



City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: April 23rd, 2024
Agenda Item: 7B
To: Design Review/Tree Board
From: John Jay, Associate Planner

Subject: Design Review and Tree removal permits
Recommendation: Approval with conditions
Applicant/Owner: Samantha Hauser/ City Ventures LLC
File Number: 2022-095
Address: 1009-1011 Gravenstein Highway North
CEQA Status: Environmental Impact Report (EIR)
General Plan: Office Light Industrial (OLI)
Zoning: Office/Light Industrial (OLM)

Introduction:

This is a Design Review and Tree removal permit application from Samantha Hauser for the construction of 80 townhome units on two vacant parcels at 1009-1011 Gravenstein Highway North. The permit also includes tree removals which include the removal of 43 onsite trees, 29 of them being protected native trees which include Oaks, Firs, and Redwoods.

Project Description:

The proposed project would involve the construction of 80 solar all-electric, three-story townhome-style condominiums, with the potential for up to 16 Accessory Dwelling Units (ADUs). The project proposes 20 buildings spread out across the two parcels where there is a mix of 3 to 4 units per building and one building would hold up to 8 units. All 20 proposed buildings would be up to 37' tall and three stories. Access to the proposed residential units and garages would be taken from newly constructed private streets between the buildings, which would connect to Gravenstein Highway North. Access to the site via Gravenstein Highway North would be provided by two new inlet and outlet points at the northwest and southwest portions of the site on either side of the existing O'Reilly Media Center site. The originally approved development of a parking structure and additional office space was never built due to economic factors and changes in demand for office space.

The project would include a total of 160 parking spaces in individual unit garages and 58 surface spaces across the site. The project would include construction of landscaped internal walkways throughout the site, including a new, enhanced 6-foot-wide pedestrian pathway to connect the West County Trail to Gravenstein Highway along the southern border of the site; a bicycle repair station is proposed at the same location. The project would include 96 bicycle

parking spaces, with 80 long-term spaces located in each residential garage and 16 spaces in onsite bicycle racks.

An existing large, mature coast live oak tree would be retained at the primary entrance to the project entry. Proposed landscaping would include new plantings throughout the open spaces, along drive aisles, roadways, and streets, and surrounding the proposed buildings. Other amenities, including gardens, active and passive seating areas, children's play areas, and a meditation hammock garden are also proposed.

Environmental Review:

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15161, an Environmental Impact Report (EIR) was prepared to assess and mitigate the potential adverse environmental effects of the project. The EIR evaluates impacts that would occur as a result of project changes for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The EIR also evaluates potential cumulative and growth-inducing effects of the proposed project. Impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources were found to be potentially significant but mitigable to a less than significant level. Impacts to other resource areas and environmental topics evaluated in the EIR were found to be less than significant without mitigation.

Mitigation measures were identified that would reduce these potential impacts to a less than significant level. The Mitigation Monitoring and Reporting Program (MMRP) were reviewed and approved by the City Council at their April 2, 2024, meeting, and the EIR was certified at the same meeting.

General Plan Consistency:

This project is consistent with the following General Plan policies as shown below:

- *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.*
- *Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.*
- *Policy LU 1-7: Encourage new development to be contiguous to existing development, whenever possible.*
- *Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.*
- *Policy LU 6-1: Promote increased residential densities.*
- *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.*
- *Policy CIR 1-5: When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users, including those with disabilities, ensuring that pedestrians, bicyclists, and transit riders are considered preeminent to automobile drivers.*

- *Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.*
- *Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners*
- *Community Design Policy 1-2: Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood, in that it is the same scale or lower than the adjacent office buildings, it has significant setbacks from adjoining residential structures, it breaks down the massing of the development by proposing twenty separate structures for the units, it retains the majority of trees between the site and the adjoining residential uses, and maintains two-thirds of the site as open space, and will be planting additional trees.*

The General Plan consistency and Zoning Ordinance consistency were both reviewed by the Planning Commission and City Council and were adopted as part of the approval for the Use Permit.

Zoning Ordinance Consistency:

The project site is designated as Office/Light Industrial (OLM) and according to Section 17.25.010 of the Sebastopol Municipal Code (SMC), the purpose of the OLM District is to implement the “Office/Light Industrial” land use category of the General Plan and to provide areas for well-planned, integrated business parks that may include office and related uses. Section 17.25.020 of SMC lists the allowed uses of the OLM district, which includes R7-Multifamily Residential (12.1-25 du/ac), with Planning Commission review and approval of a conditional use permit.

Public Comment:

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property including a large billboard posting in 3 locations around the site, one on Mill Station road, Hurlbut Ave, and Highway 116.

Public Comments have been included as part of this report.

City Departmental Comment:

The Planning Department distributed this project to the various City departments and their conditions of approval have been included in Exhibit B.

Required Findings:

Chapter 17.450.030(b) sets forth the required findings of Design Review permits.

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 in that the project breaks down the massing by proposing twenty separate structures, retains the majority of trees between the site and adjoining residential uses, and maintains two-thirds of the site as open space;
2. The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that the project provides additional tree screening to the adjoining property owners, increased setbacks from what is required by the Zoning Code, and provides two-thirds of the site as open space;
3. It would not impair the desirability of investment or occupation in the neighborhood in that the project will provide new development on a vacant parcel and increased vibrance on the north gateway into Sebastopol;
4. The design is internally consistent and harmonious as conditioned will be met;
5. The design is in conformity with any guidelines and standards adopted pursuant to this chapter as conditioned will be met along with the analysis in the report.

The project will also be subject to the findings set forth in Chapter 8.12.060(D) for tree removal:

Tree Removal Criteria. An application for a tree removal permit may be approved only when at least one of the following conditions is satisfied, and that condition has been verified by the City Arborist. In the case of single-family and duplex properties, upon noticing the tree removal request, the City Arborist shall consider the application and its merits under the requirements of this chapter. For all other applications, the Tree Board shall conduct a public hearing, consider the concerns of the applicant, as well as the value of the tree to the greater community during its review of a tree removal permit, and issue a determination.

1. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years.
2. The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods.
3. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.
4. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.
5. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

Analysis:
Design Review

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: This project meets this requirement as the project went through a preliminary review with the Design Review Board in 2019 and heard comments from the board regarding the proximity to neighbors and overall design. With that the applicant has come back with much larger setbacks, reduction in the overall removal of trees, and the comparison in scale with the office buildings on the adjoining parcel.

Circulation and Parking: This project meets the parking requirements as it provides 218 parking spaces including both garage and surface parking. The site is accessed through an egress point on Mill Station Road as well as the current egress point on Highway 116. As part of the fire department's requirements there has been a third location added on the south side of parcel on Highway 116.

Open space: This project meets this requirement in that it proposes to include a backyard for each townhome unit that those tenants can take care of. It also includes over 100,000 square feet of open space throughout the site. It includes various amenities for the residents to use. The site also includes an internal walking path connection to the West County Trail from Mill Station Road and Hurlbut Avenue. The site also includes a bicycle repair station at the West County Trail head.

Grading and Storm Water: This project meets this requirement even though it will require a fair amount of grading work on site. The project still meets the requirement of minimized work to existing topography in that the buildings are designed in a way that flows with the natural slope of the site. However, there will be grading work to include retaining walls on the property. This was also reviewed as part of the EIR done for the project and has conditions to handle any grading work on site.

Trash enclosures: This project will be required to provide trash services for the residents that live within each of the townhomes. The applicant will work with the local trash authority to work out how they will handle pick up on days of service. Staff anticipates that trash pickup will likely be bins for each of the units opposed to a central dumping site. However, this is something that the applicant and trash hauler will work through.

Walls fences, and screens: The project does include new fencing along the outskirts of the project. Where the project abuts adjacent residential properties there will be a six-foot solid, up to an additional two feet of lattice at the approval of the Design Review Board. There is also 42" fencing along the West County Trail on the north side of the property as well as the private yard fencing.

ARCHITECTURE:

Relationship to surrounding architecture: This project meets this requirement in that the design style is a modern take on the attached townhome style housing. This was much of a discussion point at both the Planning Commission and City Council meetings and both of these bodies found that the project is consistent with the surrounding architecture in that the buildings are much more stepped back than before, the applicant has provided additional tree plantings and retaining of more onsite trees, and the size and scale is similar to the O'Reily office buildings to the west. The architecture samples from the application materials are influenced by

the O'Reilly office buildings to the west as well as providing a modern approach to materials and colors.

Massing: The project meets this requirement in that the buildings break up the massing through plane changes, window orientation, balconies and decks, and color changes between materials. The siding on the buildings includes both vertical and horizontal siding to promote change in look as well as aesthetics.

Elements: The project meets this requirement in that the applicant has revised the upper windows on the third story of the buildings to be non-operable and sunlight gathering. This was as a request to the neighbors on both Hurlbut and Winona lane who have concerns about privacy.

Solar Access/Energy Conservation: As this project is solar all electric and provides adequate natural lighting from windows the project meets this requirement. The project also includes plantings of 100+ trees that will provide shade and regulate heat island effects.

LANDSCAPING:

General: This project meets the general landscaping requirements in that it promotes a robust landscape plan that is designed for low to moderate water use along with using as many native plants as possible to Sonoma County and the climate region. The planting plan, as attached plans, maximizes the space on the lot to not have any large unplanted areas. The plan also incorporates plantings of Gravenstein Apple trees along the pedestrian pathway where both residents and a passersby can pick an apple to enjoy.

Trees: The project does include the removal of trees on site to accommodate the new buildings, but it does include the replacement of more than 100+ trees on site and are spaced throughout the site to provide shaded areas. The project also does include trees along the internal road network of the site.

As part of the discussion at the City Council meeting of April 2, 2024 the applicant agreed to move a building from the Hurlbut side of the site to the Mill Station side of the site to preserve a tree (Tree #30 on the arborist report). Additionally, staff is seeking direction from the DRB about an option for the pedestrian access point onto Hurlbut Ave. In the revised project plans they have added a safety vestibule option, but this could result in the removal of a tree in that area. There is a tree suggested in the revised plans that has been verified by the consulting arborist as a tree that is less desirable and in poor condition.

Ben Anderson a certified Arborist with Urban Forestry and Associates conducted a peer review and site visit for the site trees and provided a report as part of this report. He has noted that some of the trees have grown in size since the initial report was done by the project arborist. He also notes that there are some inconsistencies with the report and the trees on site, including trees on site missing tags. He does recommend that the report should be updated to account for the larger growth or assume that all these trees have grown into protected status of 10" in diameter.

Also a part of the Arborist report is the need for a performance bond for the tree removals. The report mentions that the minimum \$1,500 amount should be used as the report mentions that it will likely only disturb a few trees and the applicant is unlikely to disturb anymore than that. However, the Board does have the authority to reduce the amount of the bond or substitute any other security per section 8.12.050 D of the Sebastopol Municipal Code. Staff recommends the

board consider this and either enforce the bond fee or waive the bond based on the additional monitoring requirements for the EIR that was done for the project.

Recommendation:

If it is the consensus of the Board that the proposed 80 unit townhome residences are compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

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 of approval
Exhibit B - Conditions of Approval
Application materials
Revised A1-3
Revised Landscape plan
Arborist report
Public comment

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Design Review and Tree removal
1009-1011 Gravenstein Highway North
060-261-028, 060-261-026, **File# 2022-095**

Based on the evidence in the public record, the Design Review Board finds that:

1. The project associated with these requests was the subject of a Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act (CEQA)
2. The project/use/proposal is consistent with the provisions of the General Plan as follow:
 - *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life, in that the project will provide housing opportunities that are environmentally friendly with the low water landscape, all electric development, and improvements to existing pedestrian facilities.*
 - *Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation, in that the project is an infill development as it intends to develop two vacant parcels within city limits.*
 - *Policy LU 1-7: Encourage new development to be contiguous to existing development, whenever possible, in that the project reflects similar characteristics to the existing development of the O'Reilly media office buildings to the west, and utilizes existing access points for both vehicles and pedestrians through the site, and enhances the connectivity to the existing urban resources.*
 - *Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses, in that the project provides connections to the West County Trail, pedestrian access to an adjacent bus line, and is within walking distance of a major shopping center.*
 - *Policy LU 6-1: Promote increased residential densities in that the project provides a residential development of 13.11 dwelling units per acre, which is within the minimum and maximum densities allowed in the R7 multifamily zoning district and Office/Light Industrial Land Use designation and Zoning district.*
 - *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit, in that the project is a compact design of townhomes located in close proximity to a large shopping center, bus stop and two schools.*
 - *Policy CIR 1-5: When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users, including those with disabilities, ensuring that pedestrians, bicyclists, and transit riders are considered preeminent to automobile drivers in that the project provides connectivity to the West County Trail and adjacent to a bus transit line.*
 - *Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types, in that the project includes both market-rate housing as well as fifteen percent of the units to be sold at 120% or less of the average median income (AMI) in perpetuity.*

- *Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners, in that fifteen percent of the units to be sold at 120% or less of the average median income (AMI).*
 - *Community Design Policy 1-2: Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood, in that it is the same scale or lower than the adjacent office buildings, it has significant setbacks from adjoining residential structures, it breaks down the massing of the development by proposing twenty separate structures for the units, it retains the majority of trees between the site and the adjoining residential uses, and maintains two-thirds of the site as open space, and will be planting additional trees.*
3. The project is consistent with the findings set forth in Section 17.450.030 of Design Review Permits.
- The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol in that the project breaks down the massing by proposing twenty separate structures, retains the majority of trees between the site and adjoining residential uses, and maintains two-thirds of the site as open space;
 - The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that the project provides additional tree screening to the adjoining property owners, increased setbacks from what is required by the Zoning Code, and provides two-thirds of the site as open space;
 - It would not impair the desirability of investment or occupation in the neighborhood in that the project will provide new development on a vacant parcel and increased vibrance on the north gateway into Sebastopol;
 - The design is internally consistent and harmonious as conditioned will be met;
 - The design is in conformity with any guidelines and standards adopted pursuant to this chapter as conditioned will be met along with the analysis in the report.
4. The project is consistent with the findings set forth in Section 8.12.060 for tree removal permits.
- The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years.
 - i. Not applicable.
 - The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods in that there are trees that
 - i. Not applicable.
 - The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or

protection of property. The property owner is responsible for providing documentation to support such a claim.

- i. Not applicable.
- A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.
 - i. The removal of the trees marked in the project plans are where the future buildings are to be located. There are mitigation trees that are being preserved as well as additional onsite trees being planted.
- The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.
 - i. Not applicable.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Design Review and Tree removal
1009-1011 Gravenstein Highway North
060-261-028, 060-261-026, **File# 2022-095**

1. Plans and elevations shall be in substantial conformance with plans prepared by WHA Architects, and stamped received on April 21st, 2023, as revised on February 20th, 2024, and on file at the City of Sebastopol Planning Department, except as modified herein:
2. The Use shall be in substantial conformance with the proposed operations as described in the application materials prepared by Samantha Hauser/City Ventures, and stamped received on April 21st, 2023, as revised on February 20th, 2004, and on file at the City of Sebastopol Planning Department, except as modified herein:
3. All measures in the Mitigation Monitoring Reporting Program (MMRP) for the Environmental Impact Report approval and City Council Resolution 6581-2024 shall remain applicable.
4. The project's open spaces shall be maintained by the property owner, not by the City.
5. The project site includes protected trees intended to remain. Protective measures are required for these trees. All final tree protection measures shall be submitted for review and approval by the City Arborist prior to issuance of Improvement Plans.
6. A Tree Removal permit is required for the any trees proposed for removal.
7. As required by the Sonoma County Regional Parks Department the applicant shall install a 42" fence along the northern property line between the County property and the applicant's property to prevent the creation of "social trails" on County property. No fencing is needed at the existing trail intersection. For avoidance of doubt, this condition applies to the property line adjacent to the West County Trail.
8. Site landscaping shall be generally consistent with the Landscape Plan included as part of the plans stamped received on April 21st, 2023, as revised on February 20th, 2024, on file with the Sebastopol Planning Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting associated with a building, as shown on the approved plan, shall be installed prior to occupancy of that building. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Planning Director, landscape installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.
9. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time the preliminary application was submitted.

10. A Tree Protection Plan is required and shall conform to the requirements of SMC 8.12.050 and be added to all applicable plan sheets.
11. A fee of \$75.00 per required replacement tree shall be paid per required tree removed at the time of submittal of the tree removal application or a minimum of two 15-gallon trees shall be planted, and the fee refunded. The final number of replacement trees, and the tree species, shall be fifty-eight (58) trees, or as otherwise determined by the Tree Board or the City Arborist, as applicable. In any case, the mitigation (number and size of replacement trees) must be related to the significance (size, age, etc.) of the trees that are proposed for removal. On-site replacement trees shall be planted prior to final inspection unless otherwise approved by Planning Staff.
12. Prior to grading permit approval, the applicant shall provide a final arborist report reflecting any changes in trunk sizes (i.e. if trees have grown into protected status since the original report), any missing trees (i.e. trees 1000-1002), and final tree removal numbers. The civil plan sheet of existing conditions / demolition shall accurately reflect the tree tags. Any missing tags shall be replaced.
13. As per section 8.12.050.D of the Sebastopol Municipal Code, a surety bond or cash bond in the amount of \$15,000 for protected trees per shall be required prior to issuance of grading permit. To avoid unnecessary hardship, the Tree Board may reduce the amount of such bond or substitute other security. If, in the opinion of the City Arborist or Planning staff, no violation or damage has occurred during the construction, the bond shall be returned upon final building inspection. However, if damage has occurred, the bond for such affected tree(s) shall be held for three years and may be forfeited at the end of this period, if it is the opinion of the City Arborist or Planning staff that permanent damage has occurred.

THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Project Team



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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

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Illustrative Site Plan

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

A2



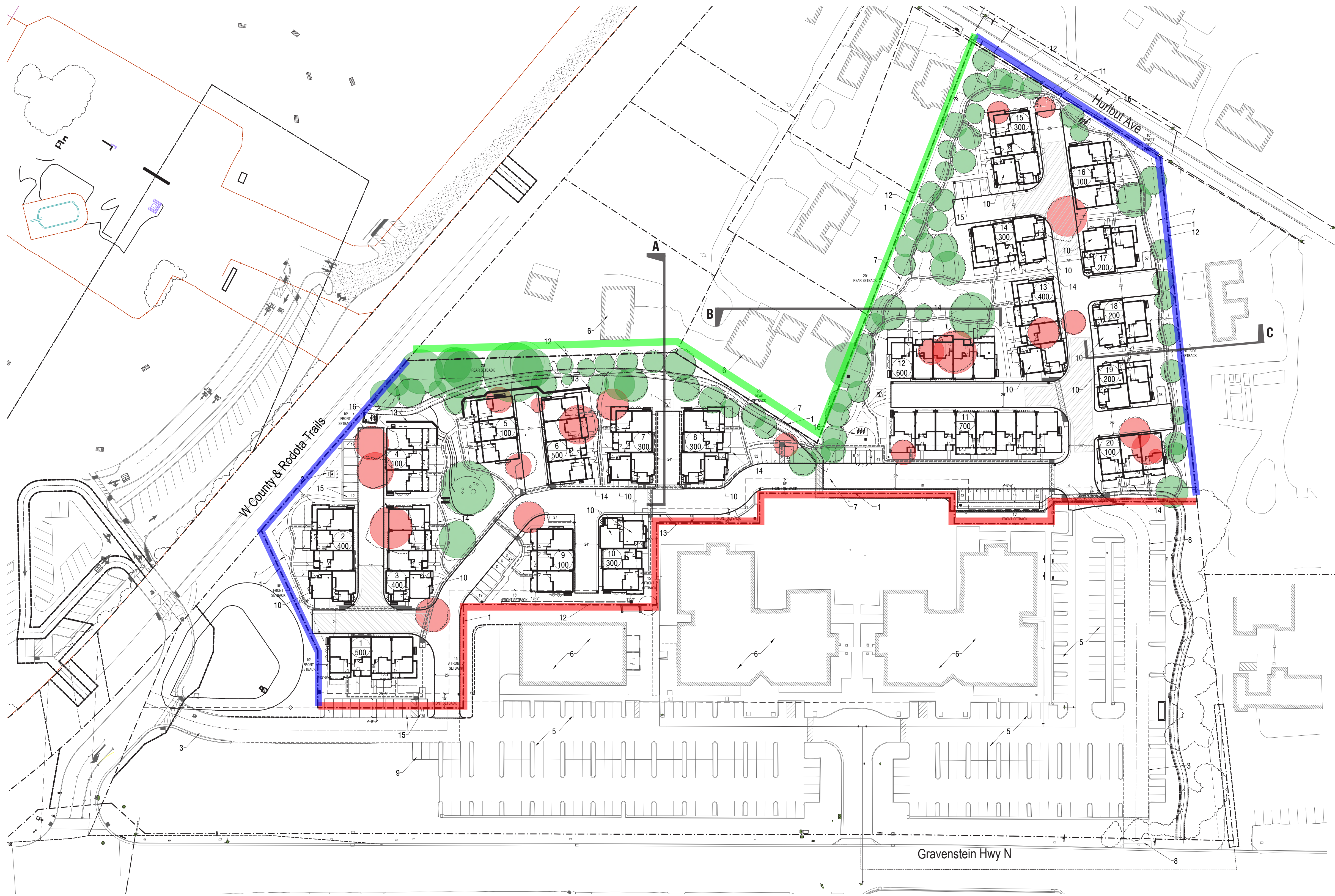
ARCHITECTS - PLANNERS - DESIGNERS



ORANGE COUNTY - LOS ANGELES - SAN ANTONIO - SACRAMENTO

Third Application Submittal

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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
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

