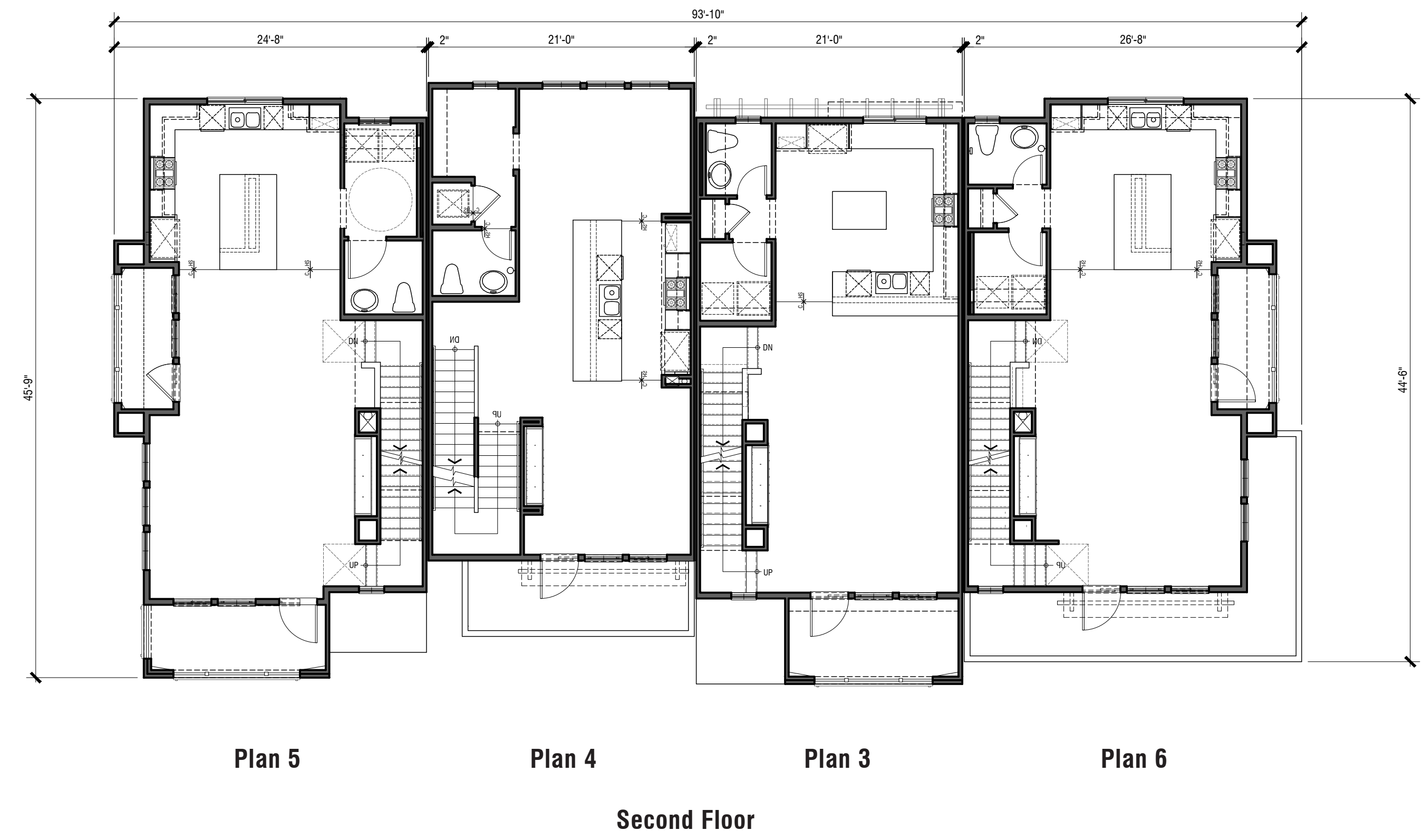
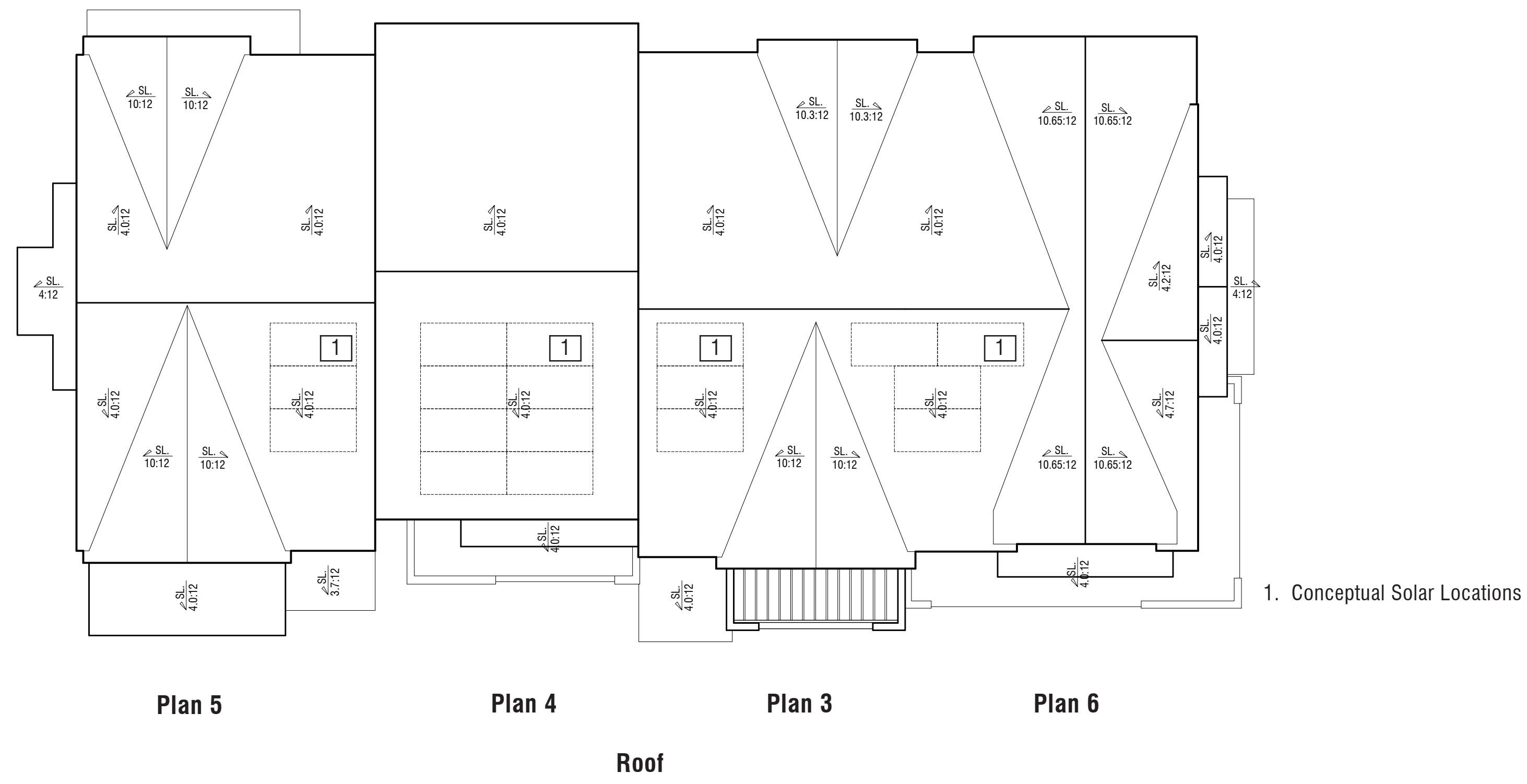


Left Elevation

Building 500 Conceptual Elevations

The Canopy

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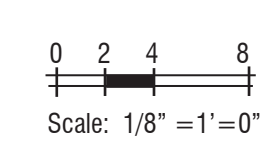
Building 500
 4 Units
 (1) Plan 3
 (1) Plan 4
 (1) Plan 5
 (1) Plan 6

First Floor:	3,874 sf
Second Floor:	3,910 sf
Third Floor:	3,440 sf
Total:	11,224 sf

Building 500 Floor & Roof Plans

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Building 600 - Conceptual Perspective



Precedent Imagery

Building 600 The Canopy

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Front Elevation



Right Elevation



Rear Elevation

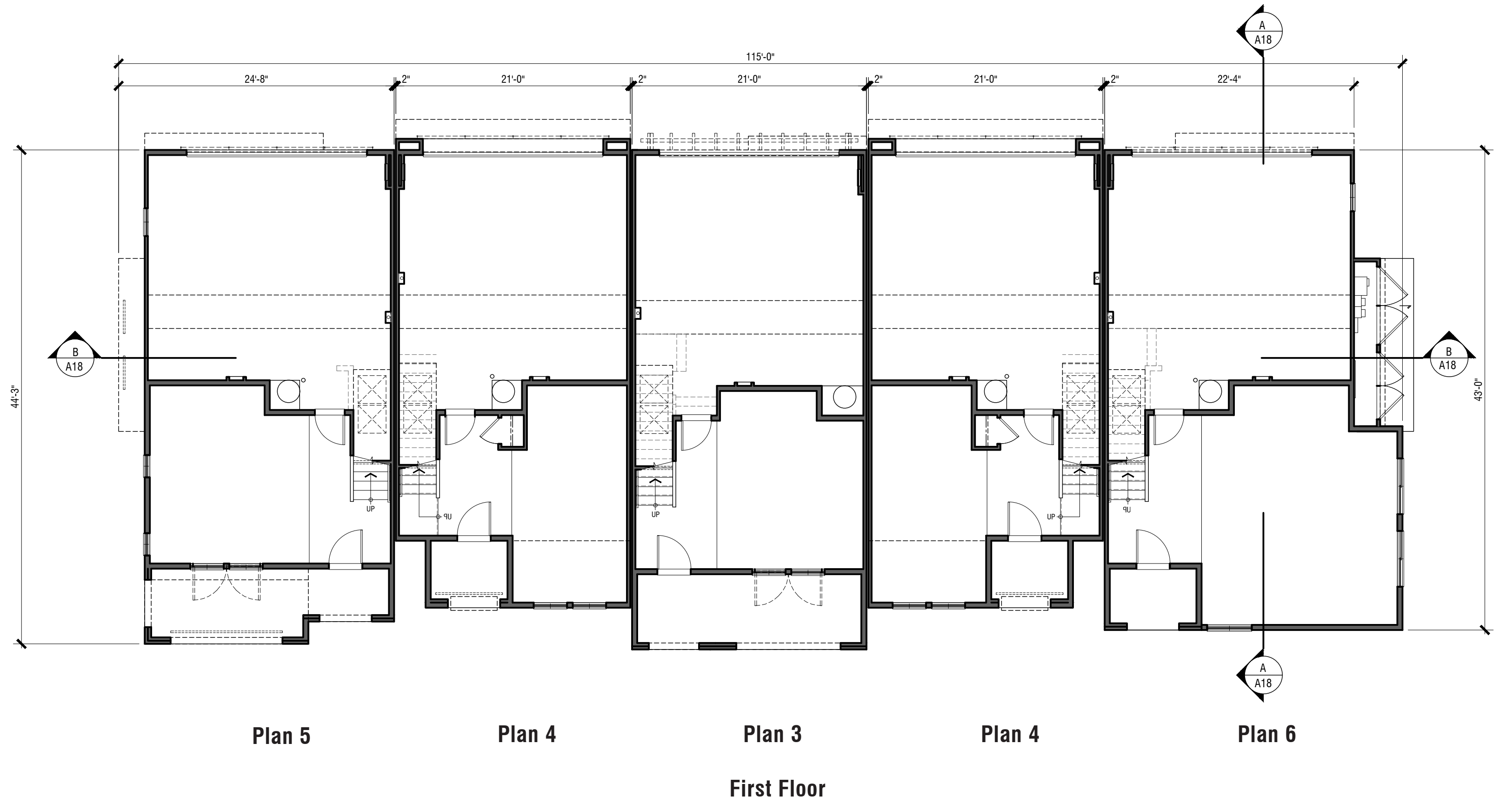
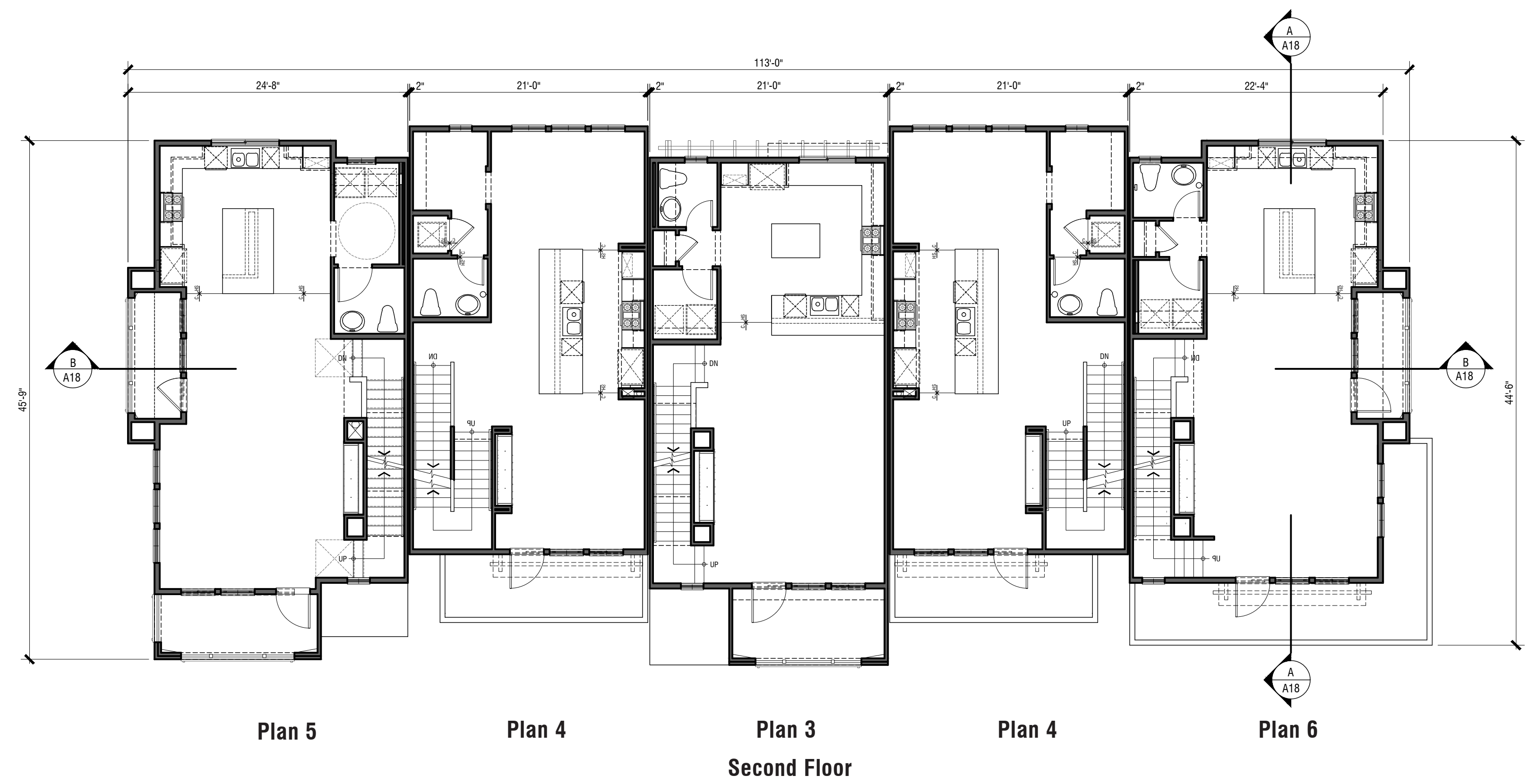
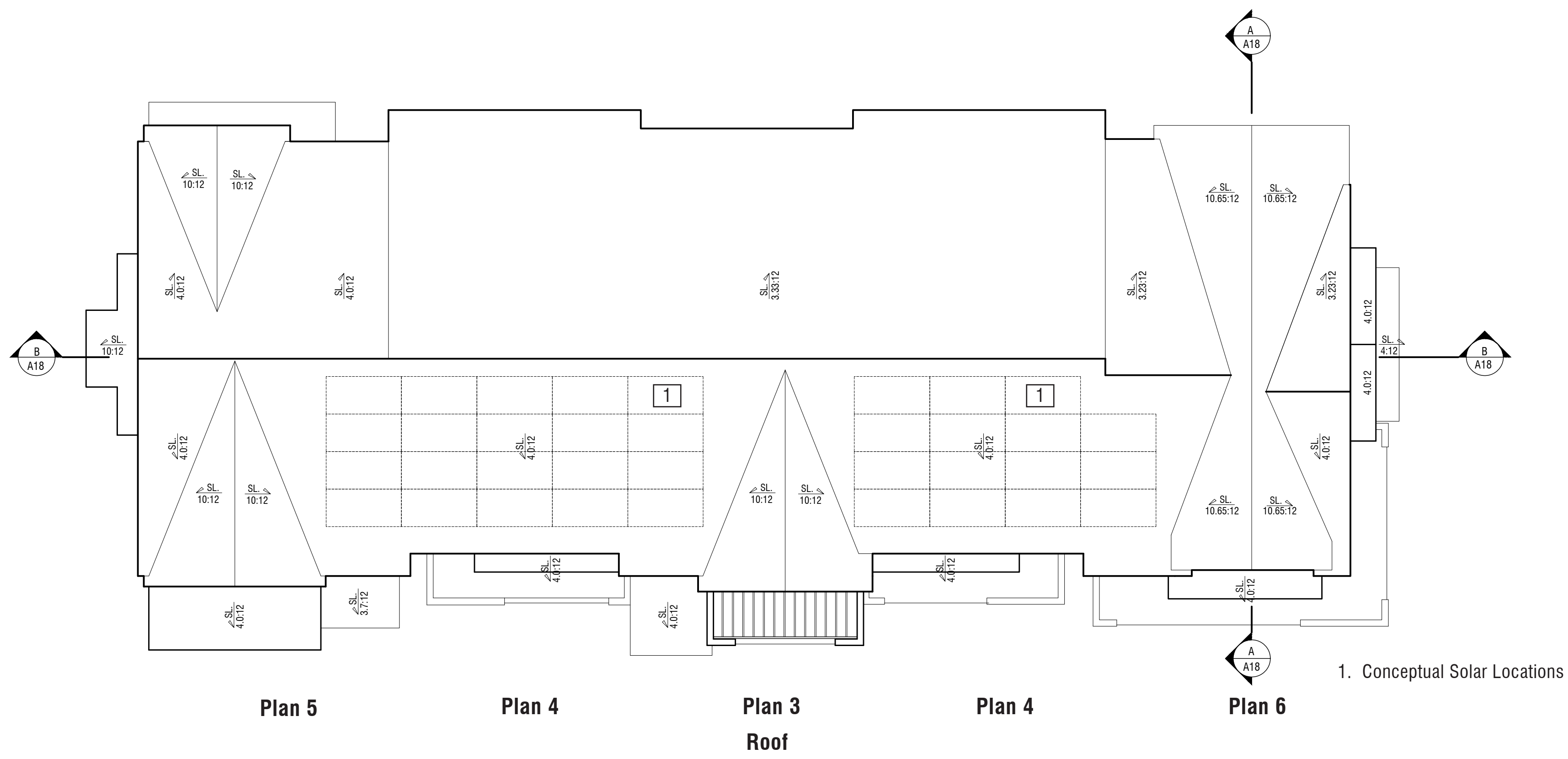


Left Elevation

Building 600 Conceptual Elevations

The Canopy

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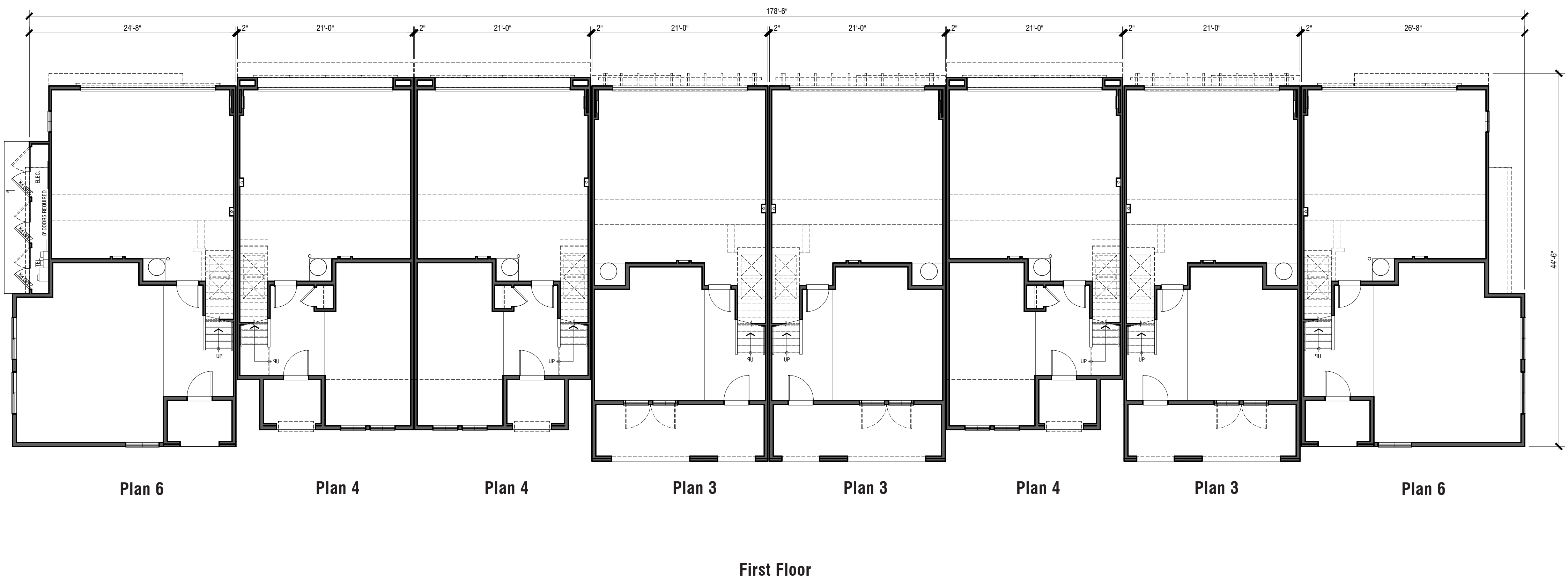
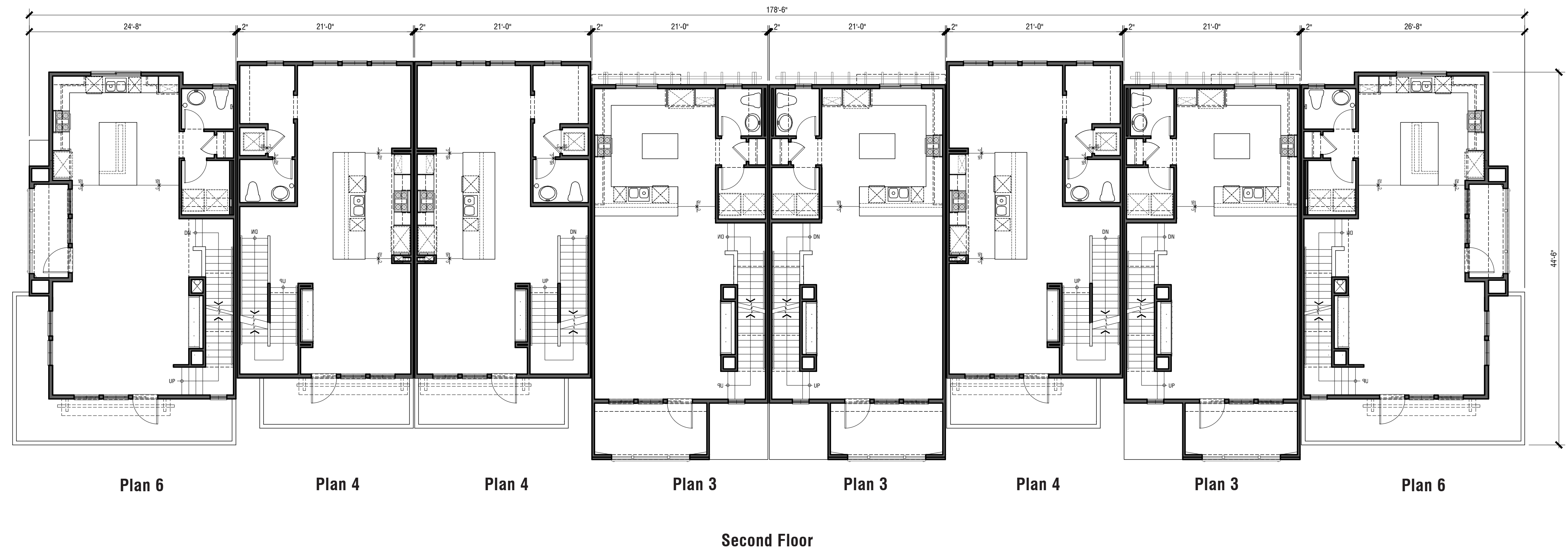
Building 600
 5 Units
 (1) Plan 3
 (2) Plan 4
 (1) Plan 5
 (1) Plan 6

First Floor:	4,708 sf
Second Floor:	4,818 sf
Third Floor:	4,238 sf
Total:	13,764 sf

Building 600 Floor & Roof Plans

The Canopy

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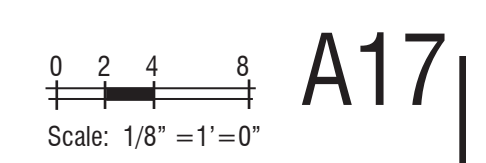
Building 700
 8 Units
 (3) Plan 3
 (3) Plan 4
 (2) Plan 6

First Floor: 7,547 sf
 Second Floor: 7,629 sf
 Third Floor: 6,693 sf
 Total: 21,869 sf

