



City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: March 26, 2024
Agenda Item: 7A
To: Design Review Board
From: John Jay, Associate Planner

Subject: Design Review
Recommendation: Approval with Conditions
Applicant/Owner: Ross A. Jones / Patricia Alexander & Shannon Cloninger
File Number: 2024-003
Address: 900 Gravenstein Highway North
CEQA Status: Exempt
General Plan: Office Commercial (CO)
Zoning: General Commercial (CG)

Introduction:

This is the design review application from Ross Jones for the Analy Veterinary Hospital located at 900 Gravenstein Highway North. The applicant is seeking approval for the design of an improved storefront and to enhance street appeal, visibility, increased pedestrian safety, and customer amenities.

Project Description:

As mentioned above this is the Design Review for Analy Veterinary Hospital which comprises of three attached single-story buildings, a carport, fenced yard, and a parking lot with pole mounted signage. The improvements include new fencing, siding, and a rain canopy. The project also includes adding improved exterior lighting, planter boxes and bollards, accessible parking and an accessible route to the building entry.

General Plan Consistency:

The General Plan designation for this project is office commercial and this designates areas suitable for professional, medical, administrative, general offices, and small-scale residential uses. The project was found to be consistent with the following General Plan policies and goals.

- **Policy LU 7-9:** Encourage local-serving neighborhood retail uses readily accessible to residential areas.
- **Policy LU 7-10:** Maintain Zoning Ordinance controls on formula businesses that strengthen the City's unique character, support the local economy, and ensure the provision of needed goods and services.
- **Policy CSF 6-14:** Consider the needs of seniors and people with disabilities when reviewing future development applications and land use plans.
- **Policy CD 1-3:** Discourage repetitive designs in residential and commercial areas, while establishing a cohesive visual relationship between structures and their surroundings.

- **Policy CD 1-13:** Encourage the enhancement and beautification of all areas of the community.
- **Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism
- **Policy EV 5-2:** Encourage the rehabilitation and retrofit of existing commercial, office, and industrial buildings to meet current market needs and code requirements.

Zoning Ordinance Consistency:

The project site is located within the General Commercial (CG) district of Sebastopol. The CG District provides areas for commercial uses with clusters of street-front stores. This district permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, residential uses, and business and personal services that are typically appropriate along major thoroughfares as well as regional commercial uses. The following types of retail uses are discouraged: factory outlets, large regional-serving shopping centers, and other similar retail uses generating high traffic volumes. As the project is an animal hospital, office only use, and the project has been in use it is consistent with the Zoning requirements. The application proposes substantial exterior modifications to an existing building.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301(a) which includes existing facilities.

Public Comment:

As this project is less than 10,000 square feet and less than 10 dwelling units the City is not required by the Municipal Code to send out public notification. However, Staff has noticed this project to the Press Democrat informing the public of the date for this meeting and the applicant has posted a copy on the project site.

As of writing this report, the Planning Department has not received any public comment.

City Departmental Comment:

The Planning Department routed this application to the various City departments and no comments have been provided, no additional conditions of approval outside of Exhibit C (attached).

Required Findings:

Section 17.450.030 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

- The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- It would not impair the desirability of investment or occupation in the neighborhood,
- The design is internally consistent and harmonious.
- The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:***Design Guideline Analysis***

All Design Review projects are subject to the Design Review Guidelines and staff feels that this project meets those guidelines as described in the analysis below:

SITE PLANNING:

Neighborhood context: The project meets this requirement as the updated design blends in within the commercial district as the architectural features of the proposed project have similar characteristics of the adjoining structures.

Building Orientation: The project is orientated to be parallel to the street it faces, reinforces existing street frontages, and promotes pedestrian orientation with clear paths and signage leading to the building's main entrance.

Circulation and parking: The project meets this requirement as the service functions into a circulation pattern in a manner that minimizes conflicts with vehicles and pedestrians and elements of the design accommodates requirements of emergency vehicles and services.

Pedestrian: This project provides accessibility to the street and adjacent uses with walkways and has a change in grade, materials, and textures, or colors to emphasize the conflict point and improve its visibility and safety.

Public: This project meets the requirements as it utilizes clear glass windows facing streets and other public or semi-public areas.

Walls, Fences, and Screens: This project meets this requirement as wood screened walls and fences are designed to minimize visual monotony and exterior trash storage areas are screened from view.

Site Lighting: This project provides recessed downlighting that is no brighter or higher than necessary and the style, intensity, and orientation of lighting designed to limit glare for traffic, pedestrians, project neighbors, and to minimize upward glare.

Architecture: This project has a new architectural design that is compatible with the developing character of the area and complements the unique aspects of the site with its building form, size, color, and materials. A new cement plaster veneer will be added to an existing exterior wall and solid wood fencing on the opposite side.

Massing: This project meets the requirements by dividing the horizontal building mass into smaller-scale components with varying heights.

Elements: This project meets the requirements due to design the elements and detailing that are continued completely across the structure and includes trimming, metal overhang, and awnings. The building entries are prominent and visible, the size and proportion of the openings are consistent and harmonious with the design.

Materials: The project has building materials and colors that are complementary to the design and to the surrounding areas. There is no change to the parking on-site aside from an additional accessible parking spot and no overnight stays.

Analy Veterinary Hospital is a full-service animal hospital that offers community emergency veterinary services as well as medical, surgical, and dental care. They also offer alternative therapies such as acupuncture, Chinese herbal remedies, and adult stem cell therapy. Analy Veterinary Hospital has been under its current ownership since 2009.

Recommendation:

Staff believes that the proposed improvements are compatible with the site and recommends approval based on facts, findings, and analysis set forth in this staff report and as found in Exhibit A – Recommended Findings of Approval, and subject to the Recommended Conditions of Approval found in Exhibit B, Exhibit C Standard Conditions of Approval tenant improvements, and any additional or modified conditions the Design Review Board determines is appropriate.

Alternatively, the Board may find that revisions are necessary, and a continuance is appropriate. Staff recommends that the Board provide direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

Attachments:

Exhibit A – Findings for Approval

Exhibit B - Conditions of Approval

Exhibit C – Standard Conditions of Approval Tenant Improvement

Application materials

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Analy Veterinary Hospital
900 Gravenstein
APN 004-750-031, File 2024-005

In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

1. The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol;
 - a. *As conditioned this project will meet this requirement, in that the project incorporates wood siding similar to neighboring structures and integrates with the overall style of the neighborhood.*
2. The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way;
 - a. *This project already meets this requirement with its current rights-of-way.*
3. It would not impair the desirability of investment or occupation in the neighborhood;
 - a. *As conditioned this project will meet this requirement as it will increase the desirability of this neighborhood as it proposes to update the façade of the building.*
4. The design is internally consistent and harmonious;
 - a. *As conditioned this project will meet this requirement.*
5. The design is in conformity with any guidelines and standards adopted pursuant to this chapter.
 - a. *As conditioned this project will meet this requirement, in that it meets Design Guideline B.1. as the buildings are related to the street and proper setbacks are provided to reinforce existing street frontages.*

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Analy Veterinary Hospital
900 Gravenstein
APN 004-750-031, File 2024-005

1. Plans and elevations shall be in substantial conformance with plans prepared by Jones Architecture and stamped received on January 8th, 2024, and on file at the City of Sebastopol Planning Department.
2. All conditions of approval for other entitlements at this address shall remain applicable.
3. 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.
4. 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.
5. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
6. 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.
7. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
8. The Design Review Permit shall be in effect unless it is abandoned or closed for 12 months or longer.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

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. 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.
5. 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.
6. 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.

7. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
8. 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:

9. 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.
10. 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.

Engineering and Public Works Department Standard Conditions of Approval:

11. 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.
12. 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.

Fire Department. Standard Conditions of Approval:

13. 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.
14. 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.

15. 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.

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

Building Department Standard Conditions of Approval:

17. 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.
18. 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



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Other _____ |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☐ Yes ☐ No

REVIEW/HEARING BODIES

- ☐ Staff/Admin ☐ Design Review/Tree Board ☐ Planning Commission ☐ City Council ☐ Other _____

APPLICATION FOR

Street Address: _____ Assessor's Parcel No(s): _____
Present Use of Property: _____ Zoning/General Plan Designation: _____

APPLICANT INFORMATION

Property Owner Name: _____
Mailing Address: _____ Phone: _____
City/State/ZIP: _____ Email: _____
Signature: _____ Date: _____

Authorized Agent/Applicant Name: _____
Mailing Address: _____ Phone: _____
City/State/ZIP: _____ Email: _____
Signature: _____ Date: _____

Contact Name (If different from above): _____ Phone/Email: _____

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

CITY USE ONLY

| Fill out upon receipt: | Action: | Action Date: |
|--------------------------|---------------------------------|--------------|
| Application Date: _____ | Staff/Admin: _____ | Date: _____ |
| Planning File #: _____ | Planning Director: _____ | Date: _____ |
| Received By: _____ | Design Review/Tree Board: _____ | Date: _____ |
| Fee(s): \$ _____ | Planning Commission: _____ | Date: _____ |
| Completeness Date: _____ | City Council: _____ | Date: _____ |