A3

ARCHITECTS - PLANNERS - DESIGNERS
WHA
ORANGE COUNTY - LOS ANGELES - SAN DIEGO - SACRAMENTO



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

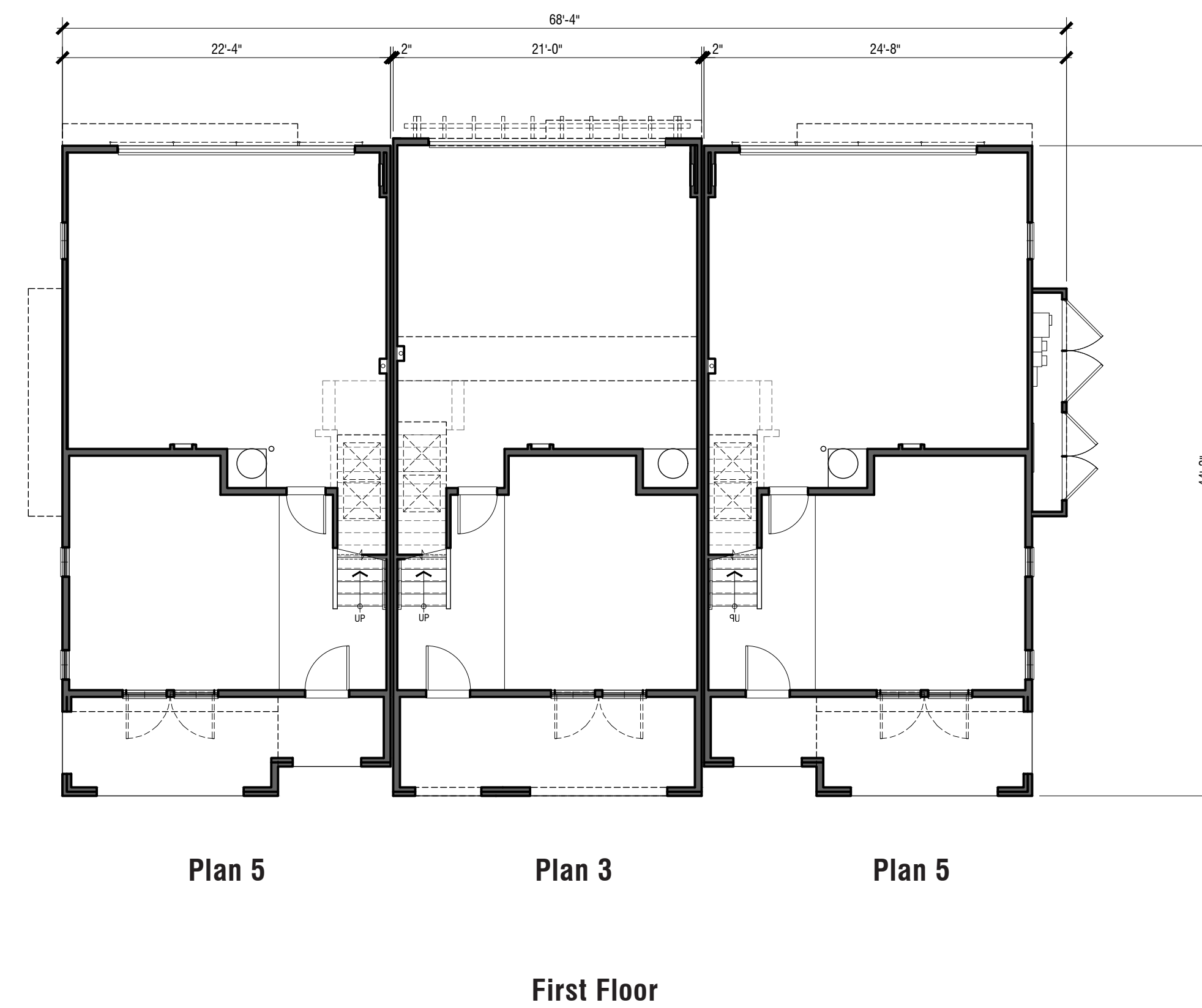
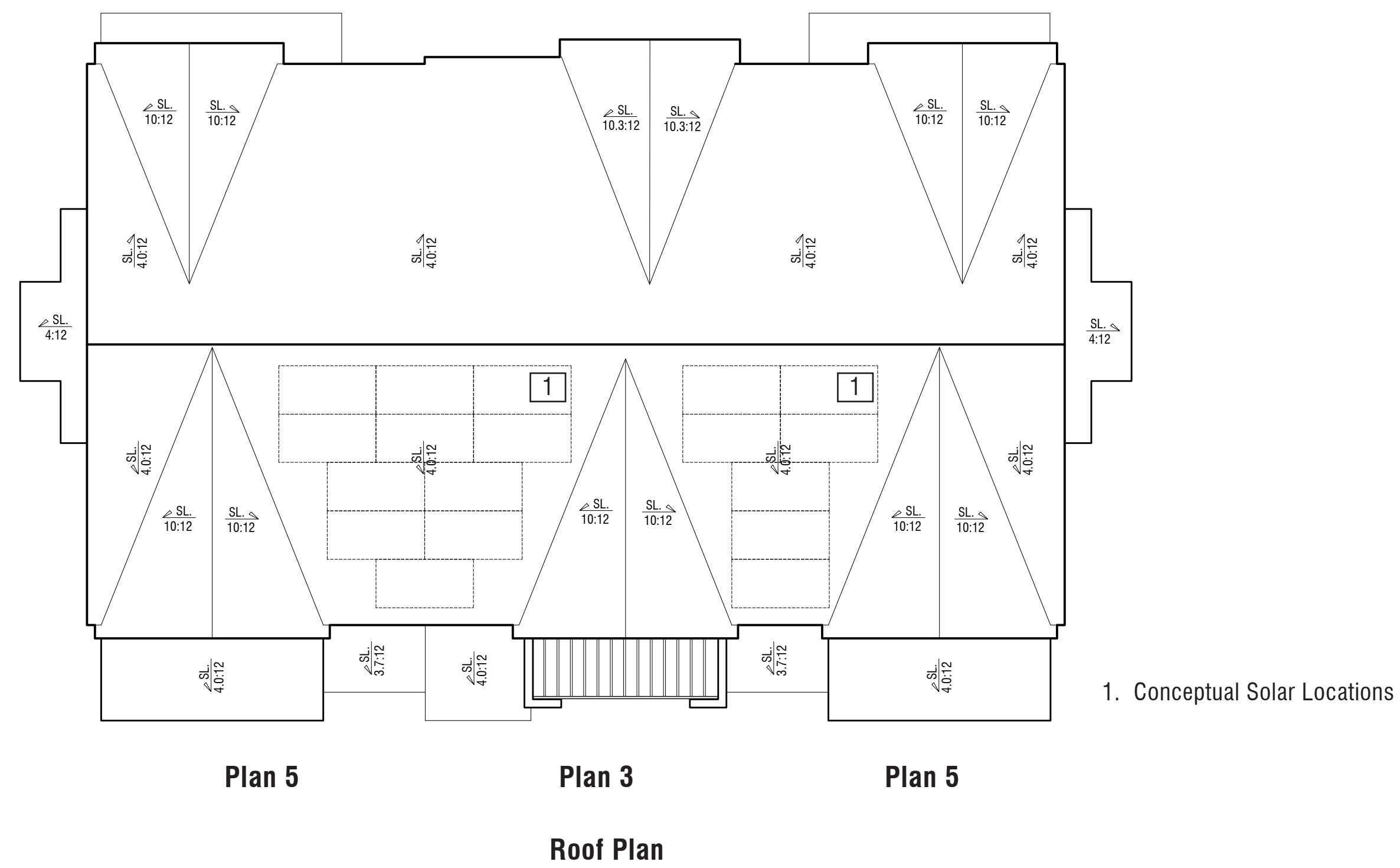


Left Elevation

Building 100 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

Plan 1
PLAN 1

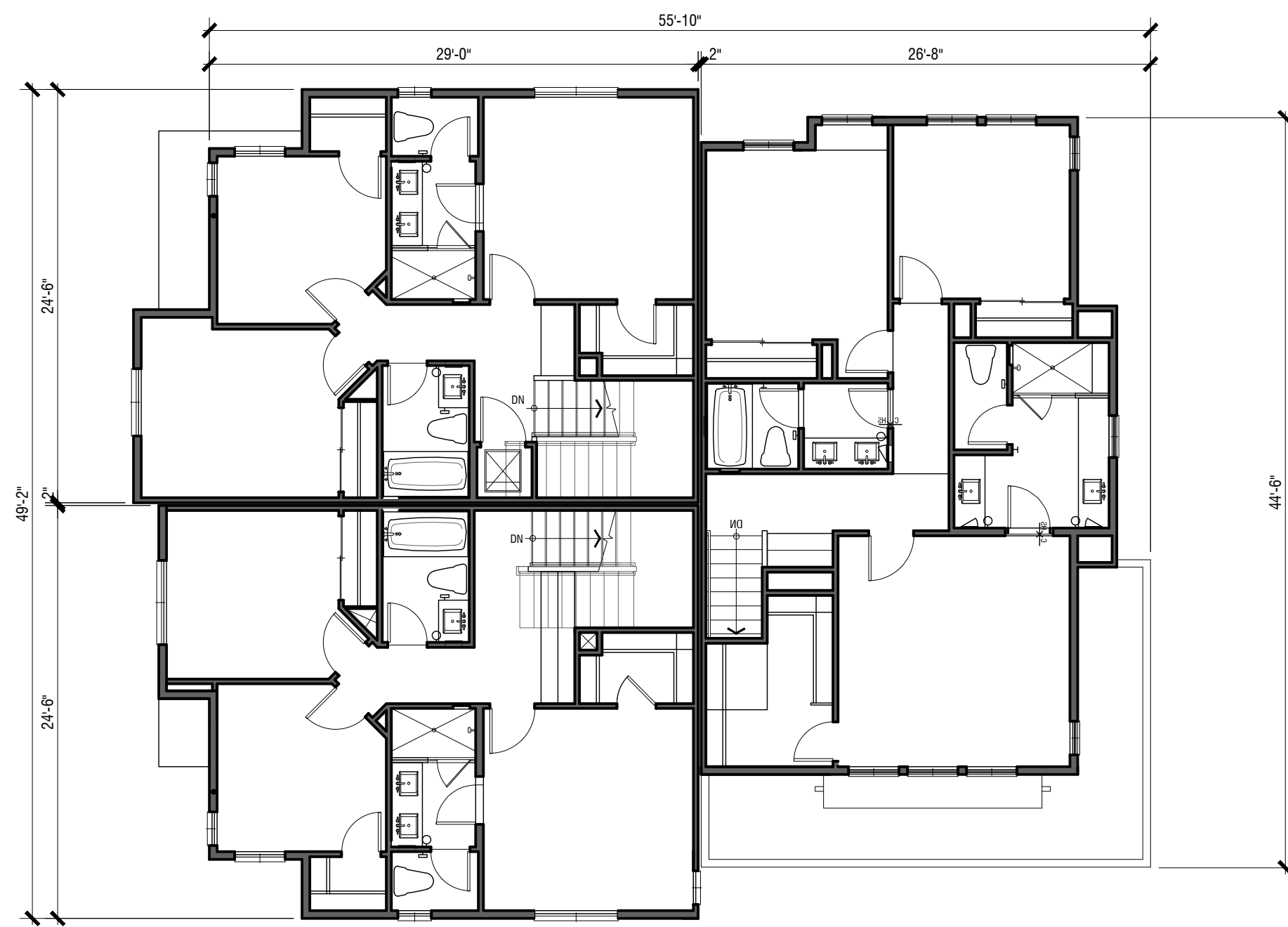


PLAN 2
Plan 2

PLAN 6
Plan 6

Second Floor

Plan 1

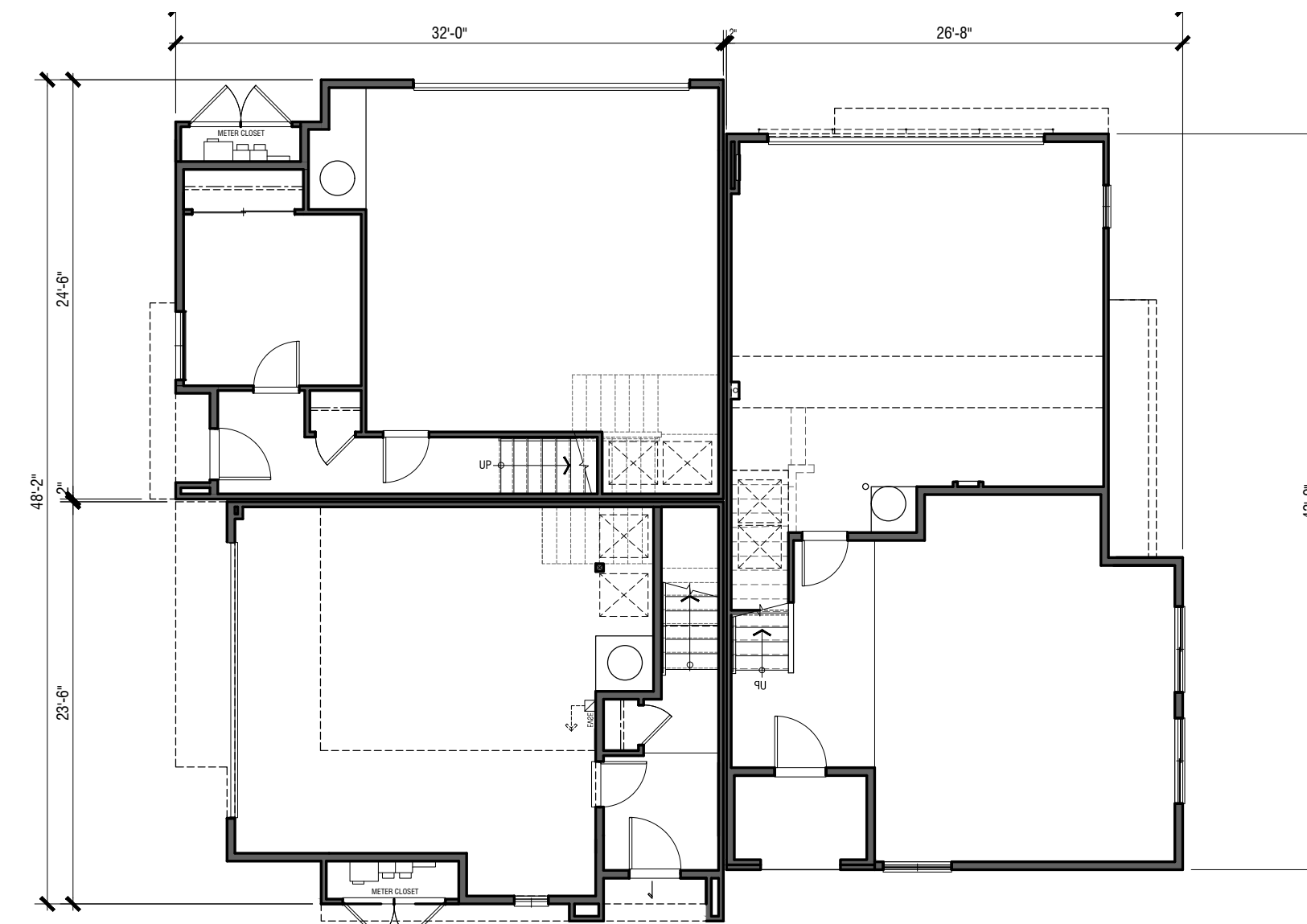


Plan 2

Plan 6

Third Floor

Plan 1
'LAN 1



PLAN 2

PLAN 6

Plan 2

Plan 6

First Floor

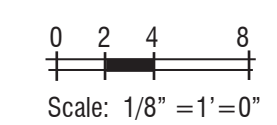
Building 200
3 Units
(1) Plan 1
(1) Plan 2
(1) Plan 6

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

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



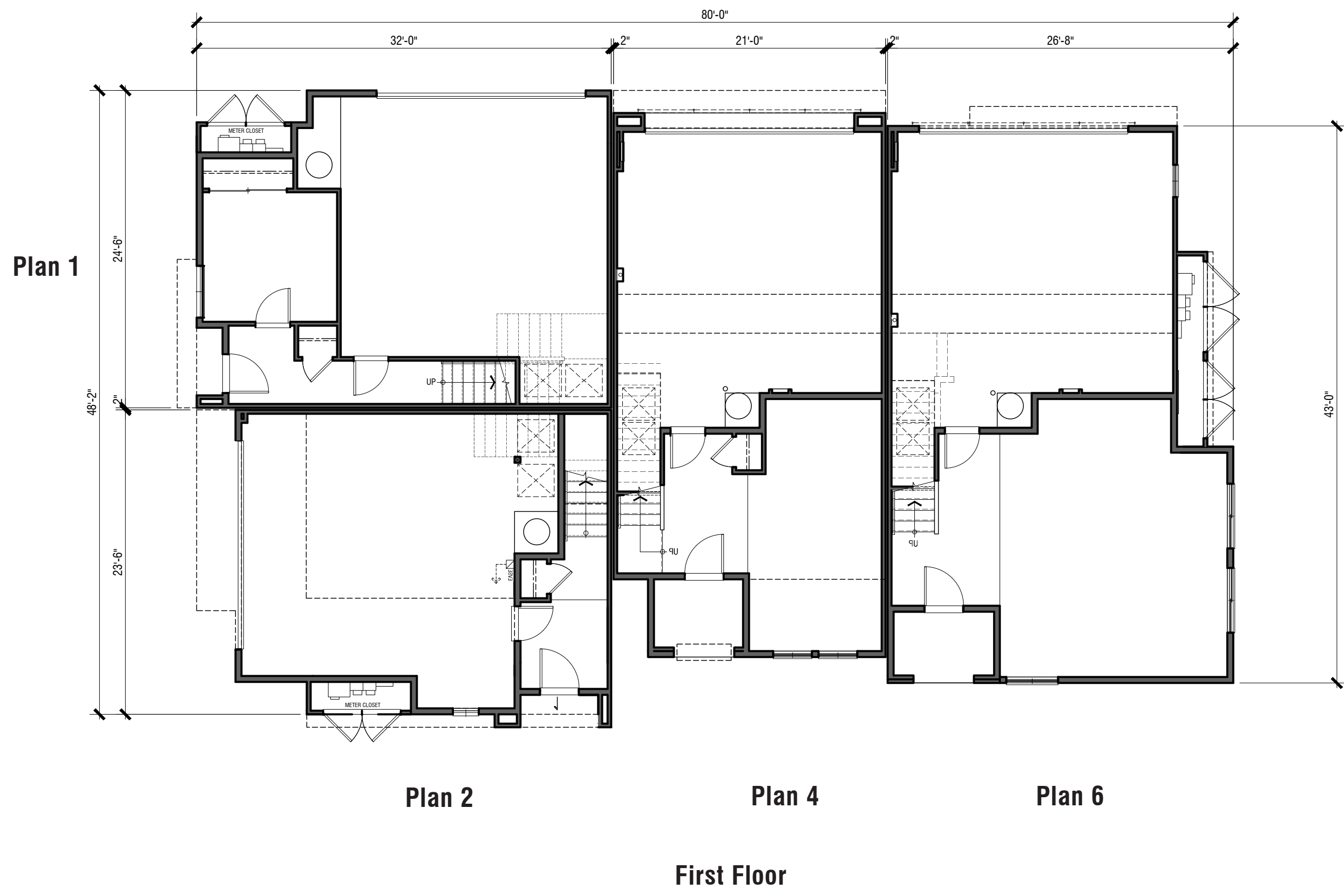
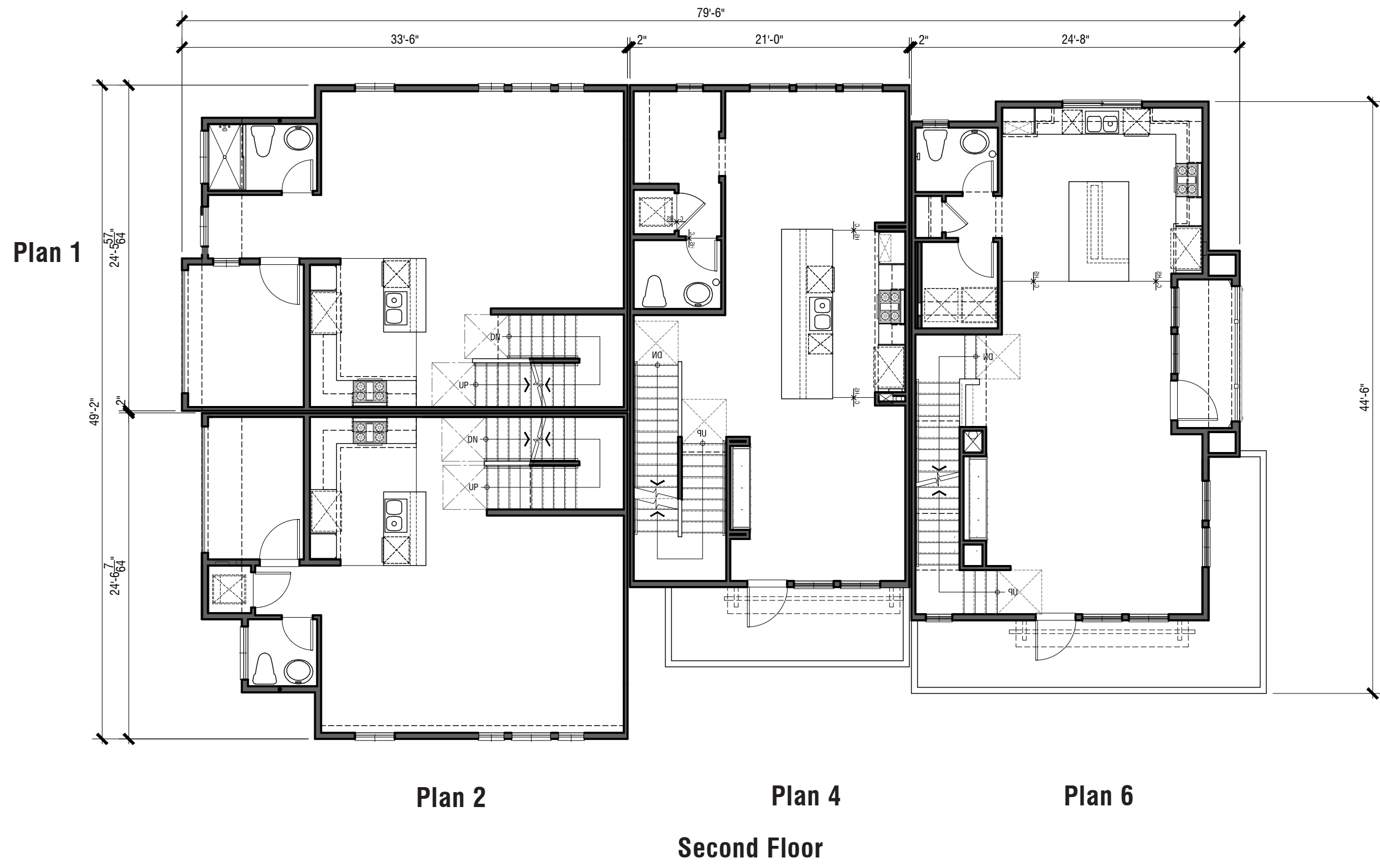
A8