Building 700 Floor Plans

The Canopy

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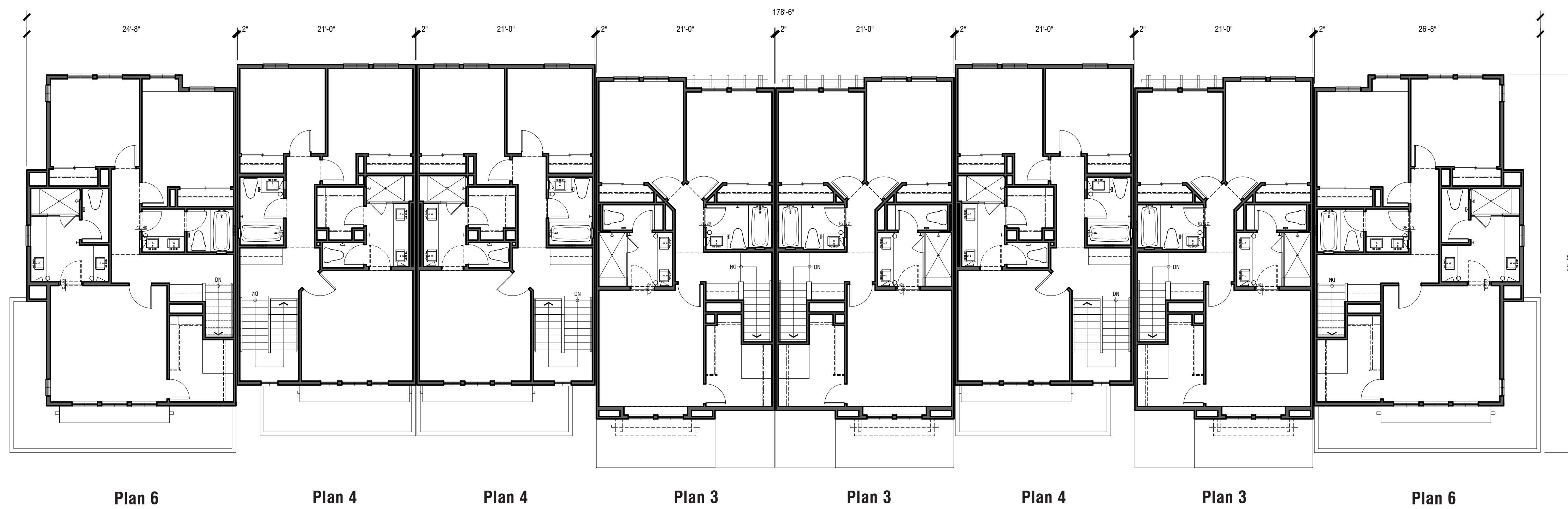


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Third Floor

Building 700

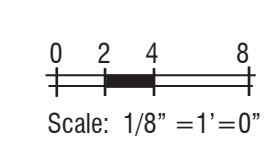
8 Units
 (3) Plan 3
 (3) Plan 4
 (2) Plan 6

First Floor: 7,547 sf
 Second Floor: 7,629 sf
 Third Floor: 6,693 sf
Total: 21,869 sf

Building 700 Floor Plans

The Canopy

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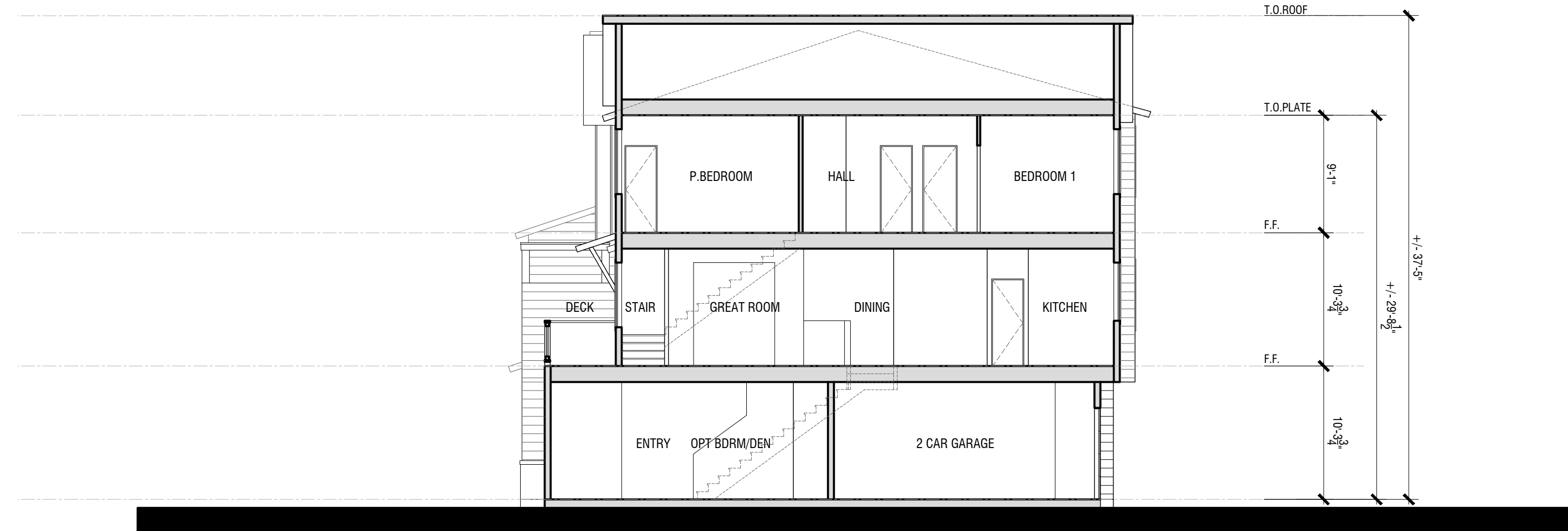


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Plan 6



Plan 5

Plan 4

Plan 3

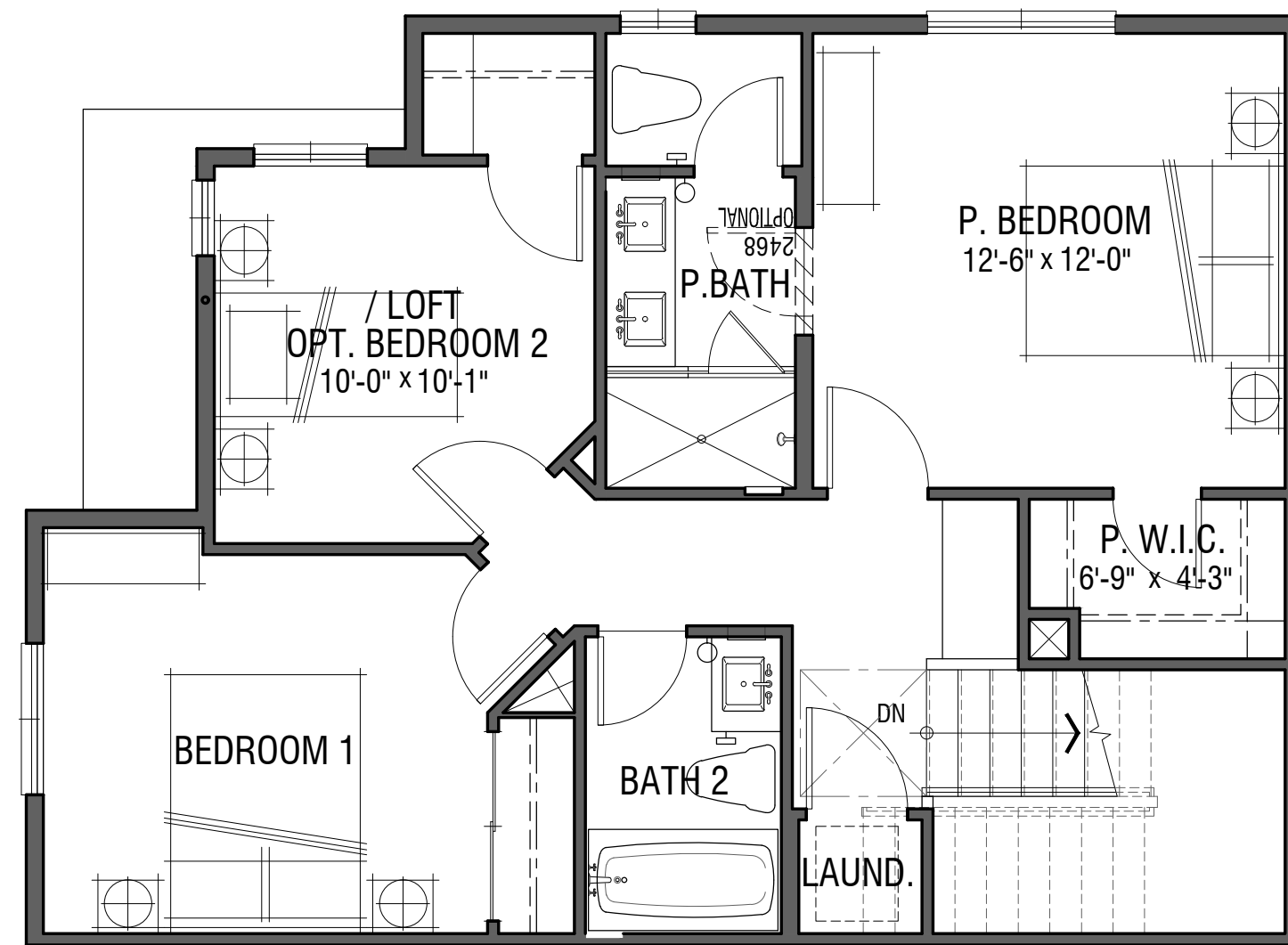
Plan 4

Plan 6

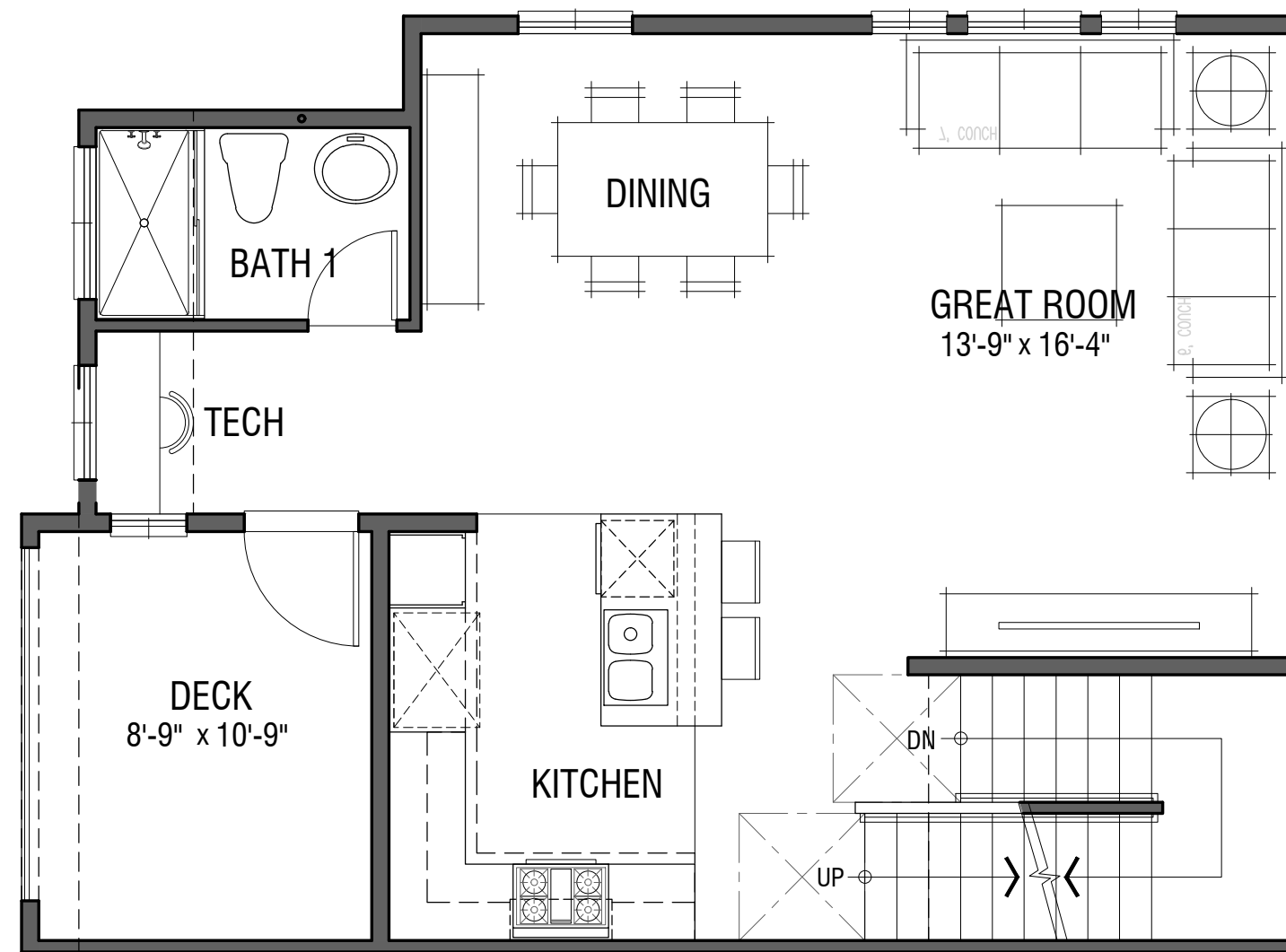
Representative Building Sections

The Canopy

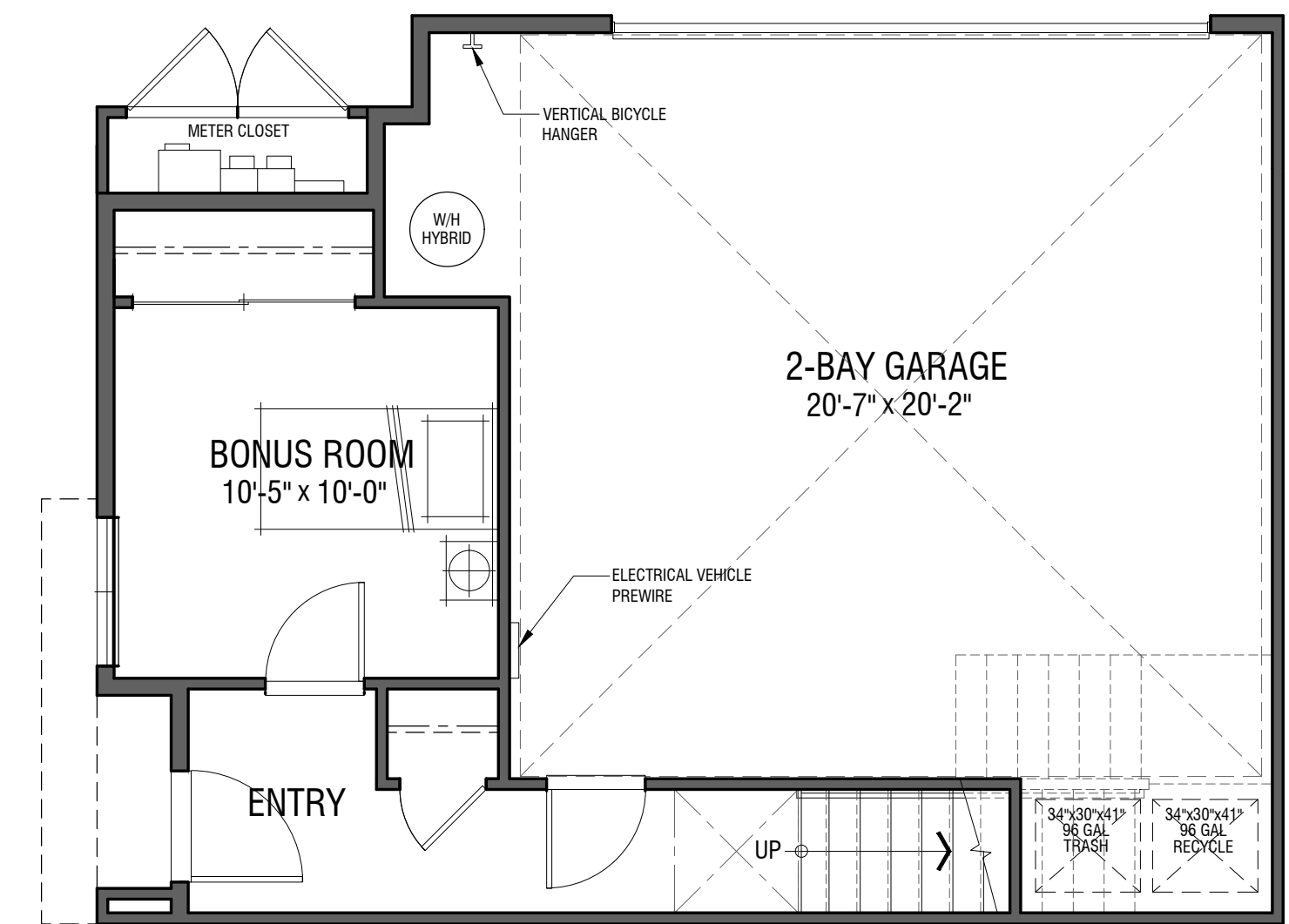
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



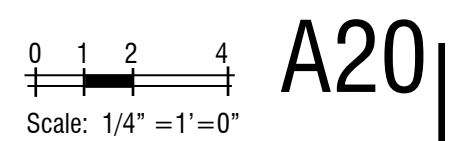
First Floor

Plan 1

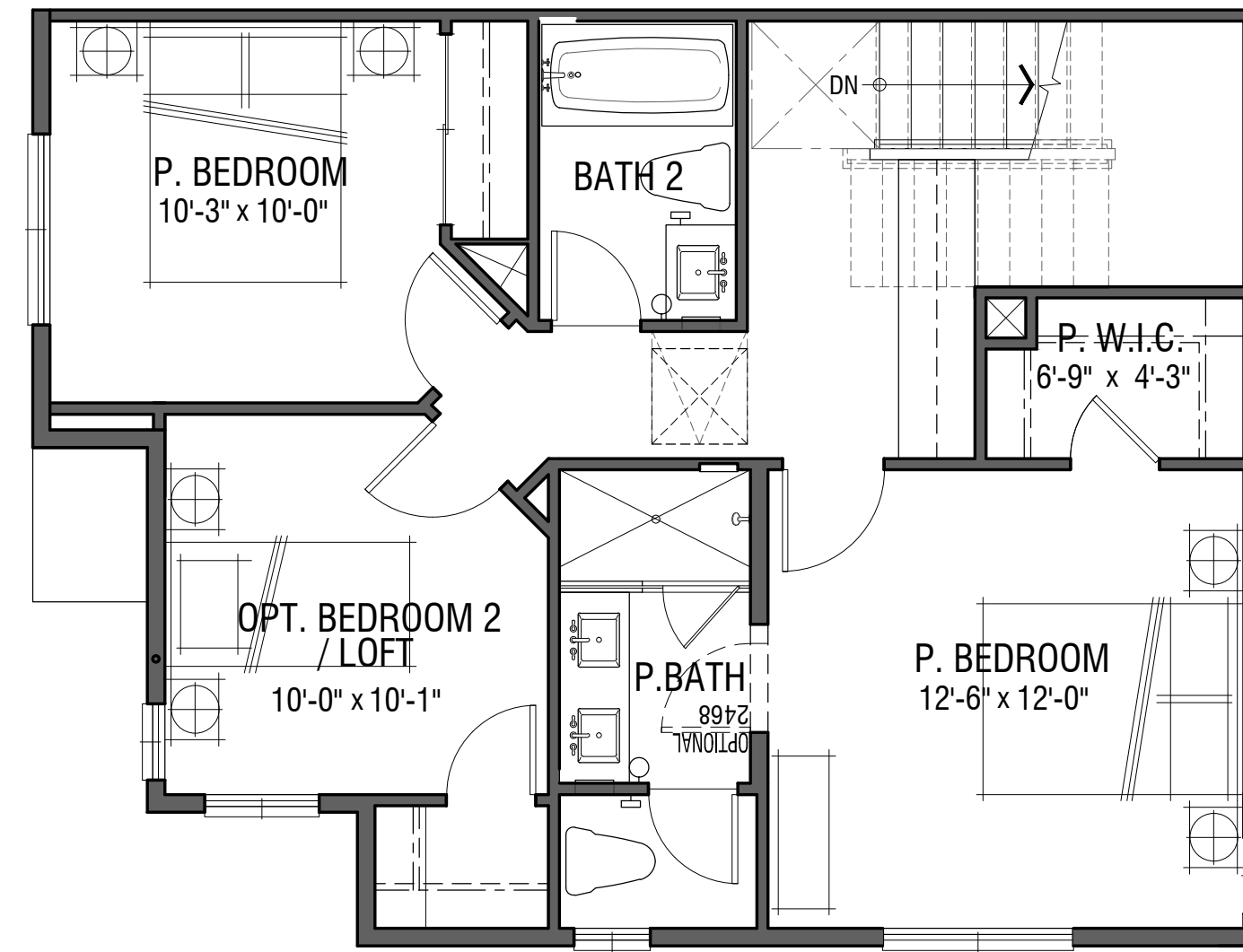
3 Bedroom | 3 Bath
 1 Optional Room / Den
 2 Car Garage
 1,503 sf

The Canopy

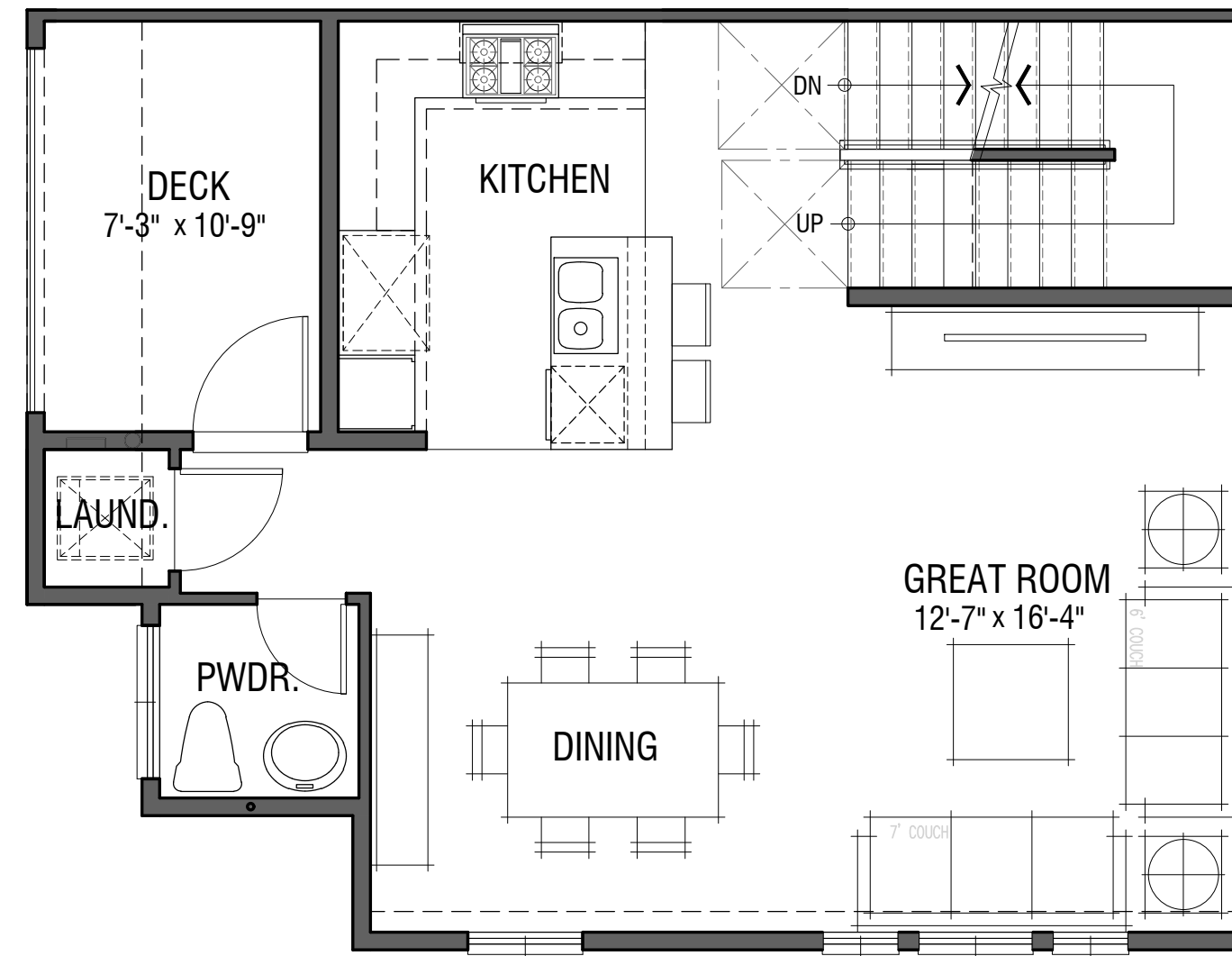
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