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

| SITE DATA TABLE | REQUIRED / ZONING STANDARD | EXISTING | PROPOSED |
|---|---|--------------------------|---|
| Zoning | N/A | | |
| Use | N/A | | |
| Lot Size | | | |
| Square Feet of Building/Structures <i>(if multiple structures include all separately)</i> | | | |
| Floor Area Ratio (F.A.R) | _____ FAR | _____ FAR | _____ FAR |
| Lot Coverage | _____ % of lot | _____ % of lot | _____ % of lot |
| | _____ sq. ft. | _____ sq. ft. | _____ sq. ft. |
| Parking | | | |
| Building Height | | | |
| Number of Stories | | | |
| Building Setbacks – Primary | | | |
| <i>Front</i> | | | |
| <i>Secondary Front Yard (corner lots)</i> | | | |
| <i>Side – Interior</i> | | | |
| <i>Rear</i> | | | |
| Building Setbacks – Accessory | | | |
| <i>Front</i> | | | |
| <i>Secondary Front Yard (corner lots)</i> | | | |
| <i>Side – Interior</i> | | | |
| <i>Rear</i> | | | |
| Special Setbacks (if applicable) | | | |
| <i>Other (_____)</i> | | | |
| Number of Residential Units | _____ Dwelling Unit(s) | _____ Dwelling Unit(s) | _____ Dwelling Unit(s) |
| Residential Density | 1 unit per _____ sq. ft. | 1 unit per _____ sq. ft. | 1 unit per _____ sq. ft. |
| Useable Open Space | _____ sq. ft. | _____ sq. ft. | _____ sq. ft. |
| Grading | Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees. | N/A | Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds |
| Impervious Surface Area | N/A | _____ % of lot | _____ % of lot |
| | | _____ sq. ft. | _____ sq. ft. |
| Pervious Surface Area | N/A | _____ % of lot | _____ % of lot |
| | | _____ sq. ft. | _____ sq. ft. |

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

☐ A general plan

☐ A specific plan

☐ An ordinance affecting building permits or grading permits

☐ A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____

Date: 12/4/23

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: _____

Date: _____

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a “good neighbor policy” to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: ☐ Yes ☐ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings



19 February 2024

City of Sebastopol Planning Department
7120 Bodega Avenue
Sebastopol, California 95472

Re: Analy Veterinary Hospital Design Review

Introduction

The owners of Analy Veterinary Hospital, intend to improve the storefront appearance and signage at their existing property located at 900 Gravenstein Hwy North in the City of Sebastopol. The existing improvements existing on adjacent tax parcels 060-270-012-000 and 060-270-013-000 are comprised of a three attached single story buildings, a carport, fenced yards, and a parking lot with pole mounted signage. The intent of the proposed improvements is to enhance the street appeal and visibility of the business, increase pedestrian safety and customer amenities.

Site Planning Considerations

Lighting- Improve exterior lighting of the building with downlights that illuminate walkways to the entry.
Pedestrian Safety- Add planter boxes and bollards to keep vehicles away from the entry walkway
Accessibility- add accessible parking and accessible route to the building entry.

Architectural Considerations

Remove dated design elements replacing them with new including fencing, siding, rain canopy.
Extend a portion of the exterior wall parapet to screen existing rooftop equipment.
Replace the existing storefront window/door system with a small insulated glass window to reduce heat gain and new entry door to comply with accessibility requirements
Provide a new fence with decorative laser cut design for street appeal
Add a Pet Relief Area for pedestrian safety and waste management

Project Data

Zoning: CG
Occupancy: B Veterinary Hospital
Lot Size: 22.652 SF (0.52 acres)
Lot Coverage: 4,365 SF / 22,652 SF = 19%
Stories: One
Height: existing 10'-0", proposed 12'-0", max allowed 16'-0"
Parking: existing 13 Stalls , proposed 11 (9 std Stalls + 1 accessible + 1 van accessible)

Submitted by: Ross A. Jones, AIA, CA27068



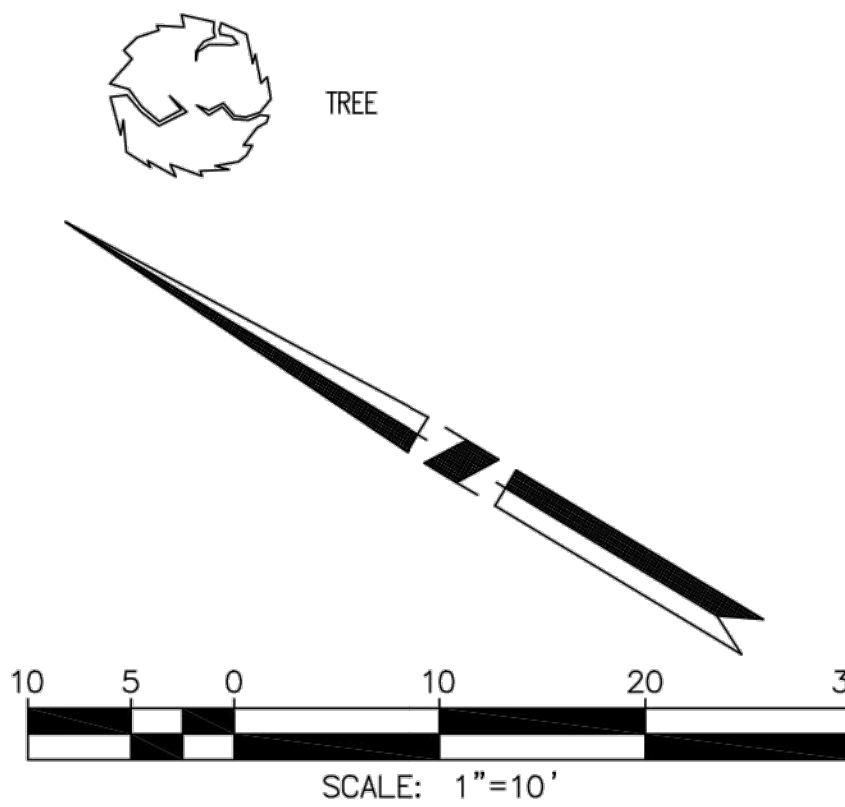
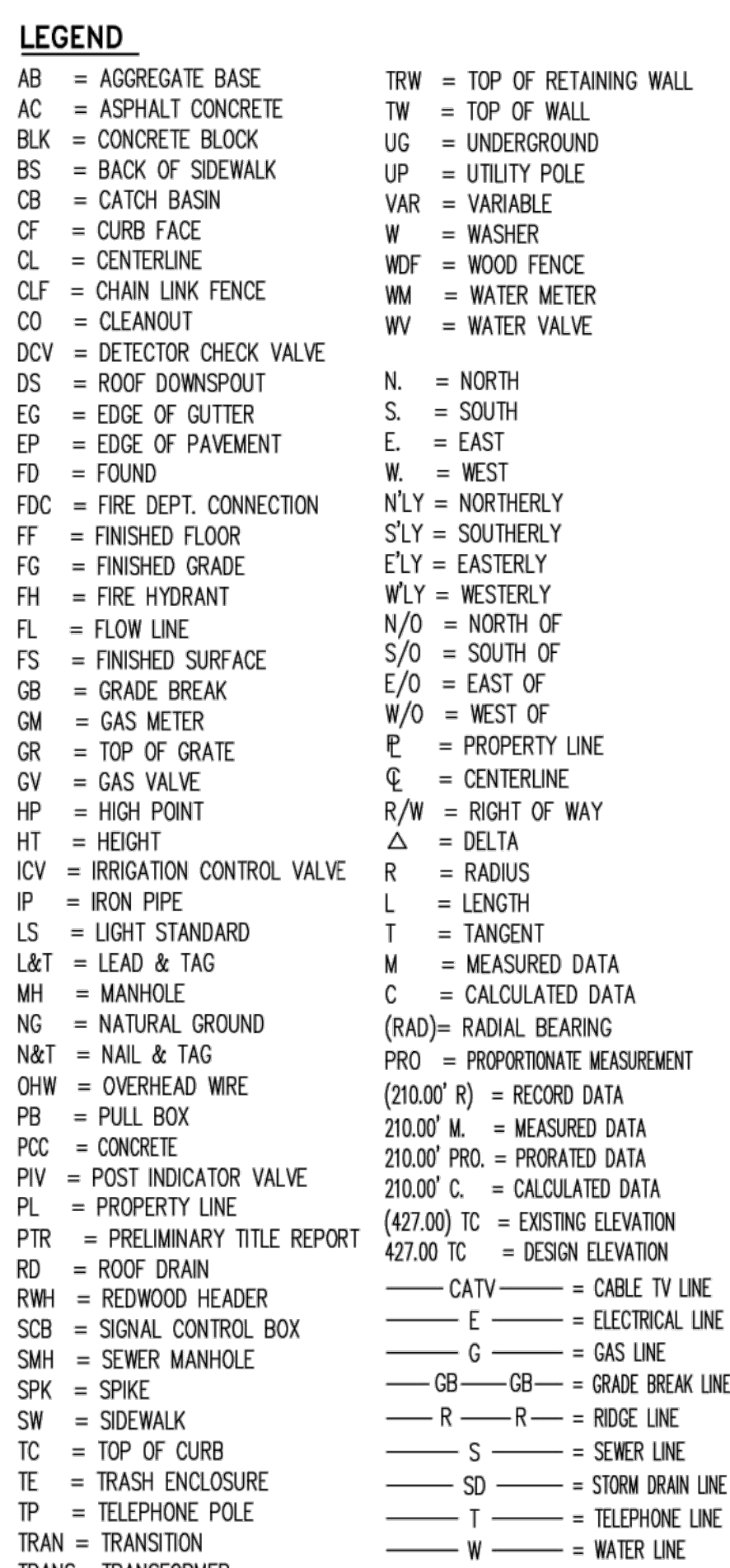