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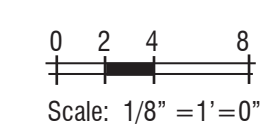
Building 300
 4 Units
 (1) Plan 1
 (1) Plan 2
 (1) Plan 4
 (1) Plan 6

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

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



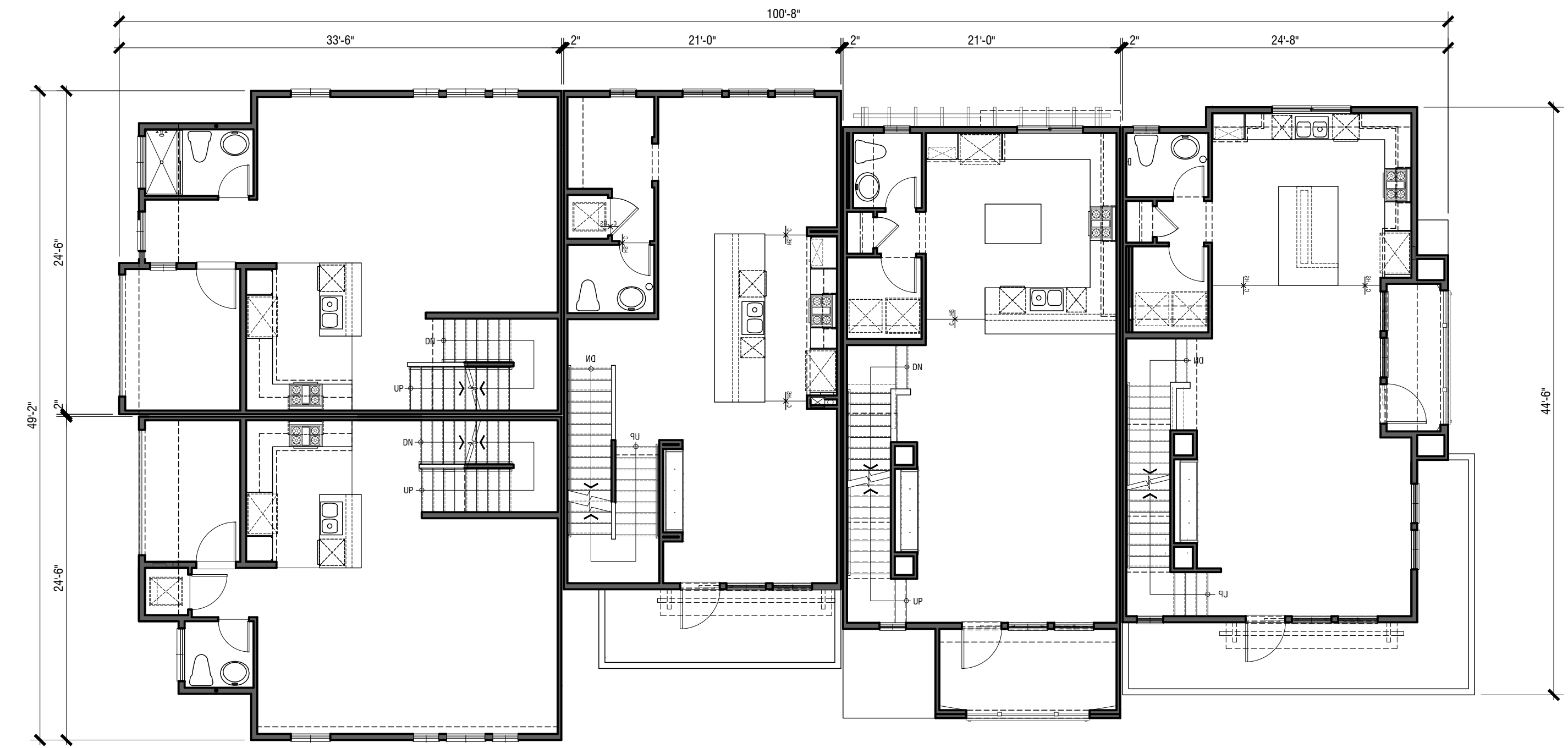
A9



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Plan 1



Plan 2

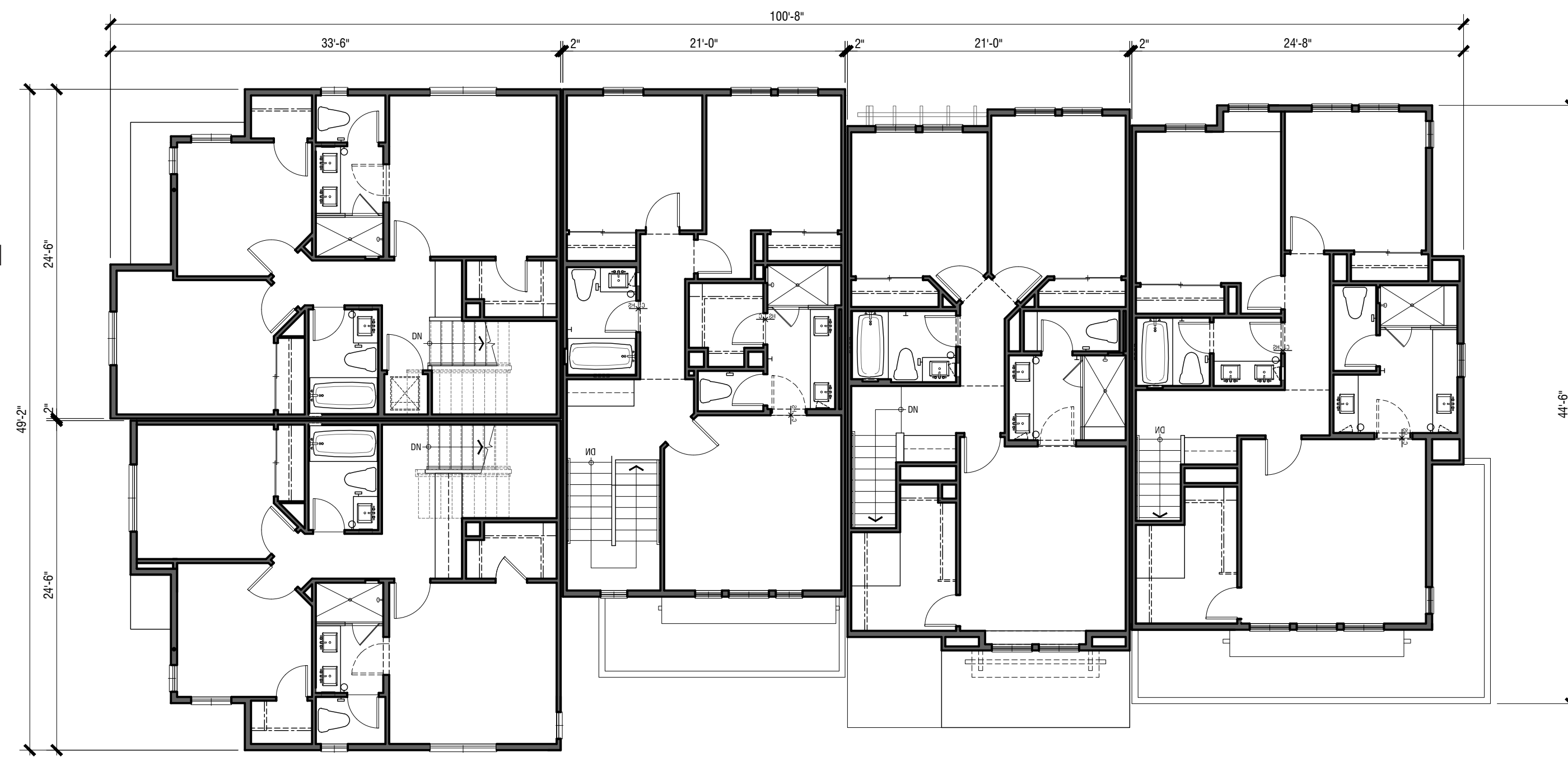
Plan 4

Plan 3

Plan 6

Second Floor

Plan 1



Plan 2

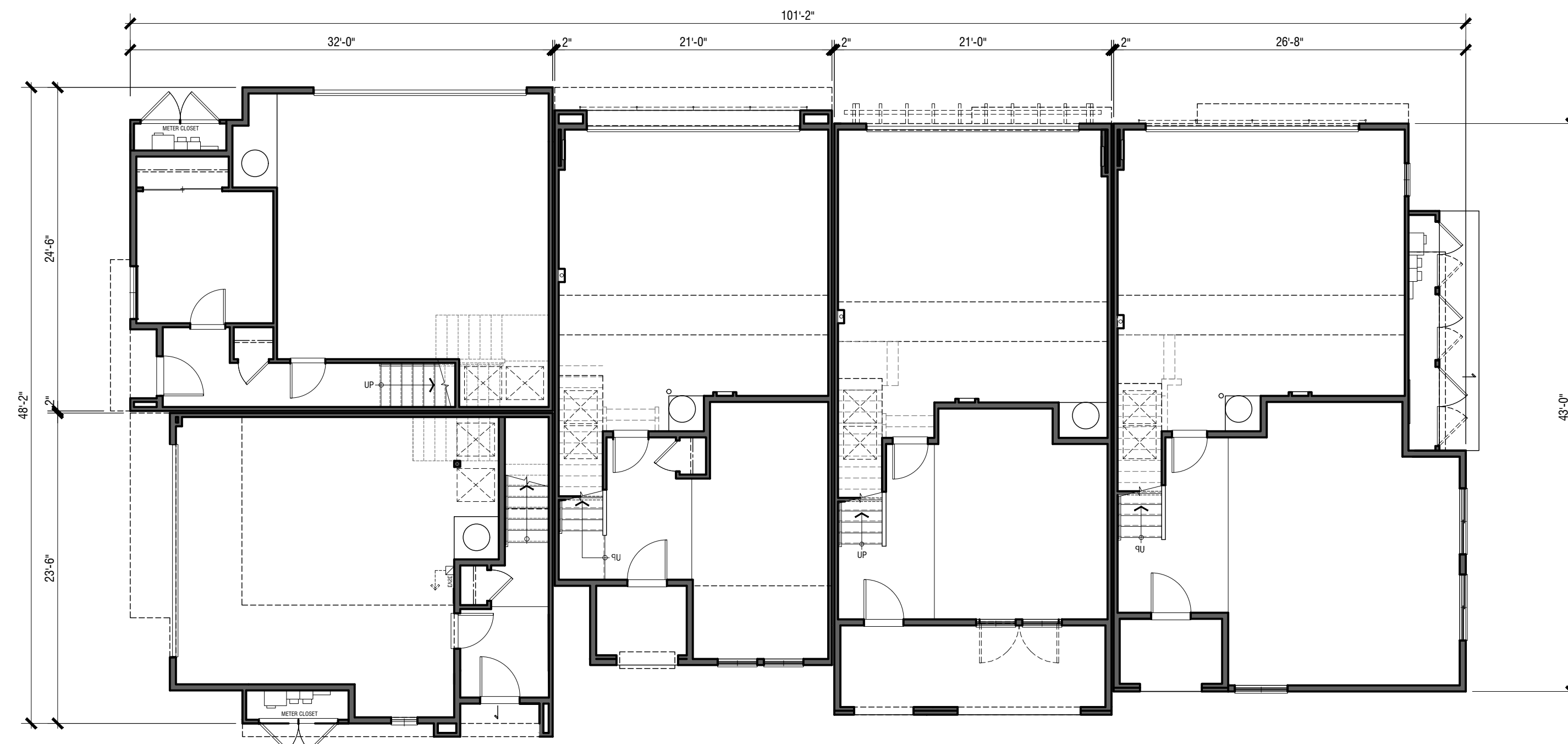
Plan 4

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

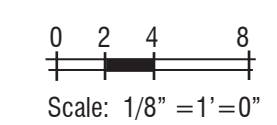
Third Floor: 4,008 sf

Total: 12,787 sf

Buidling 400 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



A10



Building 500 - Conceptual Perspective



Precedent Imagery

Building 500
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

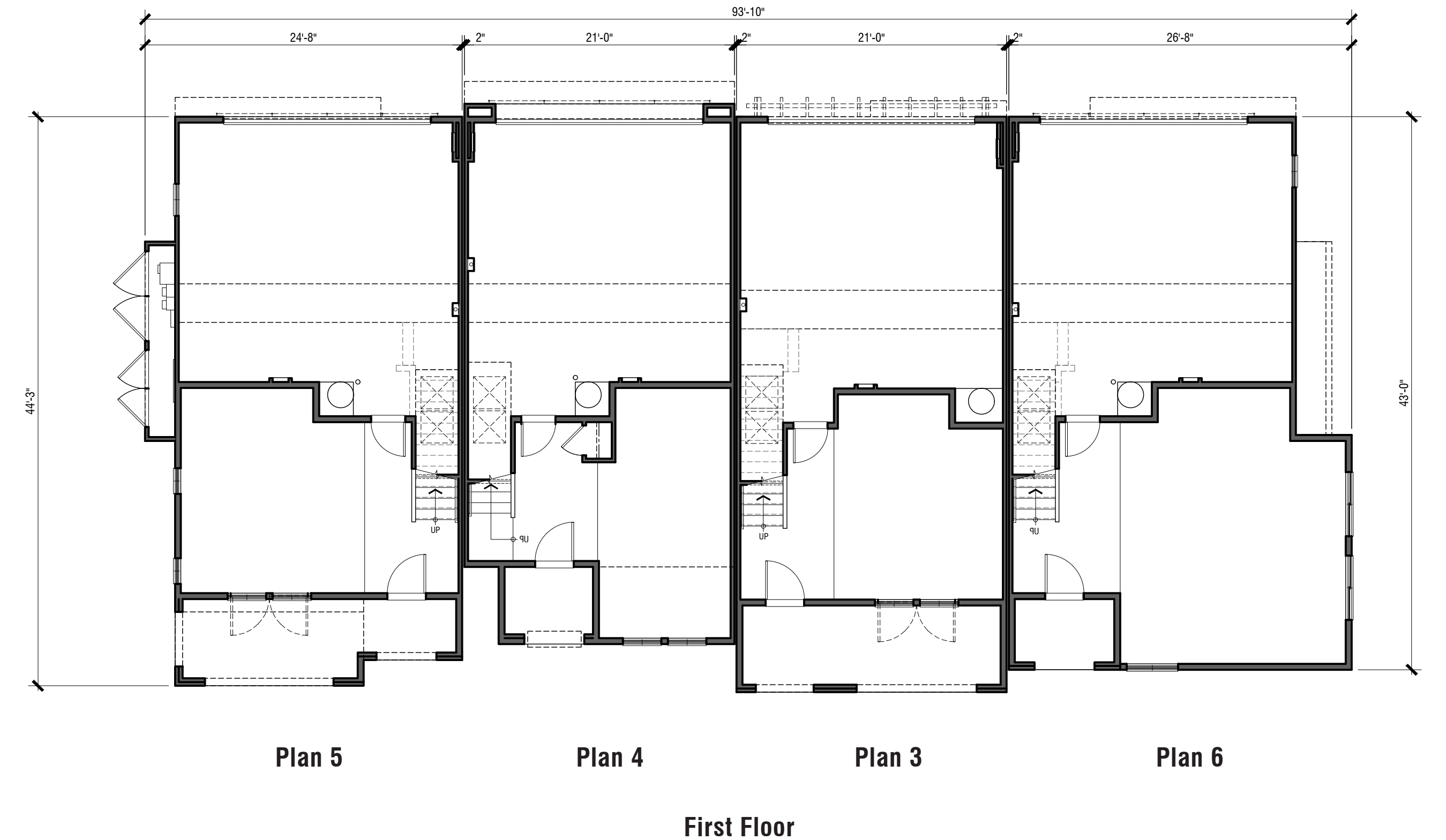
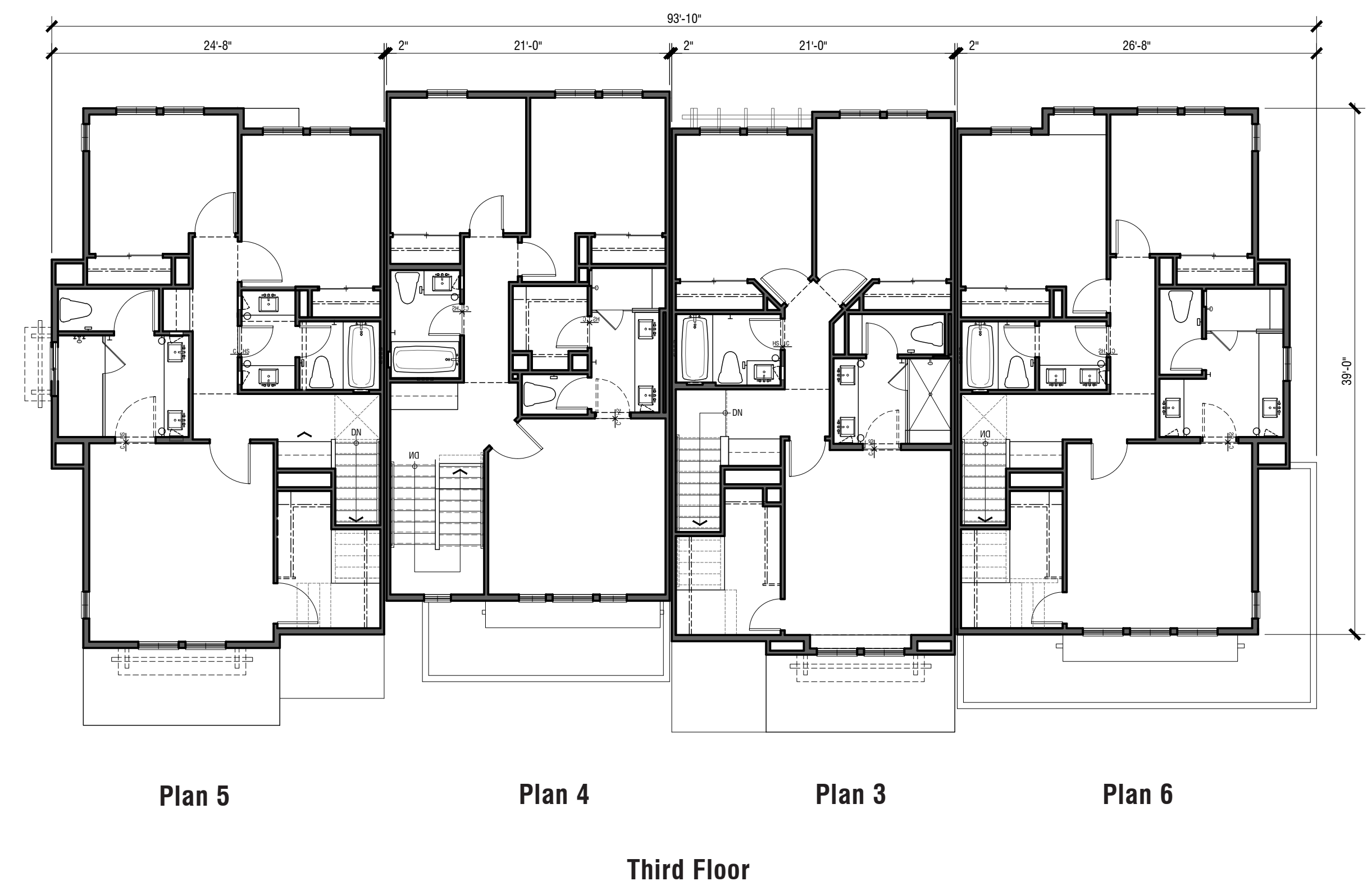