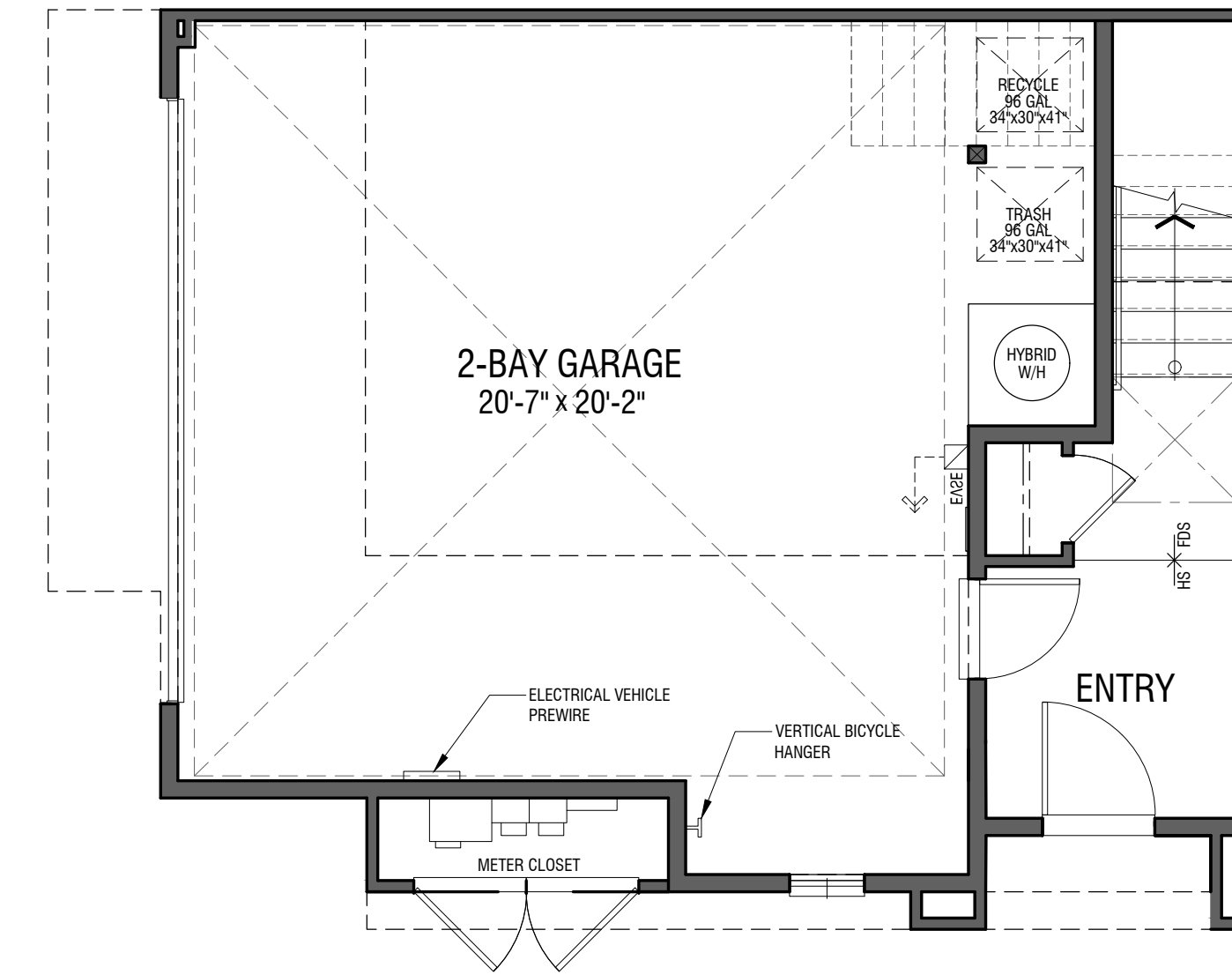
A20



Third Floor



Second Floor



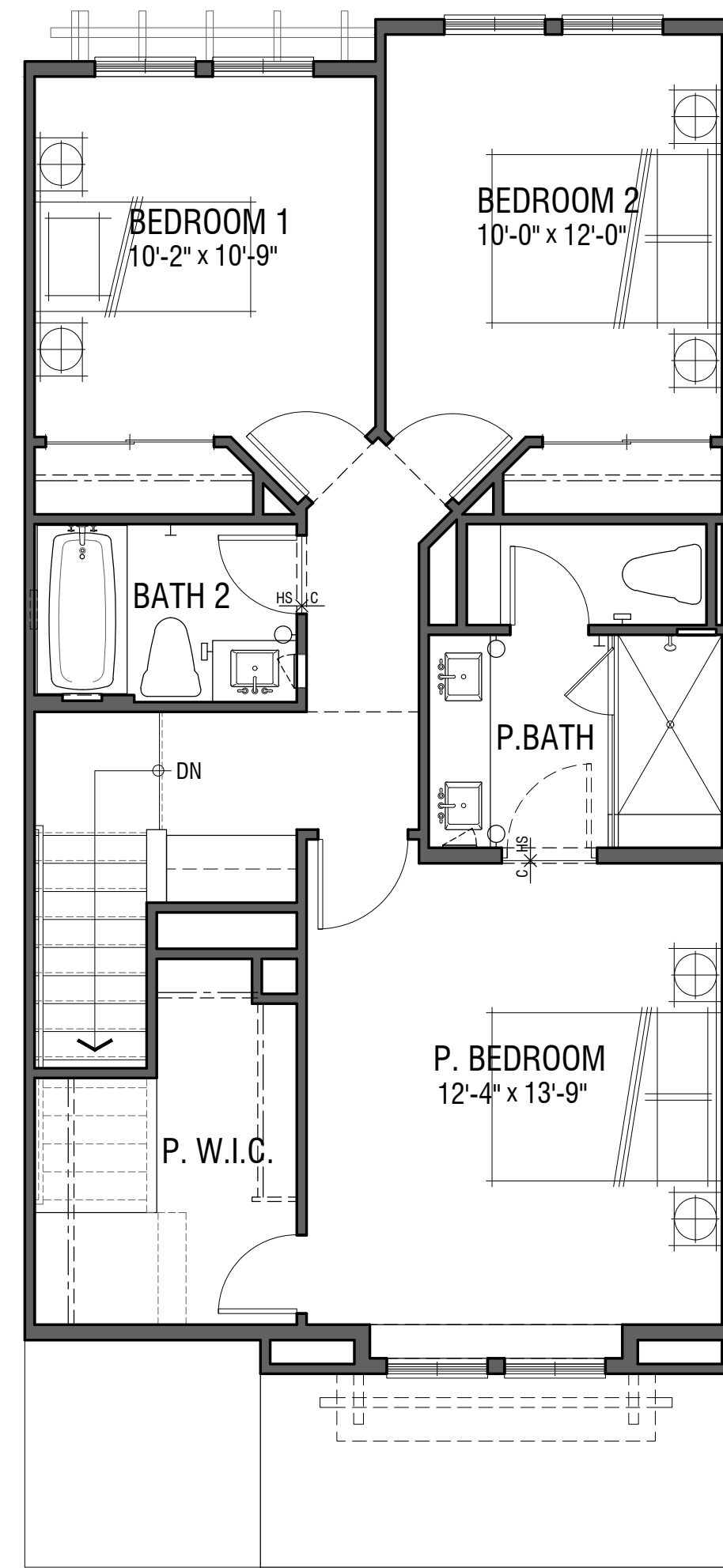
First Floor

Plan 2

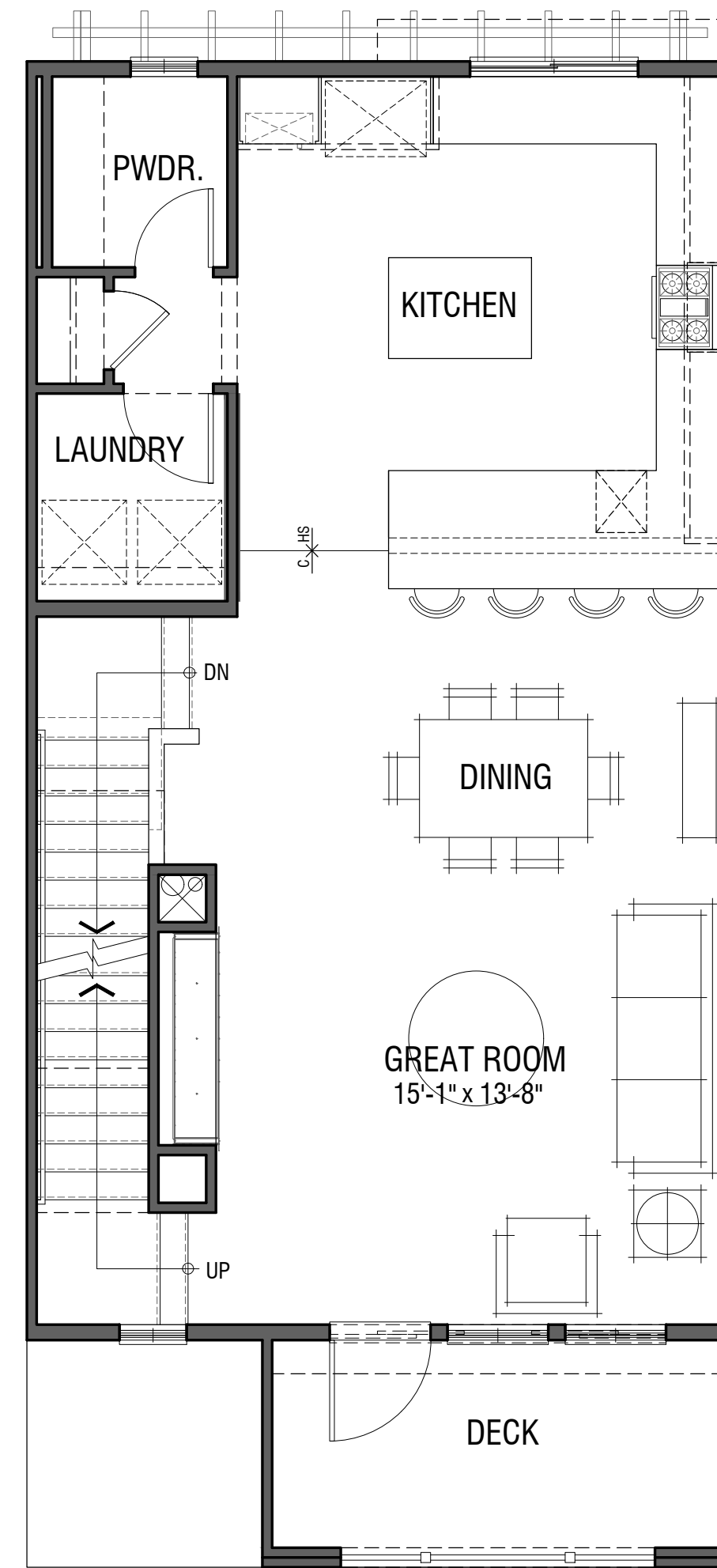
3 Bedroom | 2.5 Bath
2 Car Garage
1,354 sf

The Canopy

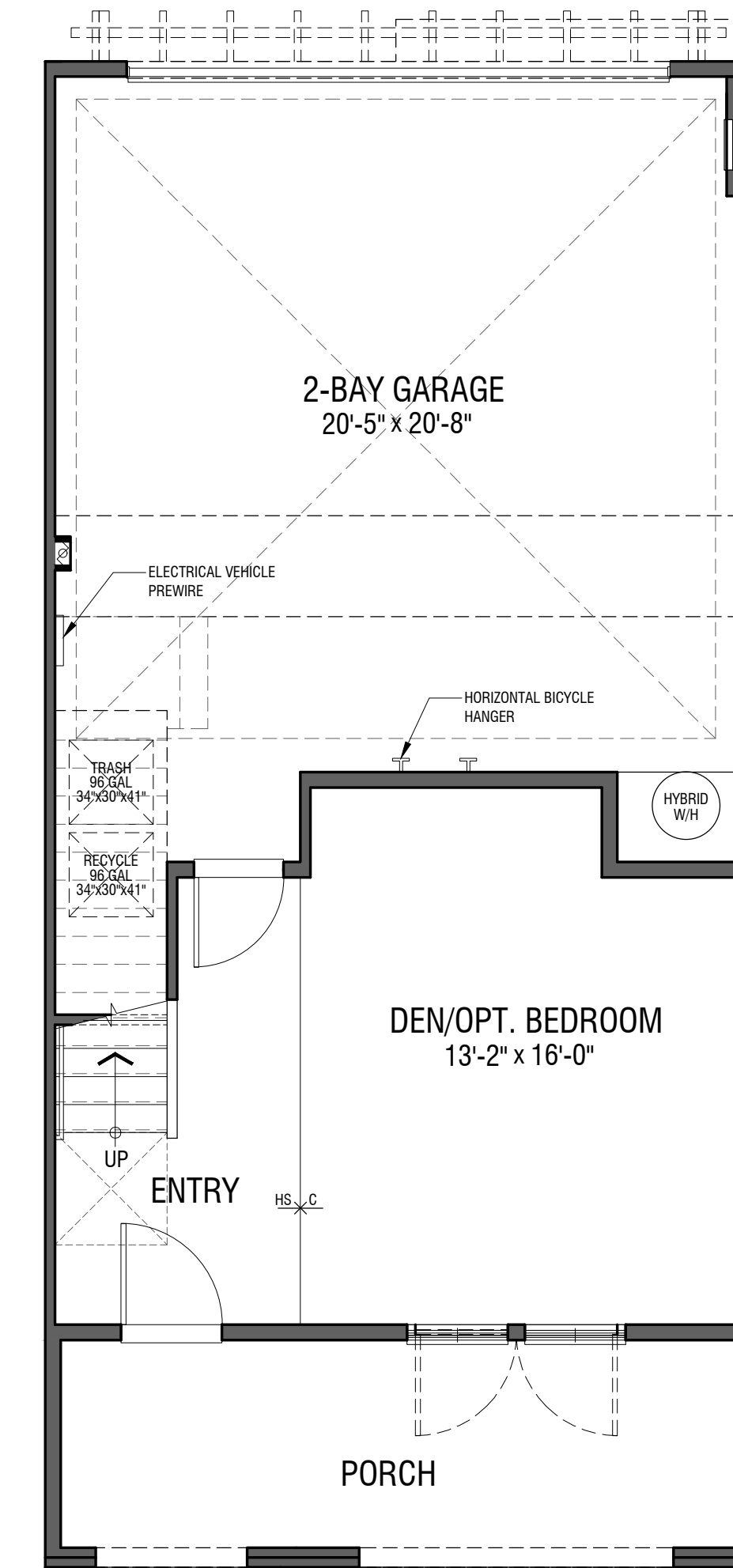
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



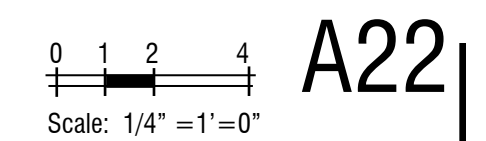
First Floor

Plan 3

3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,773 sf

The Canopy

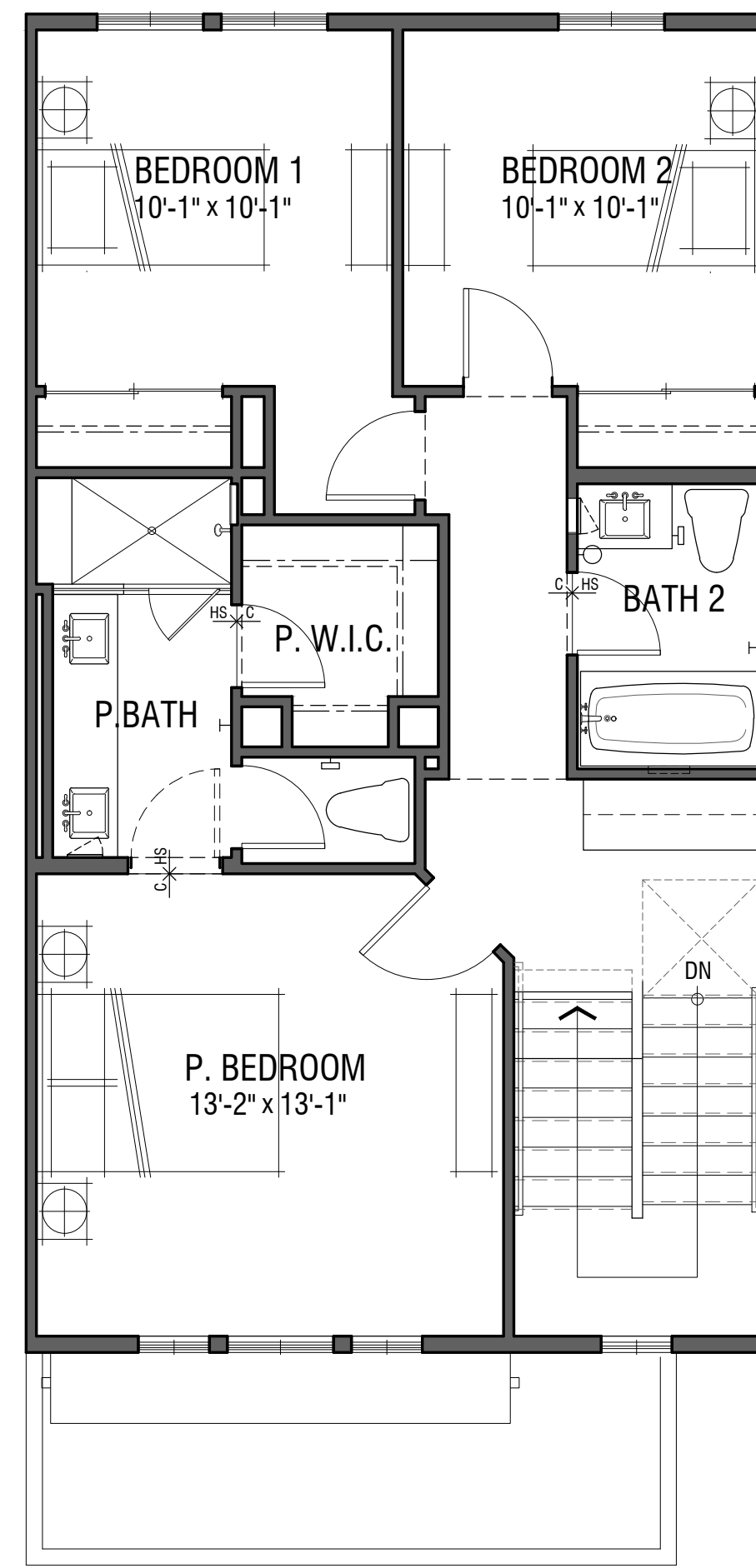
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



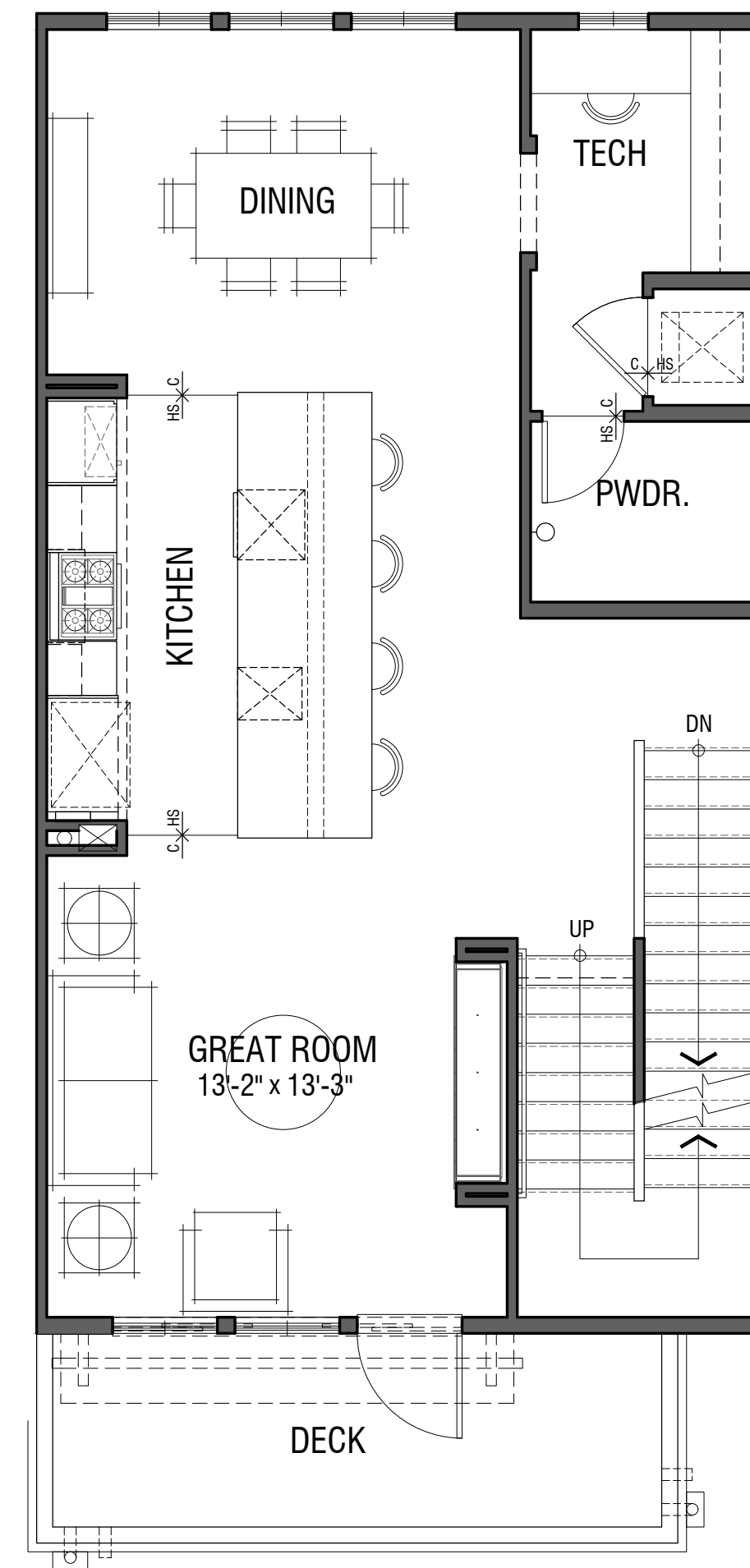
Third Application Submittal

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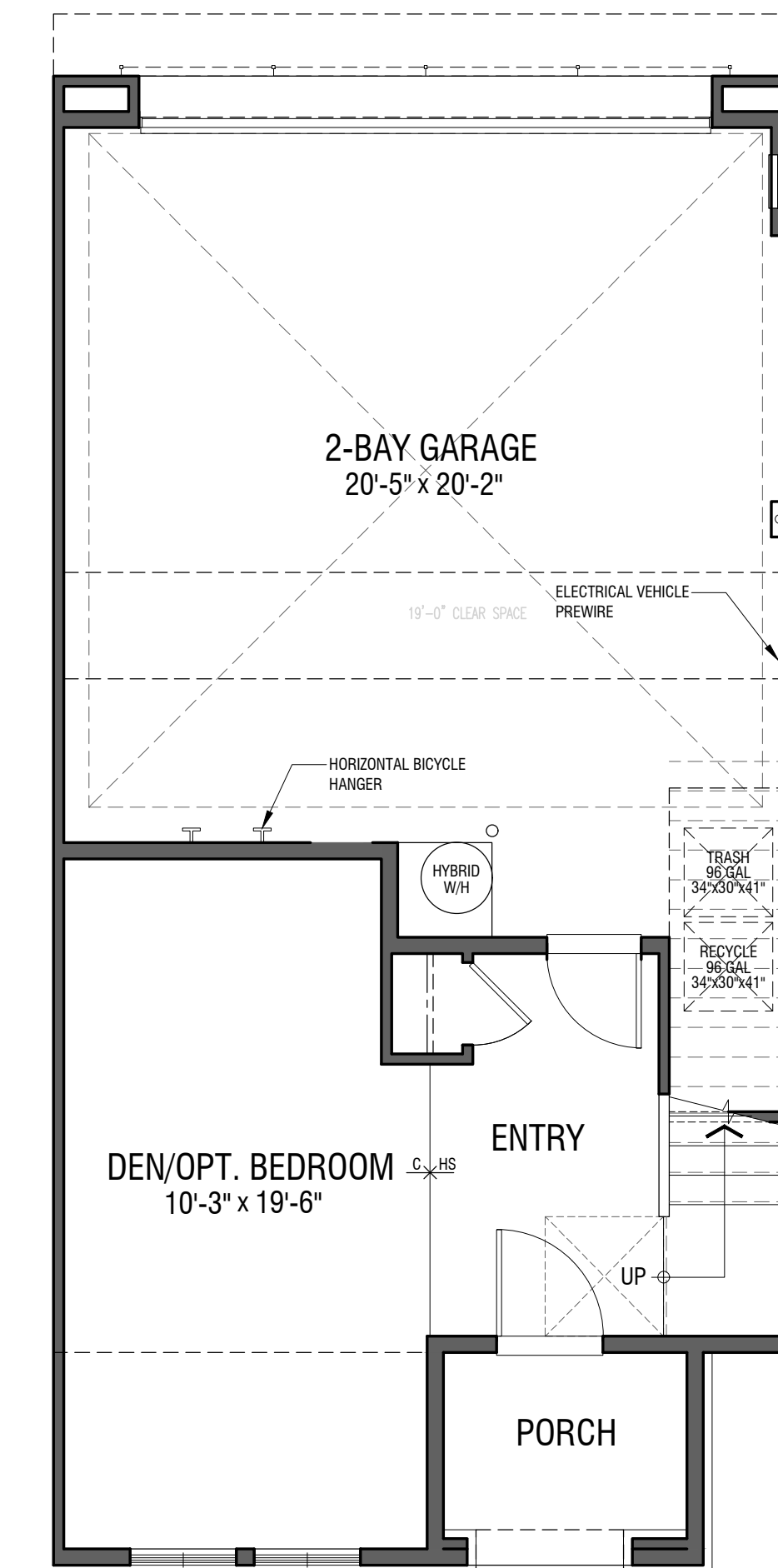