SITE PLAN



A



B



C

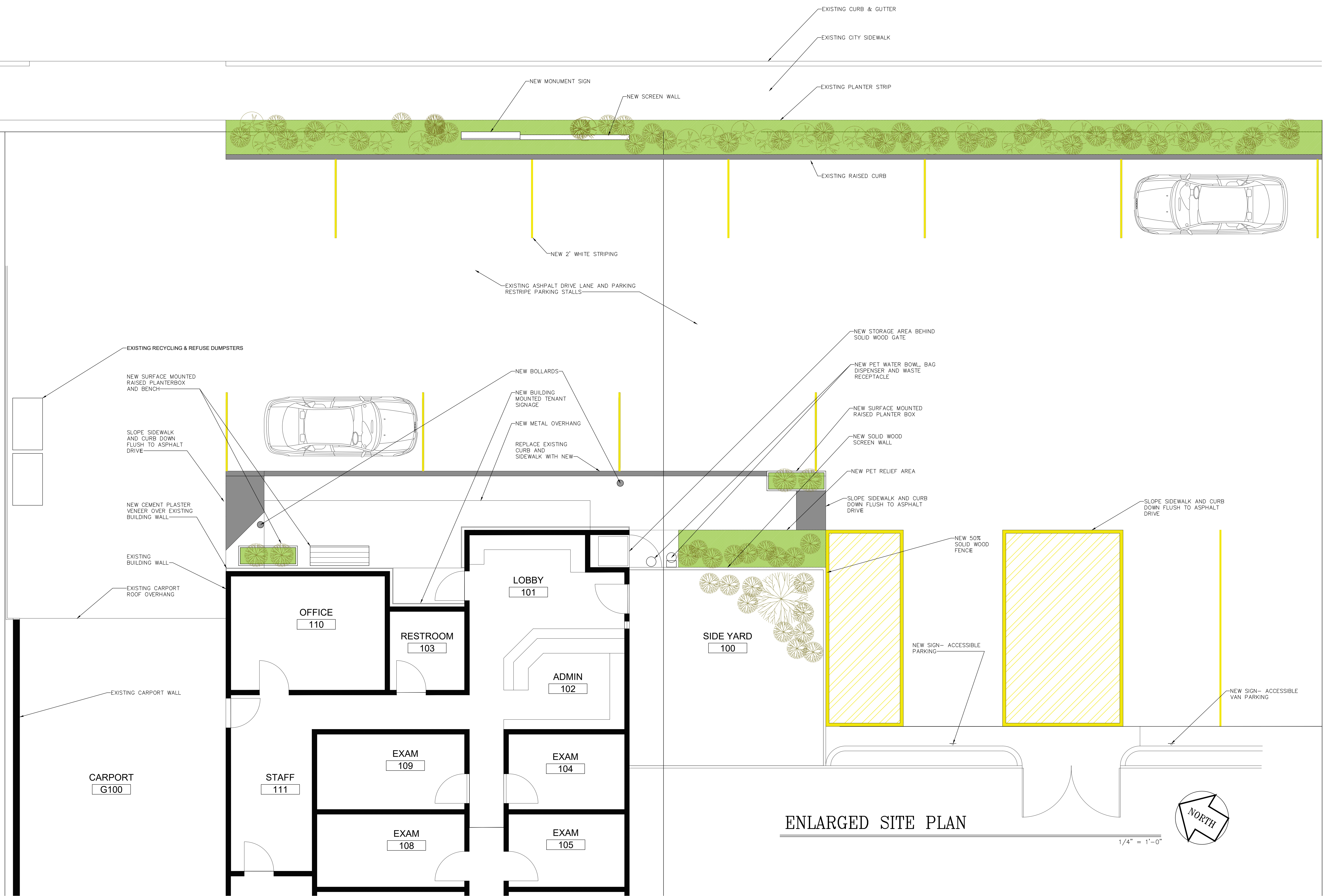


D



E

GRAVENSTEIN HIGHWAY



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
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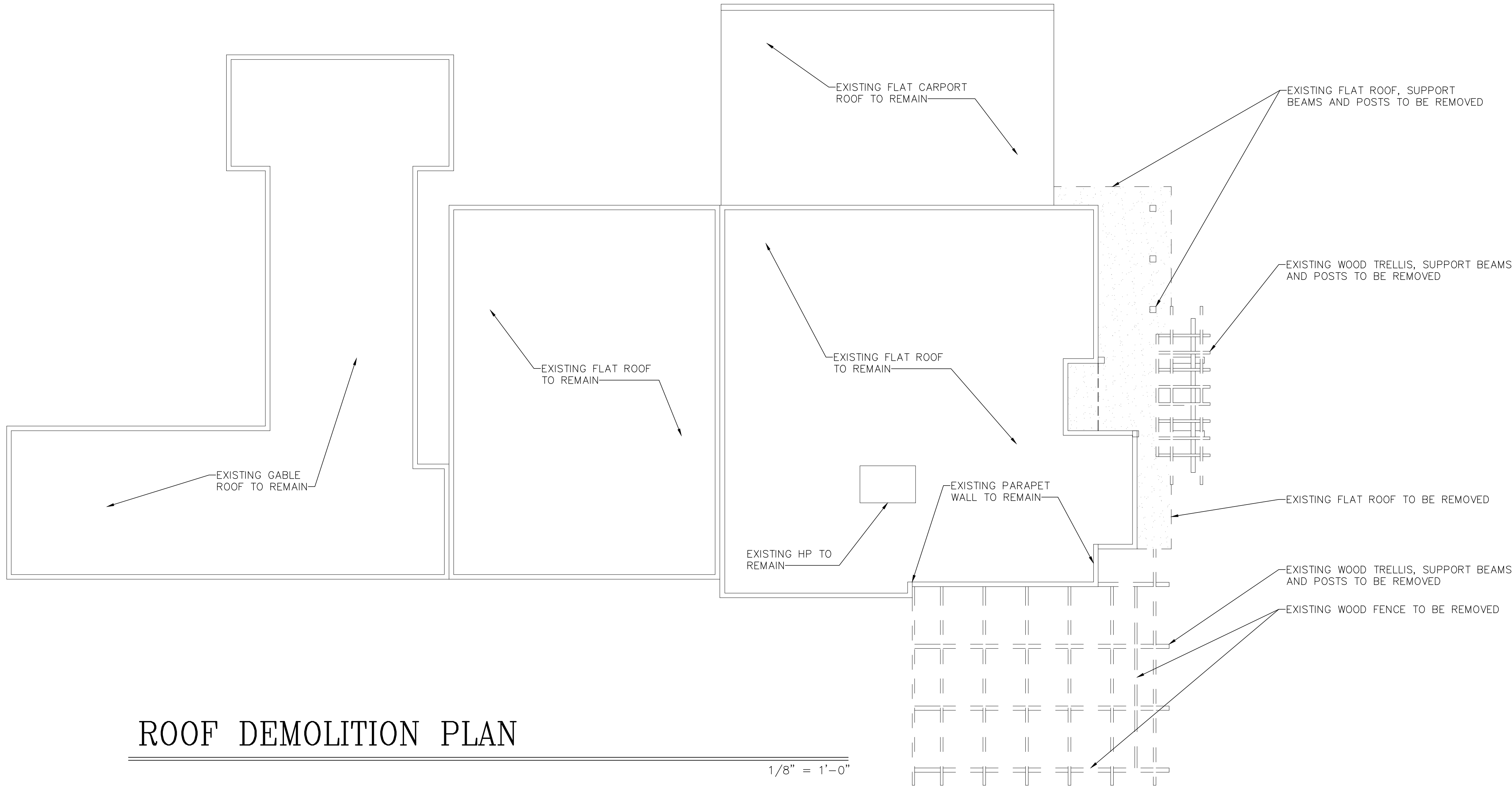
ENLARGED SITE PLAN