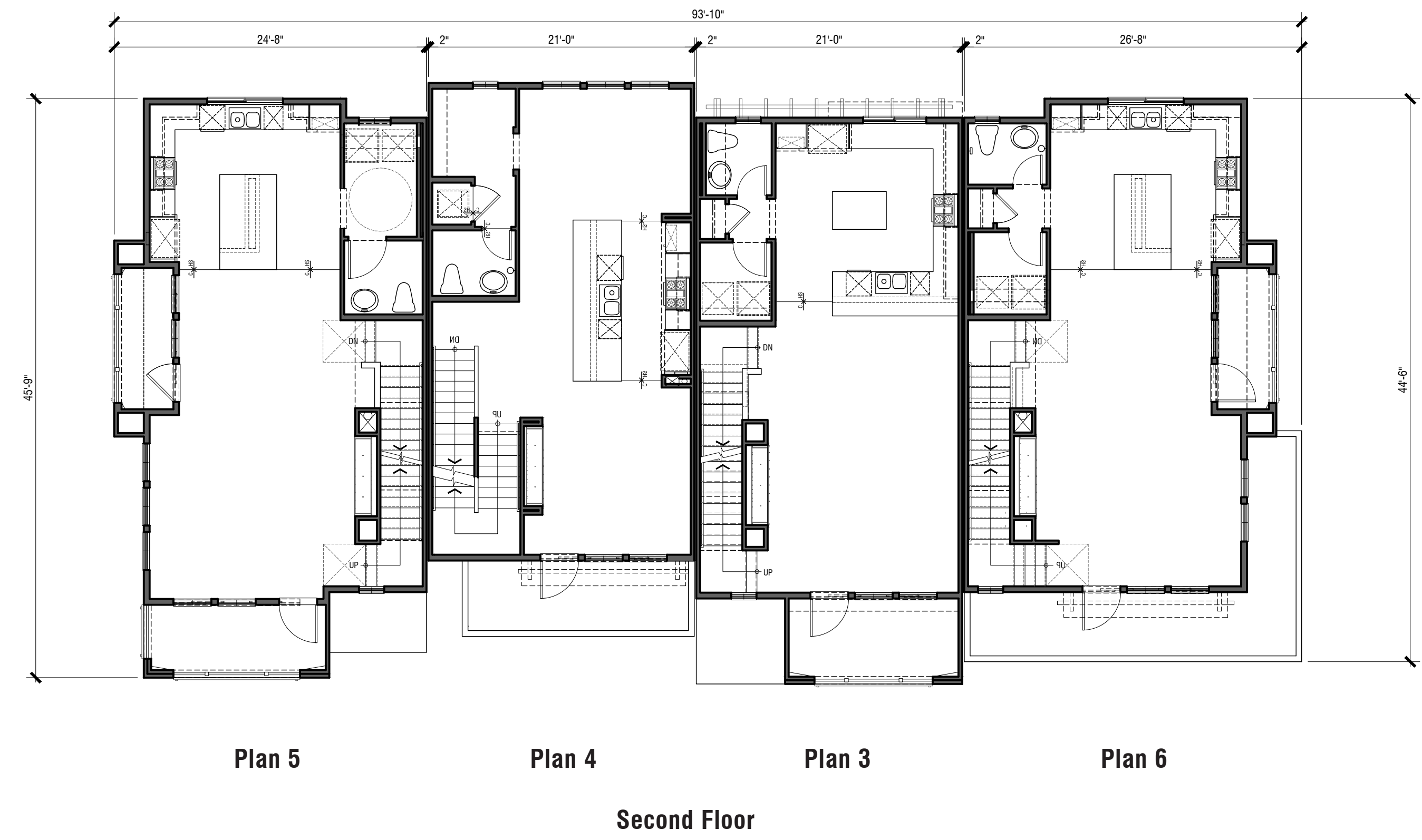
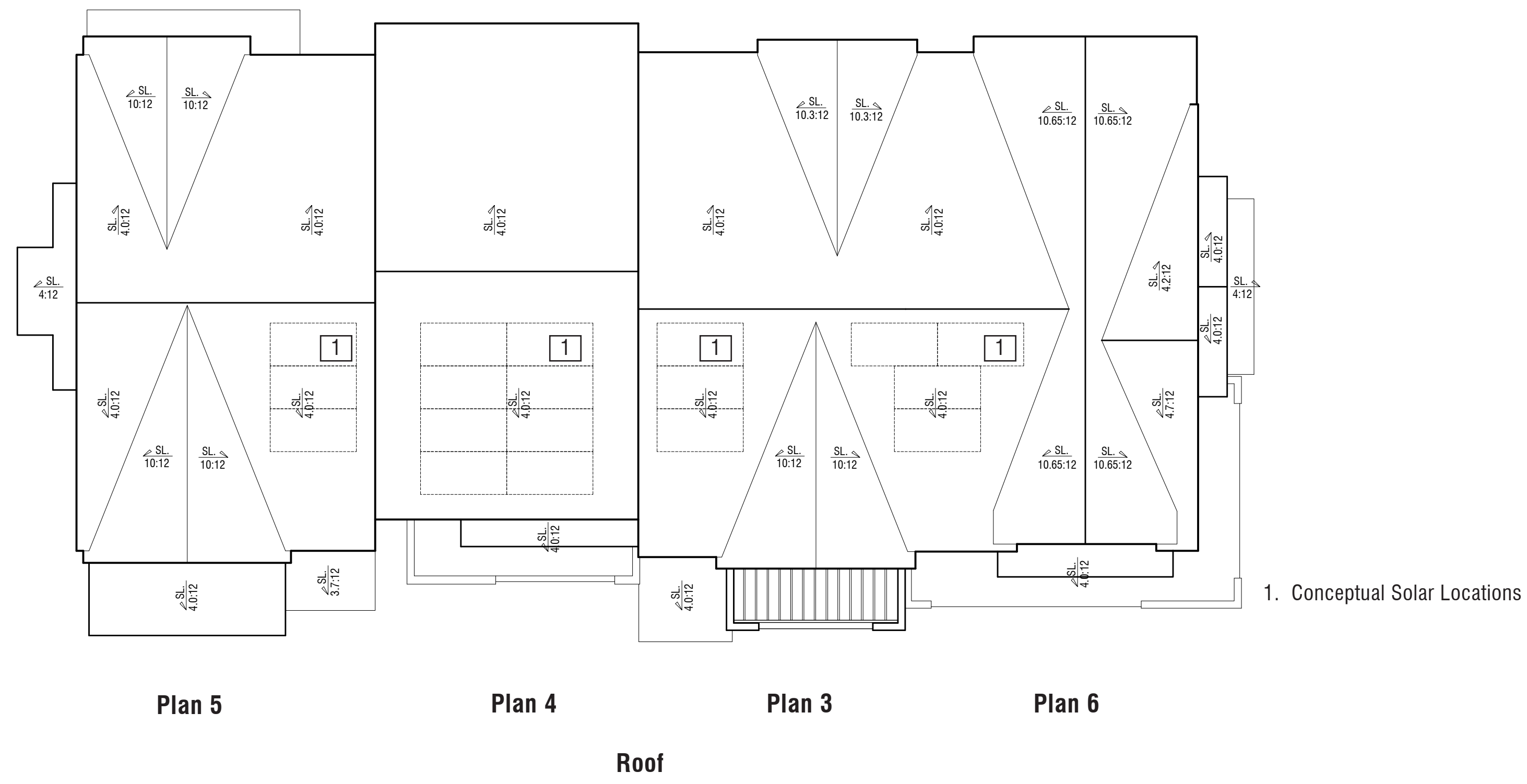


Left Elevation

Building 500 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



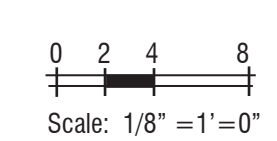
Building 500
 4 Units
 (1) Plan 3
 (1) Plan 4
 (1) Plan 5
 (1) Plan 6

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

Building 500 Floor & Roof Plans

The Canopy

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A13



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Building 600 - Conceptual Perspective



Precedent Imagery

Building 600

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

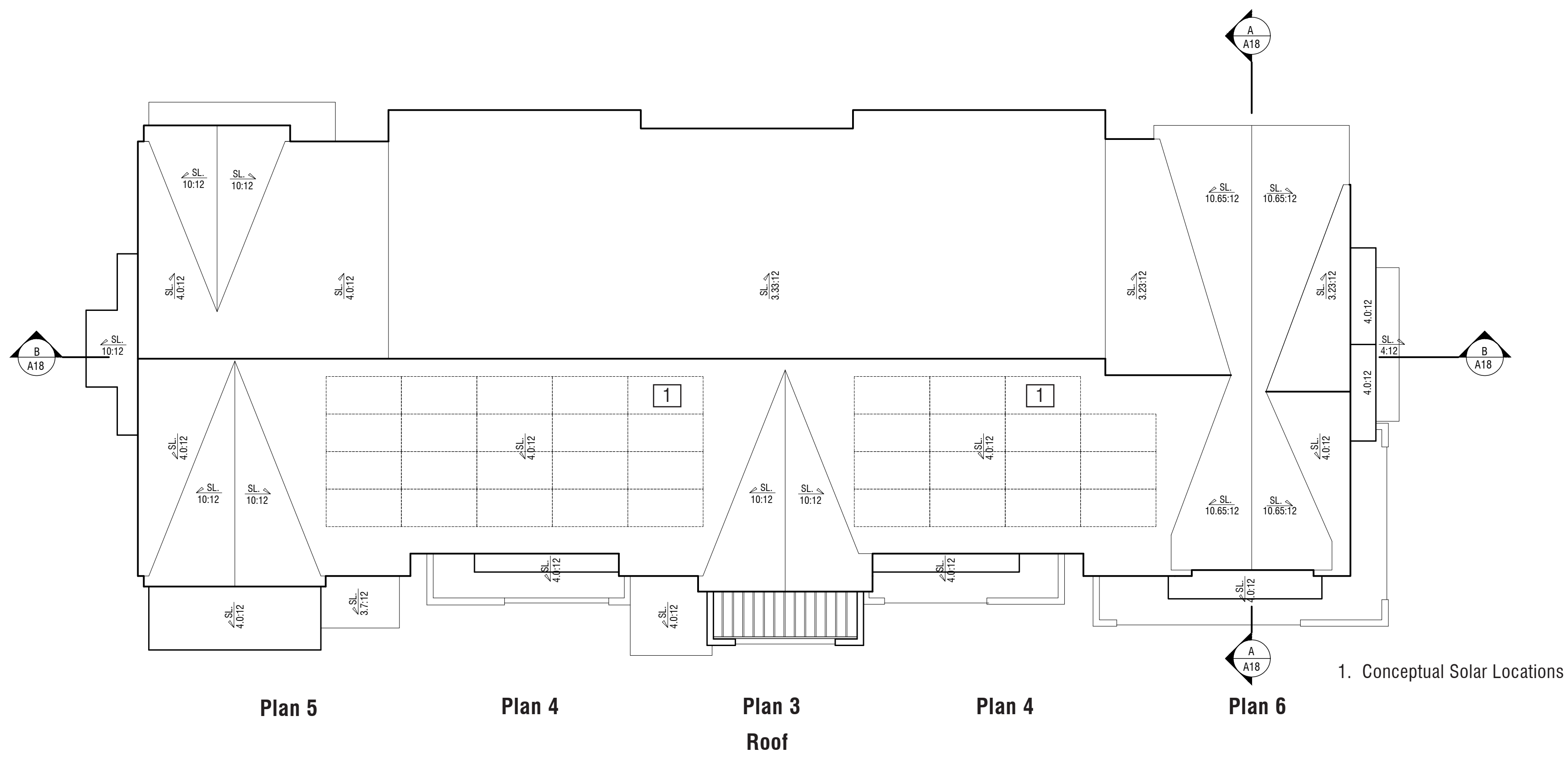


Left Elevation

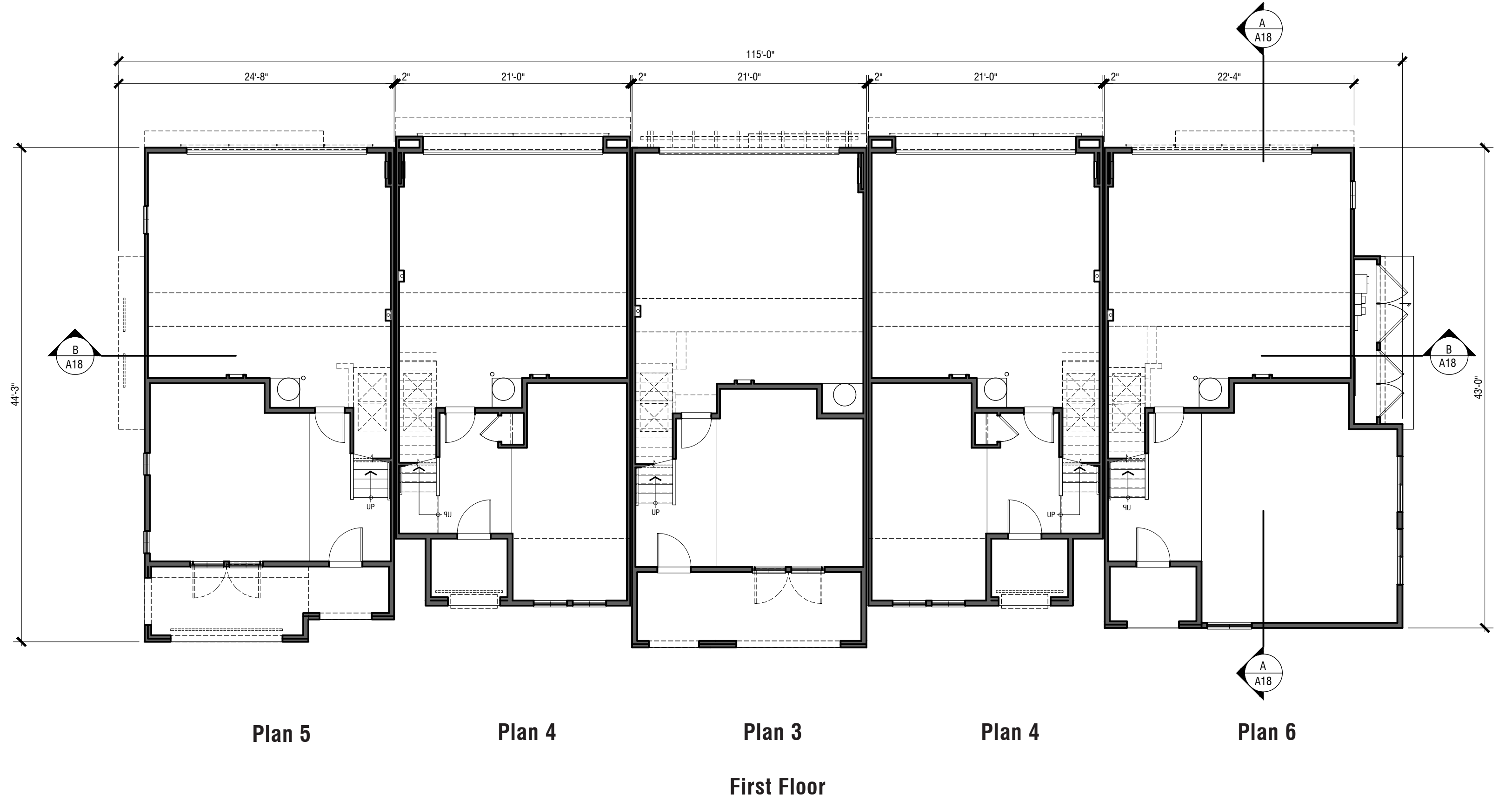
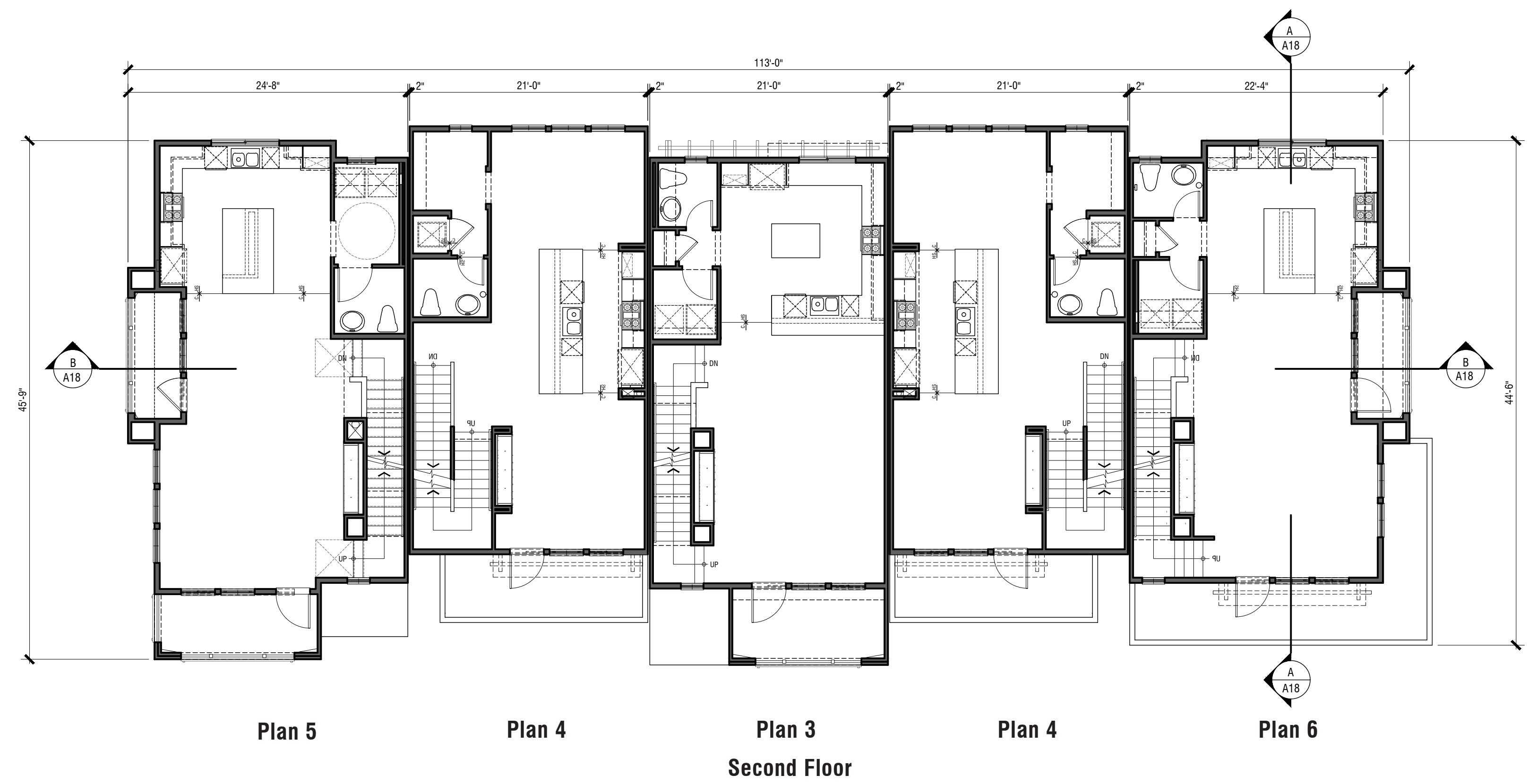
Building 600 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



1. Conceptual Solar Locations



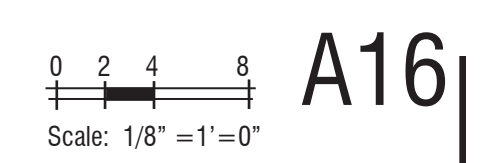
Building 600
 5 Units
 (1) Plan 3
 (2) Plan 4
 (1) Plan 5
 (1) Plan 6