Third Floor



Second Floor



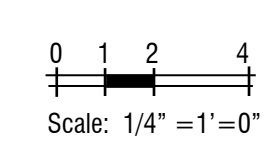
First Floor

Plan 4

3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,736 sf

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

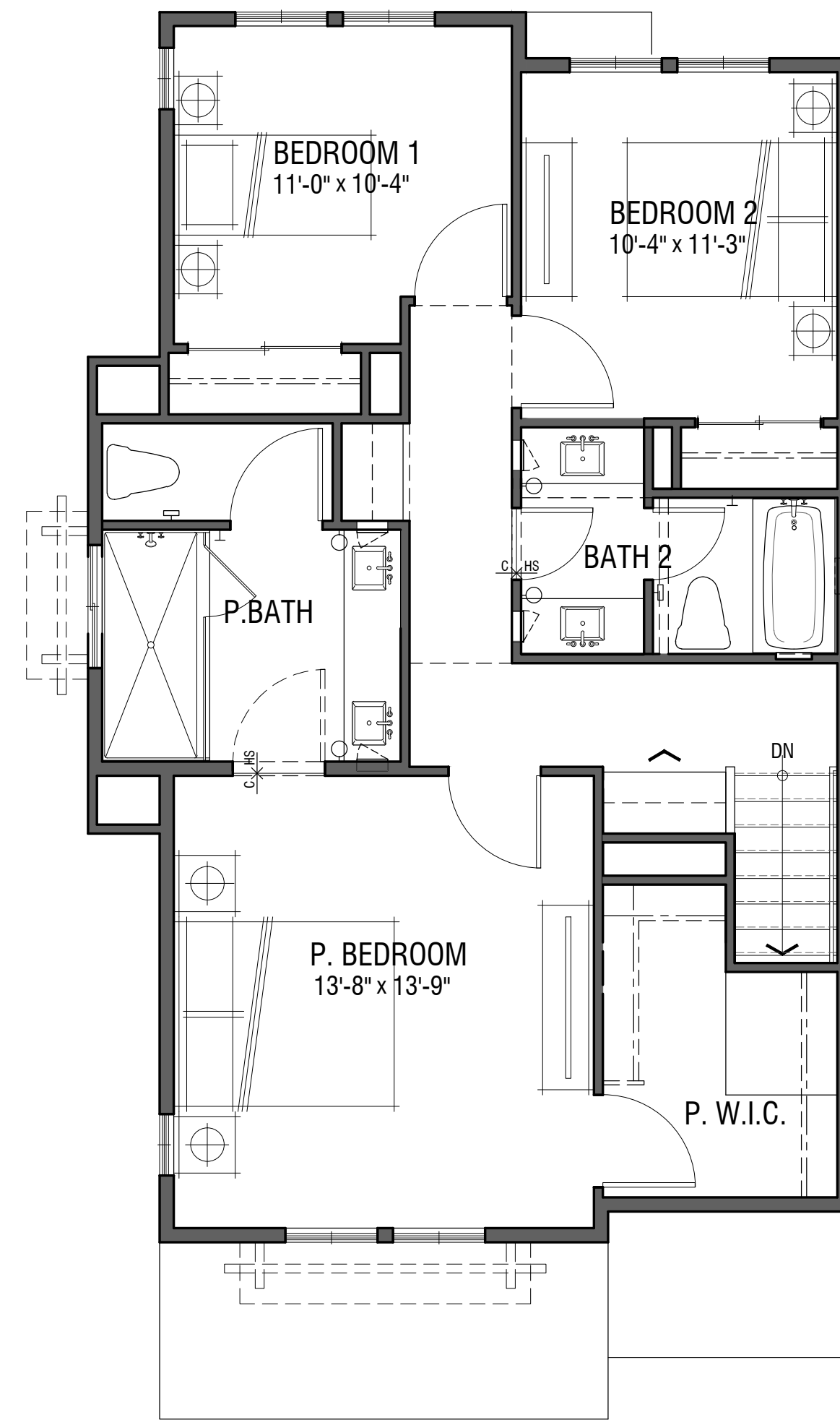


A23

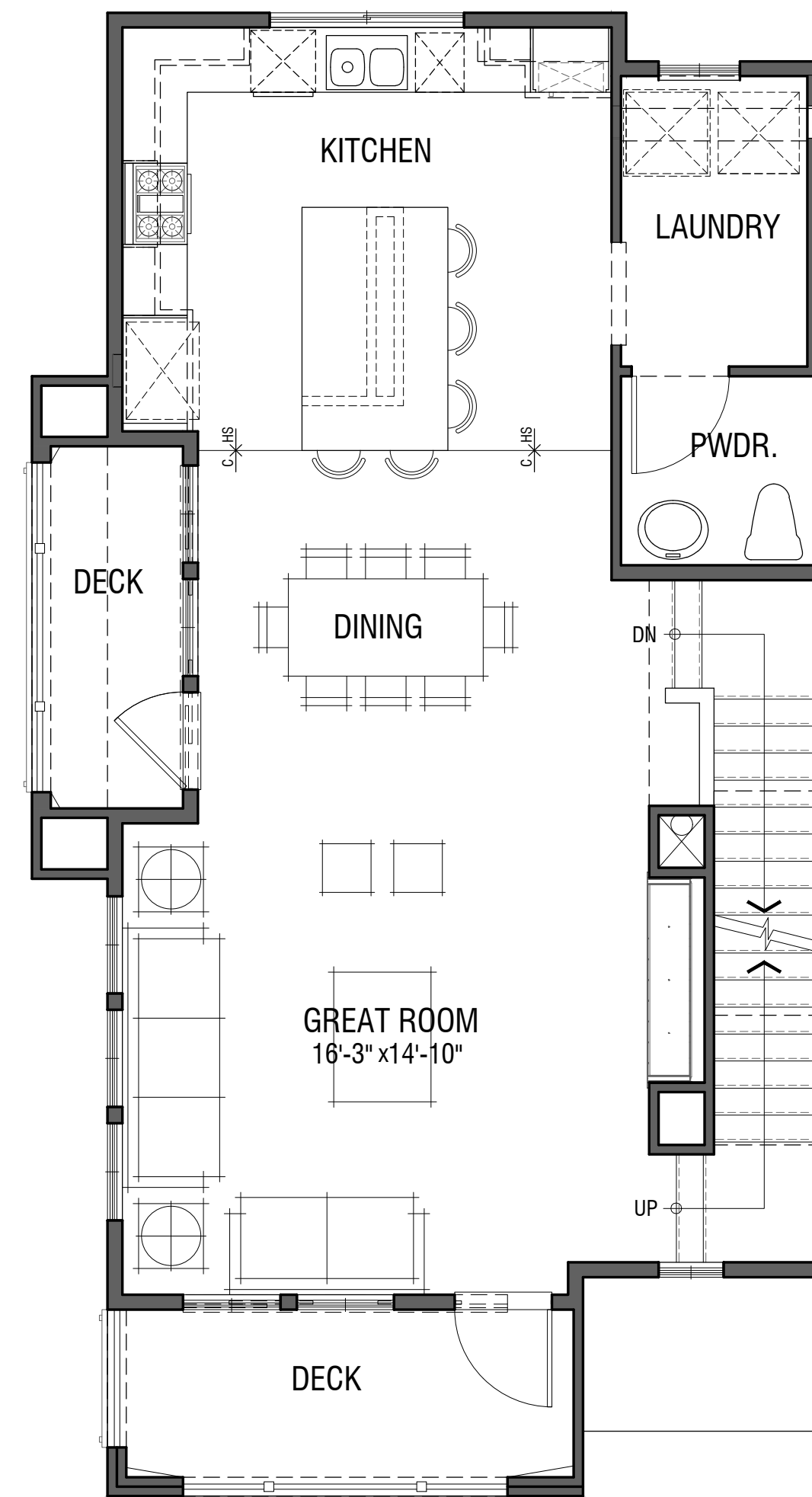


Third Application Submittal

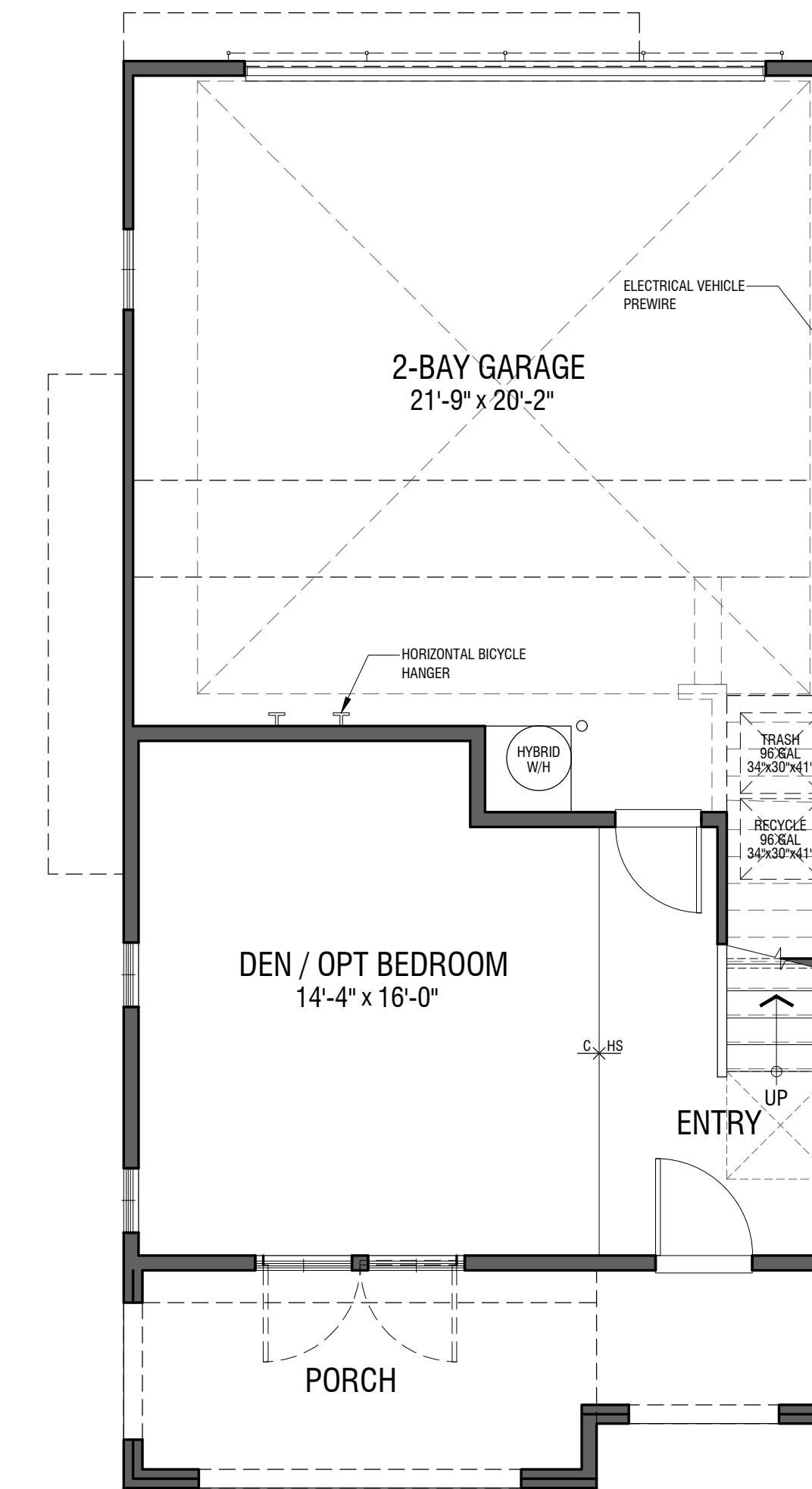
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Third Floor



Second Floor



First Floor

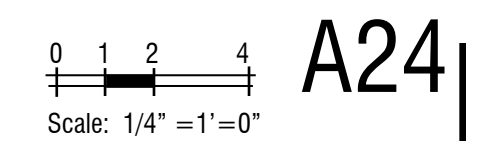
Note: For personal elevator option, see Sheet A24.

Plan 5

3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,926 sf

The Canopy

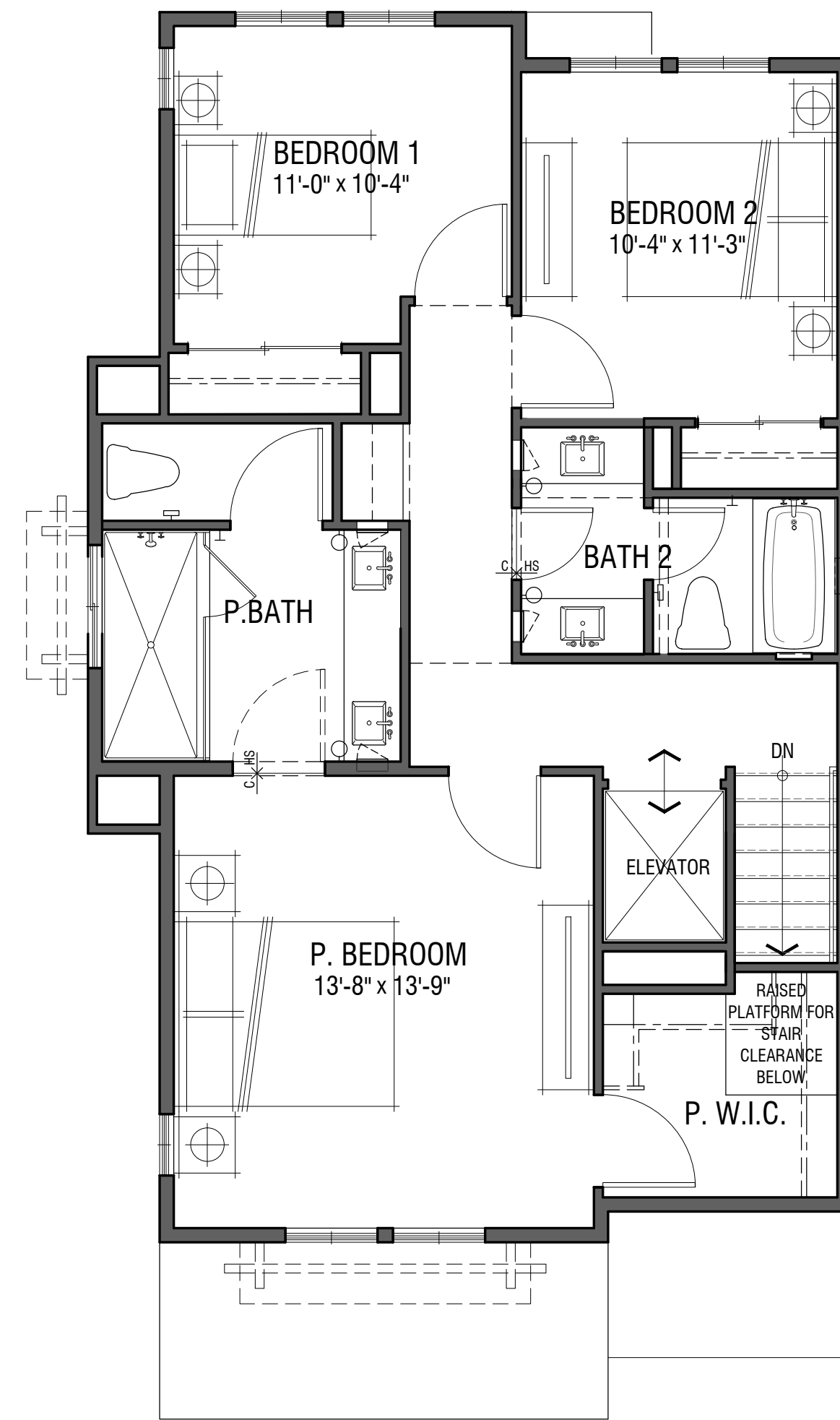
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



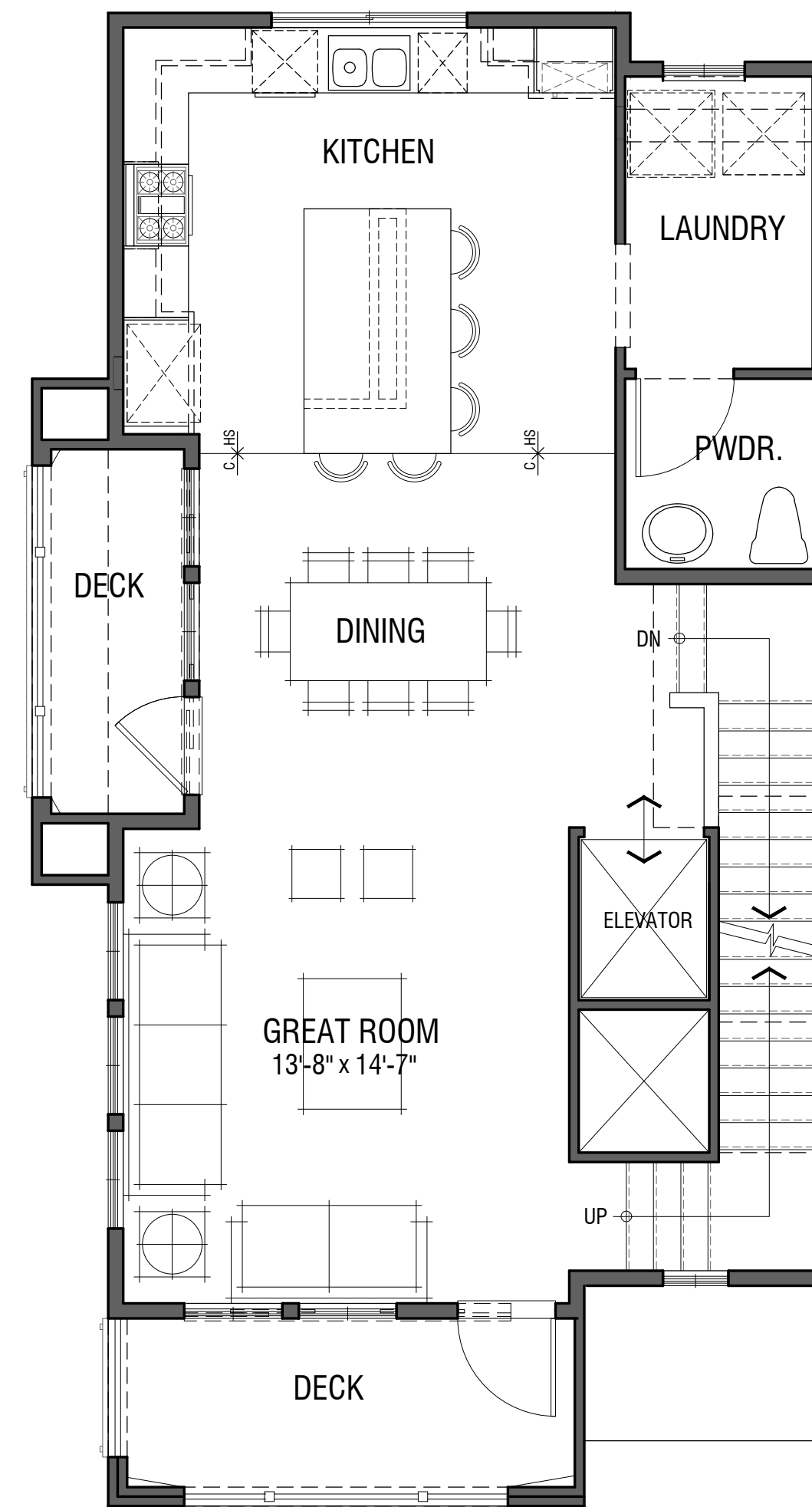
Third Application Submittal

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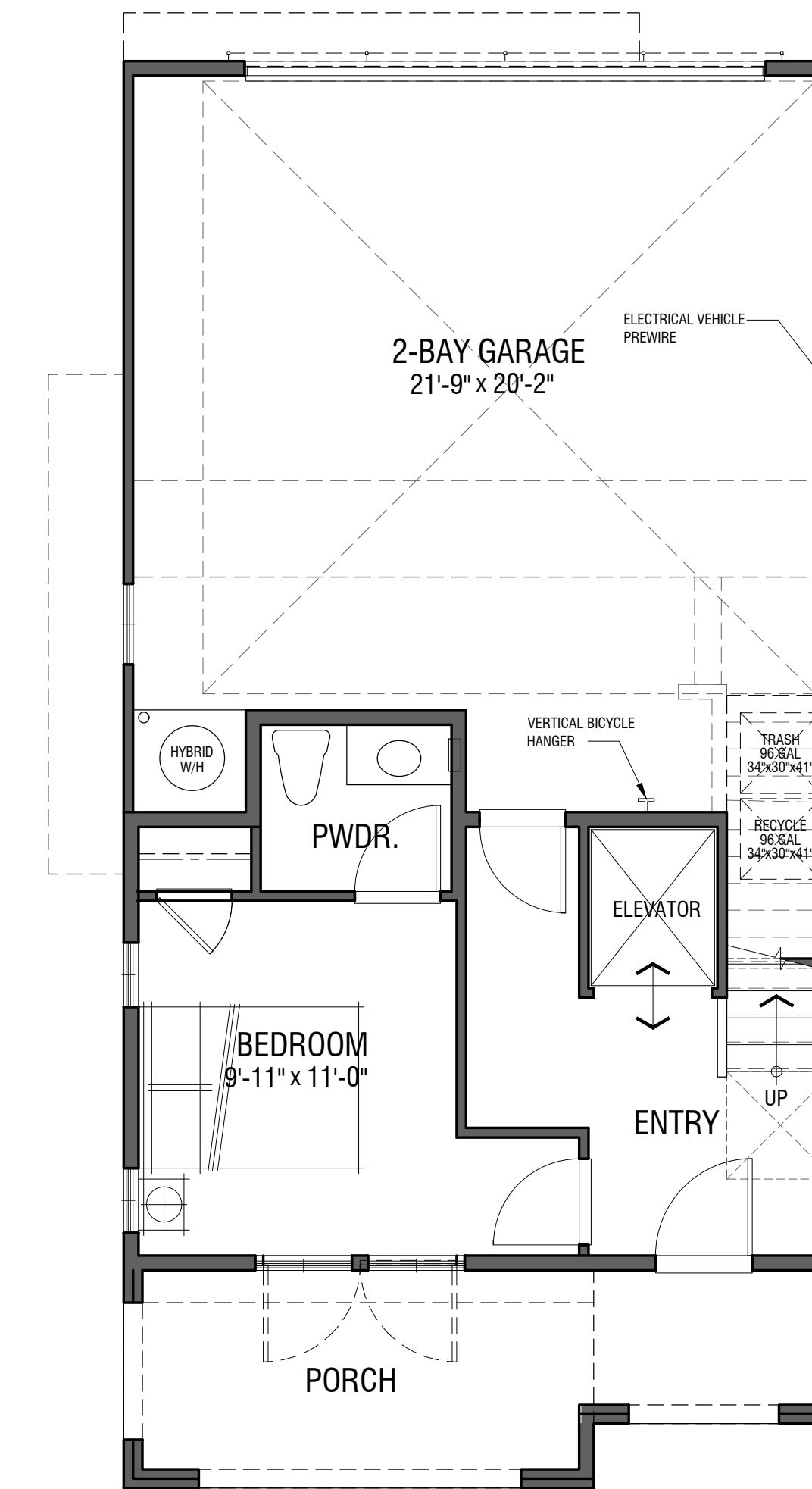




Third Floor



Second Floor



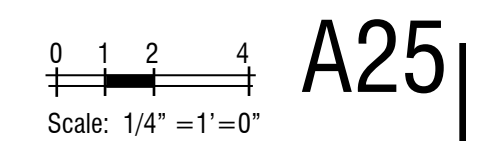
First Floor

Plan 5 with Personal Elevator Option

4 Bedroom | 2.5 Bath
 2 Car Garage
 1,926 sf

The Canopy

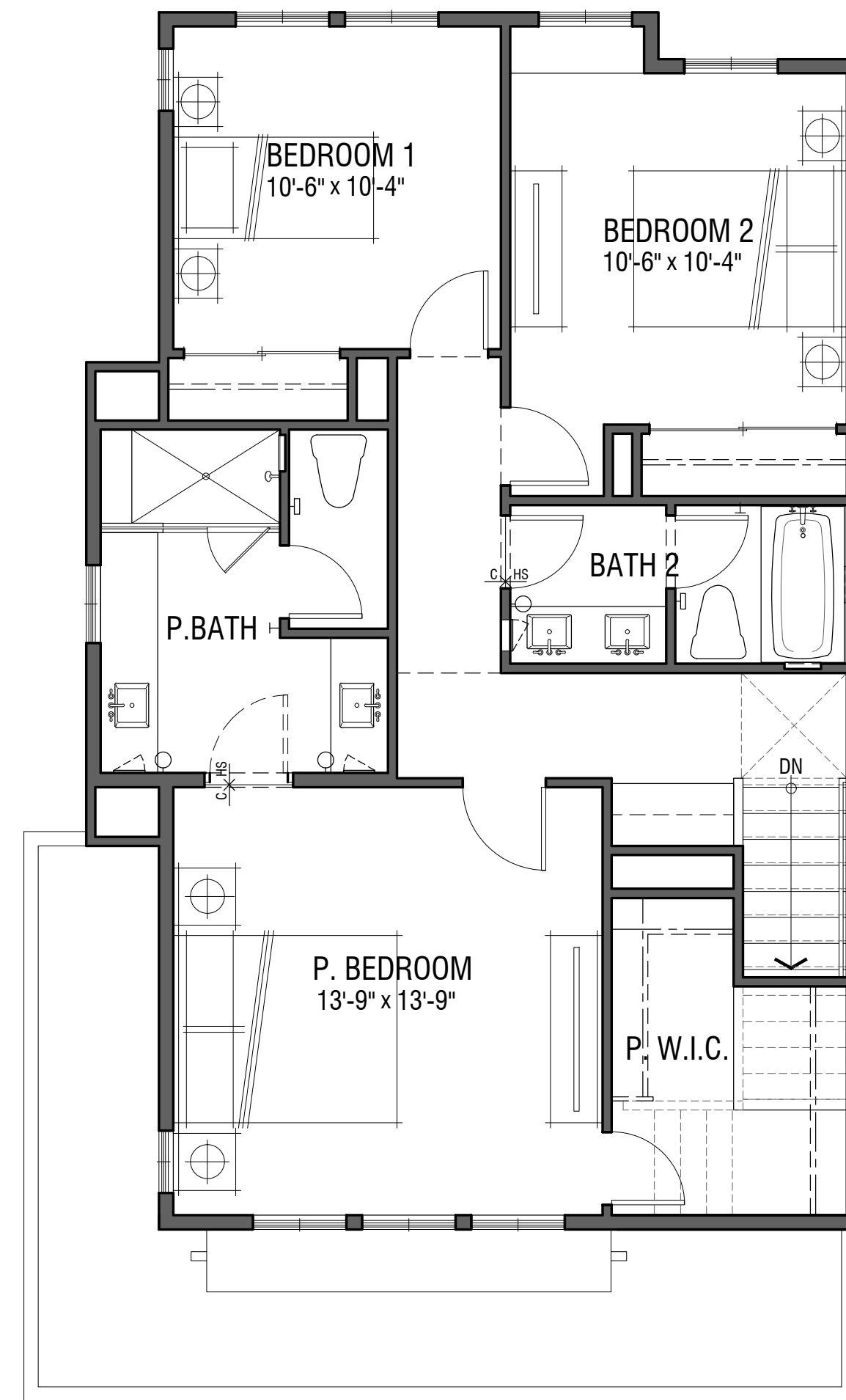
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