ANAL VETERINARY HOSPITAL

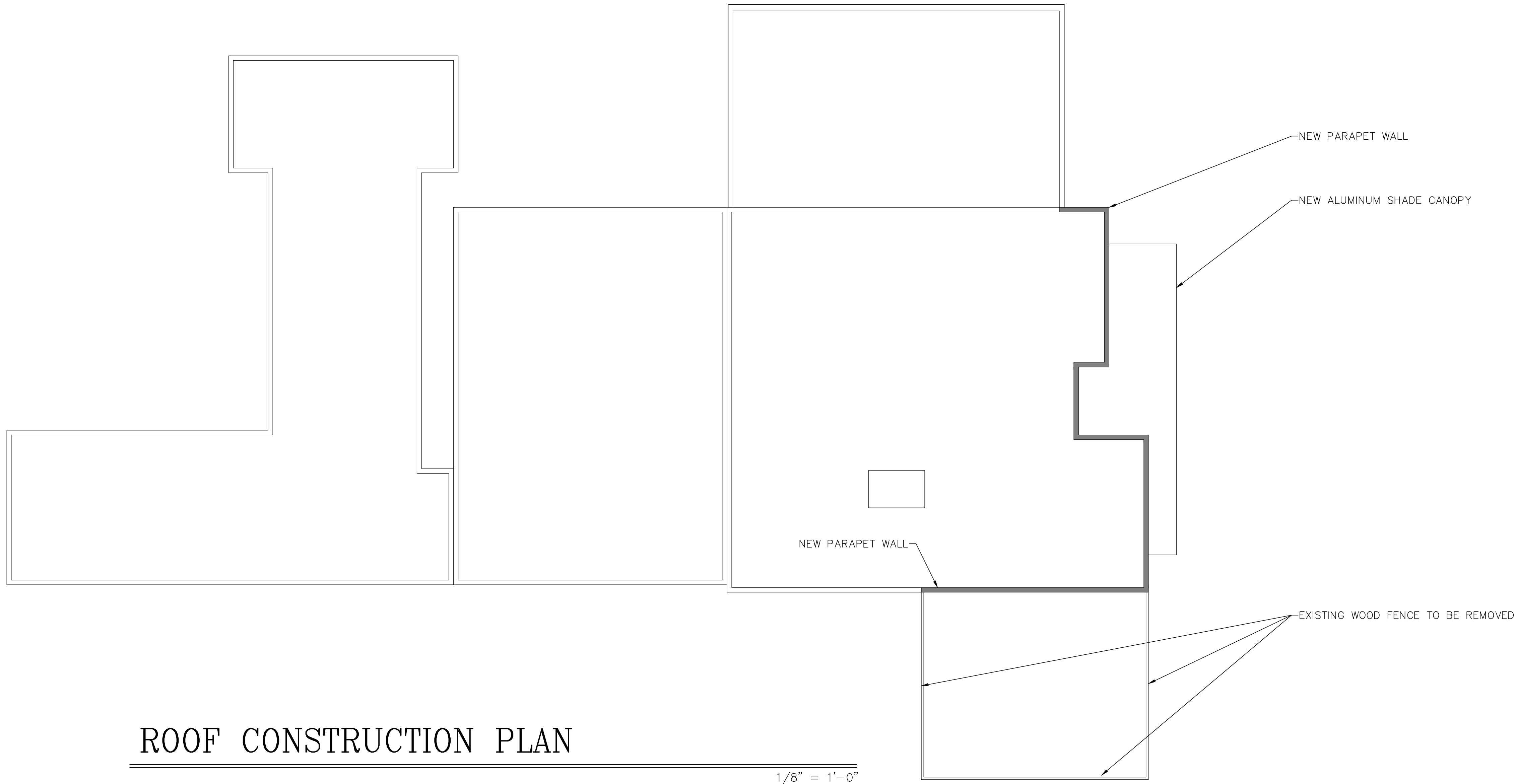
Proposed Storefront Renovation

900 Gravenstein HWY N Sebastopol, CA 95472

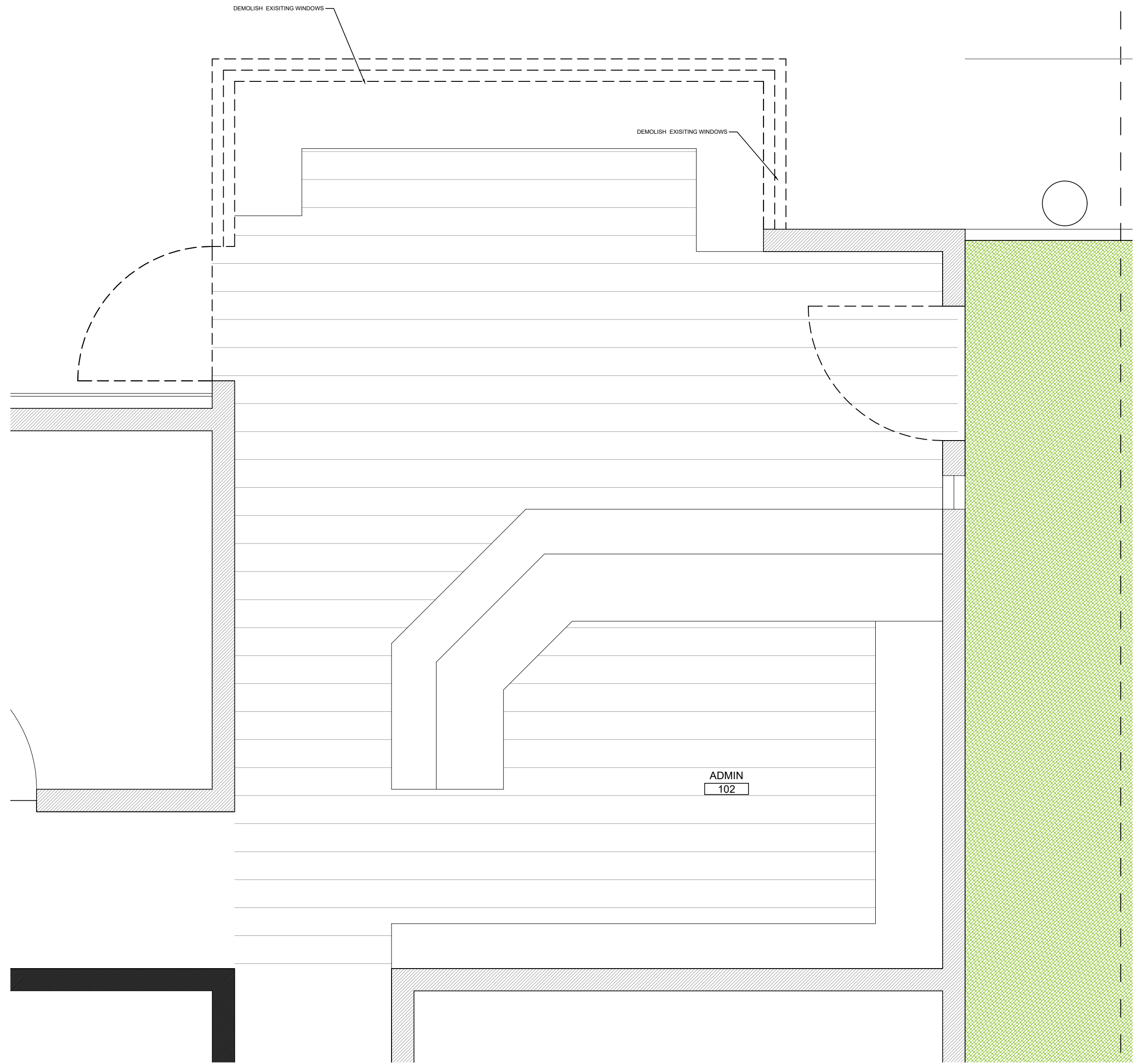
| | |
|------------|-----------|
| JOB NO.: | |
| PLOT DATE: | |
| DATE: | 4 DEC '23 |
| SCALE: | AS NOTED |
| DRAWN: | RJ |
| CHCKD.: | RJ |
| SHEET NO.: | |