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

Building 600 Floor & Roof Plans

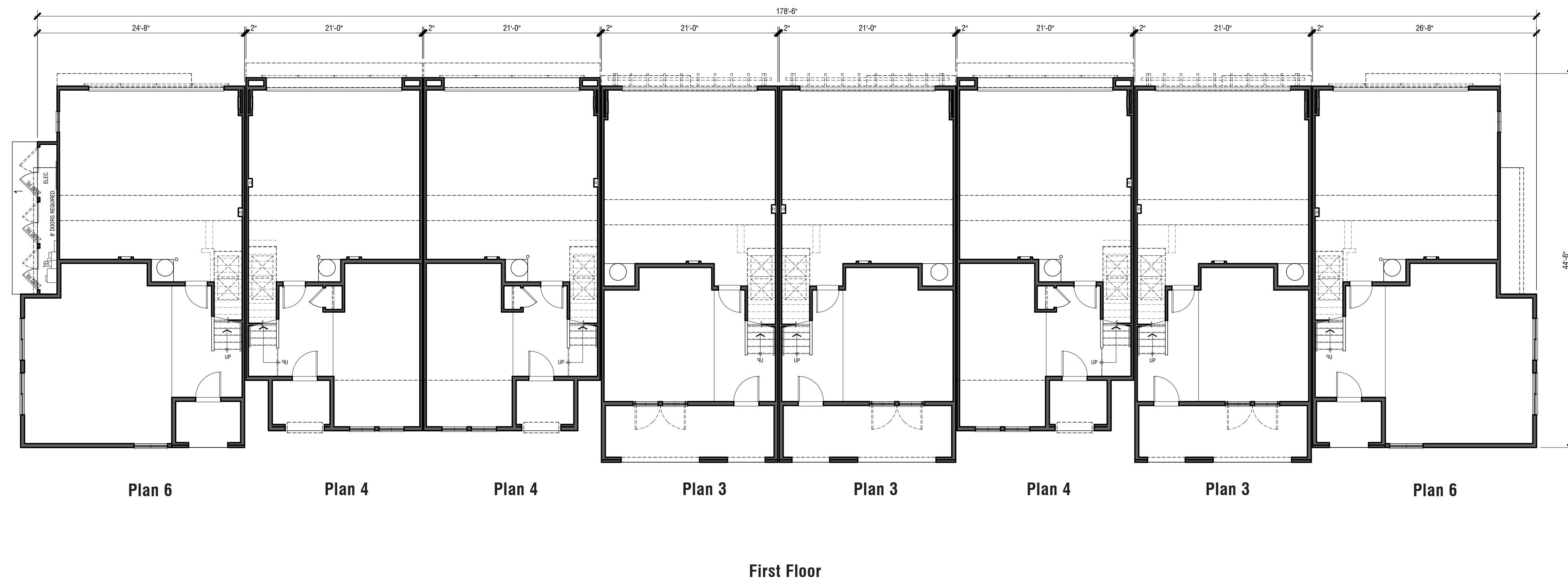
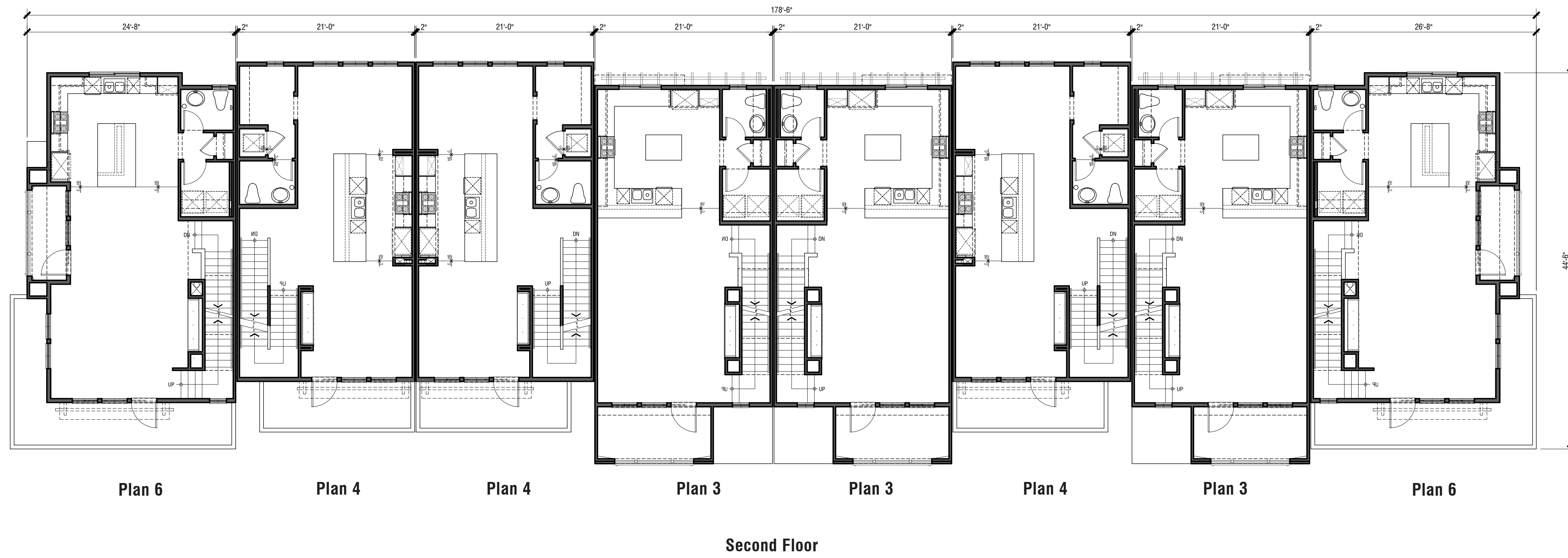
The Canopy

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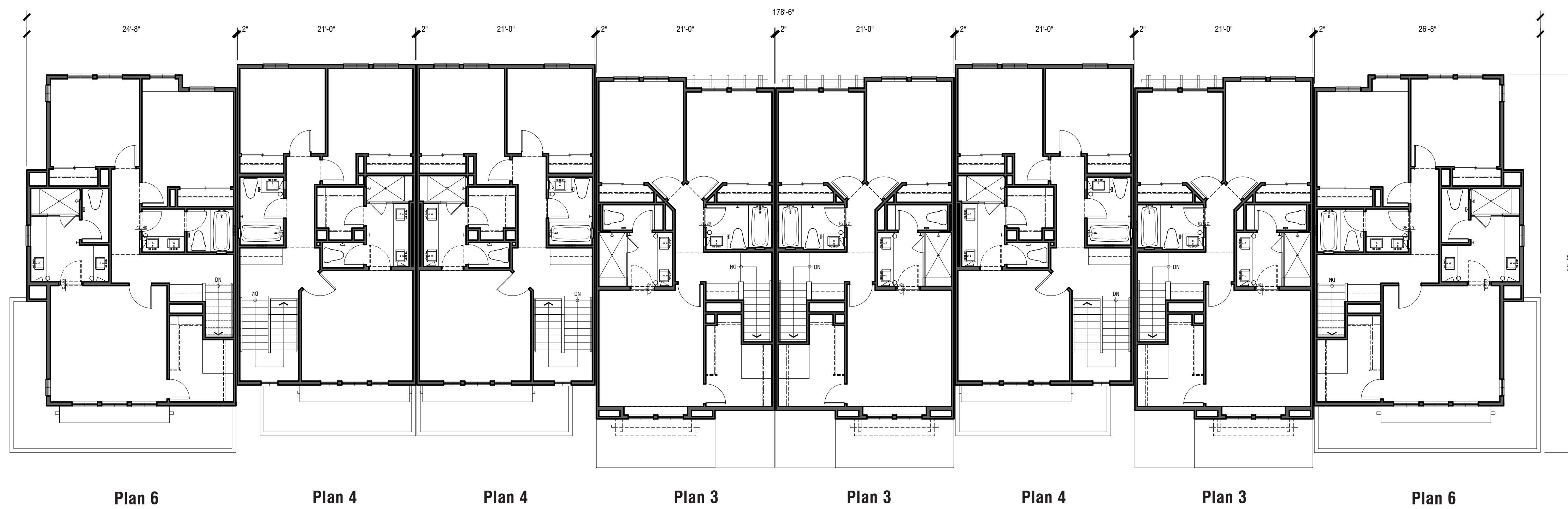
Building 700
 8 Units
 (3) Plan 3
 (3) Plan 4
 (2) Plan 6

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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Third Floor

Building 700

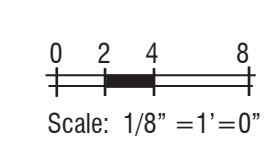
8 Units
 (3) Plan 3
 (3) Plan 4
 (2) Plan 6

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

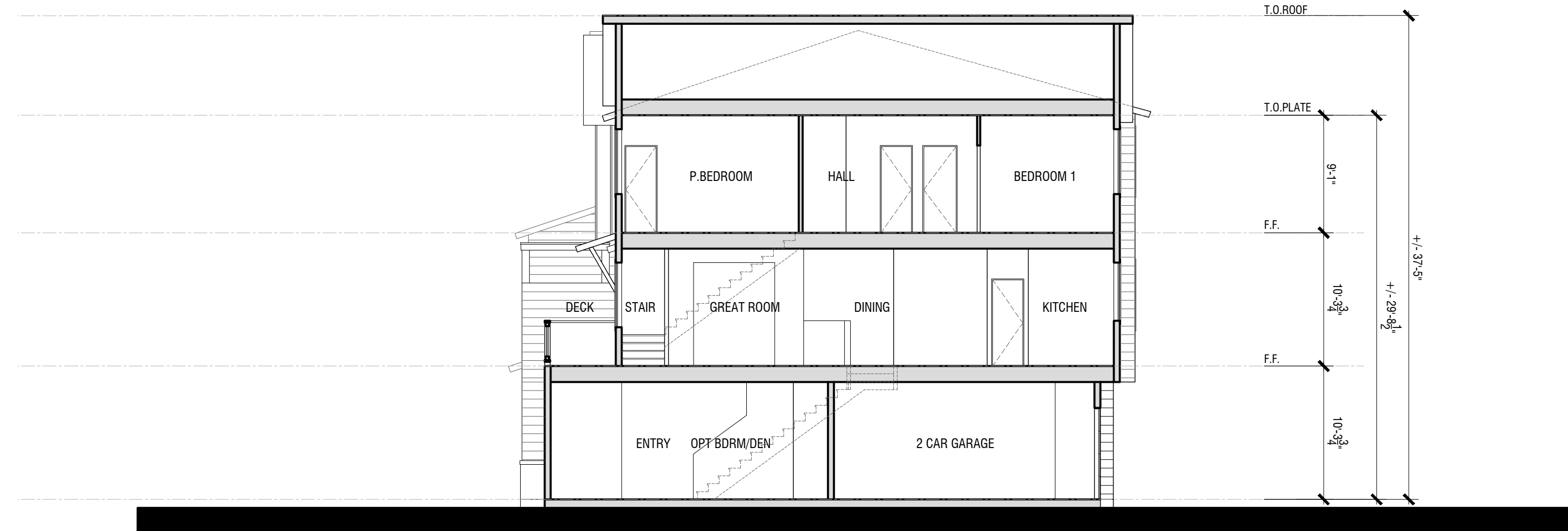
Building 700 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



A18



Plan 6



Plan 5

Plan 4

Plan 3

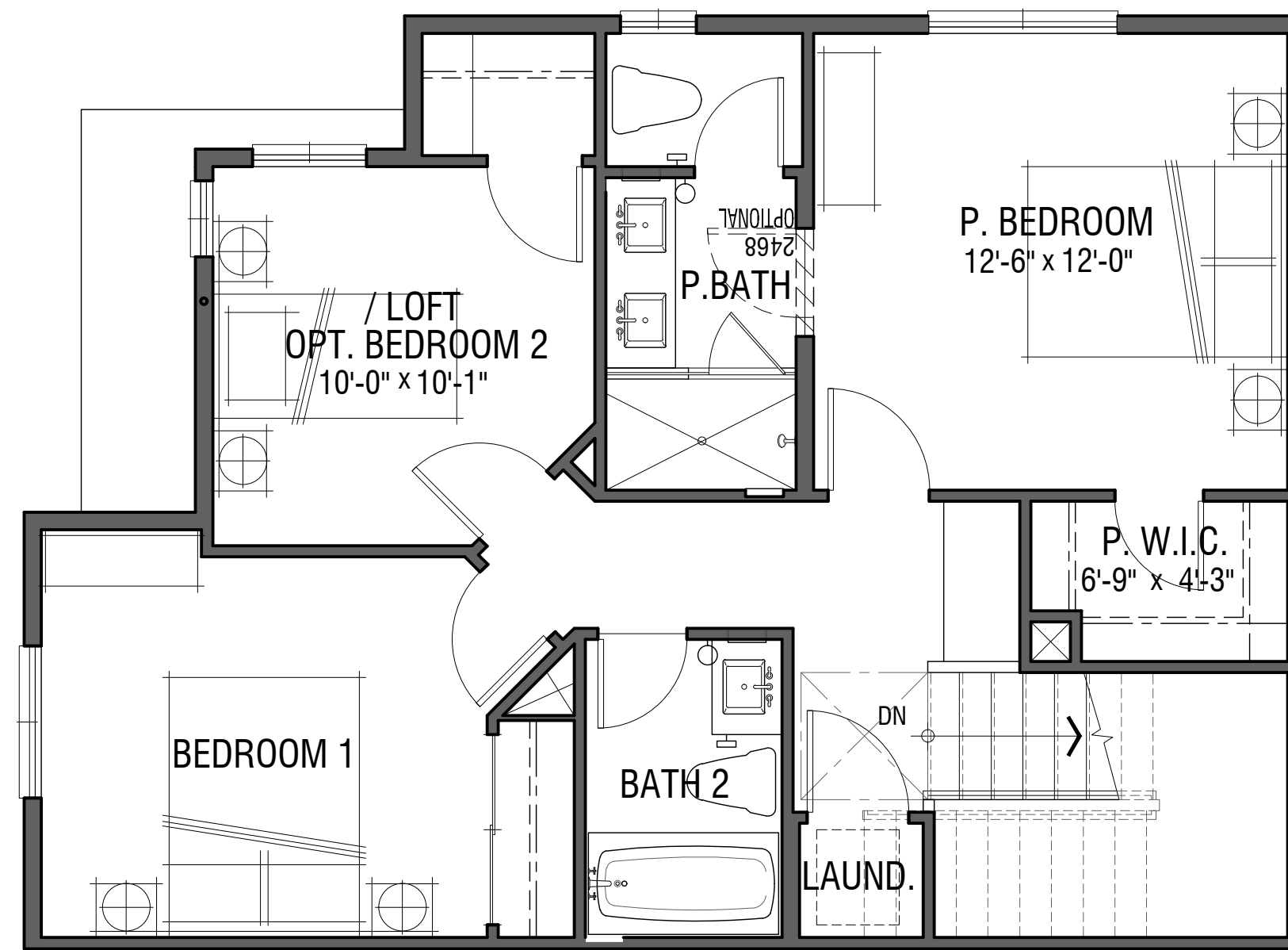
Plan 4

Plan 6

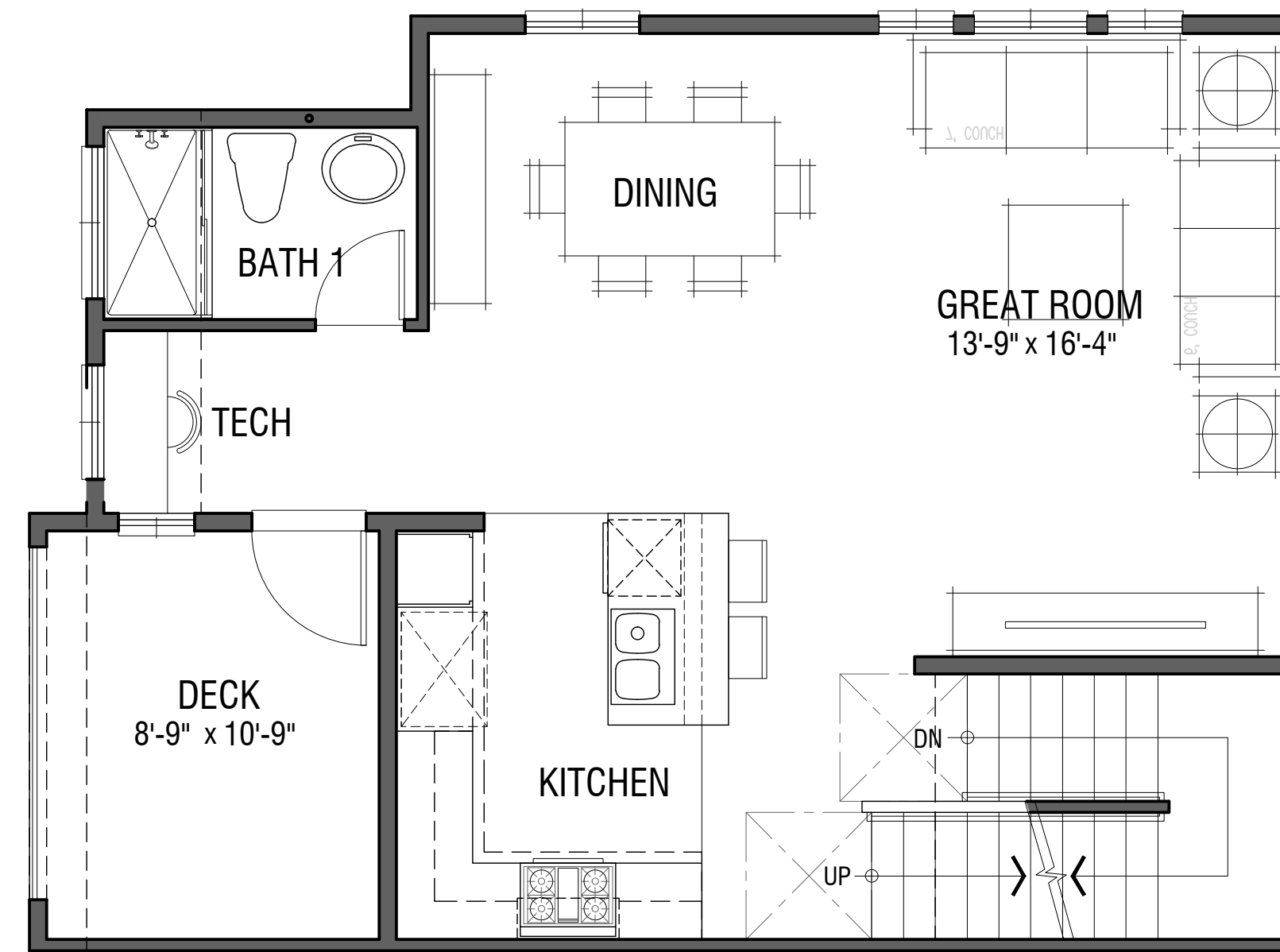
Representative Building Sections

The Canopy

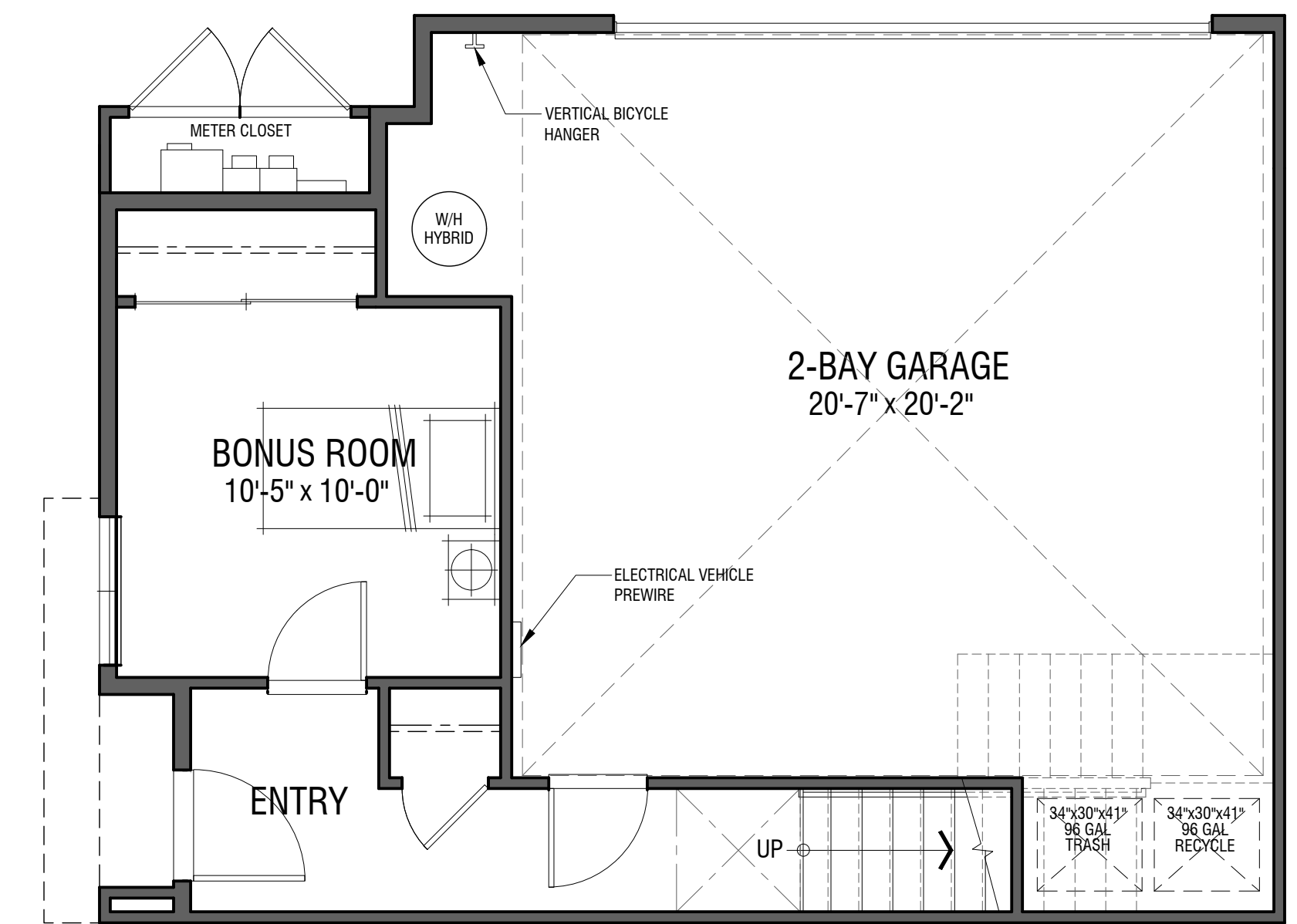
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