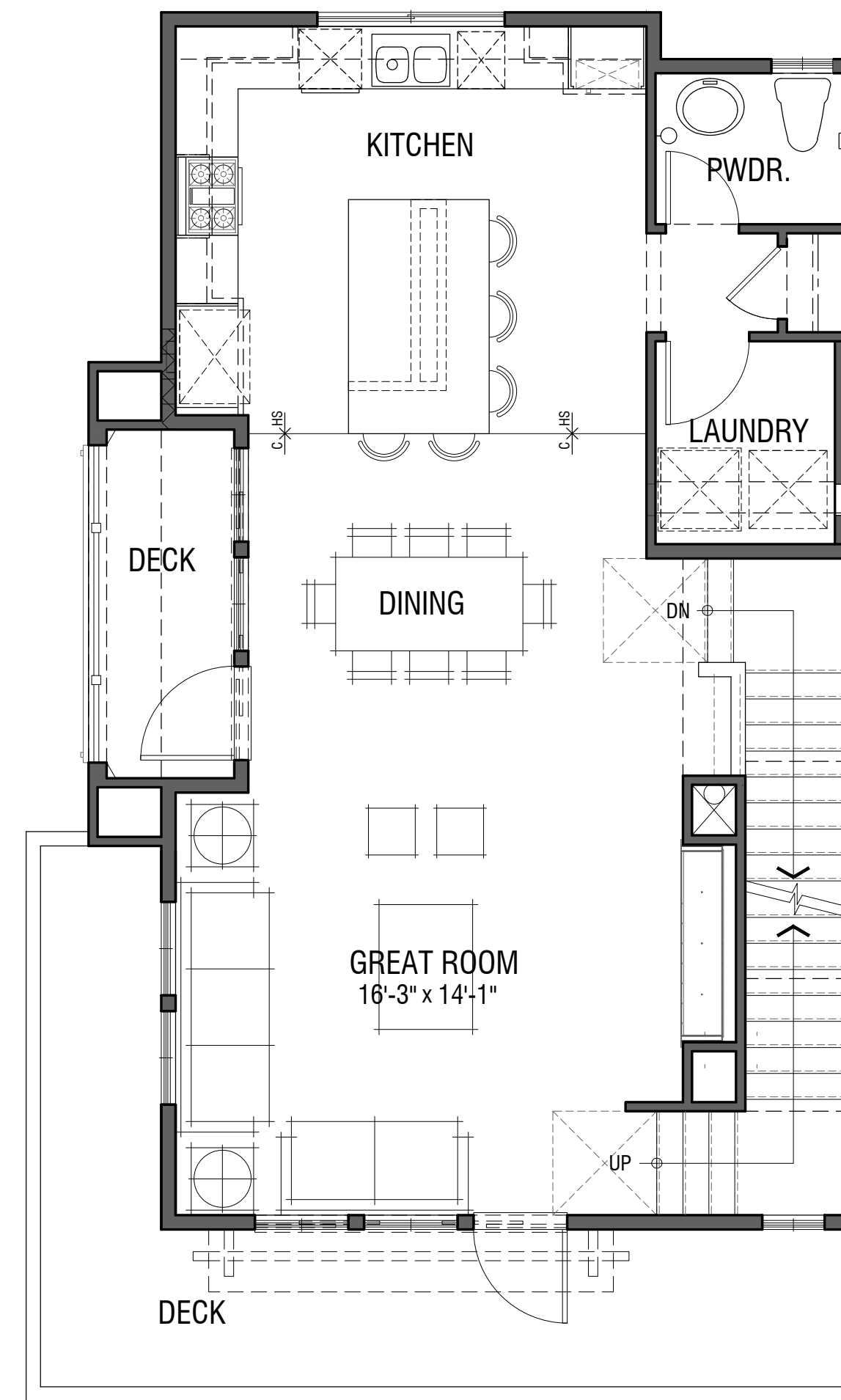
Third Application Submittal

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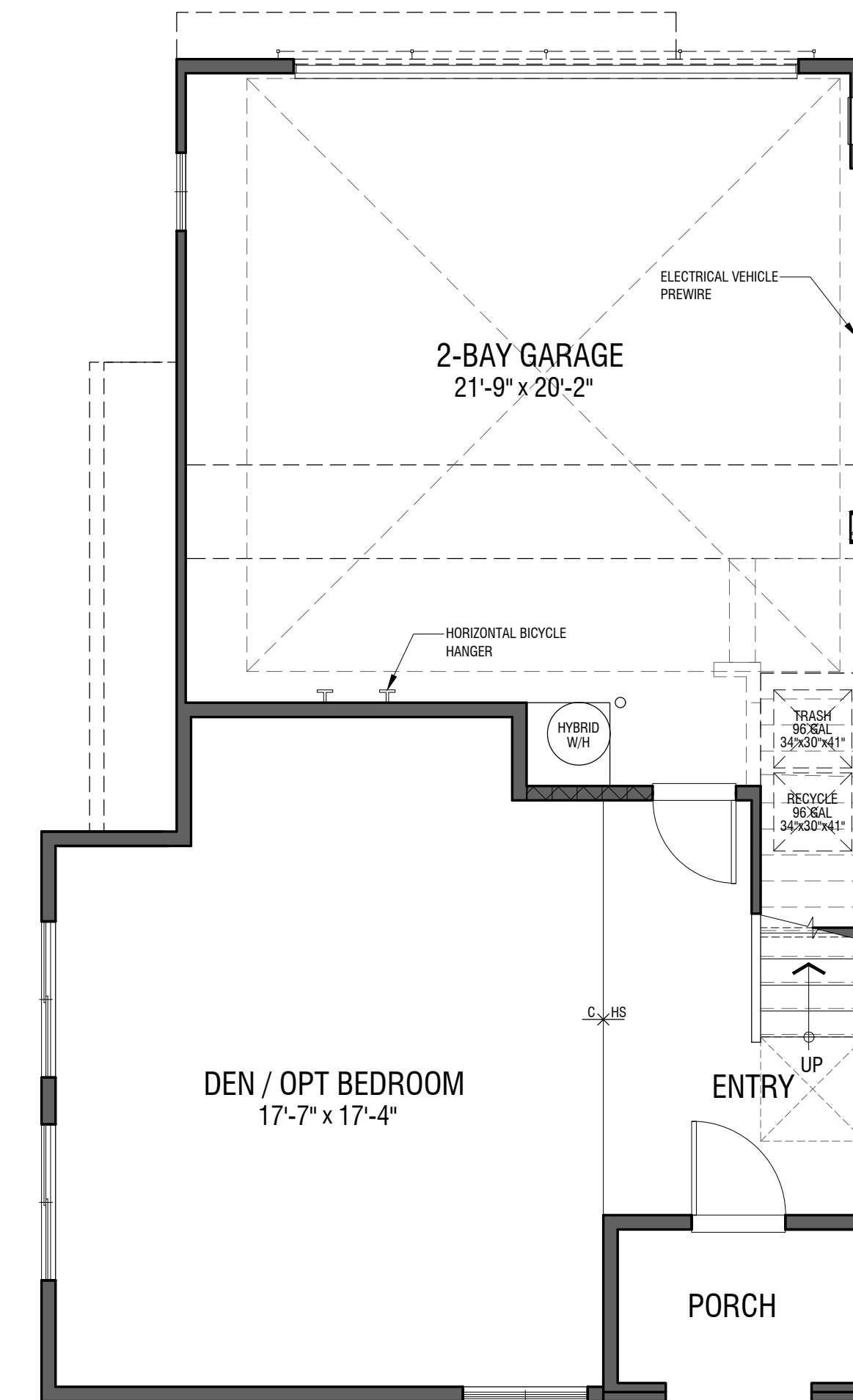




Third Floor



Second Floor



First Floor

Note: For Accessory Dwelling Unit Option
See sheet A25.

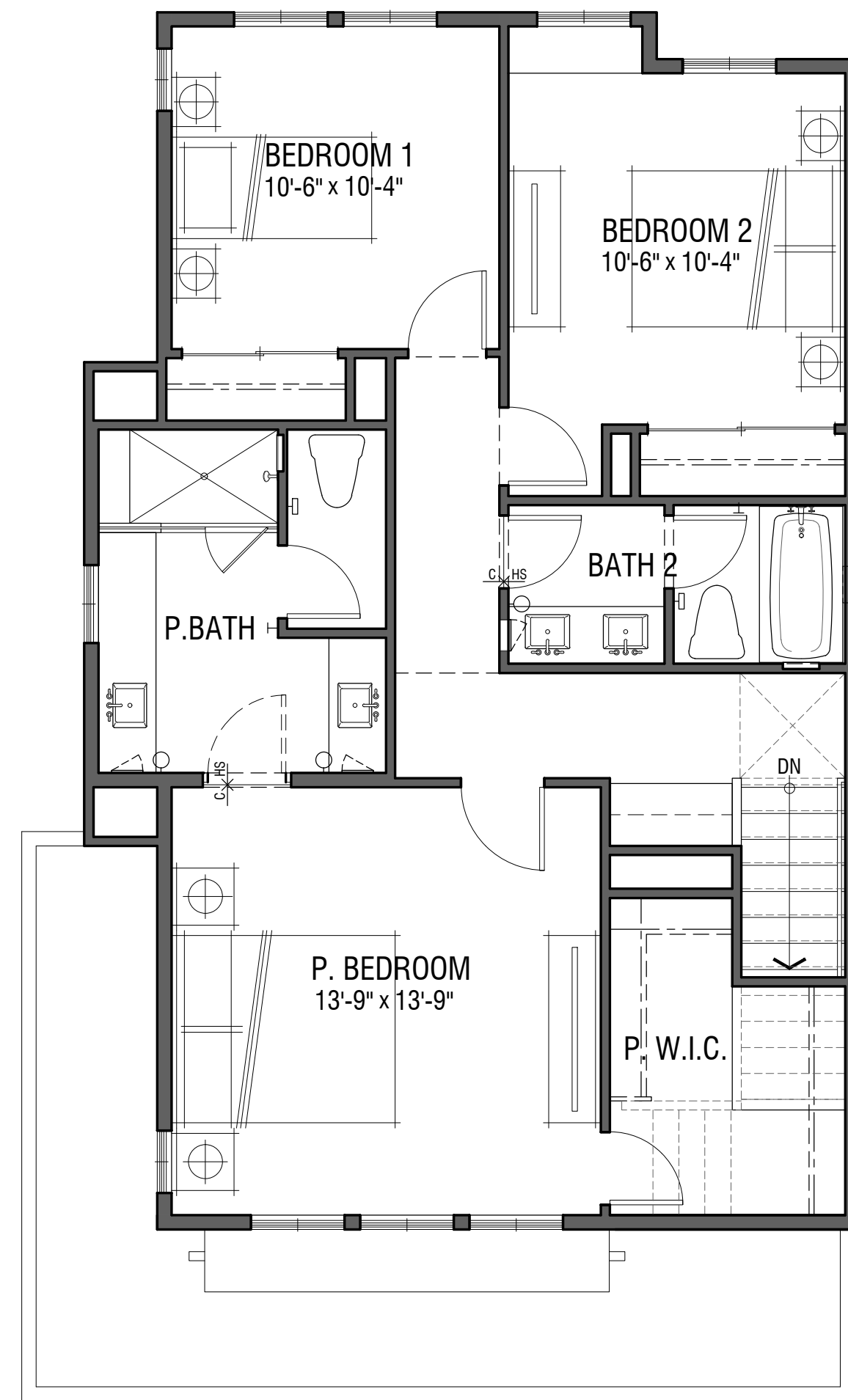
Plan 6

3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
2017 sf

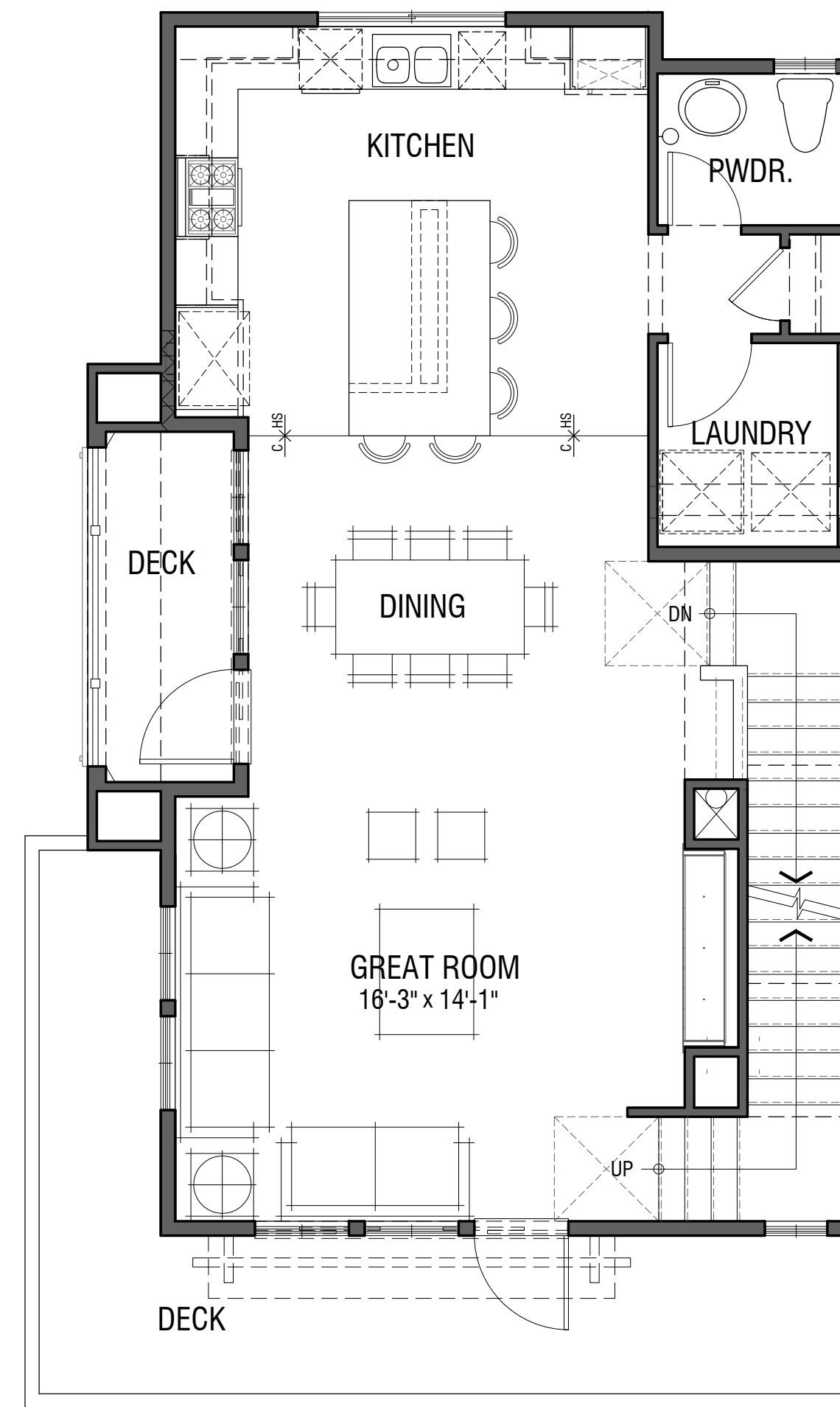
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

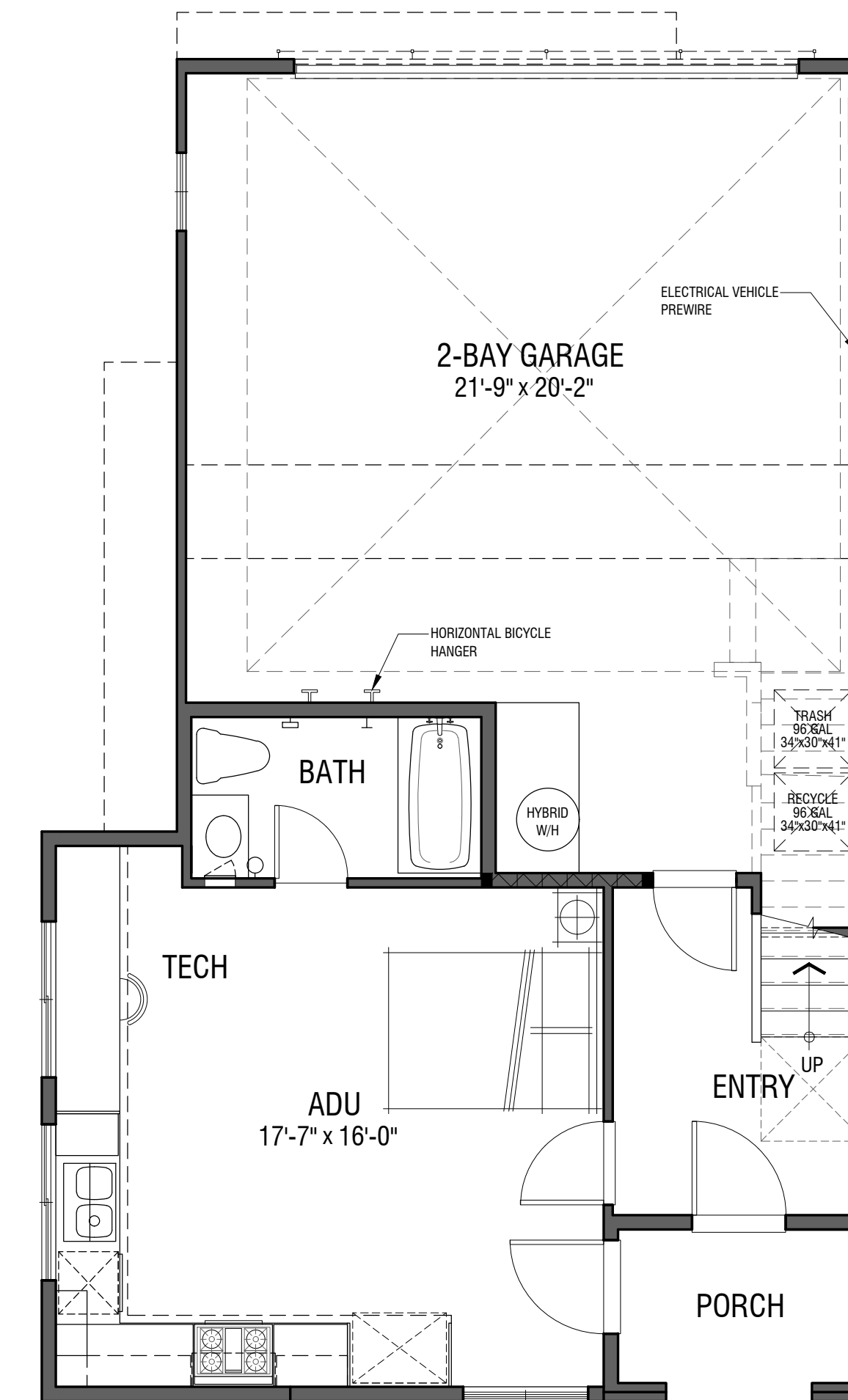




Third Floor



Second Floor



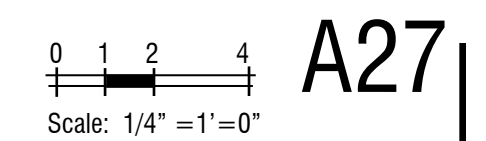
First Floor

Plan 6 with Accessory Dwelling Unit option

3 Bedroom | 2.5 Bath
 Accessory Dwelling Unit with Bathroom
 2 Car Garage
 2,017 sf

The Canopy

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Area Lights - See Sheet L-6



Fiber Cement Lap Siding



Composition Shingle Roof



Bracing



Area Lights - See Sheet L-6



Building 100 Front Elevation



Trellis



Ashbery Path Light



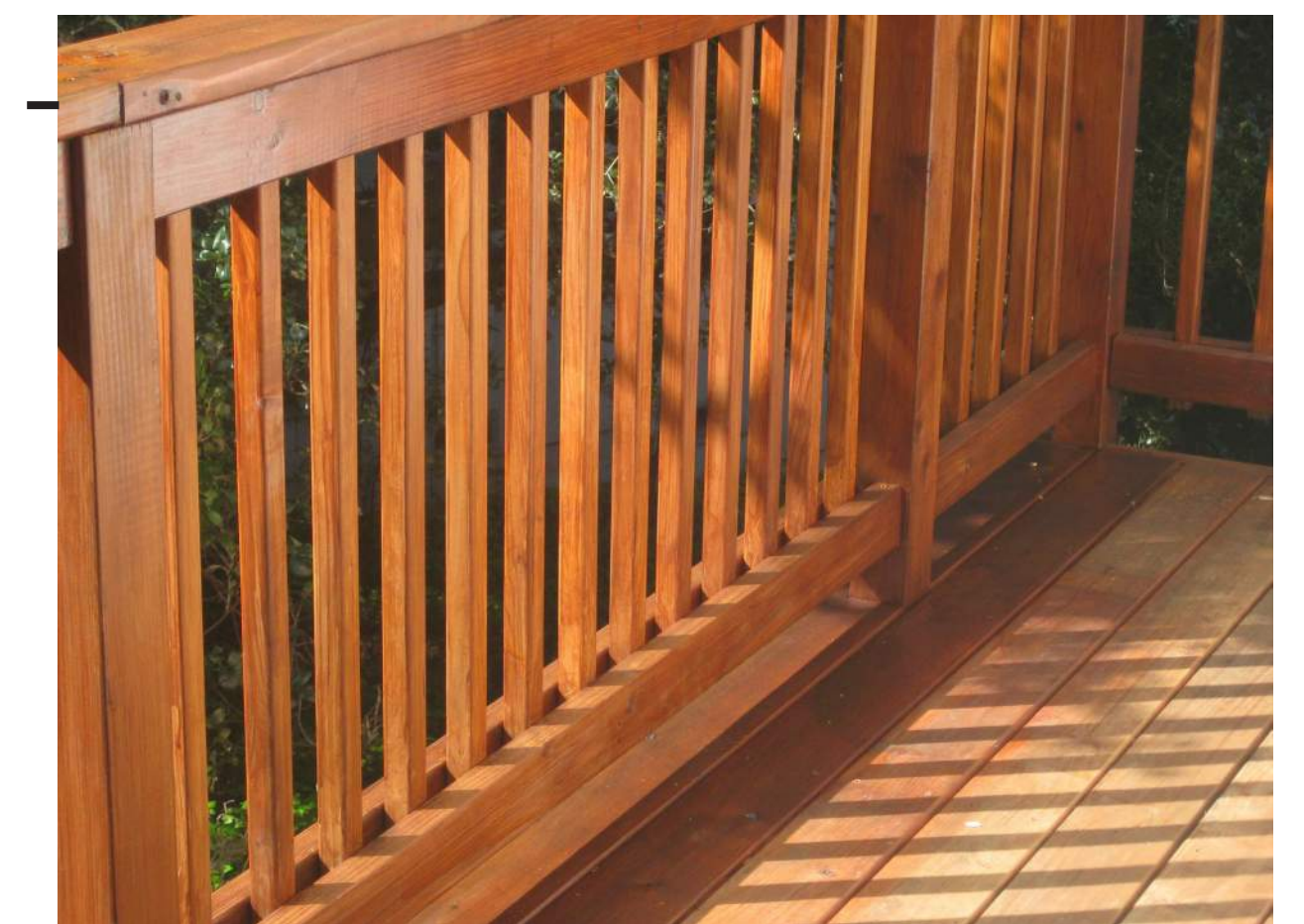
Dark Vinyl Windows with White Fiber Cement Trim