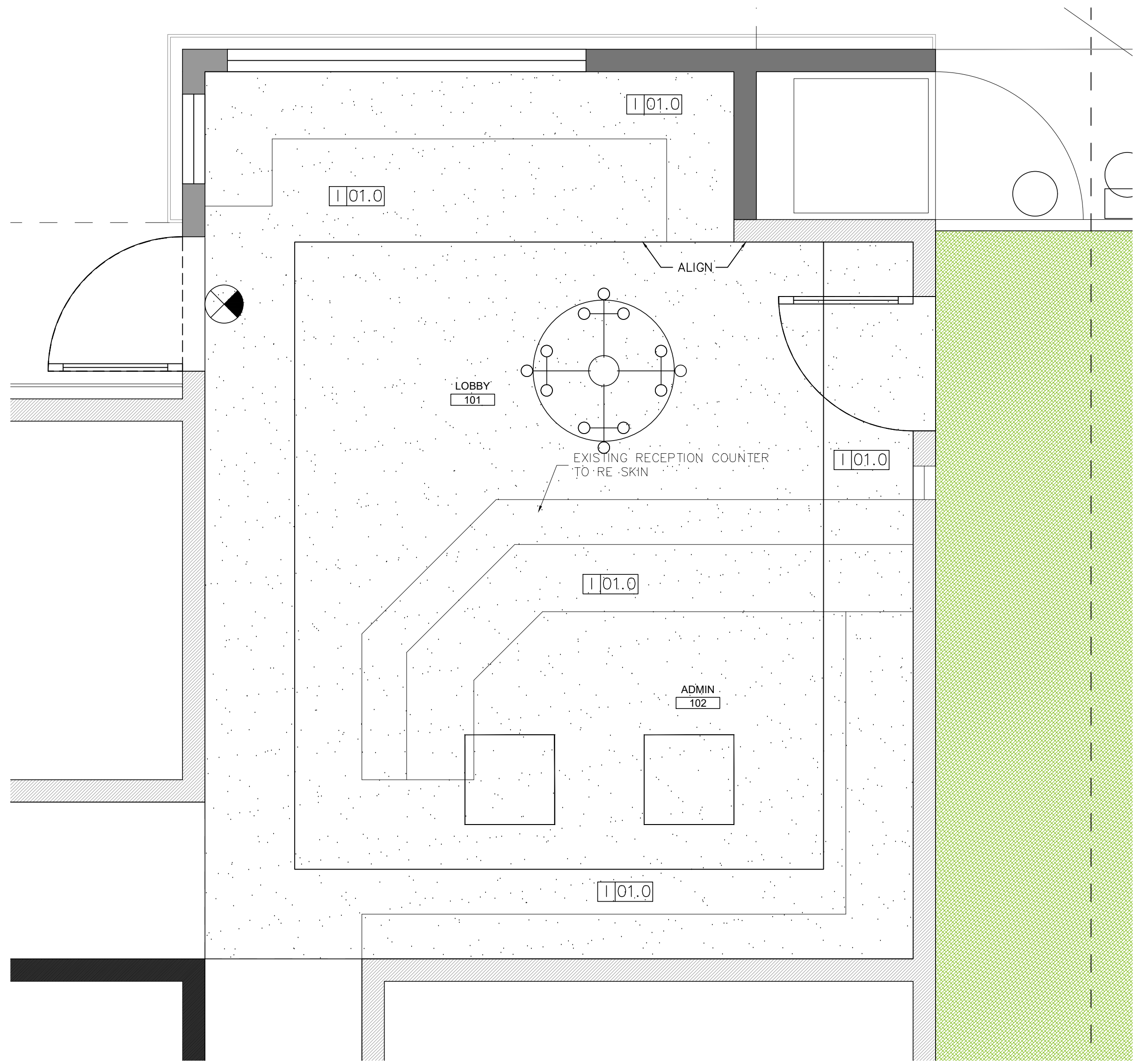
ROOF DEMOLITION PLAN



ROOF CONSTRUCTION PLAN

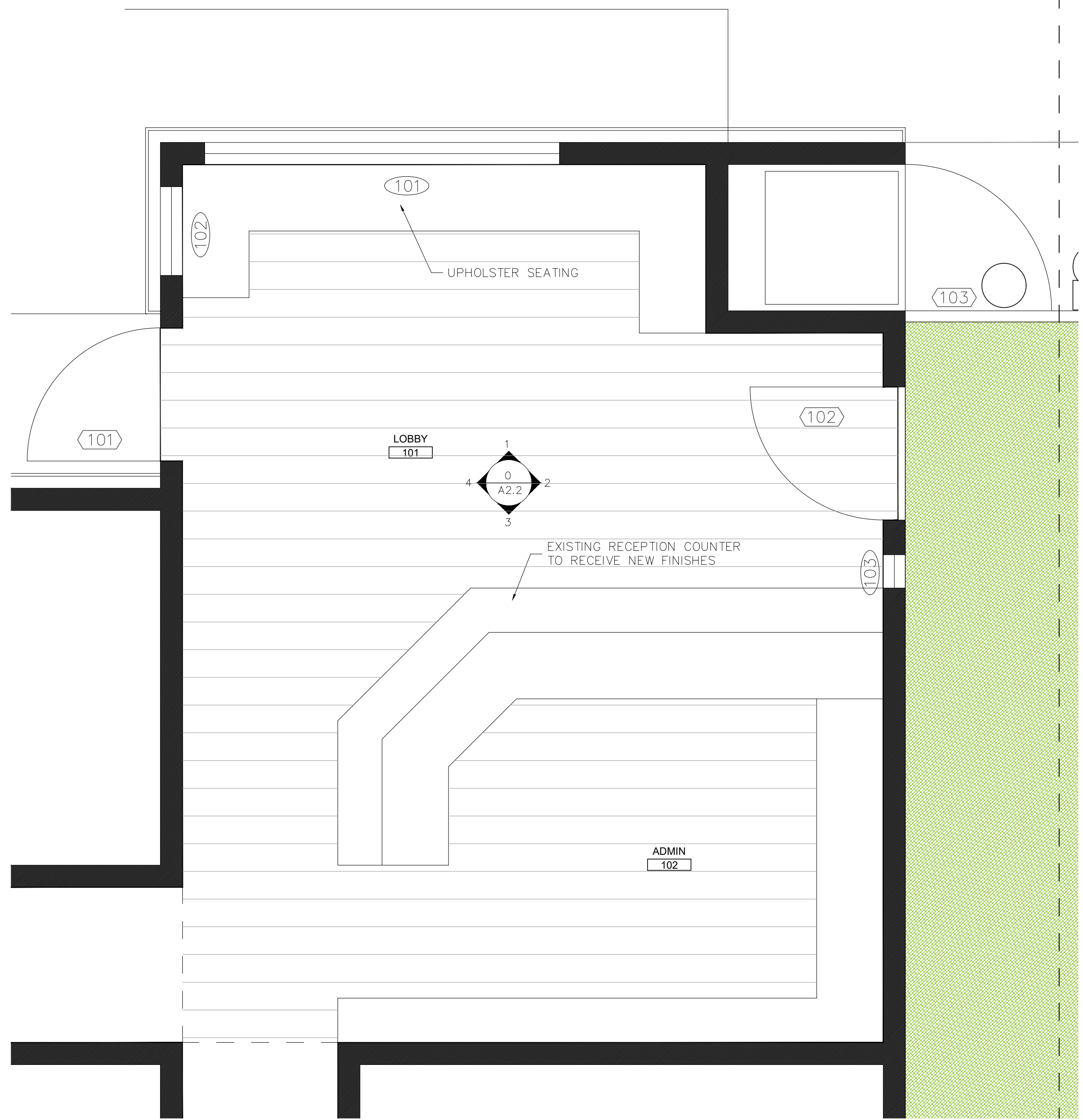


1 DEMO PLAN
1/2" = 1'-0"

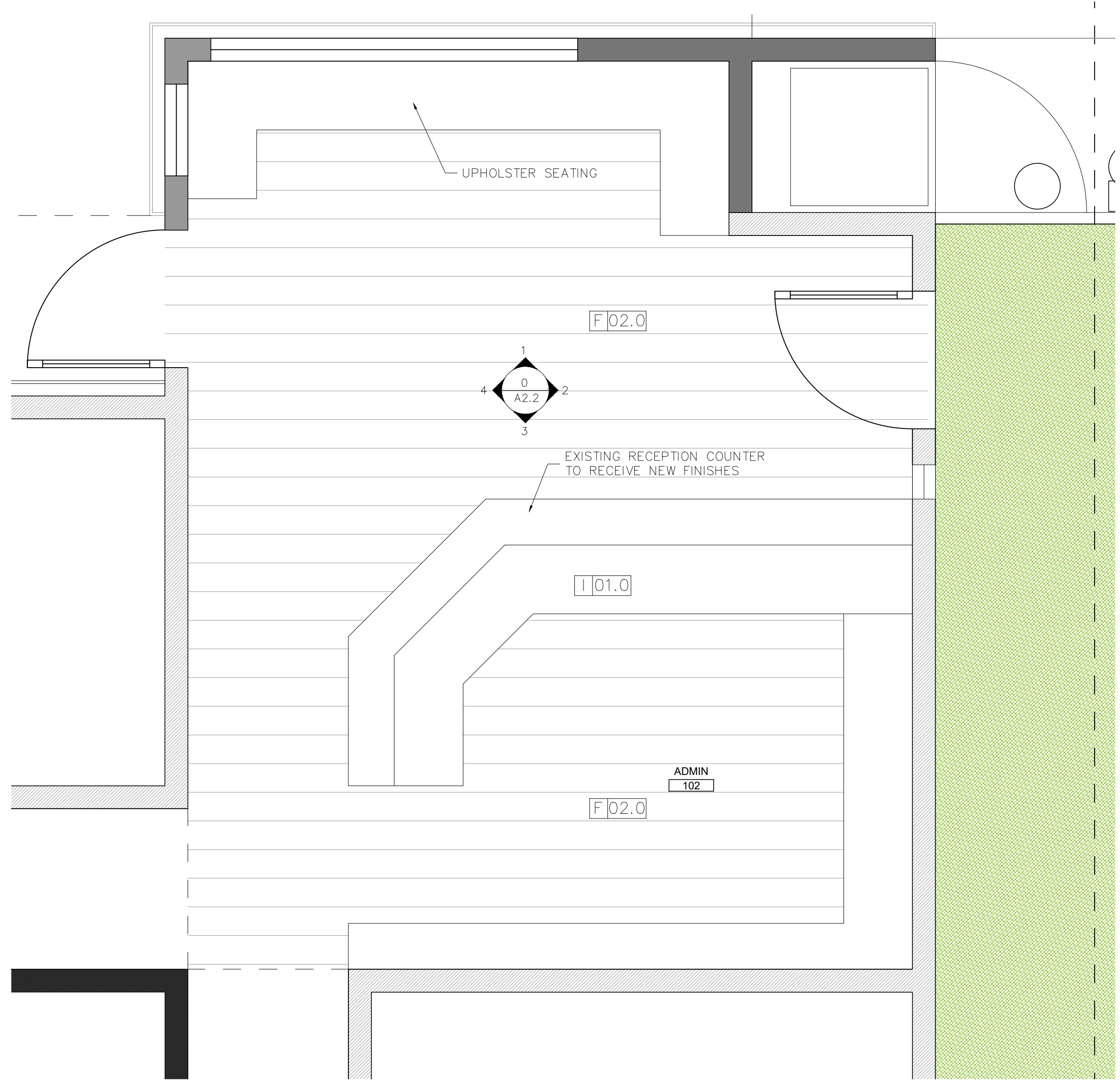


3 REFLECTED CEILING PLAN
1/2" = 1'-0"

- LEGEND
- EXISTING WALL TO REMA
 - NEW WALL
 - DEMOLISH WINDOW



2 FLOOR PLAN
1/2" = 1'-0"



4 FINISH PLAN
1/2" = 1'-0"

KEY TO ELECTRICAL SYMB

- LIGHTING FIXTURES
- RECESSED DOWNLIGHT
LETTER DESIGNATES CIRCUIT
 - RECESSED WALL WASHER
 - SURFACE OR PENDANT
 - WALL MOUNTED LIGHT
 - 4' LOW VOLTAGE TRACKLIGHT
 - FLUORESCENT STRIP LIGHT
 - DECORATIVE PENDANT OR CHANDEL
 - CEILING FAN

OUTLETS AND SWITCHES:

- SINGLE POLE SWITCH
- D- DESIGNATES DIMMER
T- DESIGNATES TIMER
- THREE-WAY SWITCH
- DUPLEX OUTLET
- SPLITWIRE DUPLEX OUTLET
- DEDICATED DUPLEX OUTLET
- GROUND FAULT INTERRUPT OUTLET
- ARC FAULT CIRCUIT INTERRUPTER
- WEATHERPROOF
- COUNTER HEIGHT
- 220V OUTLET
- QUADPLEX OUTLET
- HOSE BIB WITH BACKFLOW PREVENTOR