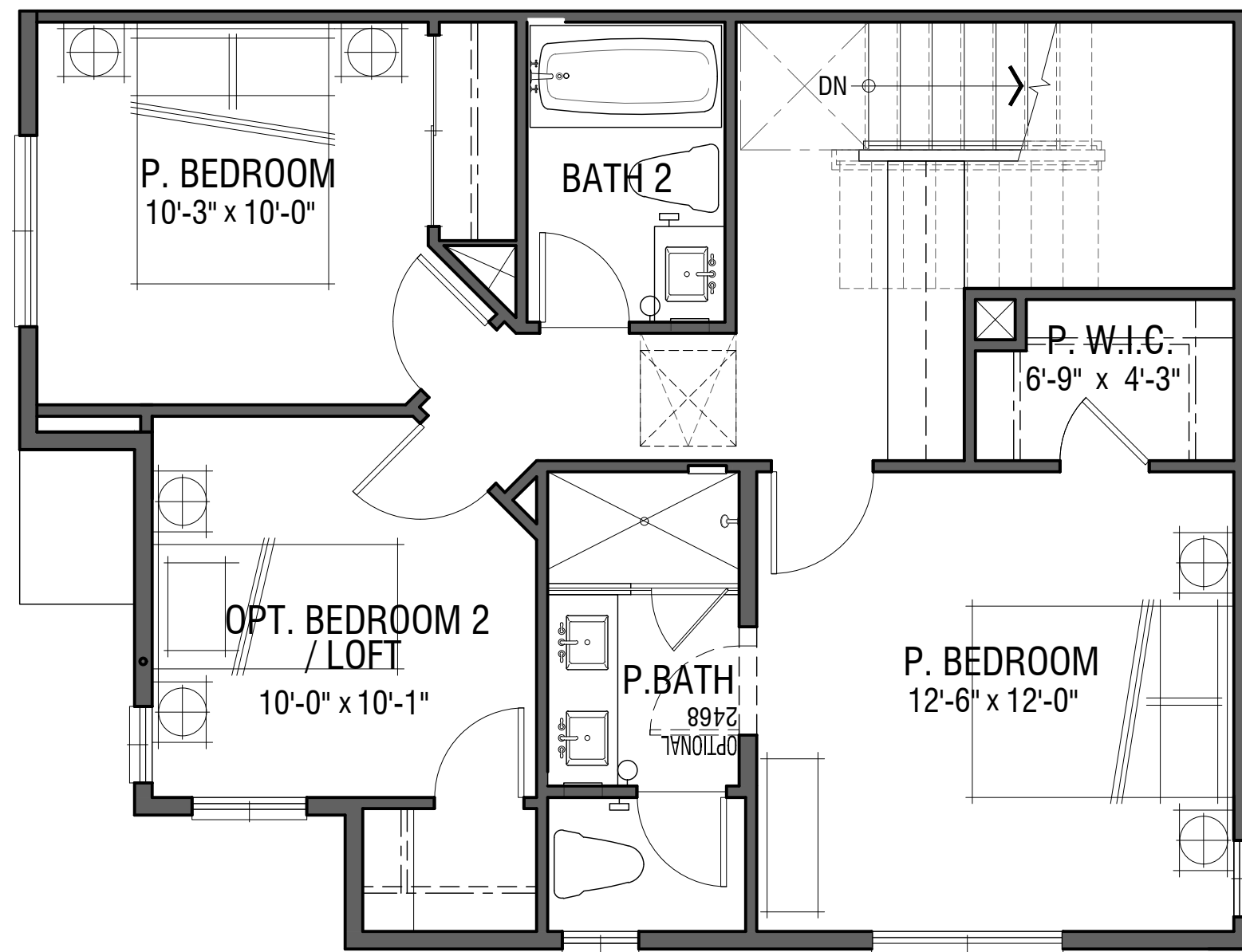
First Floor

Plan 1

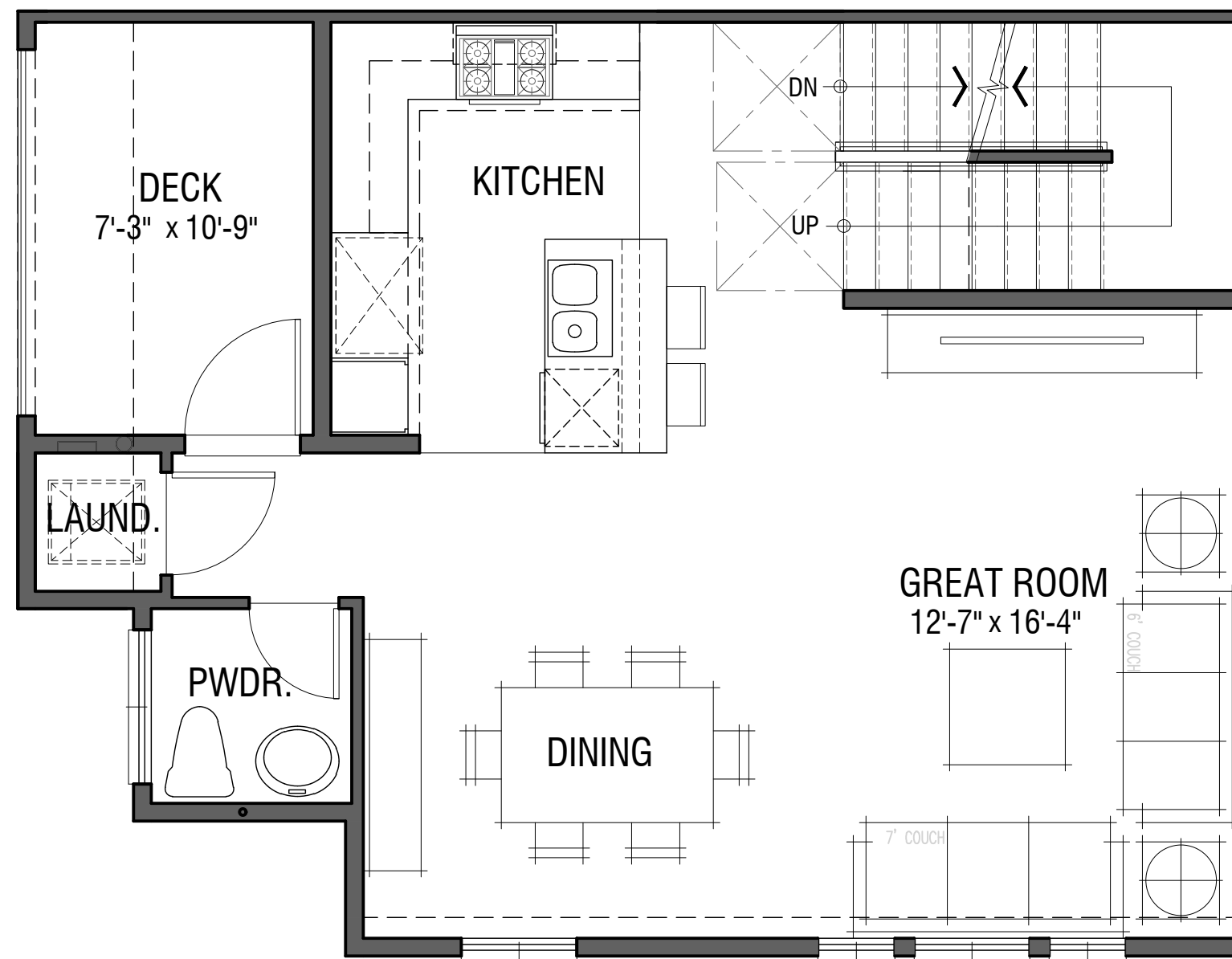
3 Bedroom | 3 Bath
 1 Optional Room / Den
 2 Car Garage
 1,503 sf

The Canopy

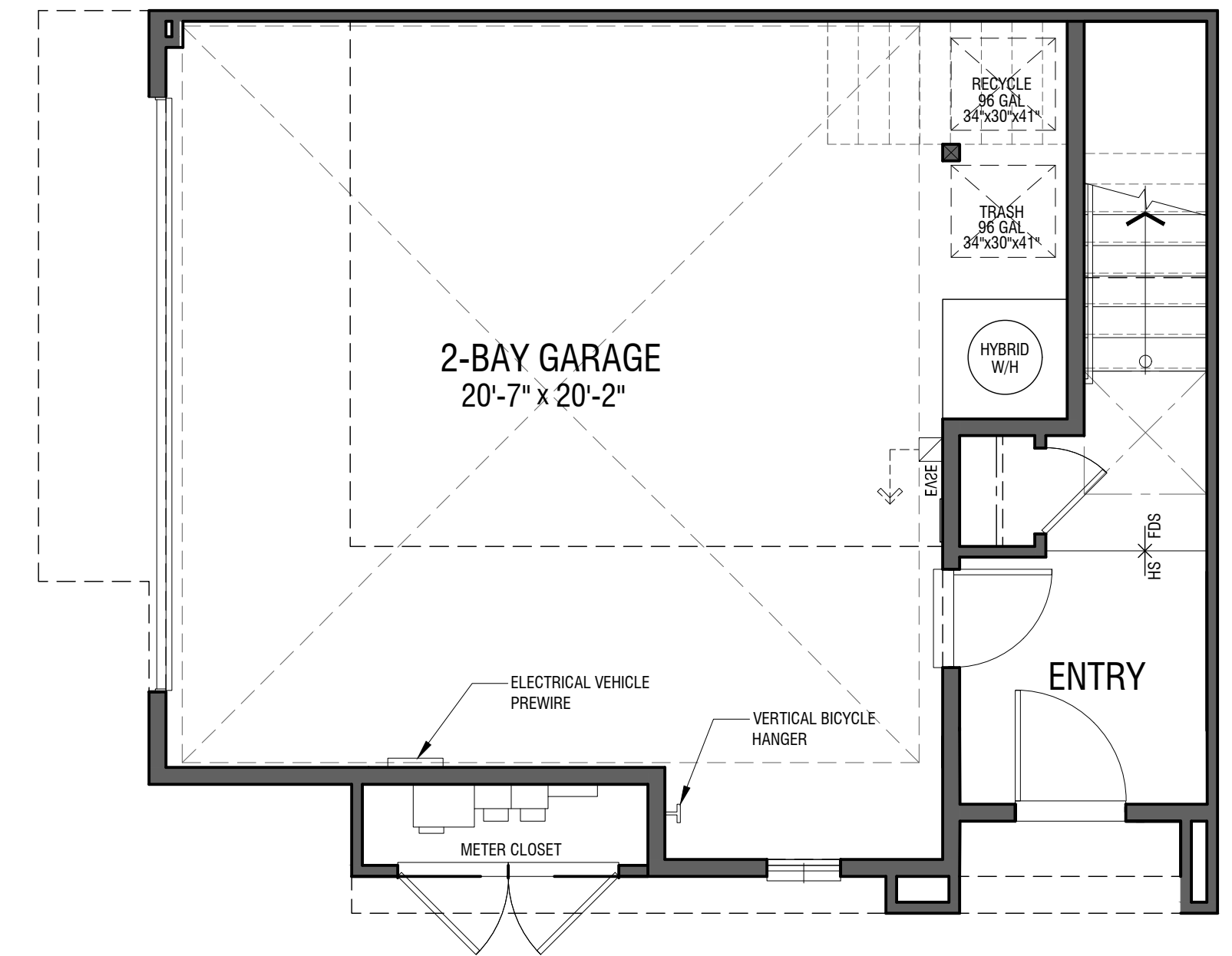
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



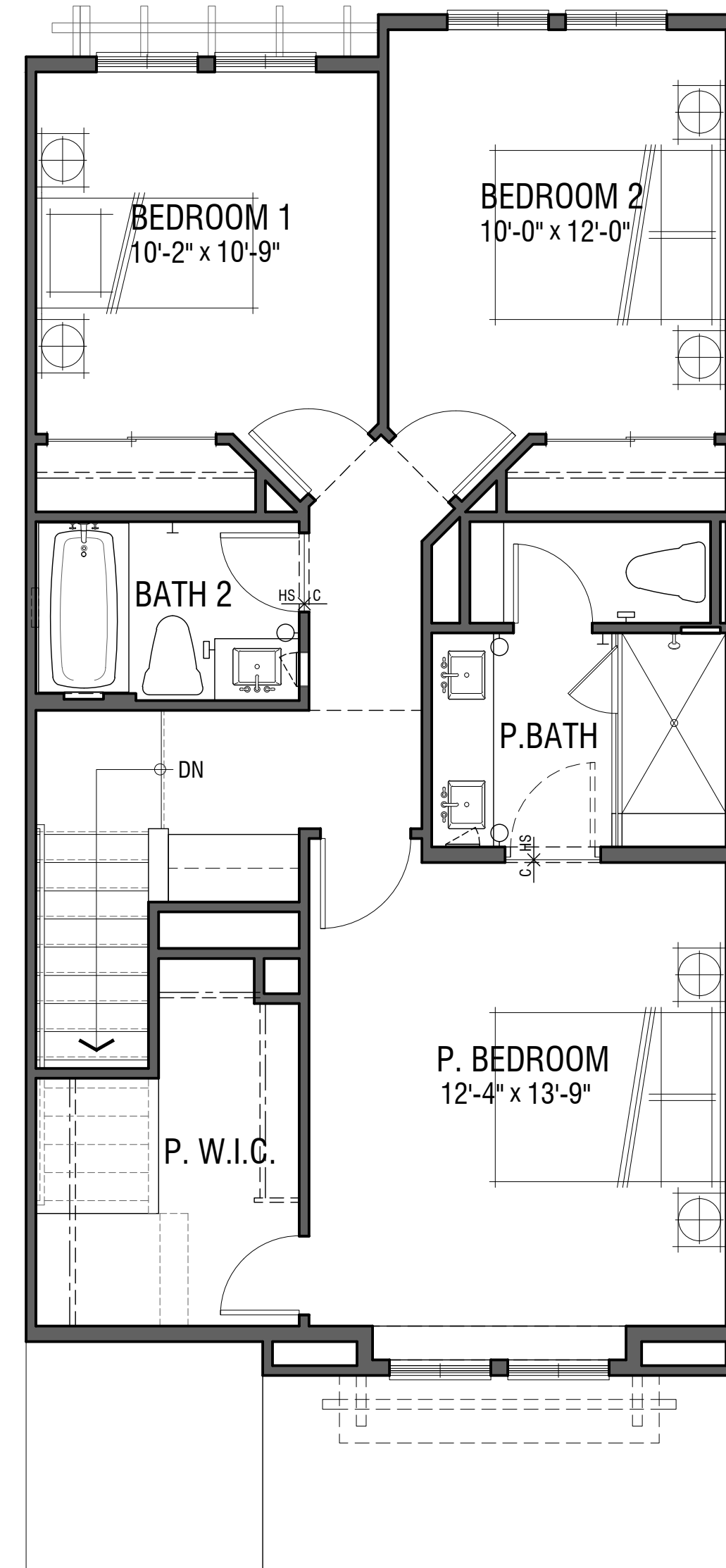
First Floor

Plan 2

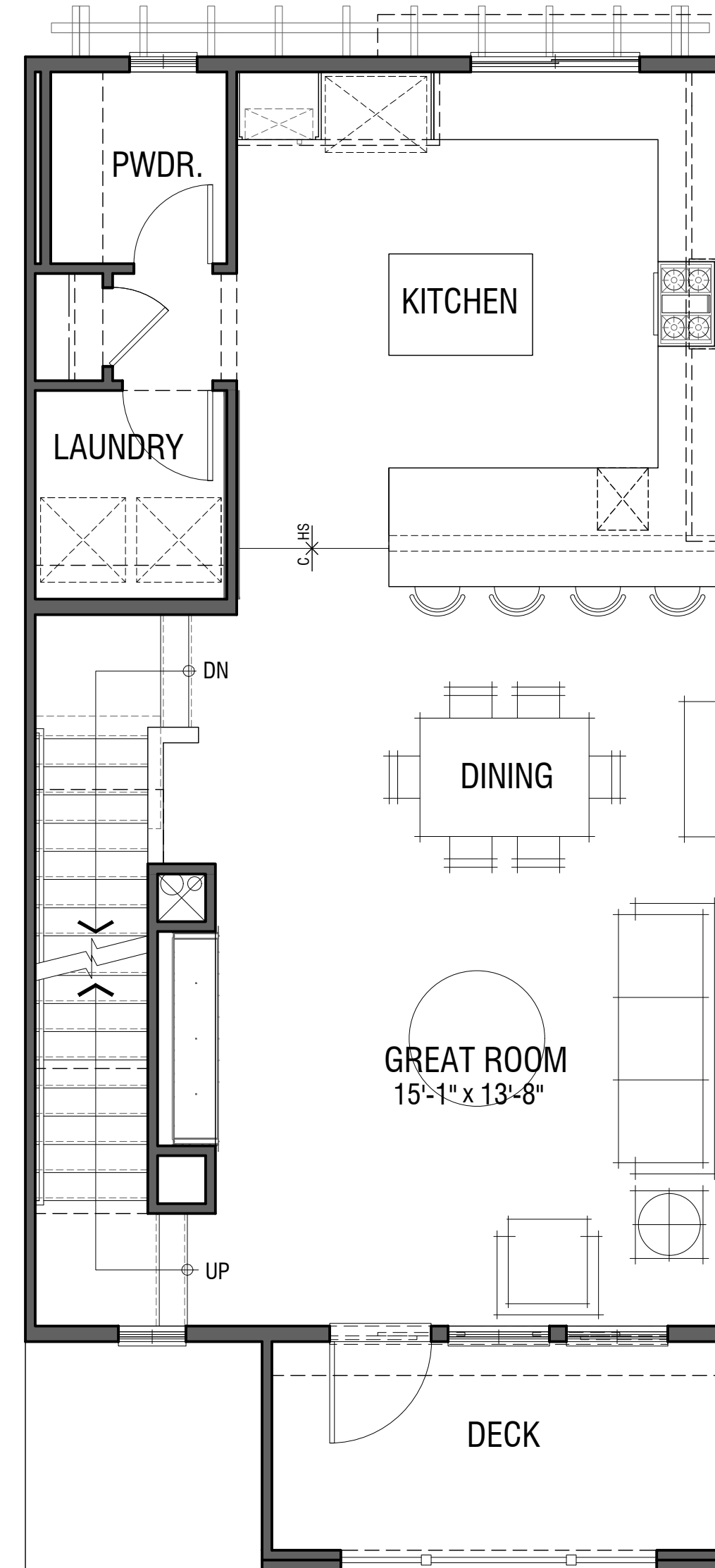
3 Bedroom | 2.5 Bath
2 Car Garage
1,354 sf

The Canopy

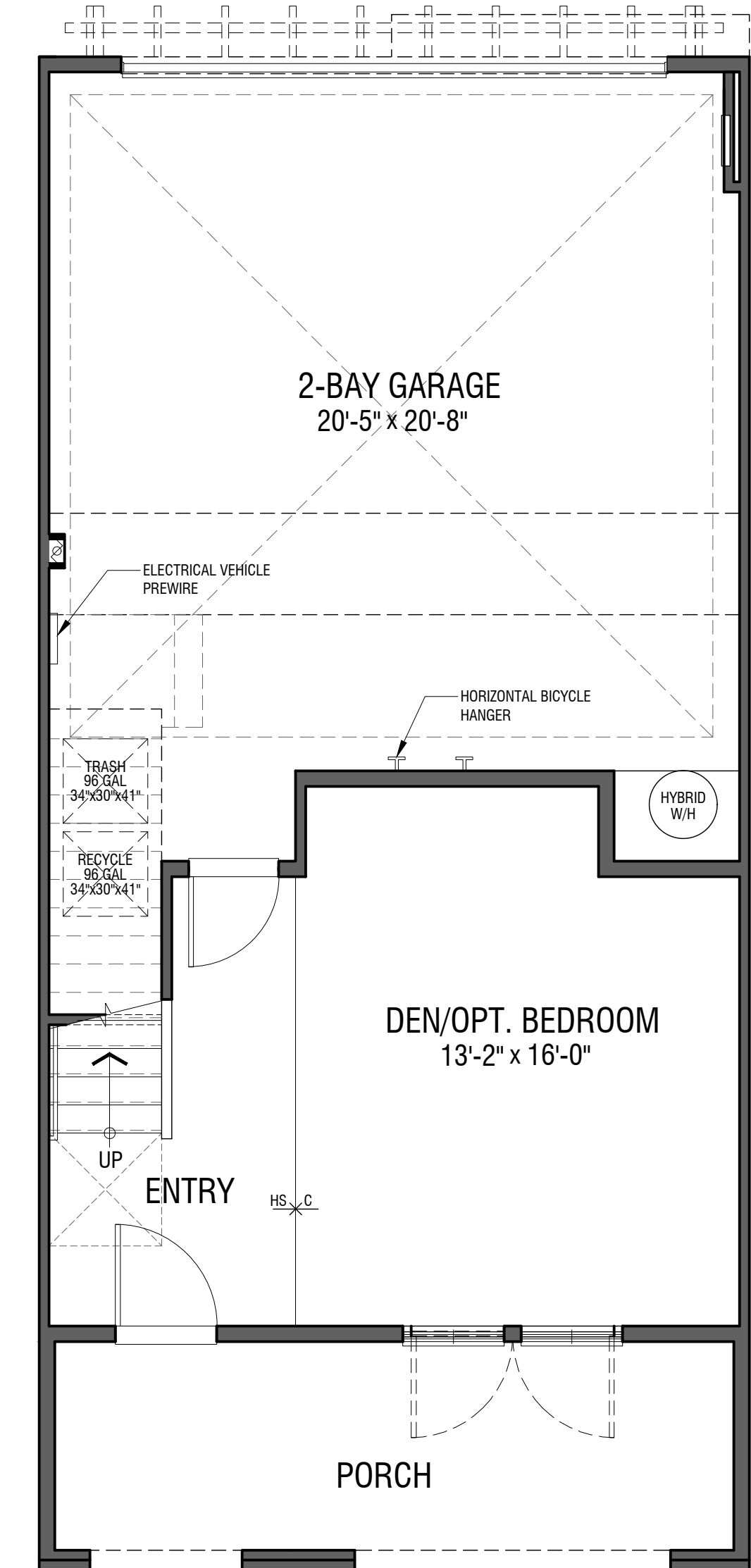
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