Colored Doors with White Fiber Cement Trim



White Exterior Decorative Shutters



Guardrail

Conceptual Colors and Materials

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



1



2



3



4



5



6



7



8



9



10



Existing Site Photos The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



11



12



13



14



15

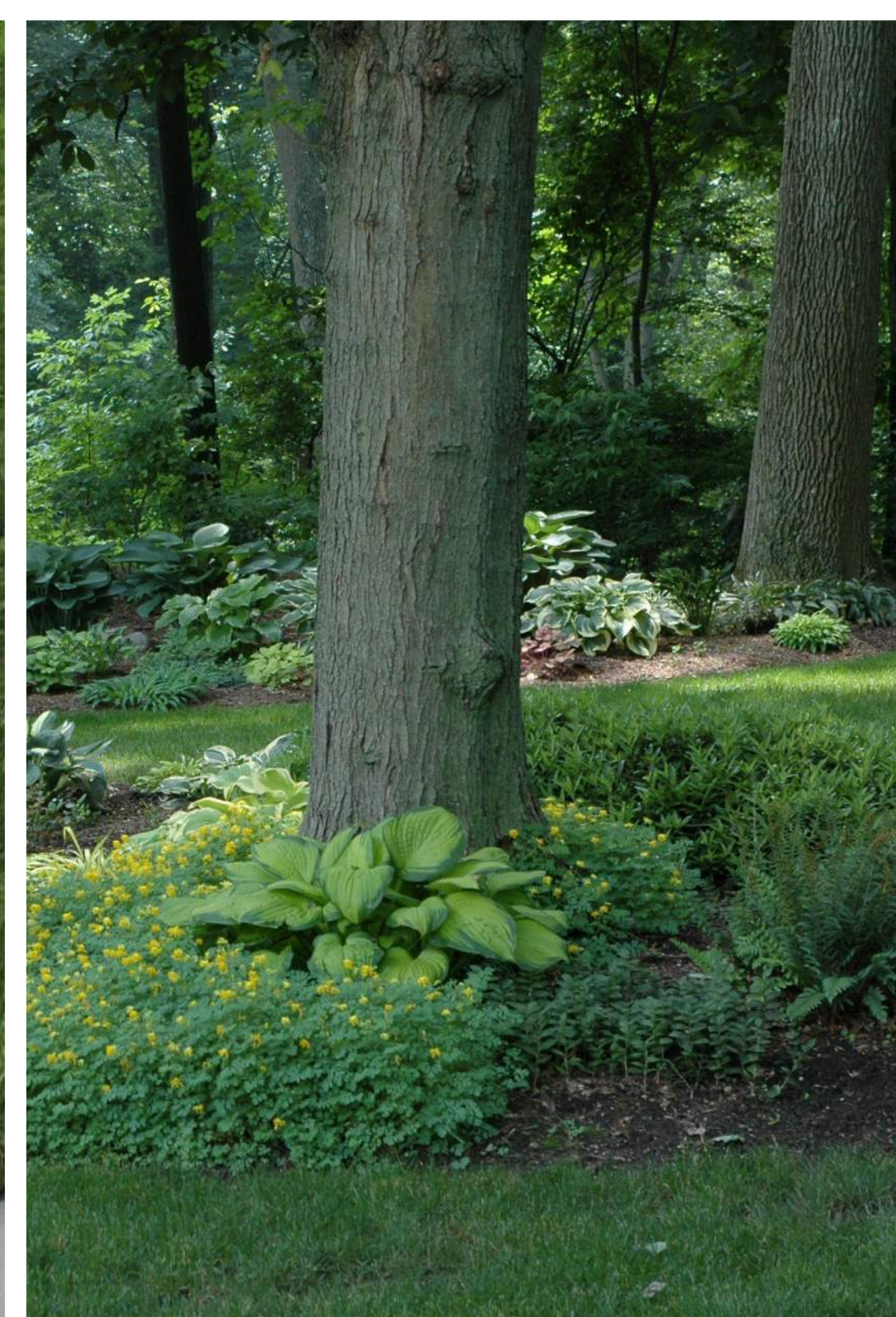
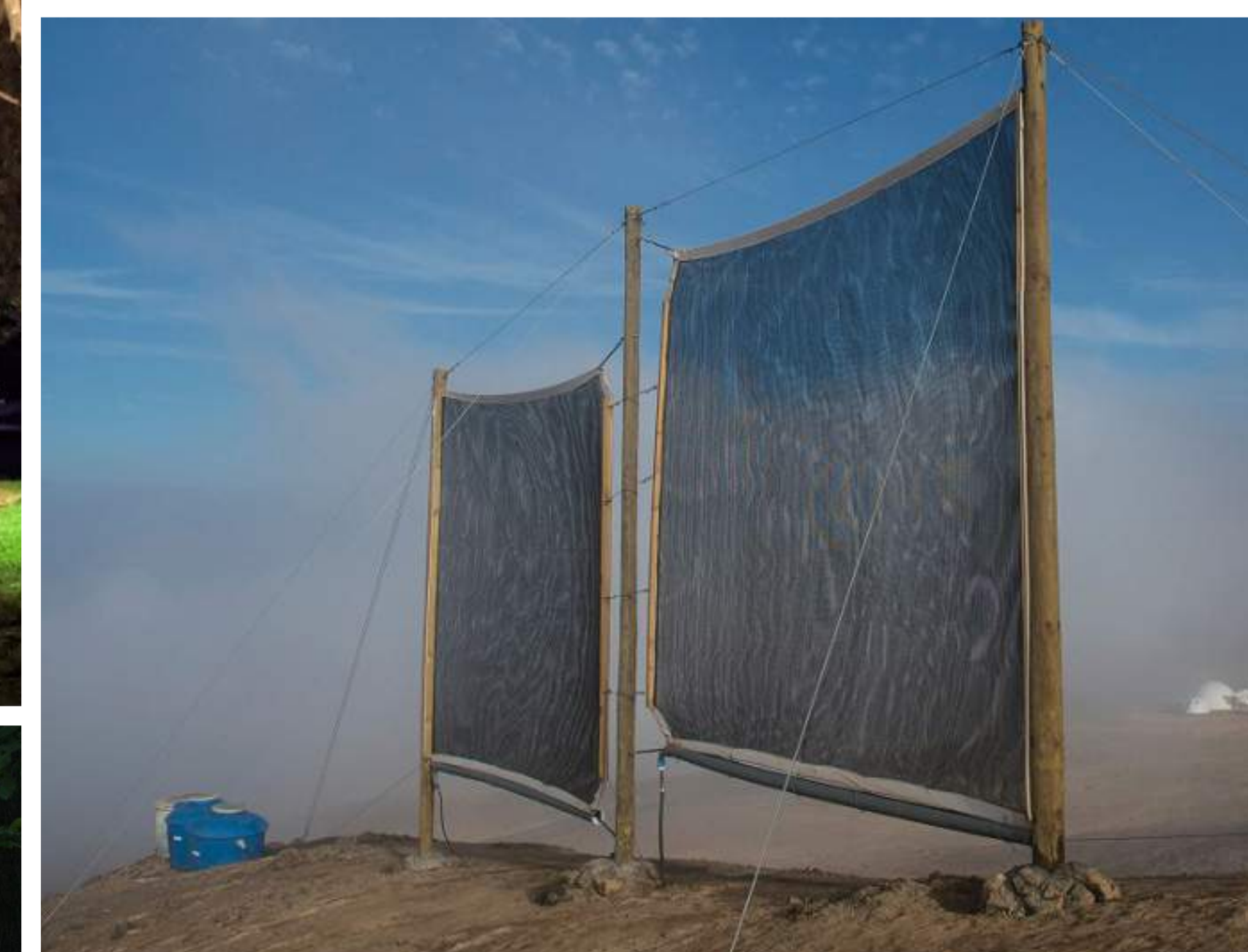
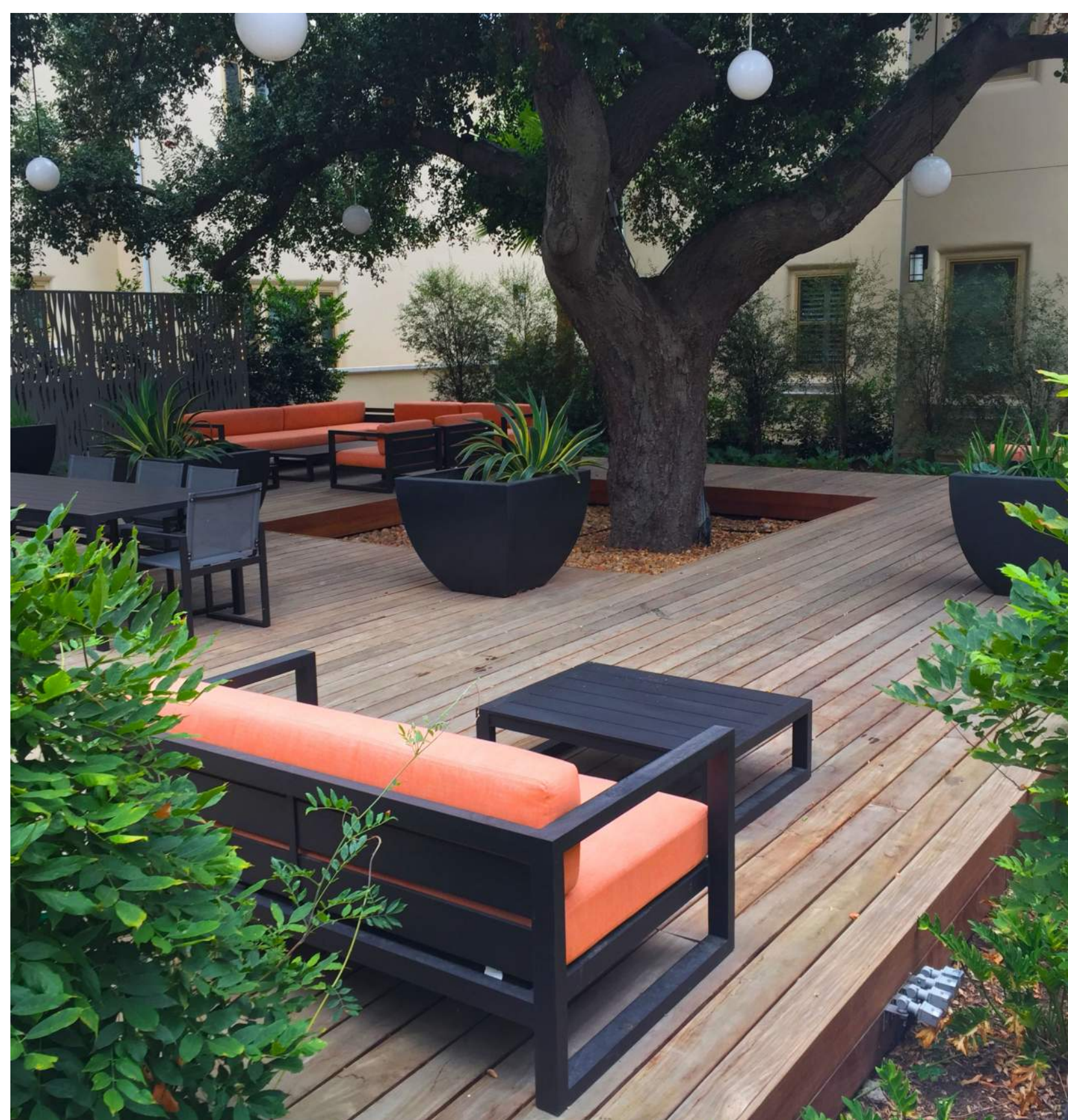


16



Existing Site Photos The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



CONCEPTUAL DESIGN IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



LEGEND

- 1 Homes per Architect
- 2 Primary Entry - Through existing parking lot.
- 3 Secondary Entry - Off existing road.
- 4 Street per Civil Engineer.
- 5 Common Area Walks (4' Wide)
- 6 Amenity Path (6' Wide)
- 7 Private Yards
- 8 Common Area Landscape
- 9 Bicycle Repair Station and Racks
- 10 Social Space (Large)
 - Deck
 - Soft Seating
 - Decorative Down Lights in Heritage Tree
- 11 Social Space (Small)
 - Wood Deck
 - Bench (or Chair Seating)
- 12 Mailbox Plaza
 - Cluster Box Units
 - Heritage Tree
- 13 Recreation Area (See Sheet L-4)
- 14 Fog Catchers
- 15 Council Ring
- 16 Transformer
- 17 Vegetated Buffer Zone (Stormwater Swale)
- 18 Property Line
- 19 Existing Trees to Remain
- 20 Street Trees
- 21 Accent Trees
- 22 Pedestrian Access Sign
- 23 Optional Pedestrian Gate to Hurlbut Ave.
- 24 Bike Rack

CONCEPTUAL SITE PLAN The Canopy

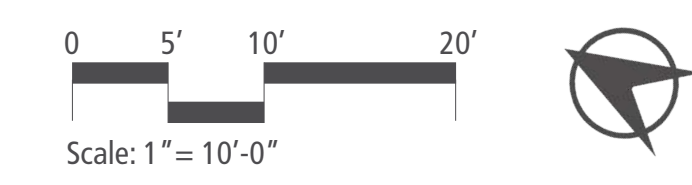
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-2

First Application Submittal
APRIL 21, 2023



- ### LEGEND
- 1 Homes per Architect
 - 2 Street per Civil Engineer
 - 3 Common Area Walks (4' Wide)
 - 4 Amenity Path (6' Wide)
 - 5 Private Yards
 - 6 Common Area Landscape
 - 7 Bicycle Repair Station and Racks
 - 8 Social Space (Large)
 - Deck
 - Soft Seating
 - Decorative Down Lights in Heritage Tree
 - 9 Transformer
 - 10 Property Line
 - 11 Existing Trees to Remain
 - 12 A/C Units
 - 13 Street Trees
 - 14 Accent Trees



CONCEPTUAL HERITAGE TREE SOCIAL SPACE AND AMENITY PATH CONNECTION

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



LEGEND

- 1** Homes per Architect
- 2** Street per Civil Engineer
- 3** Common Area Walks (4' Wide)
- 4** Private Yards
- 5** Common Area Landscape
- 6** Recreation Area
 - Organic Children's Play Area
 - Hammock Garden
 - Seating
- 7** Fog Catchers
- 8** Property Line
- 9** Existing Trees to Remain
- 10** A/C Units
- 11** Vegetated Buffer Zone
- 12** Accent Trees

CONCEPTUAL RECREATION AREA The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



LEGEND

- Fence
(6' HT, ~1,750 Linear Feet)
- - - Private Yard Fence and Gate
(42" HT, ~1,800 Linear Feet)
- - - Retaining Wall (per Civil)
(3' HT, ~330 Linear Feet)

CONCEPTUAL WALL AND FENCE PLAN

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

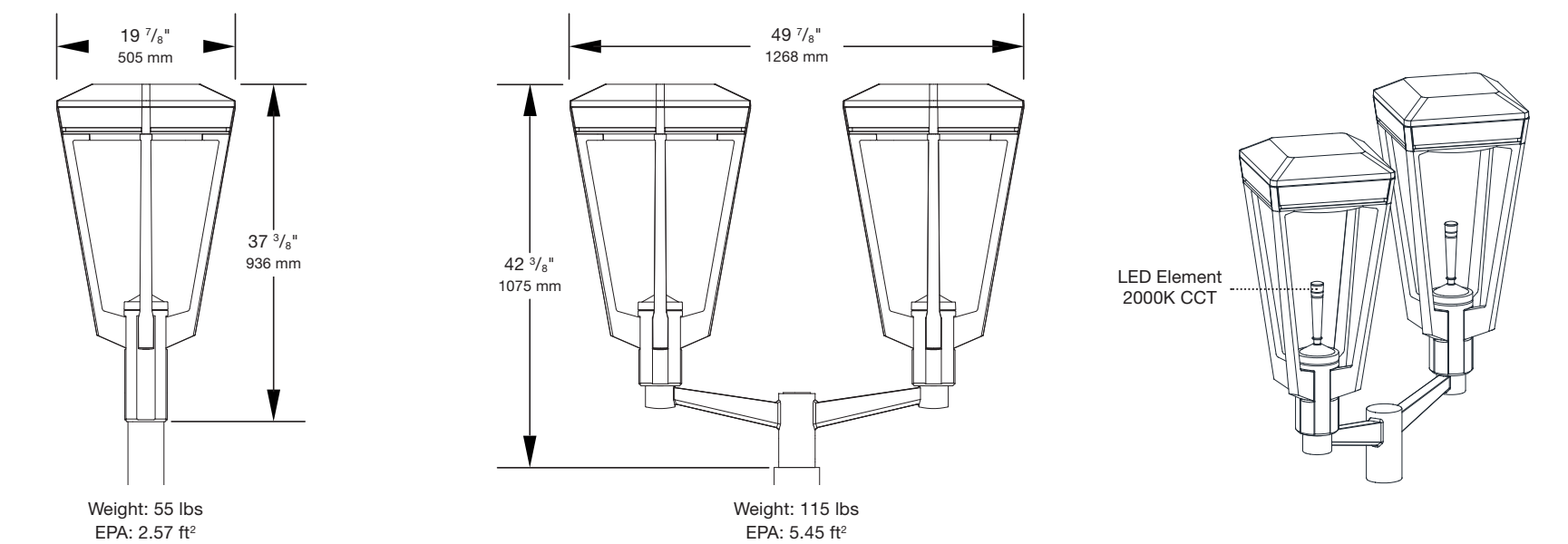
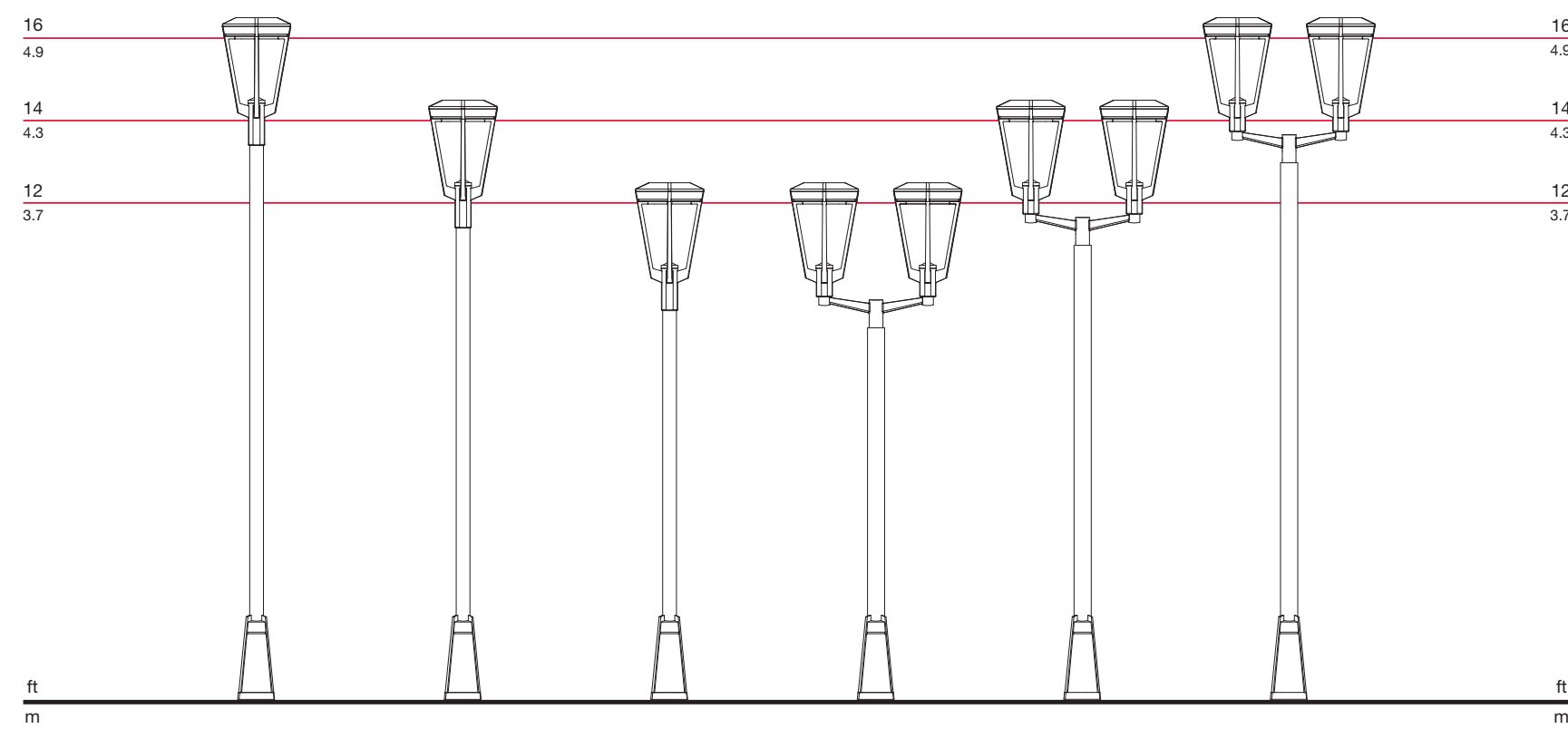
L-5

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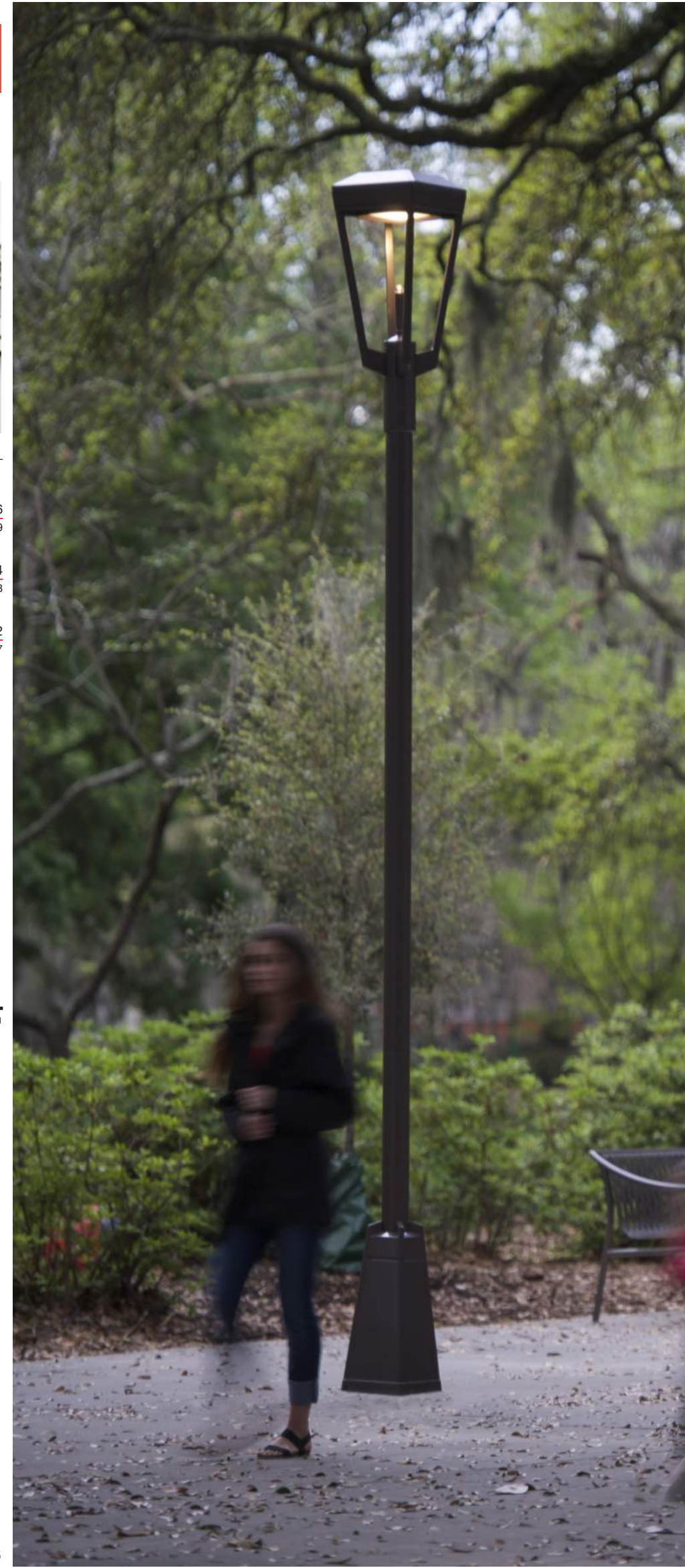


Ashbery Area Light

Product Data Sheet



2 Revised September 22, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



CONCEPTUAL POLE LIGHT [OR EQUAL]
SCALE: NTS

Ashbery Path Light

Product Data Sheet



Finish
Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order
Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4)	035F (350 mA)	40K (4000K)	UV1 (100-277VAC)	SM (Surface Mount)
	012L5 (12 LED, Type 5)		35K (3500K) 30K (3000K) 27K (2700K)		

EXAMPLE: AP - 006L4 - 035F - 35K - UV1 - SM - Powdercoat Color

Product Modifications
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

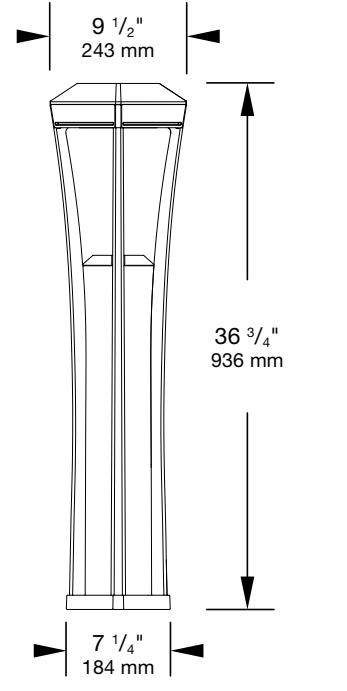
Warranty
LED lighting products are warranted for six years.

Certifications
UL Listed, CE, RoHS Compliant, Dark-Sky Approved



Ashbery is designed by Robert A.M. Stern Architects

[Click here](#) for patent information related to this product.



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2 Revised July 05, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



CONCEPTUAL BOLLARD LIGHT [OR EQUAL]
SCALE: NTS

NOTE: PROJECT TO MEET ALL PHOTOMETRIC REQUIREMENTS OF CITY. FULL LIGHTING AND PHOTOMETRIC PLANS WILL BE SUBMITTED DURING THE CONSTRUCTION DOCUMENT PHASE.