ADDITIONAL SYMBOLS

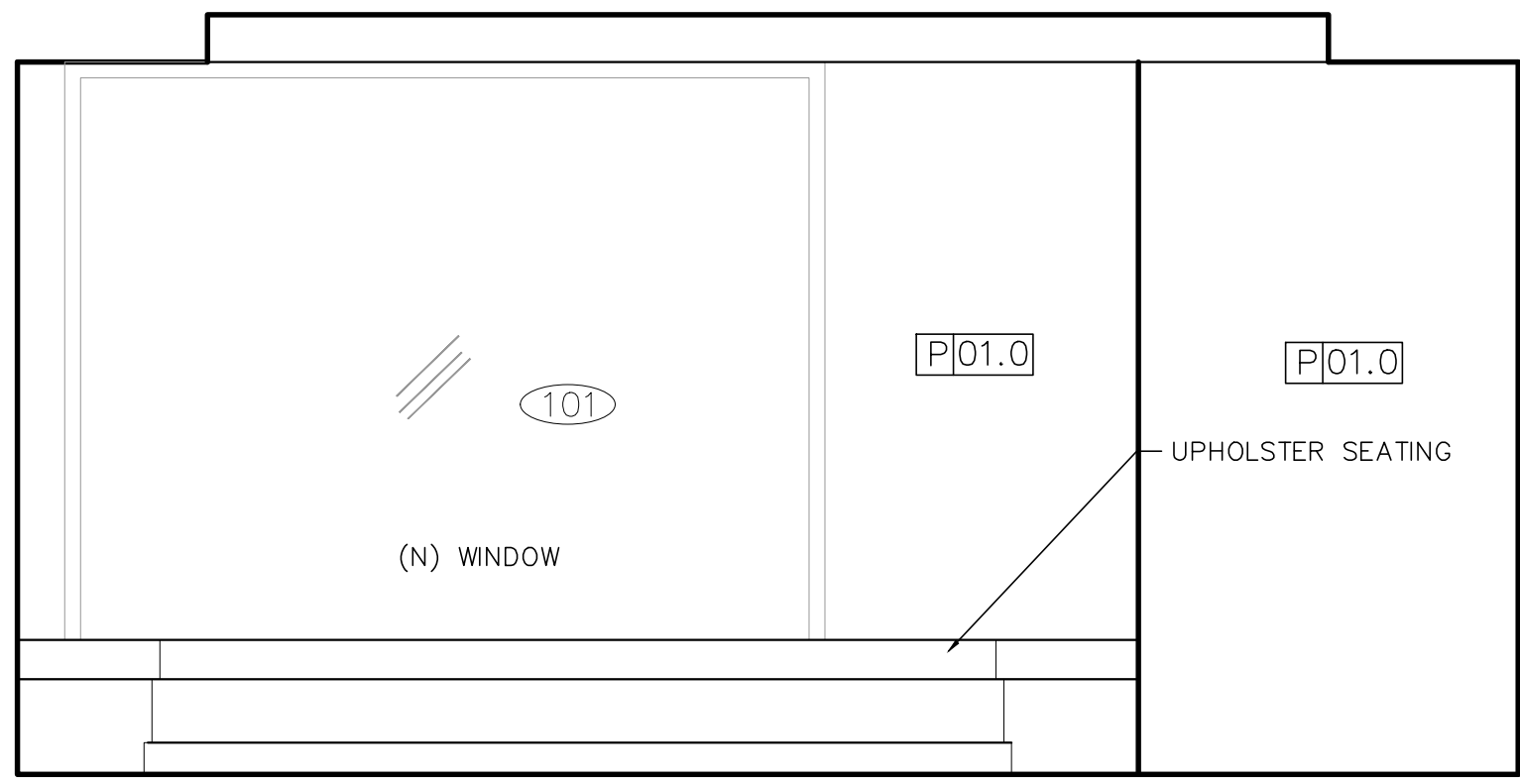
- THERMOSTAT
- SMOKE DETECTOR
- CARBON MONOXIDE ALARM
- TELEPHONE JACK
- DATA CABLE
- MUDRING AND PULLWIRE
- S.A./R.A. DIFFUSER
OR EXHAUST FAN GRILL
- EXIT LIGHT

INTERIOR FINISHES

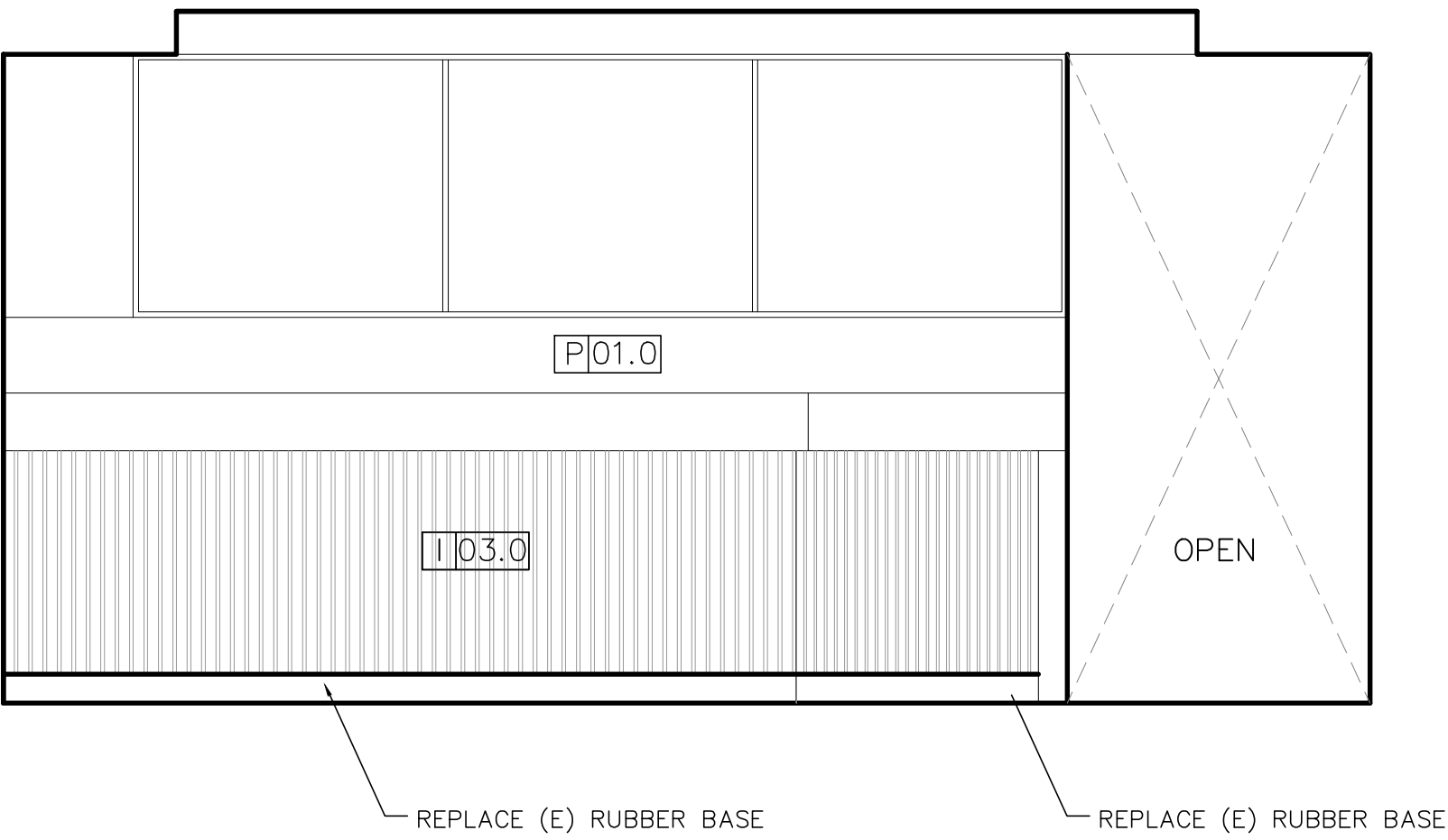
- PAINTED GYPSUM BOARD
- GYPSUM BOARD W/ WALL PAPER
- WOOD SLAT WALL PANELS
- WOOD VENEER
- STONE
- RUBBER BASE
- PAINT
- PAINT
- WALL COVERING
- TEXTILE