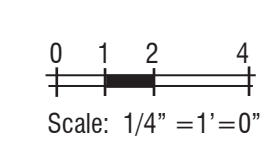
First Floor

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

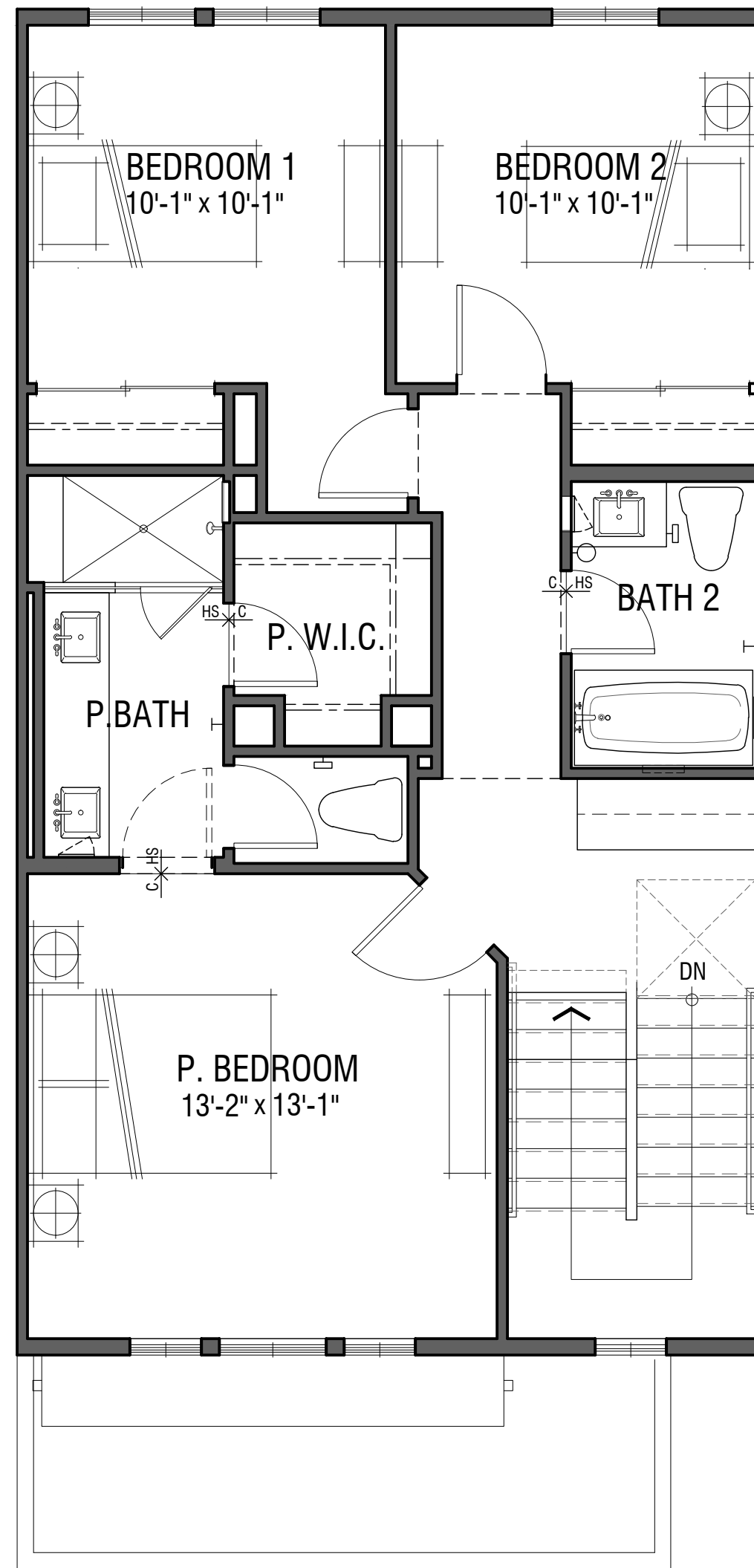


A22

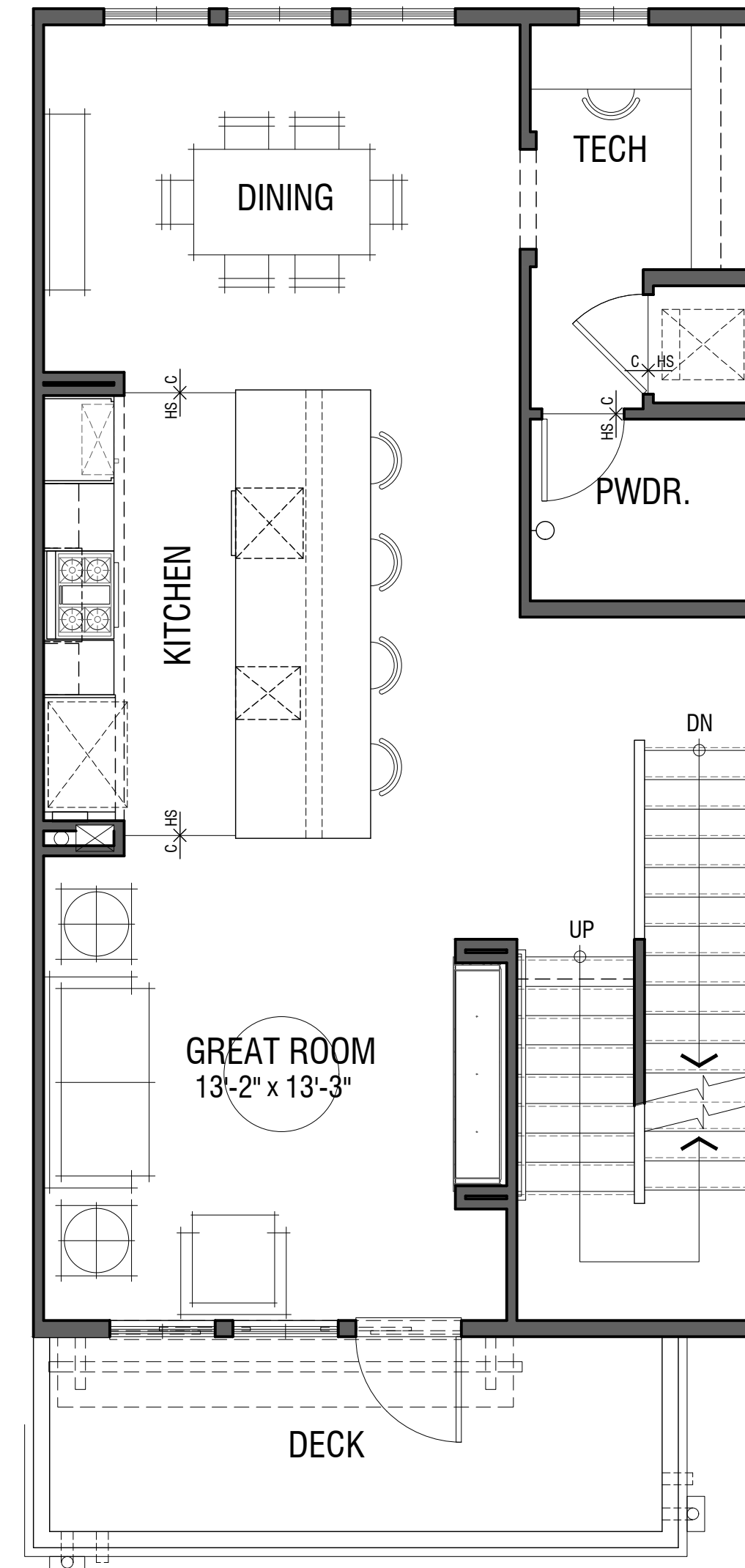


Third Application Submittal

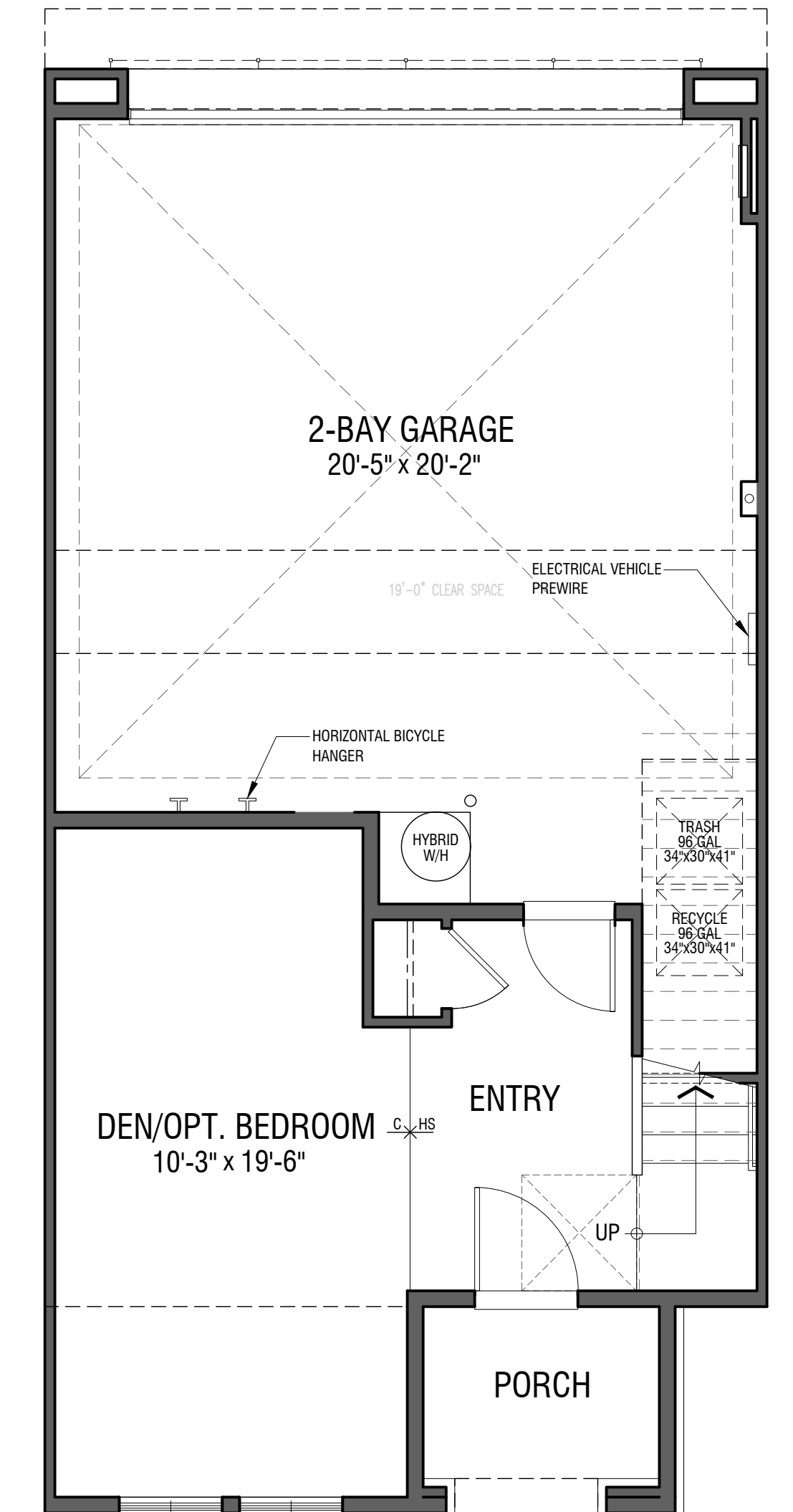
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Third Floor



Second Floor



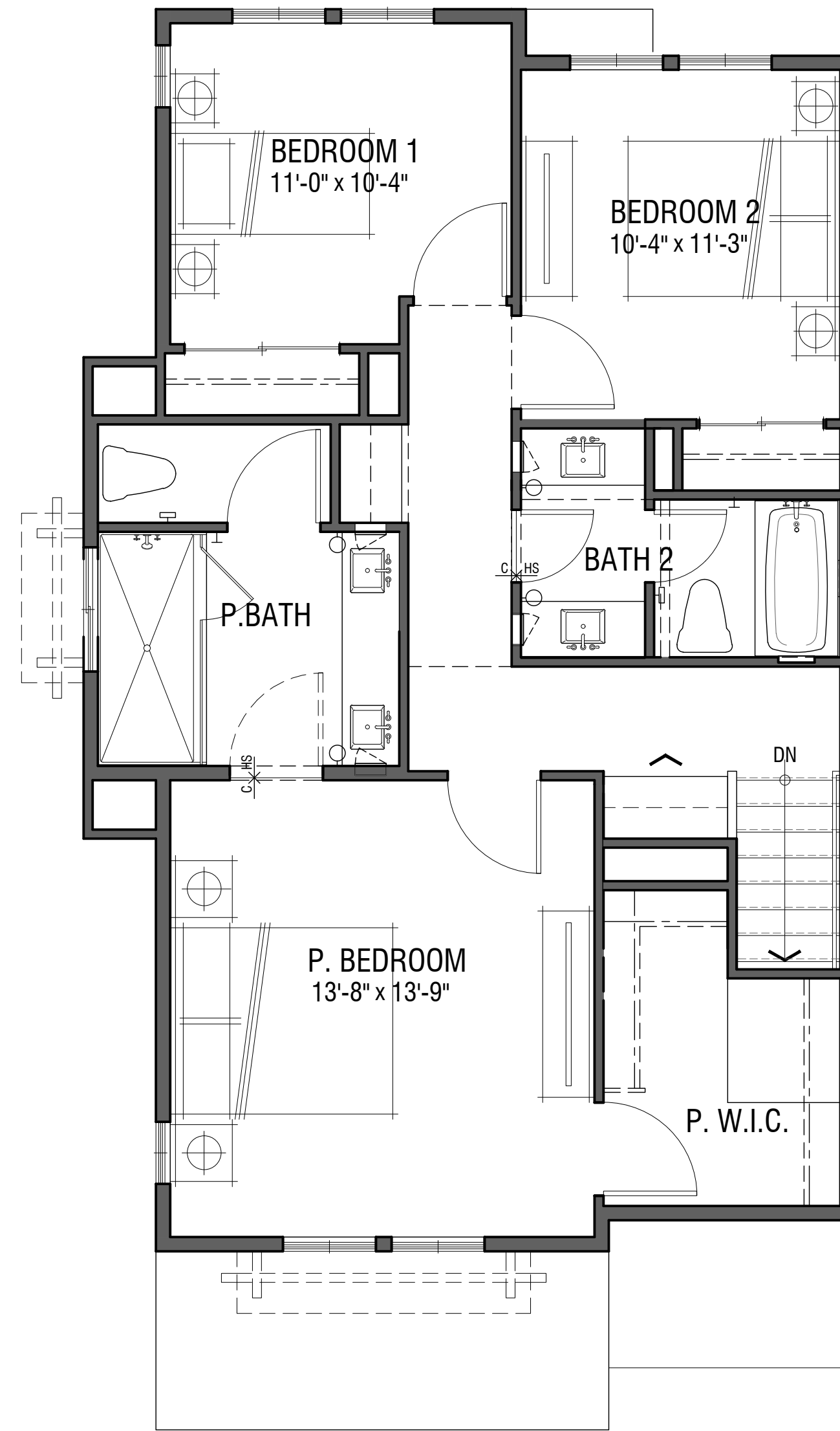
First Floor

Plan 4

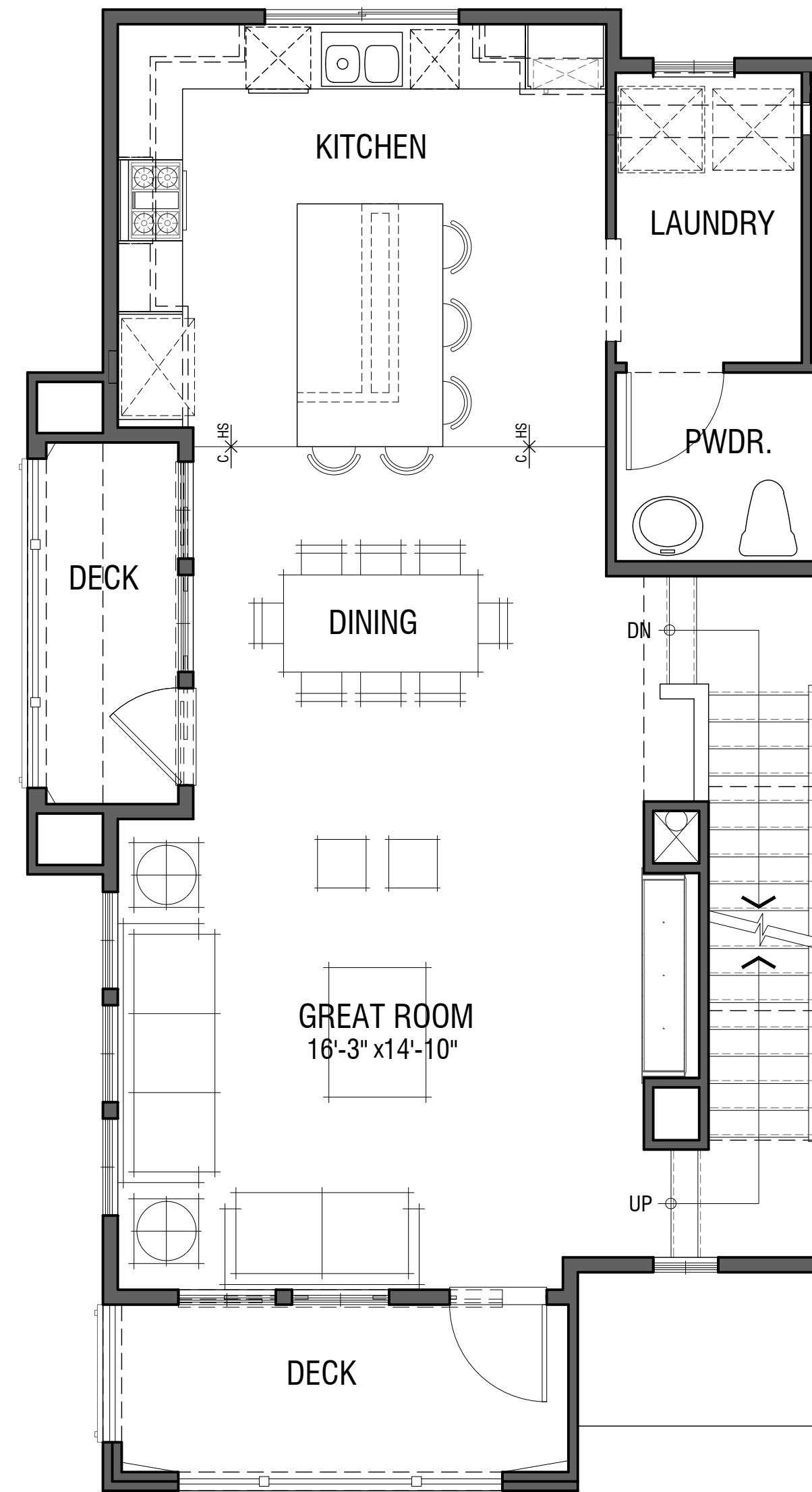
3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,736 sf