CONCEPTUAL LIGHTING DETAILS

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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First Application Submittal
APRIL 21, 2023



CONCEPTUAL PLANT PALETTE

EXISTING TREES

SCIENTIFIC NAME

Alnus rhombifolia
 Calocedrus decurrens
 Cedrus deodara
 Pinus radiata
 Pinus spp.
 Pseudotsuga menziesii
 Quercus agrifolia
 Quercus kelloggii
 Quercus lobata
 Salix matsudana "Tortuosa"
 Sequoia sempervirens
 Ulmus americana

COMMON NAME

Alder
 Incense Cedar
 Deodar Cedar
 Monterey Pine
 Pine
 Douglas-Fir
 Coast Live Oak
 Black Oak
 Valley Oak
 Curly Willow
 Coast Redwood
 American Elm

PROPOSED TREES

SCIENTIFIC NAME

Acer macrophyllum
 Apple "Gravenstein"
 Arbutus menziesii
 Betula spp.
 Cercis canadensis
 Cercis occidentalis
 Cornus florida "Rubra"
 Ginkgo biloba "Goldspine"
 Platanus racemosa

COMMON NAME

Big-leaf Maple
 Gravenstein Apple
 Madrone
 Birch
 Eastern Rosebud
 Western Redbud
 Pink Flowering Dogwood
 Autumn Gold Maidenhair Tree
 Sycamore

SHRUBS, GRASSES, AND GROUND COVER

SCIENTIFIC NAME

Arctostaphylos spp.
 Calycanthus occidentalis
 Camellia spp.
 Carex tumulicola
 Ceanothus sp.
 Cornus sericea
 Cornus sericea ssp. Occidentalis
 Dianella spp.
 Equisetum hyemale
 Frangula californica
 Grevillea spp.
 Heuchera spp.
 Heteromeles arbutifolia
 Ilex spp.
 Iris douglasiana
 Juncus patens
 Lavandula ssp.
 Leymus condensatus "Canyon Prince"
 Lomandra sp.
 Lonicera ssp.
 Mimulus sp.
 Muhlenbergia ssp.
 Myoporum p. "Putah Creek"
 Olea europaea "Little Ollie"
 Phormium spp.
 Pittosporum spp.
 Podocarpus elongatus "Icee Blue"
 Polystichum munitum
 Prunus ilicifolia
 Rhododendron occidentale
 Rosa spp.
 Rosmarinus officinalis
 Sedum spp.
 Woodwardia ambriata
 Westringia sp.
 Turf Grass

COMMON NAME

Manzanita
 Spice Bush
 Camellia
 Foothill Sedge
 Wild Lilac
 Creek Dogwood
 Western Dogwood
 Flax Lily
 Horsetail
 Coffeeberry
 Grevillea
 Coral Bells
 Toyon
 Holly
 Douglas' Iris
 California Gray Rush
 Lavender
 Canyon Prince Wild Rye
 Dwarf Mat Rush
 Honeysuckle
 Monkey Flower
 Deer Grass
 Creeping Myoporum
 Little Ollie Dwarf Olive
 New Zealand Flax
 Pittosporum
 Icee Blue Yellow-wood
 Western Sword Fern
 Hollyleaf Cherry
 Western Azalae
 Rose
 Rosemary
 Stonecrop
 Giant Chain Fern
 Coast Rosemary

VINE AND ESPALIER

SCIENTIFIC NAME

Eriobotrya ssp.
 Lonicera japonica "Halliana"
 Rosa banksiae
 Vitis "Rogers Red"

COMMON NAME

Loquat
 Hall's Honeysuckle
 Lady Banks' Rose
 Rogers' Red Grape

NOTE: SUBJECT TO CHANGE DUE TO MWELO AND AVAILABILITY



CONCEPTUAL PLANT PALETTE AND IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-7

First Application Submittal
 APRIL 21, 2023



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 (646) 522-4260

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 Sacramento, CA, 95814
 Phone: (949) 622-8737

LANDSCAPE
 C2 Collaborative
 100 Avenida Miramar
 San Clemente, CA 92672
 Phone: (949) 366-6624

ENGINEER
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 Santa Rosa, CA 95401
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SURVEYOR
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 Adobe Associates, Inc.
 1220 N Dutton Avenue
 Santa Rosa, CA 95401
 Phone: (707) 541-2300
 Fax: (707) 541-2301

THE CANOPY - VESTING TENTATIVE MAP PACKAGE

1009 & 1011 GRAVENSTEIN HIGHWAY NORTH

Sebastopol, California

APN 060-261-026 & 028

GRADING QUANTITIES:
 Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
4,549 CY	7,211 CY	2,662 CY	2,002 CY

Note:
 Excess material to be off-hauled to an approved location or placed onsite under the direction of the project.
 Soils Engineer: Earth materials placed onsite not shown on these plans may require revision(s) to the grading permit.
 Area of Disturbance = 5.35 Acres

LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
SSMH	---	SANITARY SEWER & MANHOLE
8" W	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	STORM DRAIN & CATCH BASIN (CB)
---	---	PVT DWY EASEMENT
---	---	PVT SD EASEMENT
---	---	PVT ACCESS EASEMENT / PUBLIC UTILITY EASEMENT
---	---	PATH OF VEHICLE TRAVEL
⊗	---	EXISTING TREE WITH TAG NUMBER FROM ARBORIST REPORT. "X" INDICATES REMOVAL. SEE HORTICULTURAL ASSOCIATES REPORT DATED APRIL 10, 2019.

HATCHING LEGEND:

EXISTING/ALTERNATE ACCESS

ABBREVIATIONS

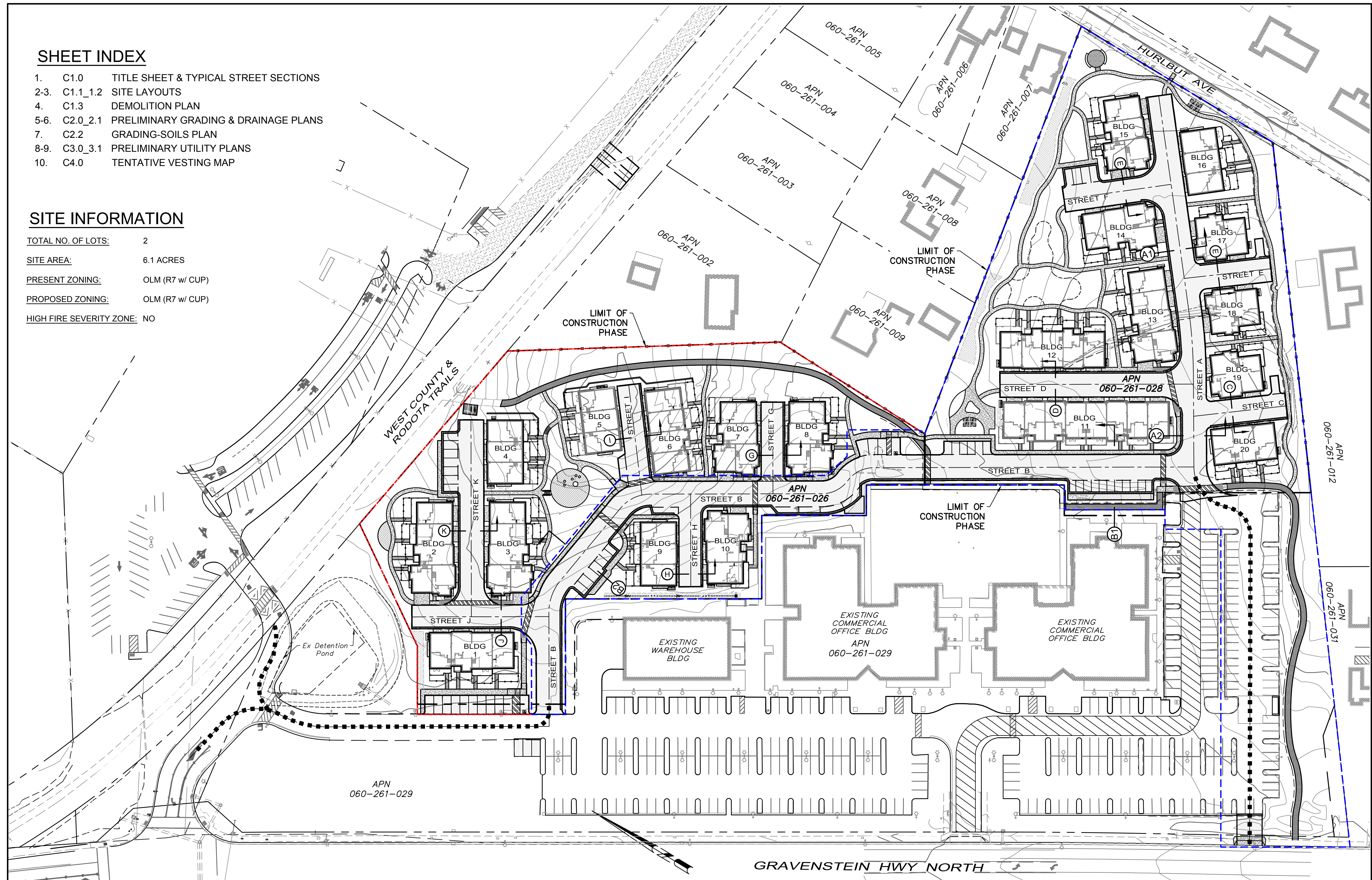
AAI	ADBE ASSOCIATES, INC.	MIN	MINIMUM
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRE
AD	AREA DRAIN	PAE	PRIVATE ACCESS EASEMENT
AE	ACCESS EASEMENT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PS	PLANTER STRIP
BM	BENCHMARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVT	PRIVATE
CL	CLASS	RCE	REGISTERED CIVIL ENGINEER
CL	CENTERLINE	R/W	RIGHT OF WAY
CO	CLEANOUT	S	SLOPE
DI	DROP INLET	SAP	SEE ARCHITECTURAL PLANS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DWY	DRIVEWAY	SLP	SEE LANDSCAPE PLANS
EG	EXISTING GROUND	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SV	SEE PLAN VIEW
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	SSE	SANITARY SEWER EASEMENT
EX	EXISTING	SSCO	SANITARY SEWER CLEANOUT
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FS	FINISHED SURFACE	SWE	SIDEWALK EASEMENT
GR	GRATE	TC	TOP OF CURB
IG	INVERT GRADE	TYP	TYPICAL
JT	JOINT TRENCH	W	WATER
LF	LINEAR FEET	WE	WATER EASEMENT
MAX	MAXIMUM	WS	WATER SERVICE
MH	MANHOLE		

SHEET INDEX

- C1.0 TITLE SHEET & TYPICAL STREET SECTIONS
- C1.1, 1.2 SITE LAYOUTS
- C1.3 DEMOLITION PLAN
- C2.0, 2.1 PRELIMINARY GRADING & DRAINAGE PLANS
- C2.2 GRADING-SOILS PLAN
- C3.0, 3.1 PRELIMINARY UTILITY PLANS
- C4.0 TENTATIVE VESTING MAP

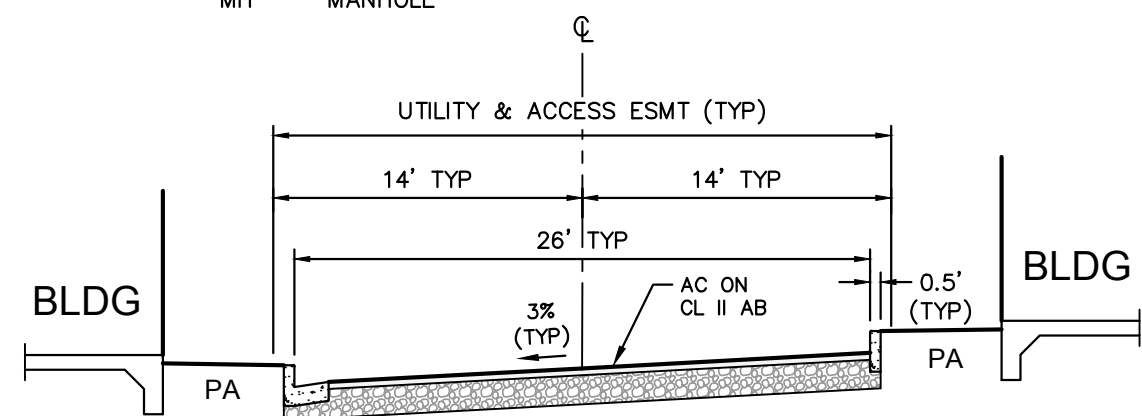
SITE INFORMATION

TOTAL NO. OF LOTS: 2
 SITE AREA: 6.1 ACRES
 PRESENT ZONING: OLM (R7 w/ CUP)
 PROPOSED ZONING: OLM (R7 w/ CUP)
 HIGH FIRE SEVERITY ZONE: NO

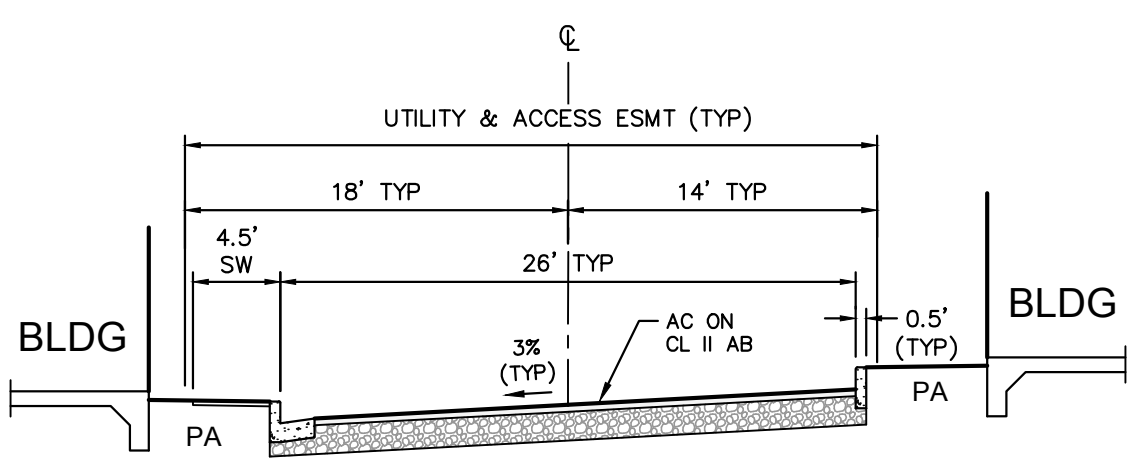


OVERALL SITE PLAN

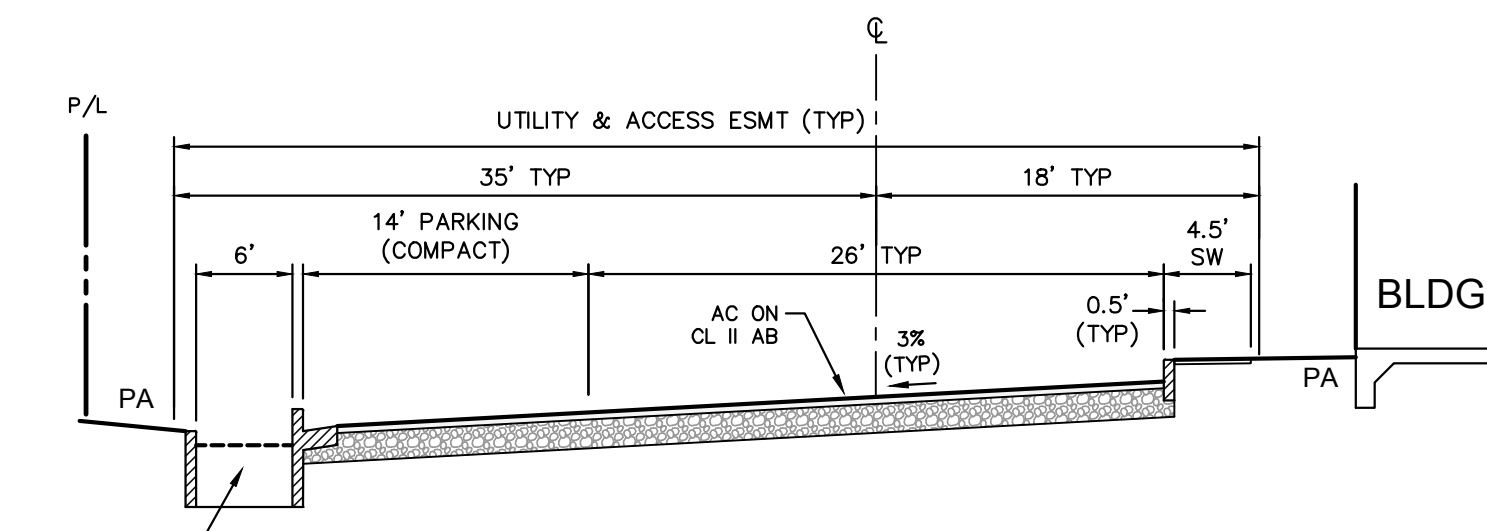
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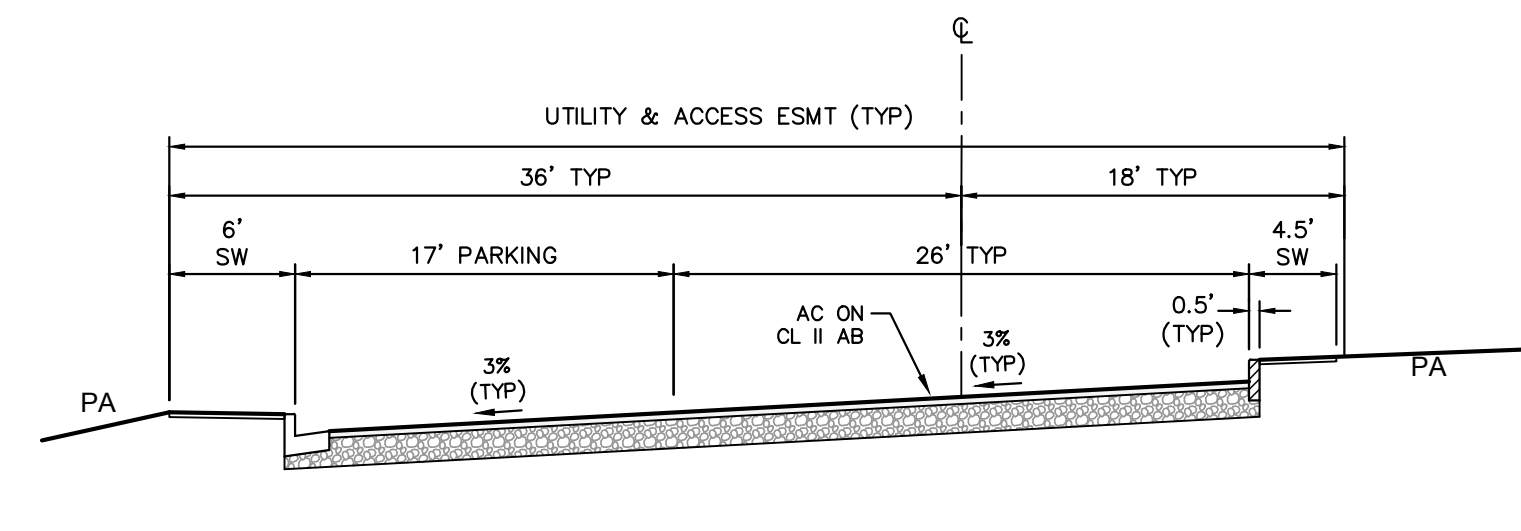
A1 STREET A - TYPICAL SECTION (NO SIDEWALK) NTS



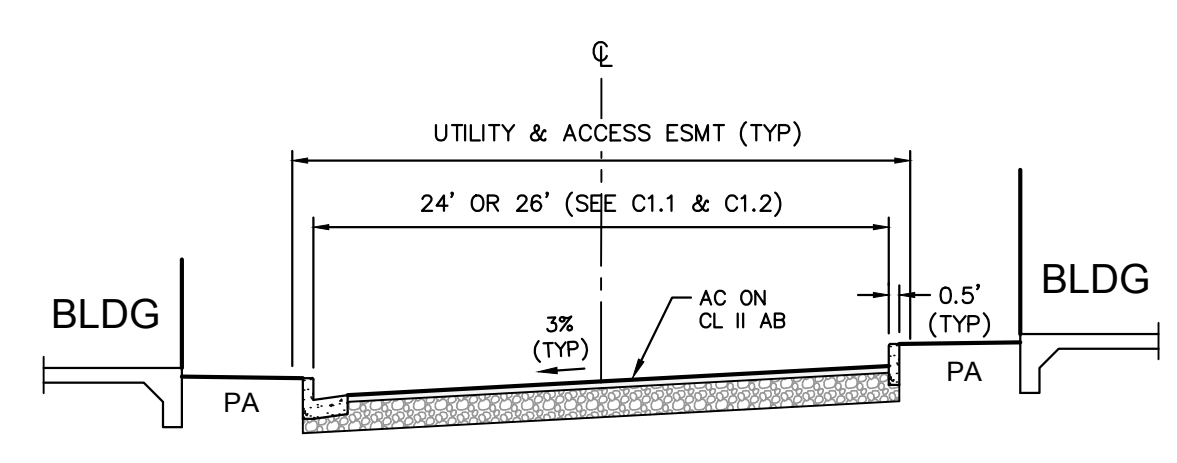
A2 STREET A - TYPICAL SECTION (WITH SIDEWALK) NTS



B1 STREET B - TYPICAL SECTION NTS



B2 STREET B - TYPICAL SECTION NTS



C TYPICAL STREET SECTION (STREET C ~ K) NTS

Revisions

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THE CANOPY
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 TITLE SHEET & TYPICAL STREET SECTIONS
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & 028

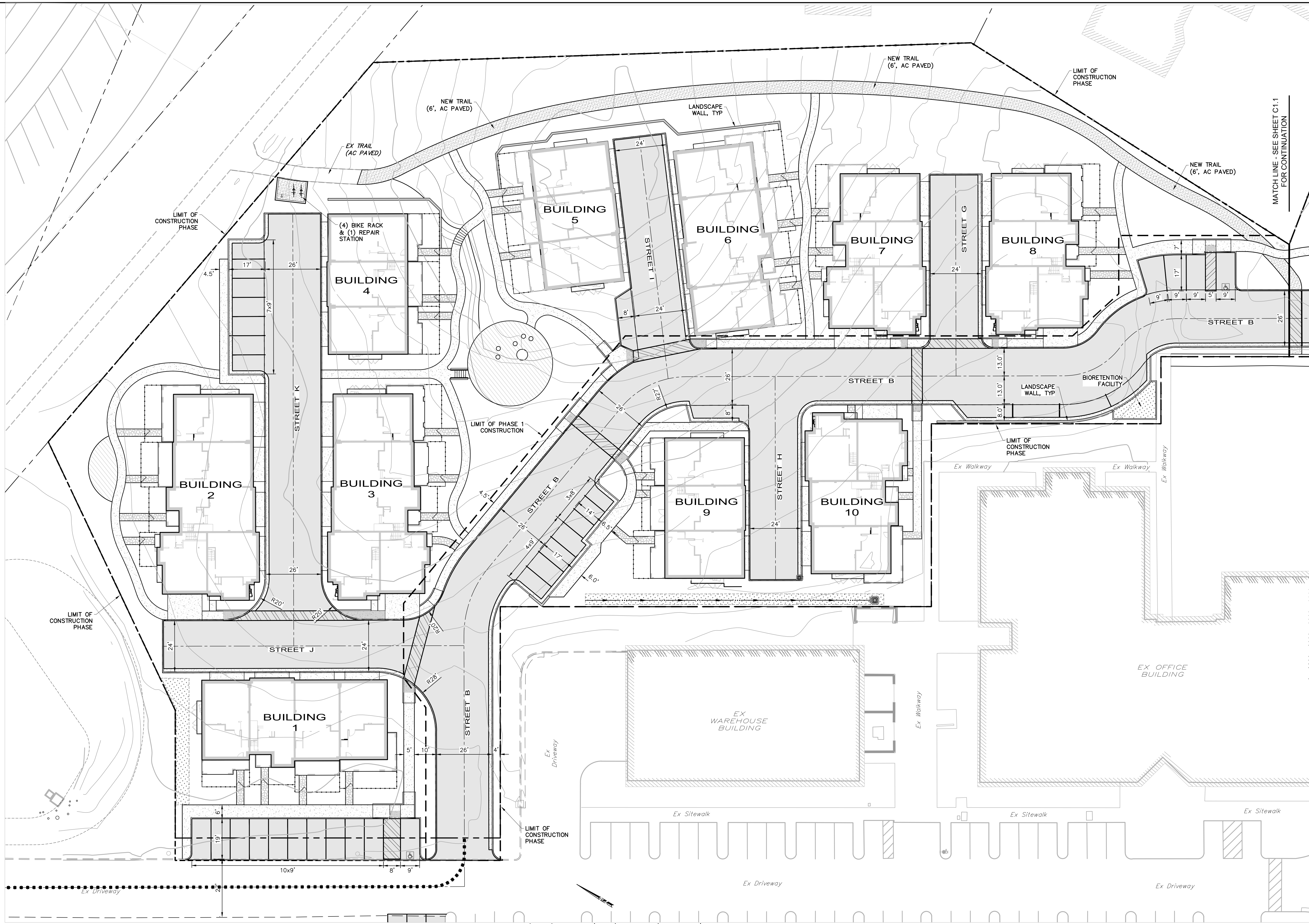
SCALE: AS NOTED
 Date: April 2023
 Design by: CM/GRV
 Drawn by: GRV
 Checked by: LRP

Sheet
C1.0
 1 of 10 Sheets
 Job 22181

I:\2022 PROJECTS\22181\060 Adobe-Design\Tentative Map\22181_C1.0 Title Sheet.dwg, Quan Nguyen, 4/21/2023 1:11:11 PM