EGEND

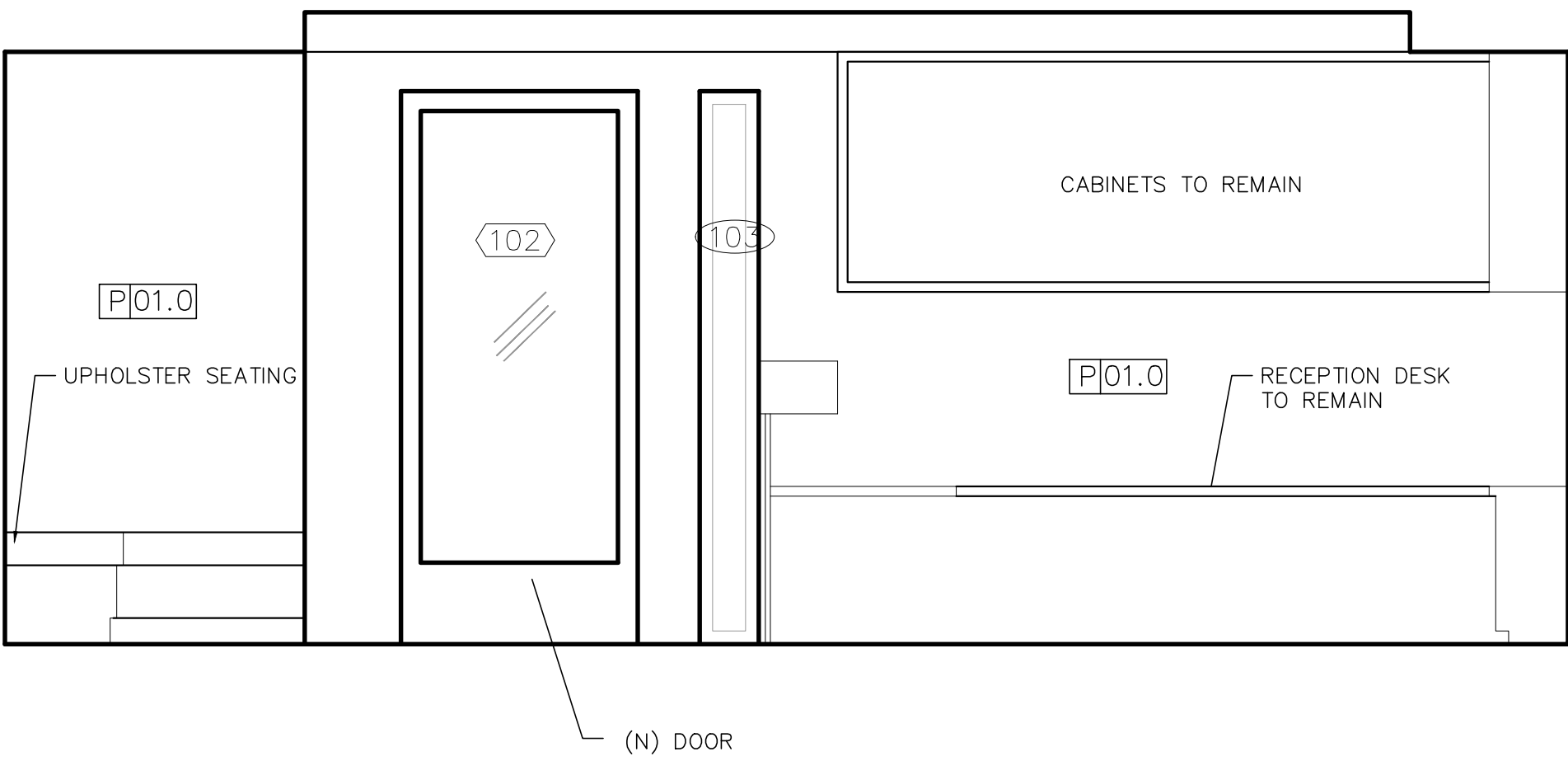
- EXISTING WALL TO REMAIN
- NEW WALL
- DEMOLISH WINDOW



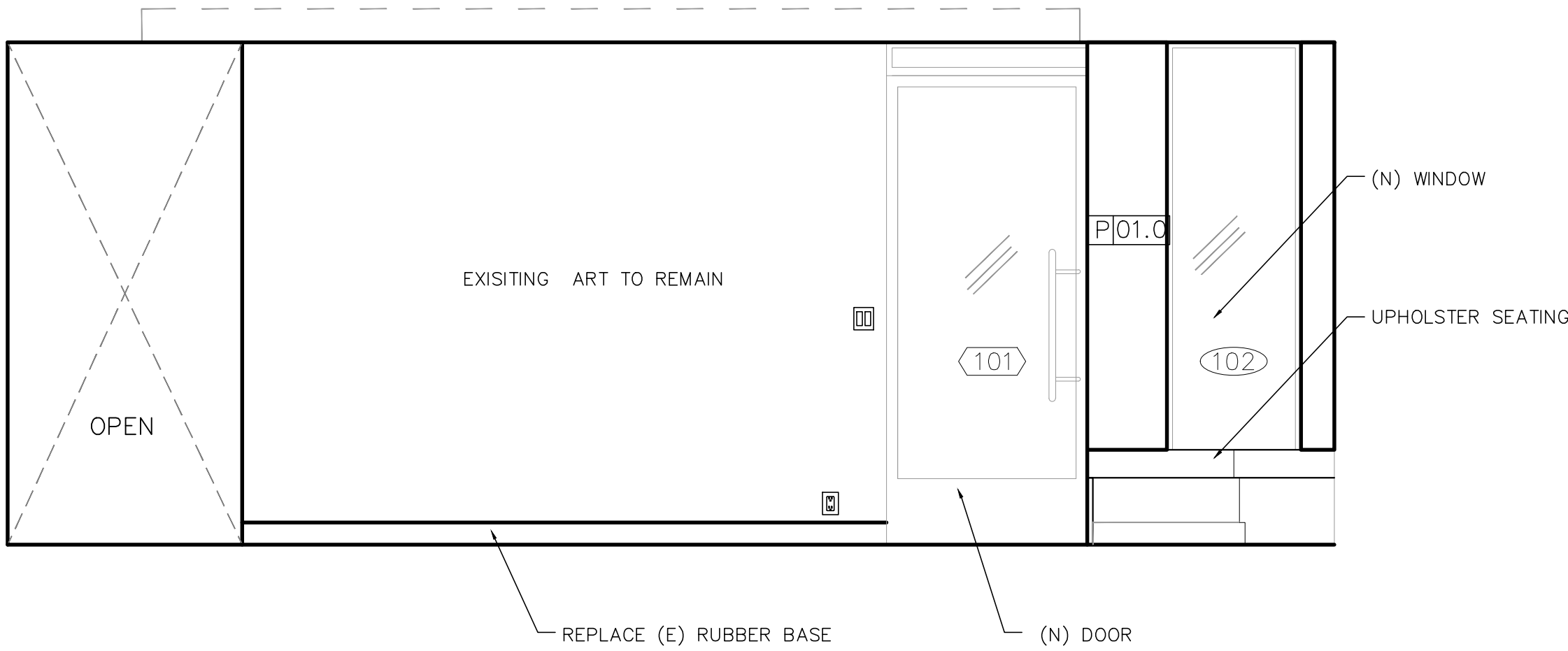
1 INTERIOR ELEVATION
1/2" = 1'-0"



3 INTERIOR ELEVATION
1/2" = 1'-0"



2 INTERIOR ELEVATIONS
1/2" = 1'-0"



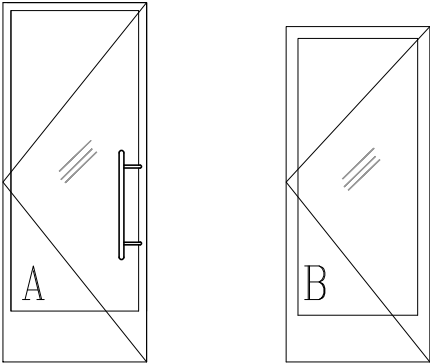
4 INTERIOR ELEVATIONS
1/2" = 1'-0"

DOOR SCHEDULE

| NUMBER | ROOM | TYPE | WIDTH | HEIGHT | THICKNESS | MATERIAL | FINISH | GLAZING | HEAD | JAMB | SILL | HARDWARE FUNCTION | REMARKS |
|--------|-------|------|-------|--------|-----------|----------|--------|---------|---------|---------|---------|-------------------|---------------------|
| 101 | LOBBY | A | 3'-0" | 7'-6" | 2" | ALUM | FF | - | 11/A4.1 | 10/A4.1 | - | ENTRY | KEYPAD ON COLD SIDE |
| 102 | LOBBY | B | 3'-0" | 7'-0" | 2" | ALUM | FF | TEMP | 16/A4.1 | 20/A4.1 | 12/A4.1 | MFR | |

DOOR TYPES

NOT TO SCALE

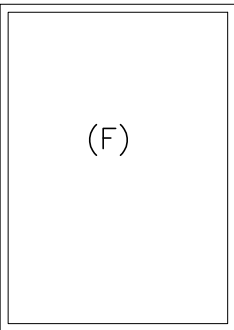


WINDOW SCHEDULE

| NUMBER | ROOM | MATL | TYPE | WIDTH | HEIGHT | GLAZING | HEAD | JAMB | SILL | REMARKS |
|--------|-------|------|------|-------|--------|---------|--------|--------|--------|---------|
| 101 | LOBBY | ALUM | AW | 8'-0" | 6'-6" | | 1/A8.1 | 2/A8.1 | 3/A8.1 | |
| 102 | LOBBY | ALUM | SL | 2'-0" | 6'-6" | | 1/A8.1 | 2/A8.1 | 3/A8.1 | |
| 103 | LOBBY | ALUM | SL | 0'-9" | 7'-0" | | 1/A8.1 | 2/A8.1 | 3/A8.1 | EGRESS |

WINDOW TYPES

NOT TO SCALE



A

FINISH SCHEDULE

| NUMBER | ROOM | FLOOR MATL | BASE MATL | BASE FIN | WALL MATL | WALL FIN | CASE MATL | TOPS MATL | CEILING MATL | CEILING FIN | REMARKS |
|--------|-------|------------|-----------|----------|-----------|----------|-----------|-----------|--------------|-------------|---------|
| 101 | LOBBY | WD | - | - | - | PAINT | - | -E | UNF | - | |
| 102 | ADMIN | WD | - | - | - | PAINT | - | - | DECKG | SEALER | |

KEY TO ELECTRICAL SYMBOLS

LIGHTING FIXTURES

- ⊙ RECESSED DOWNLIGHT LETTER DESIGNATES CIRCUIT
- RECESSED WALL WASHER
- ⊗ SURFACE OR PENDANT
- ⊕ WALL MOUNTED LIGHT
- 4' LOW VOLTAGE TRACKLIGHT
- FLUORESCENT STRIP LIGHT
- ⊙ DECORATIVE PENDANT OR CHANDELIER
- ⊙ CEILING FAN

OUTLETS AND SWITCHES:

- ⊙ SINGLE POLE SWITCH
- D- DESIGNATES DIMMER
- T- DESIGNATES TIMER
- ⊙ THREE-WAY SWITCH
- ⊕ DUPLEX OUTLET
- ⊕ SPLITWIRE DUPLEX OUTLET
- ⊕_D DEDICATED DUPLEX OUTLET
- ⊕_{GF} GROUND FAULT INTERRUPT OUTLET
- ⊕_{AFCI} ARC FAULT CIRCUIT INTERRUPTER
- ⊕_{WP} WEATHERPROOF
- ⊕_{CH} COUNTER HEIGHT
- ⊕ 220V OUTLET
- ⊕ QUADPLEX OUTLET
- ⊕ HOSE BIB WITH BACKFLOW PREVENTOR

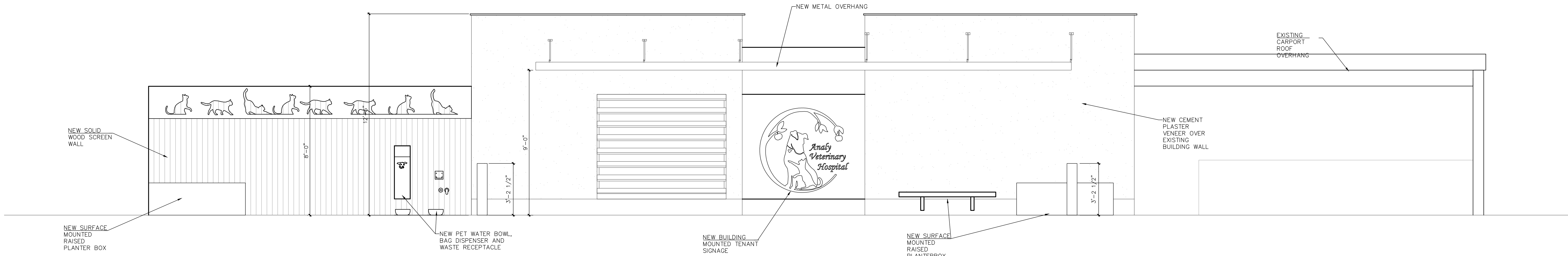
ADDITIONAL SYMBOLS

- ⊙ THERMOSTAT
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE ALARM
- ▼ TELEPHONE JACK
- DATA CABLE
- ⊕ MUDRING AND PULLWIRE
- ⊕ S.A./R.A. DIFFUSER OR EXHAUST FAN GRILL
- ⊕ EXIT LIGHT

INTERIOR FINISHES

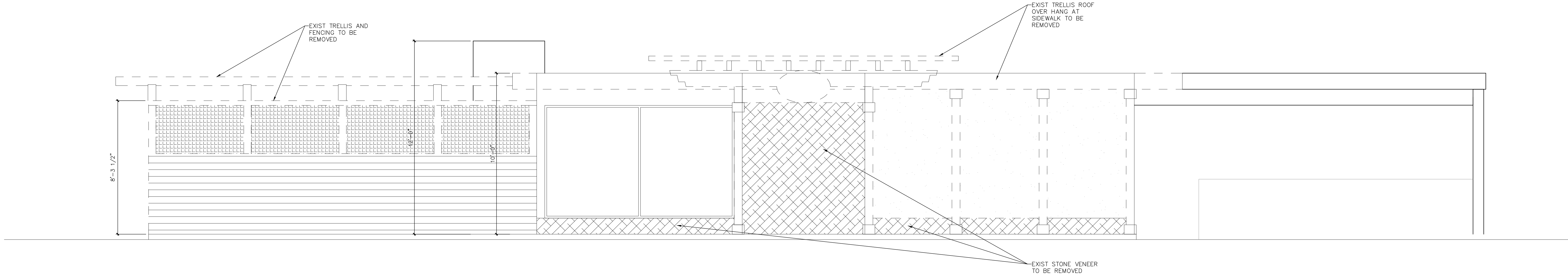
- 101.0 PAINTED GYPSUM BOARD
- 102.0 GYPSUM BOARD W/ WALL PAPER
- 103.0 WOOD SLAT WALL PANELS
- 104.0 WOOD VENEER
- 105.0 STONE

- 801.0 RUBBER BASE
- P01.0 PAINT
- P02.0 PAINT
- WC1.0 WALL COVERING
- T11.0 TEXTILE



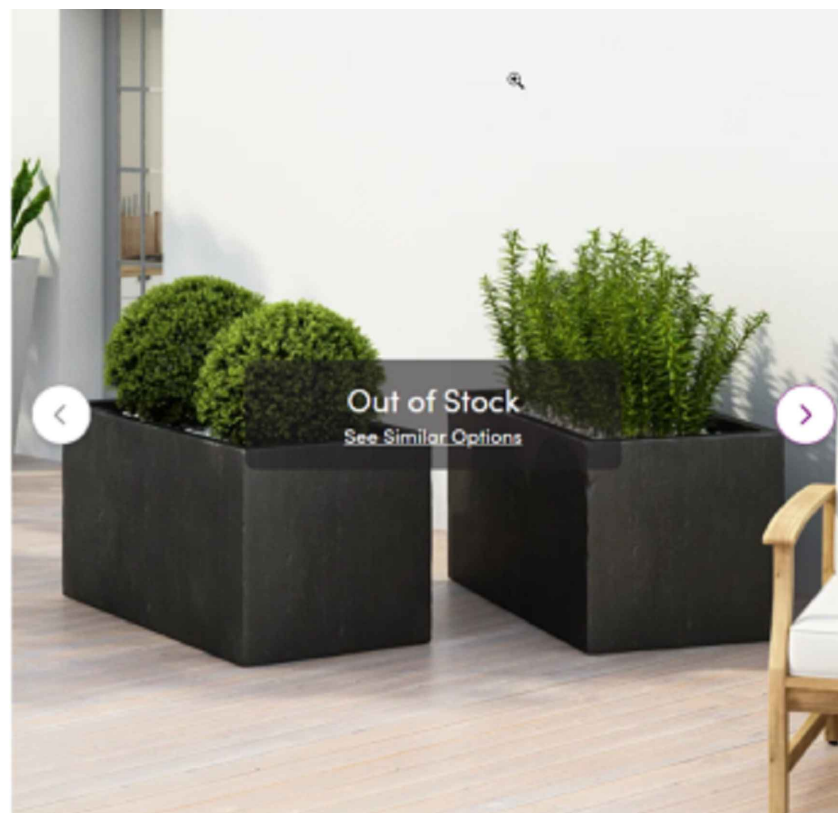
PROPOSED EAST ELEVATION

3/8" = 1'-0"



EXISTING EAST ELEVATION

3/8" = 1'-0"



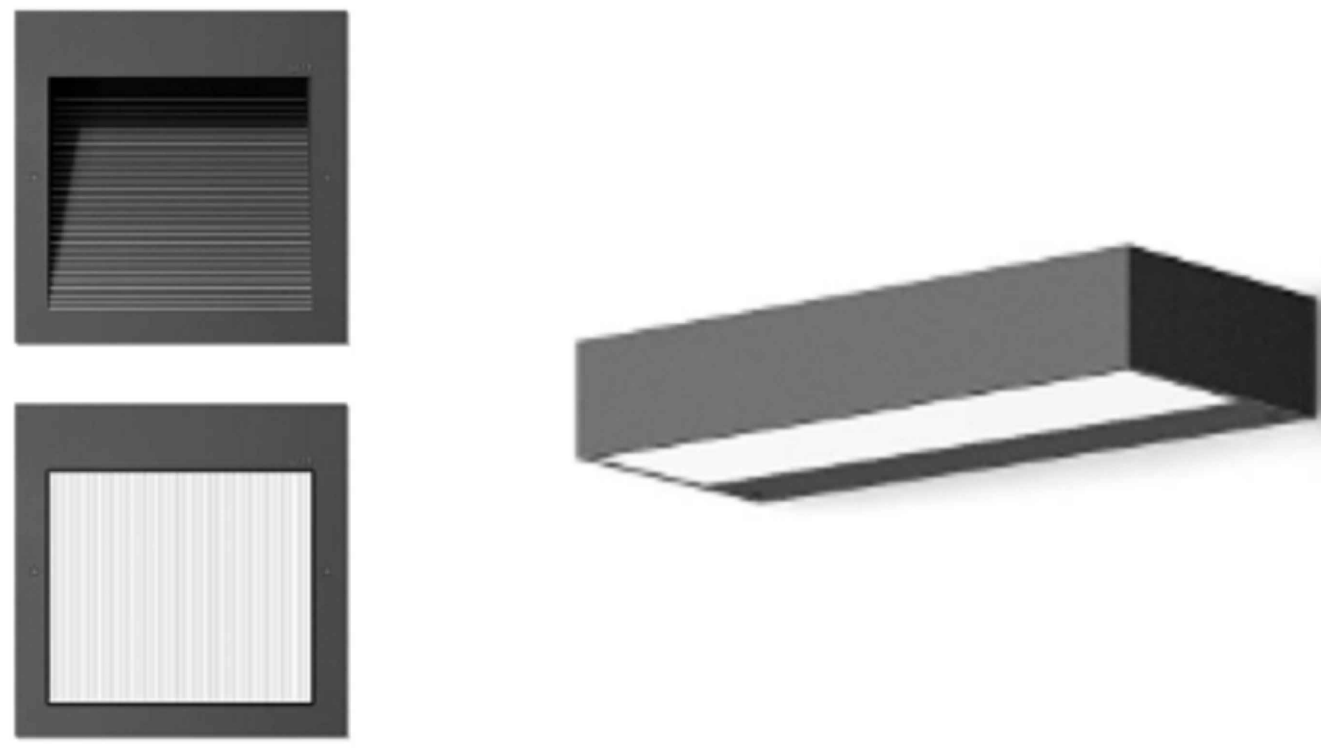
PLANTER BOX



BENCH



PET SANITARY STATION



WALL SCONCE



BOLLARD



METAL AWNING