TENTATIVE MAP - NOT FOR CONSTRUCTION

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 STATE OF CALIFORNIA

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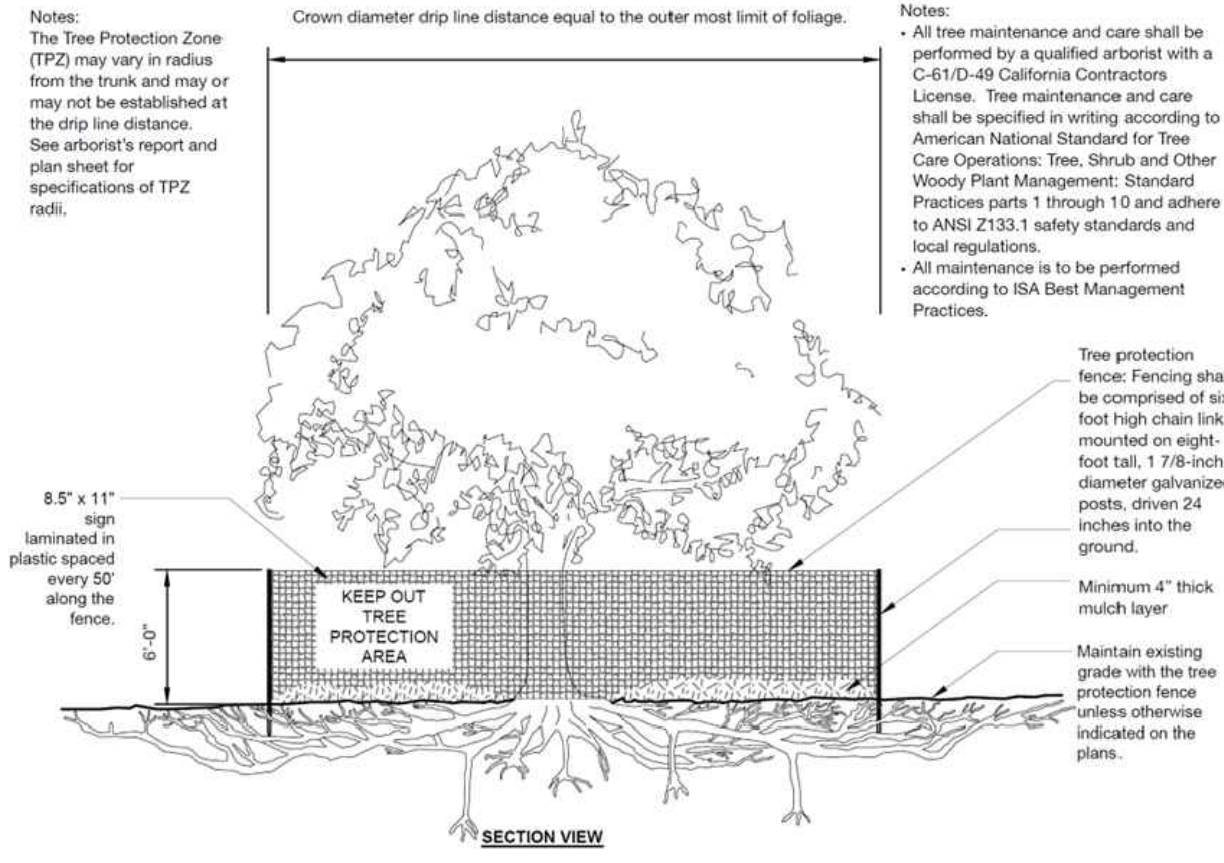
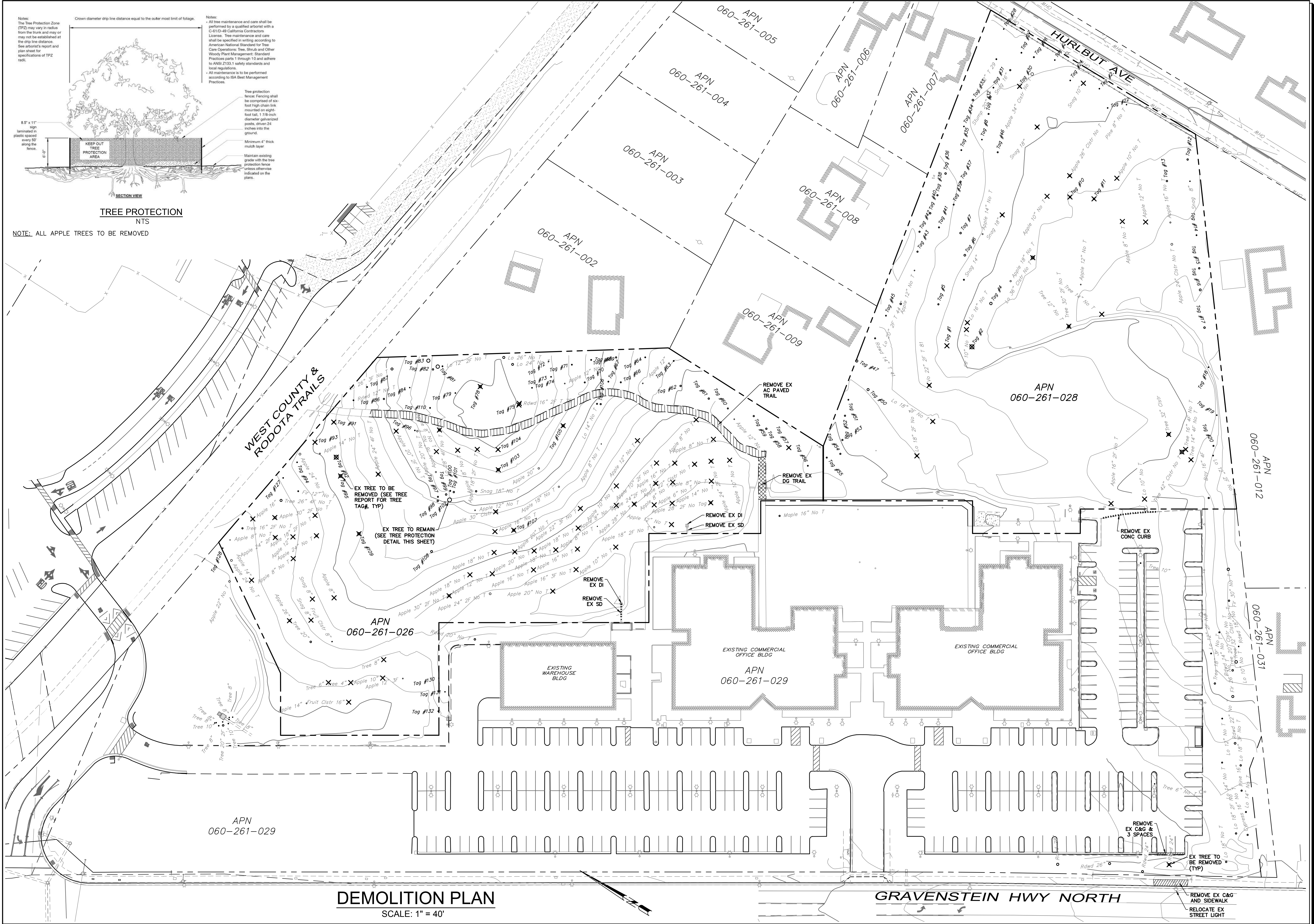
THE CANOPY
VESTING TENTATIVE MAP PACKAGE
SITE LAYOUT
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & .028

SCALE: AS NOTED
 Date: April 2023
 Design by: CM/RY
 Drawn by: RW
 Checked by: PRP

Sheet
C1.2
 3 of 10 Sheets
 Job 22181

TENTATIVE MAP - NOT FOR CONSTRUCTION

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TREE PROTECTION
NTS

NOTE: ALL APPLE TREES TO BE REMOVED

DEMOLITION PLAN
SCALE: 1" = 40'

GRAVENSTEIN HWY NORTH

SCALE: AS NOTED	Date: April 2023	adobe associates, inc. civil engineering land surveying wastewater 1220 N. Dutton Ave., Santa Rosa, CA 95401 P: (707) 541-2300 F: (707) 541-2301 Website: www.adobeinc.com *A Service You Can Count On!™	Revisions <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Approved</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description	Approved				
	No.			Date	Description	Approved					
Design by: CM/ARV Drawn by: ARV Checked by: LRP	THE CANOPY VESTING TENTATIVE MAP PACKAGE DEMOLITION PLAN 1009 & 1011 Gravenstein Highway North Sebastopol, California APN 060-261-026 & .028		David R. Brown, RCE 41833 My license expires 3/31/2024 								
Date: April 2023 Design by: CM/ARV Drawn by: ARV Checked by: LRP	Sheet C1.3 4 of 10 Sheets Job 22181			TENTATIVE MAP - NOT FOR CONSTRUCTION							

LEGEND

..... ADA ACCESSIBLE PATH OF TRAVEL (POT)

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SCALE: AS NOTED

Date: April 2023

Design by: *CM/GRV*

Drawn by: *GRV*

Checked by: *LRP*

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5 of 10 Sheets
Job 22181

THE CANOPY
 VESTING TENTATIVE MAP PACKAGE
 PRELIMINARY GRADING & DRAINAGE PLAN
 1009 & 1011 Gravenstein Highway North
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U.S. REGISTERED PROFESSIONAL ENGINEER & SURVEYOR
 DAVID R. BROWN
 No. 41833
 Exp. 3/31/2024
 CIVIL ENGINEER
 STATE OF CALIFORNIA

TENTATIVE MAP - NOT FOR CONSTRUCTION

LEGEND
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 Drawn by: *GRV*
 Checked by: *LRP*

Sheet
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 6 of 10 Sheets
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THE CANOPY
 VESTING TENTATIVE MAP PACKAGE
 PRELIMINARY GRADING & DRAINAGE PLAN
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & -028

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


Revisions

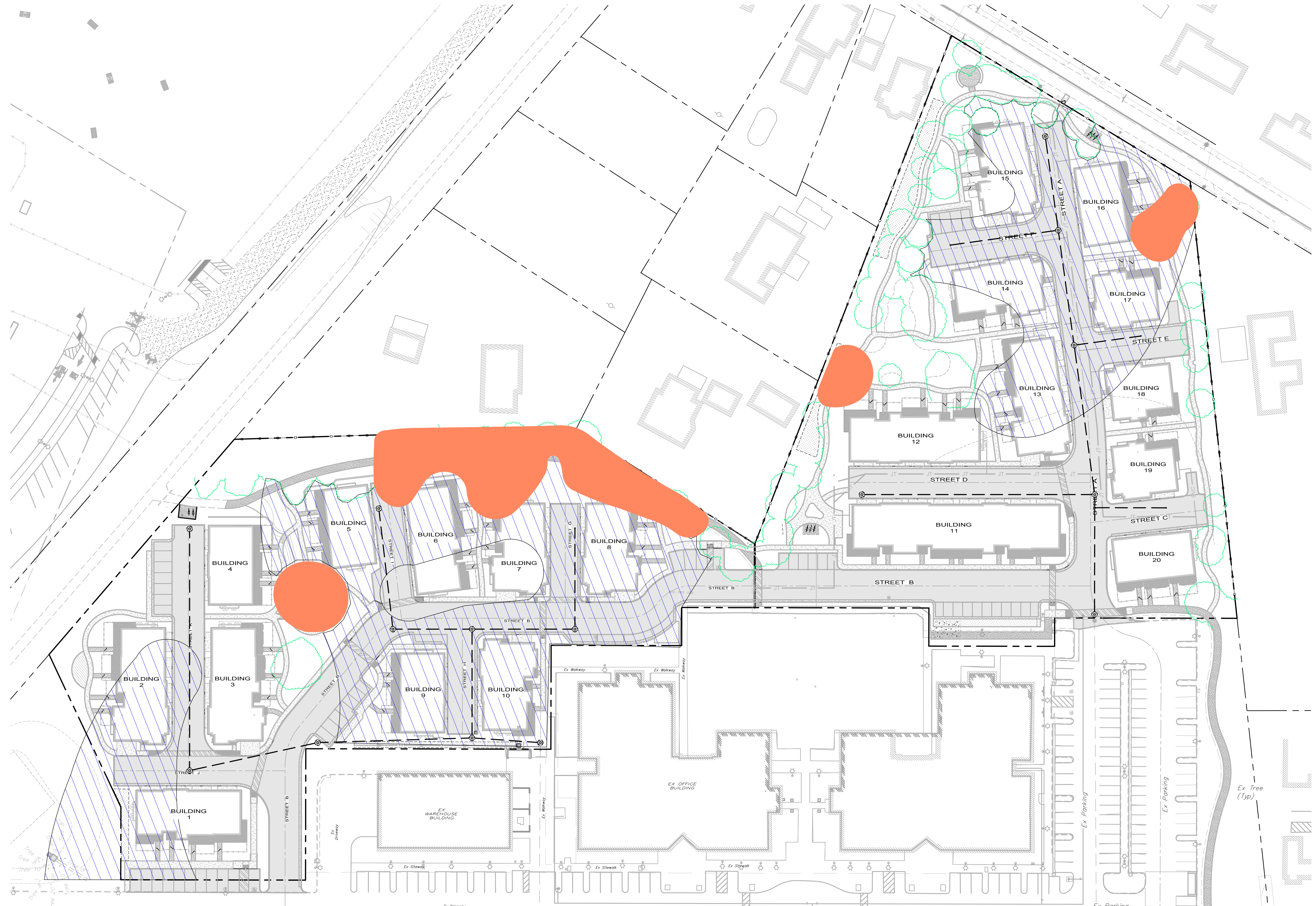
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TENTATIVE MAP - NOT FOR CONSTRUCTION

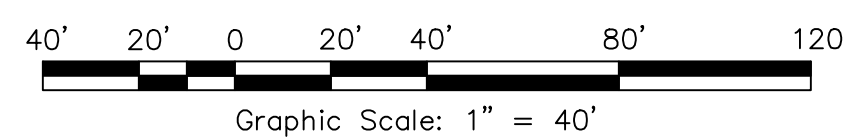
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HATCHING LEGEND

-  ASPHALT PAVING
-  HARDSCAPE (SLD)
-  WOOD DECK (SLD)
-  PAVING
-  LANDSCAPE/VEGETATED AREA
-  6" CLEAN SOIL CAP
-  AREA OF SOIL TO BE CAPPED
-  DRIPLINE, AREA WITH EXISTING TREES TO REMAIN



GRADING-SOILS PLAN



SCALE: AS NOTED

Date: April 2023

Design by: CM/RY

Drawn by: RW

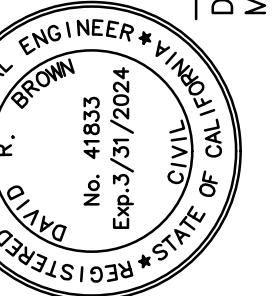
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Sheet
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7 of 10 Sheets
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THE CANOPY
VESTING TENTATIVE MAP PACKAGE
GRADING SOILS PLAN

1009 & 1011 Gravenstein Highway North
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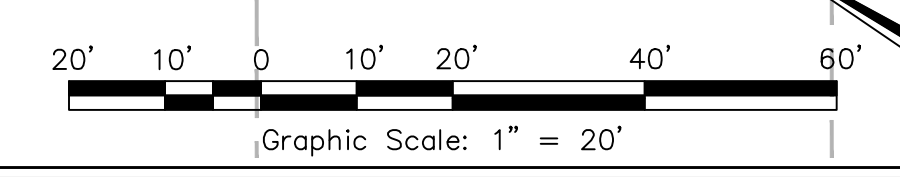
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MATCH LINE
SEE SHEET C3.1
FOR CONTINUATION



UTILITY KEY NOTES

SEWER:

- 1 SEWER MANHOLE PER SCWA STD.-100A
- 2 END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106
- 3 BUILDING SEWER CLEANOUT PER SCWA STD.-121
- 4 4" SEWER LATERAL (s=0.02 MIN, TYP)
- 5 SEWER LINE TRENCHING PER SCWA STD.-107

WATER:

- 6 FIRE HYDRANT PER SCWA STD.-212
- 7 WATER LINE TRENCHING PER SCWA STD.-200
- 8 WATER VALVE PER SCWA STD.-208
- 9 BLOW-OFF VALVE PER SCWA STD.-210
- 10 1.5" WATER SERVICE ON 2" W PER SCWA STD.-203

SCALE: AS NOTED
Date: April 2023
Design by: CM/GRV
Drawn by: GRV
Checked by: LRP

Sheet
C3.0
 8 of 10 Sheets
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THE CANOPY
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PRELIMINARY UTILITY PLAN
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
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UTILITY KEY NOTES	
SEWER:	
①	SEWER MANHOLE PER SCWA STD.-100A
②	END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106
③	BUILDING SEWER CLEANOUT PER SCWA STD.-121
④	4" SEWER LATERAL (s=0.02 MIN, TYP)
⑤	SEWER LINE TRENCHING PER SCWA STD.-107
WATER:	
⑥	FIRE HYDRANT PER SCWA STD.-212
⑦	WATER LINE TRENCHING PER SCWA STD.-200
⑧	WATER VALVE PER SCWA STD.-208
⑨	BLOW-OFF VALVE PER SCWA STD.-210
⑩	1.5" WATER SERVICE ON 2" W PER SCWA STD.-203

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PRELIMINARY UTILITY PLAN
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & 028

SCALE: AS NOTED
 Date: April 2023
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 Drawn by: RW
 Checked by: DRP

Sheet
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 Job 22181

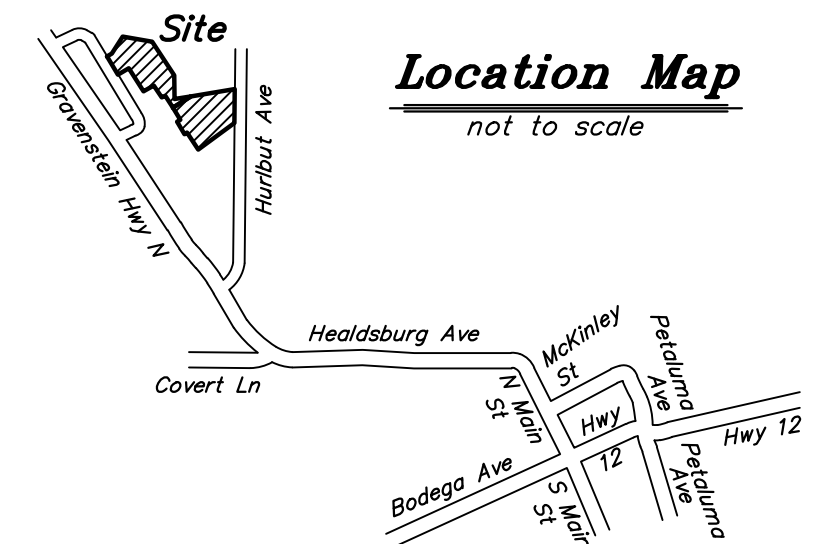
TENTATIVE MAP - NOT FOR CONSTRUCTION

Phased Vesting Tentative Map

For Condominium Purposes:

80 Residential Condo Units and Associated Accessory Dwelling Units

1009 & 1011 Gravenstein Highway North, Sebastopol Ca.
Assessor's Parcel Number 060-261-026 & 028



Per Gov. Code Section 66456.1, the subdivider intends to file and reserves the right to file multiple final maps.

CURRENT ZONING
OLM (Office/Light Industrial)

OWNER/SUBDIVIDER:
City Ventures Homebuilding, LLC
c/o Samantha Hauser
3121 Michelson Drive, Suite 150
Irvine, CA 92612
samantha@cityventures.com

SURVEYOR/ENGINEER:
ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 phone
(707)541-2301 fax
asmith@adobeinc.com

General Notes

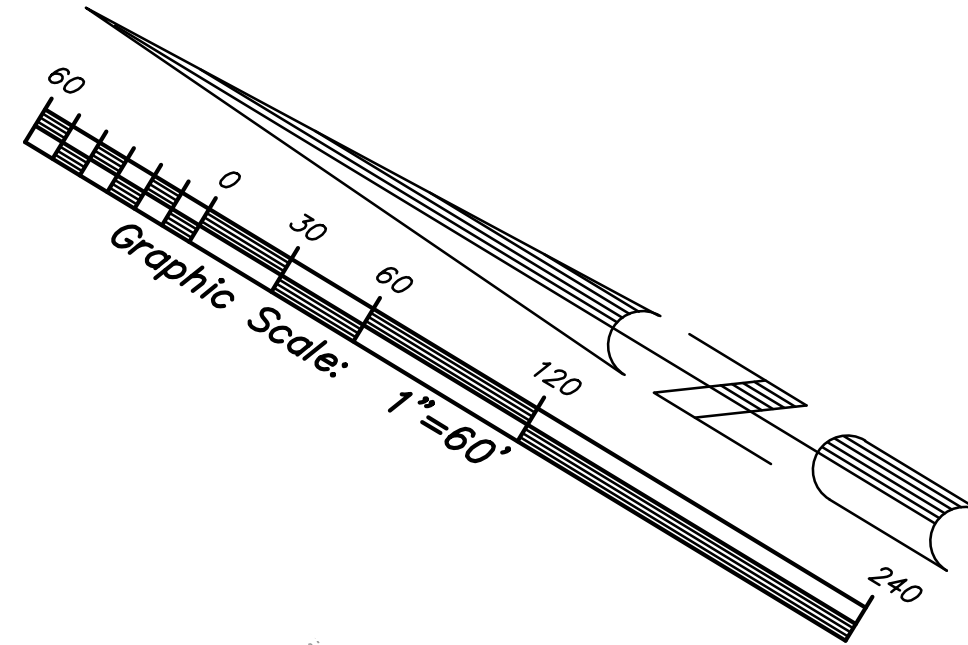
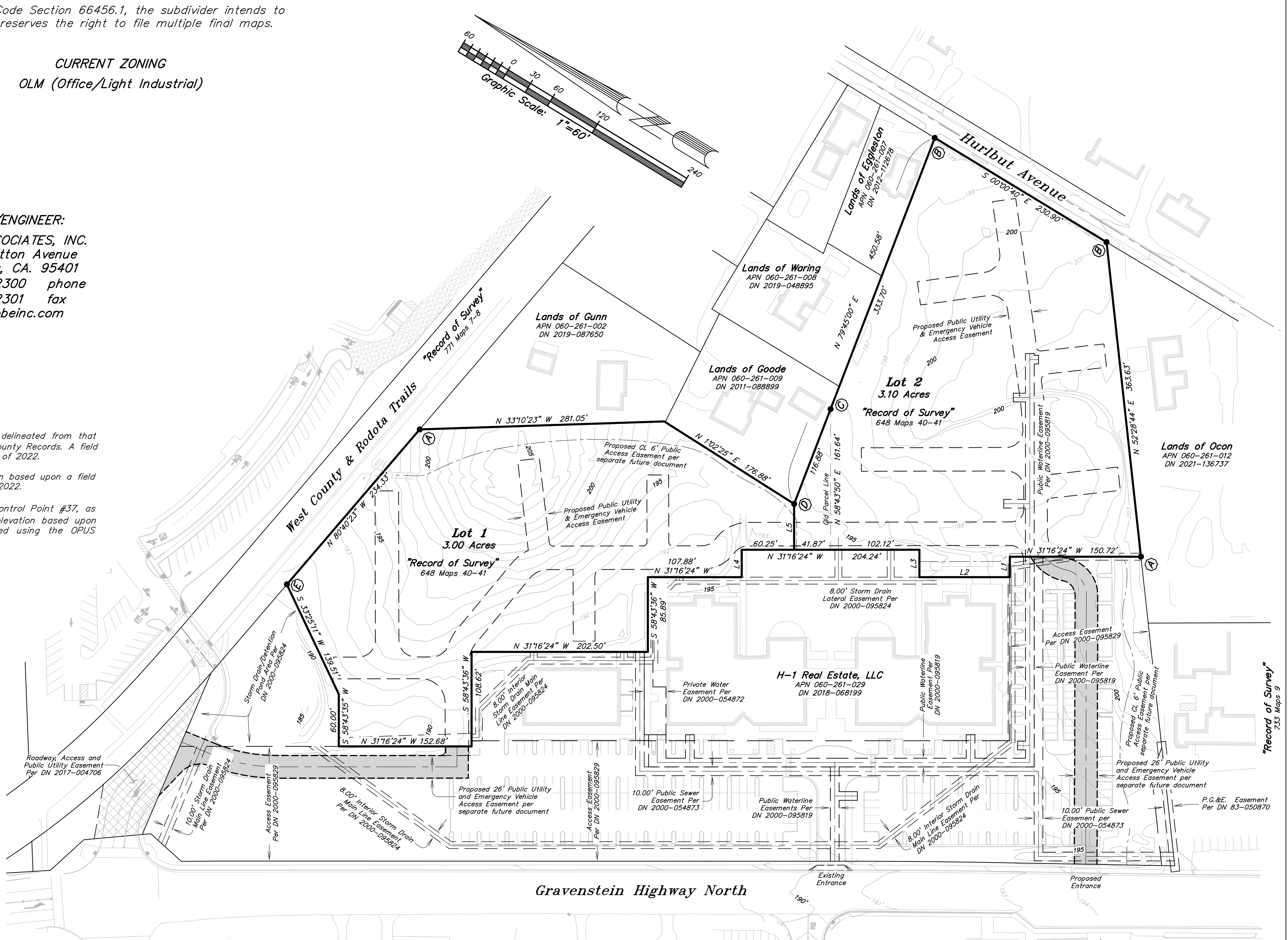
Property lines shown hereon are based upon found monumentation and delineated from that "Record of Survey" recorded in Book 119 of Maps at Page 16, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. in August and September of 2022.

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in August and September of 2022.

Bench Mark: Set "Mag" Nail & Flagging, Adobe Associates, Inc. Control Point #37, as shown hereon. Elevation = 198.0'. This elevation is a GPS NAVD 88 elevation based upon static GPS measurements collected September 7, 2022 and adjusted using the OPUS Adjustment tool according to Geoid 18.

Monument Table:

		Line Table		
		No.	Direction	Length
(A)	Found 1/2" Iron Pipe, LS 4483	L1	S 58°43'36" W	23.50'
(B)	Found 1/2" Iron Pipe, LS 5143	L2	N 31°16'24" W	103.88'
(C)	Found 1/2" Iron Pipe, No Tag, In Fence Line	L3	N 58°43'36" E	31.50'
(D)	Found 3/4" Rebar & Flagging	L4	S 58°43'36" W	31.50'
(E)	Found 1/2" Iron Pipe, No Tag, Bent, Set Nail At Point Of Rotation	L5	N 58°43'36" E	52.68'



Revisions	No.	Date	Description	Approved

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Aaron R. Smith
AARON R. SMITH
No. L 7901
Professional Land Surveyor - State of California
AARON R. SMITH, PLS 7901

Vesting Tentative Map
City Ventures Homebuilding LLC
1009 & 1011 Gravenstein Highway North, Sebastopol Ca.
Assessor's Parcel Number 060-261-026 & 028

Scale: 1" = 60'
Date: April 2023
Design by: Jaggis
Drawn by: Jaggis
Checked by: ARS

C4.0
10 of 10 sheet
Job No. 22181

File: T:\2022\PROJECTS\22181_Vest\Map\Tentative Map.dwg, Date: Apr 21, 2023, Time: 11:07am