The Canopy

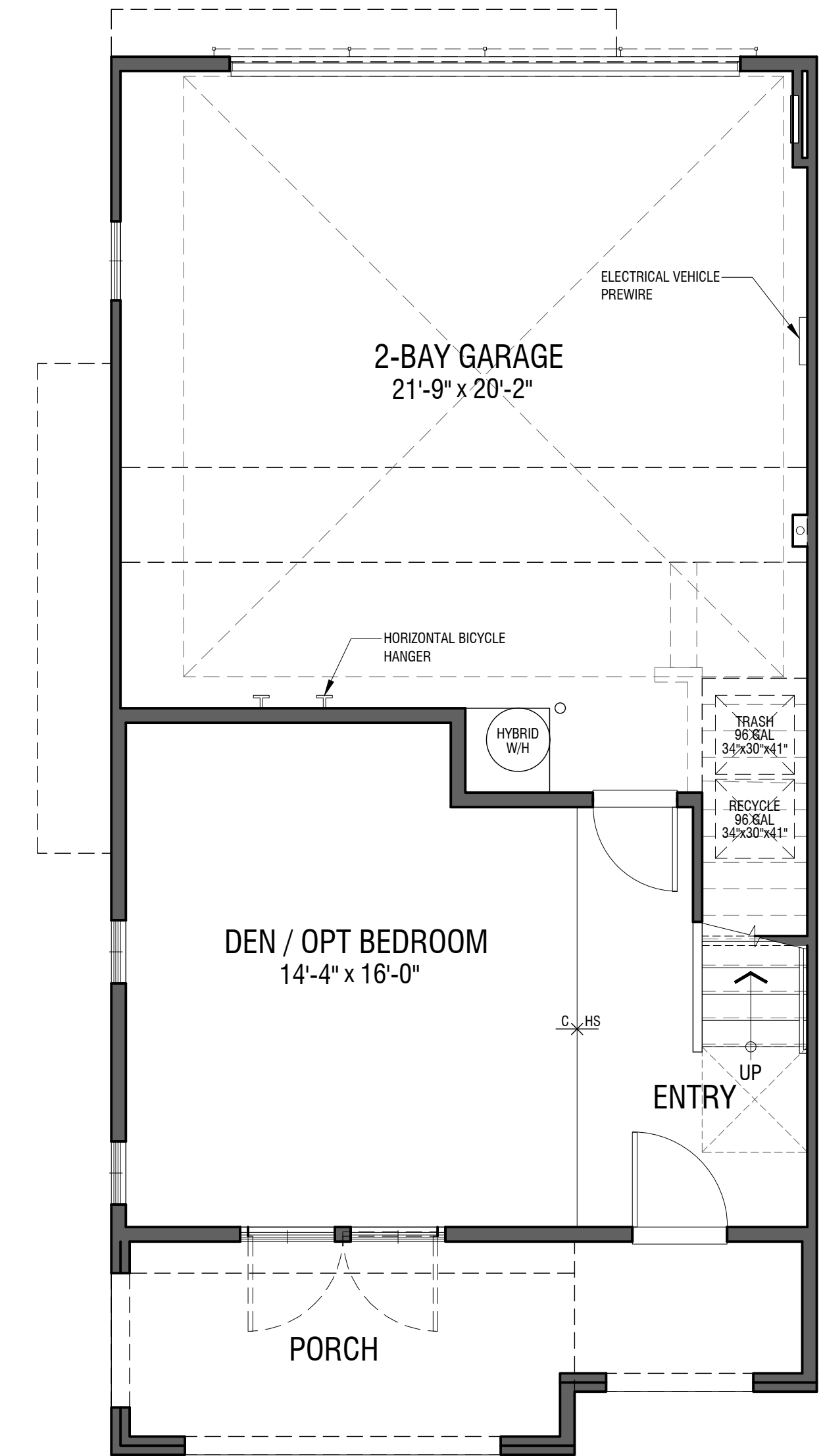
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



First Floor

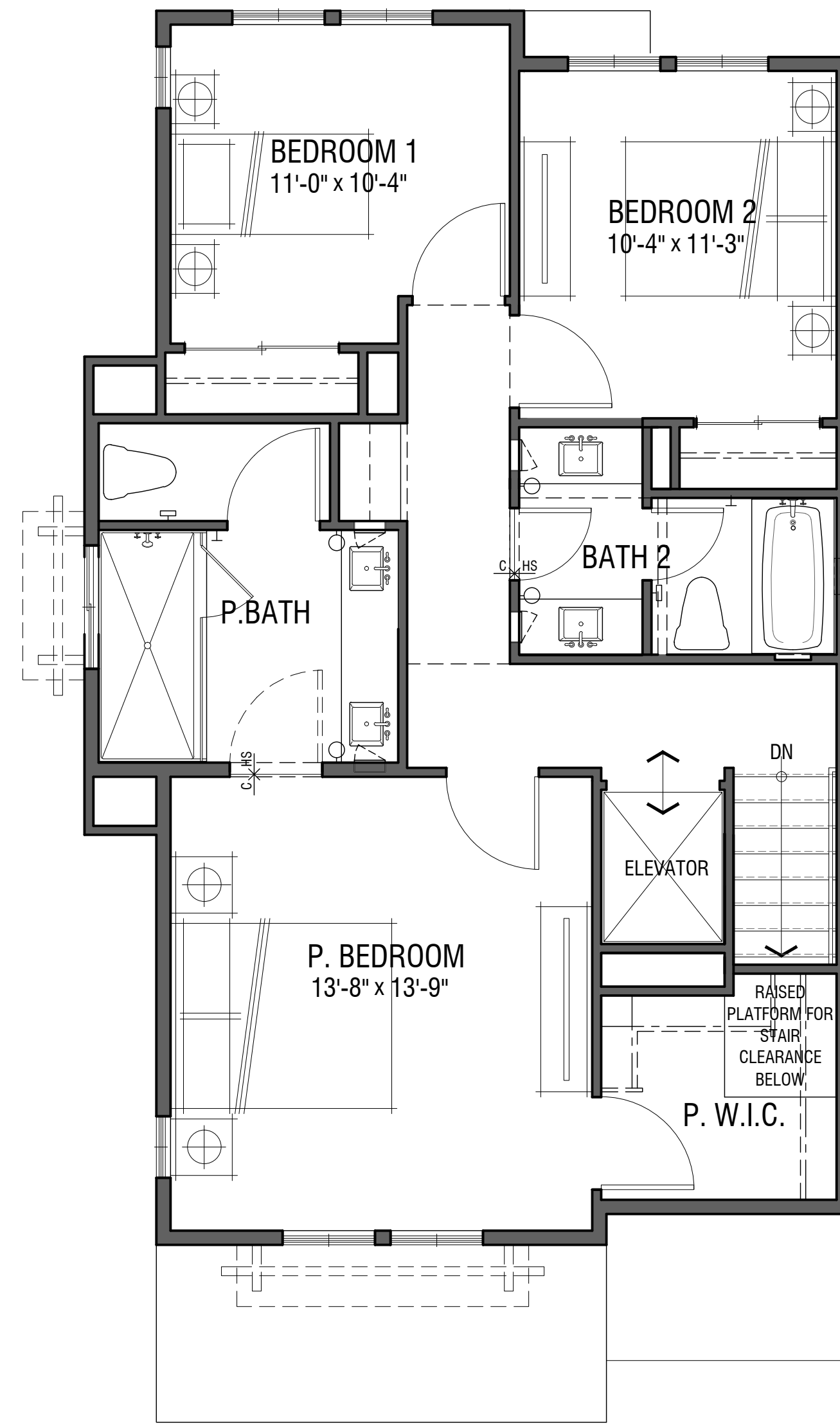
Note: For personal elevator option, see Sheet A24.

Plan 5

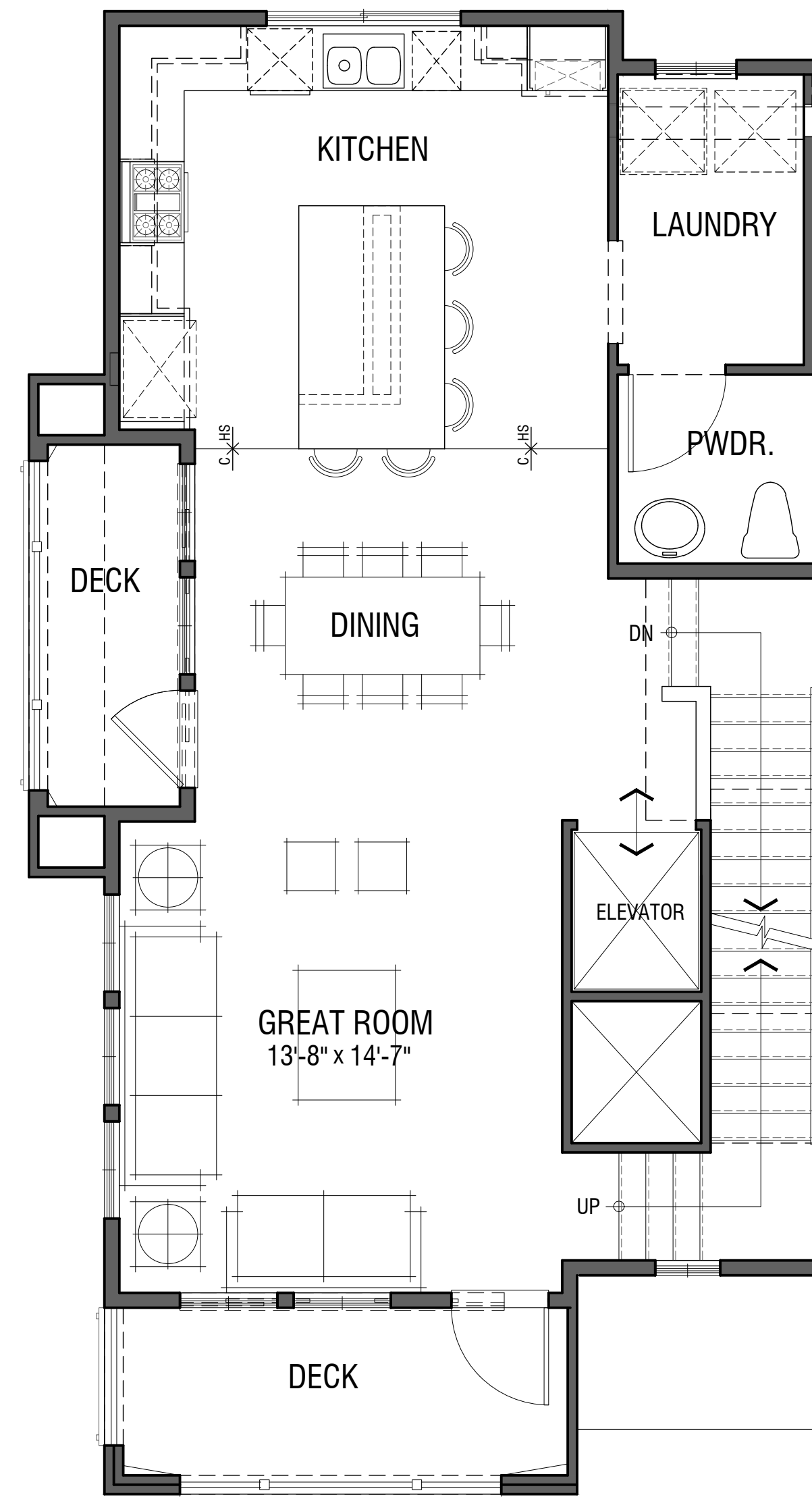
3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,926 sf

The Canopy

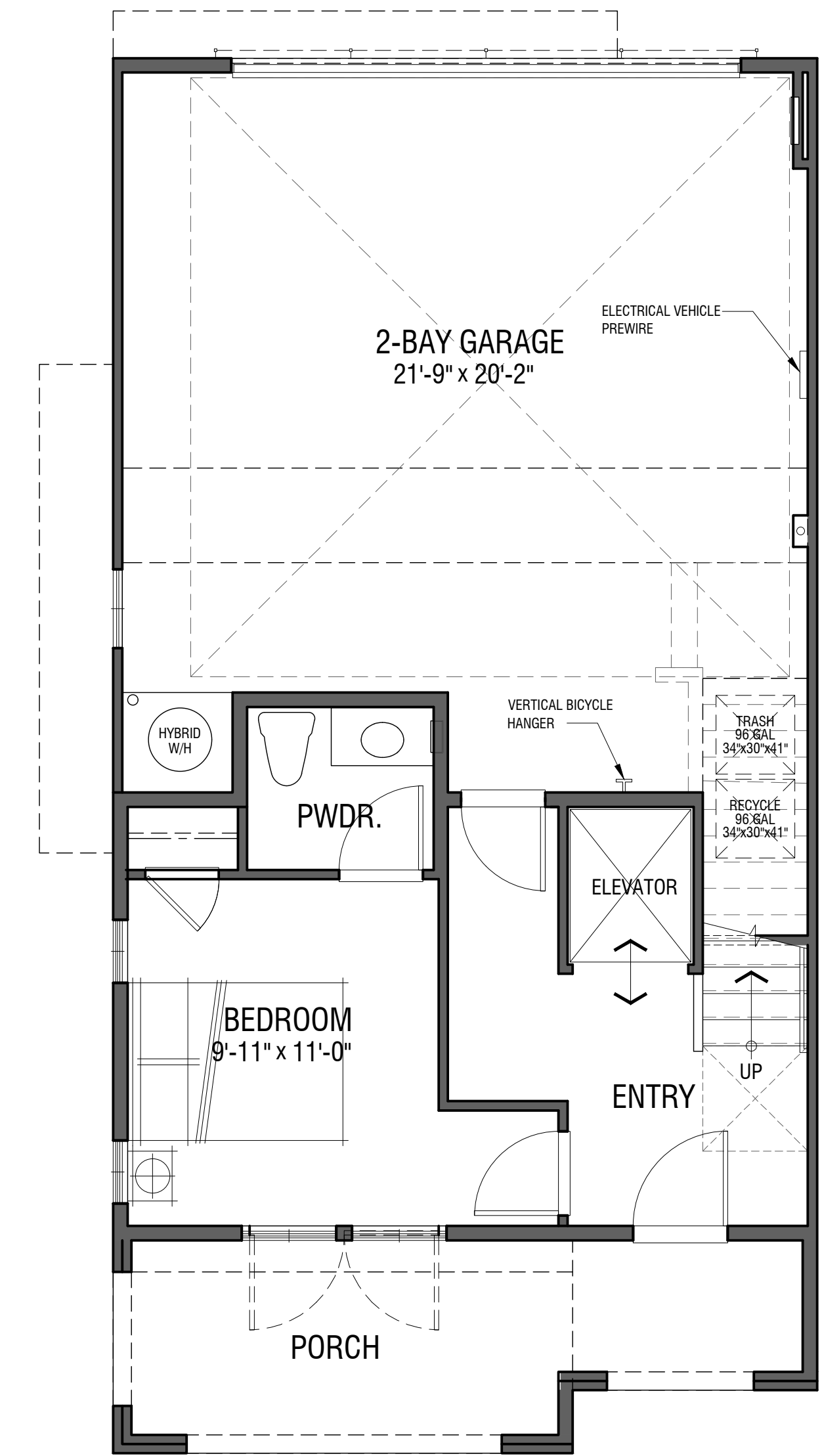
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



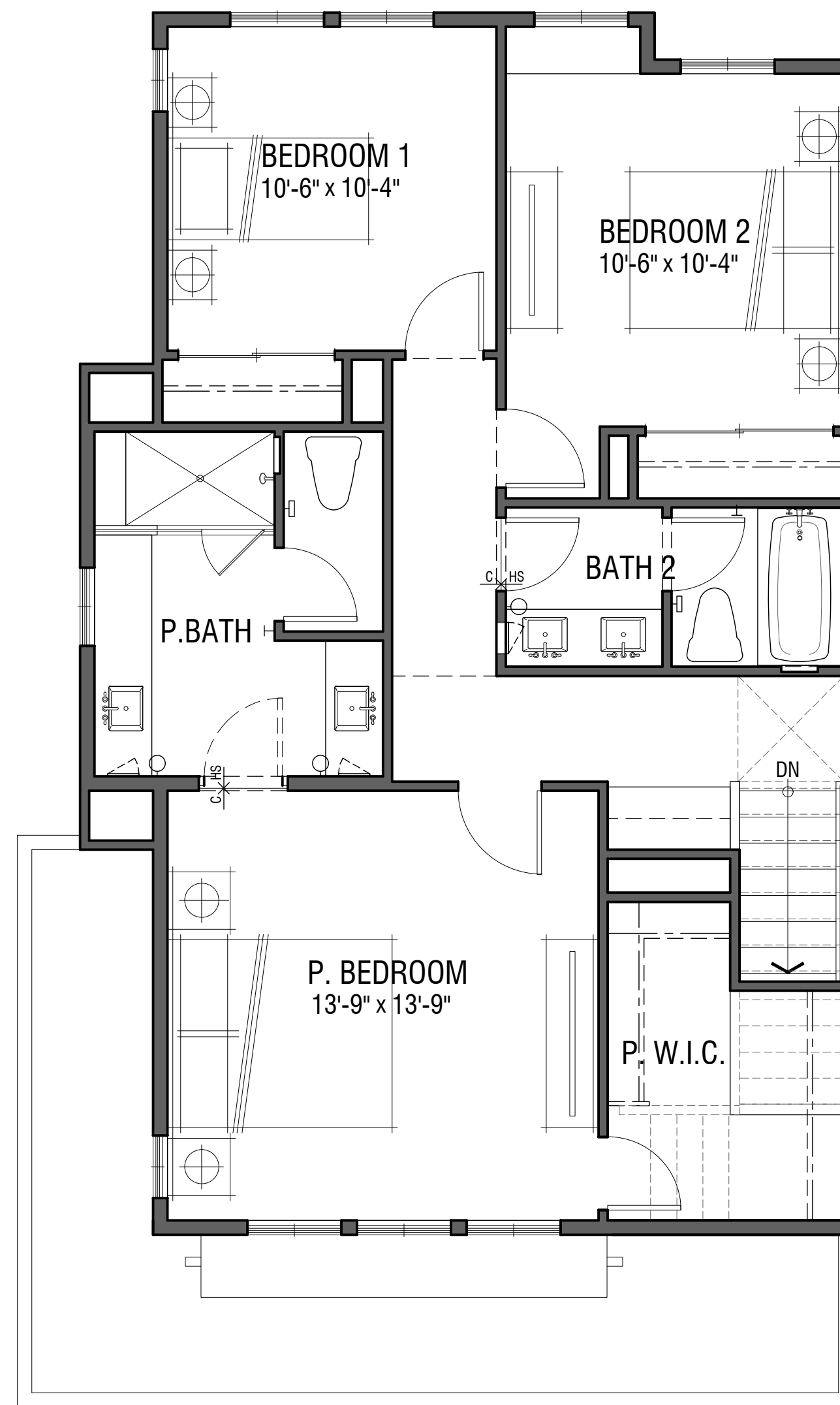
First Floor

Plan 5 with Personal Elevator Option

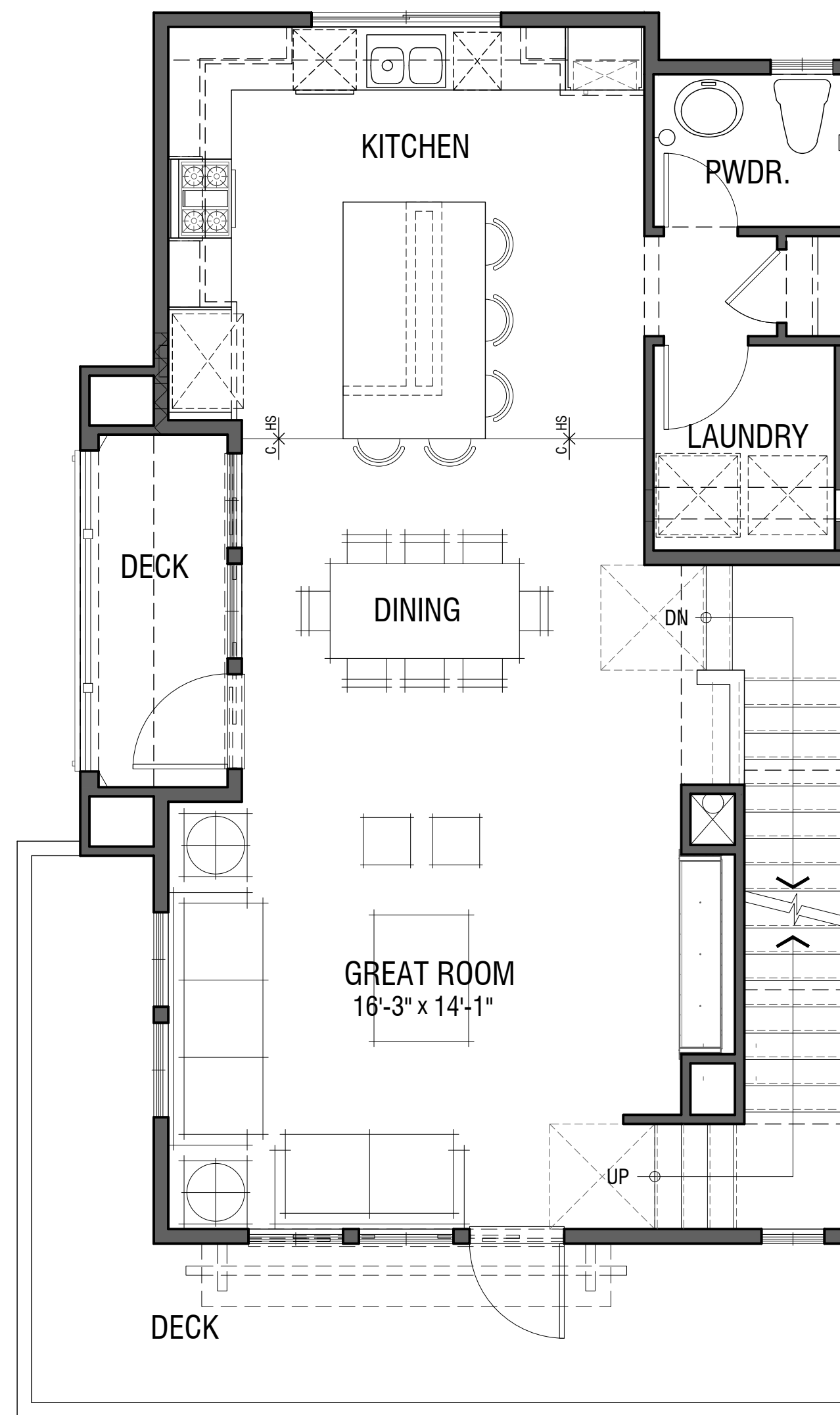
4 Bedroom | 2.5 Bath
2 Car Garage
1,926 sf

The Canopy

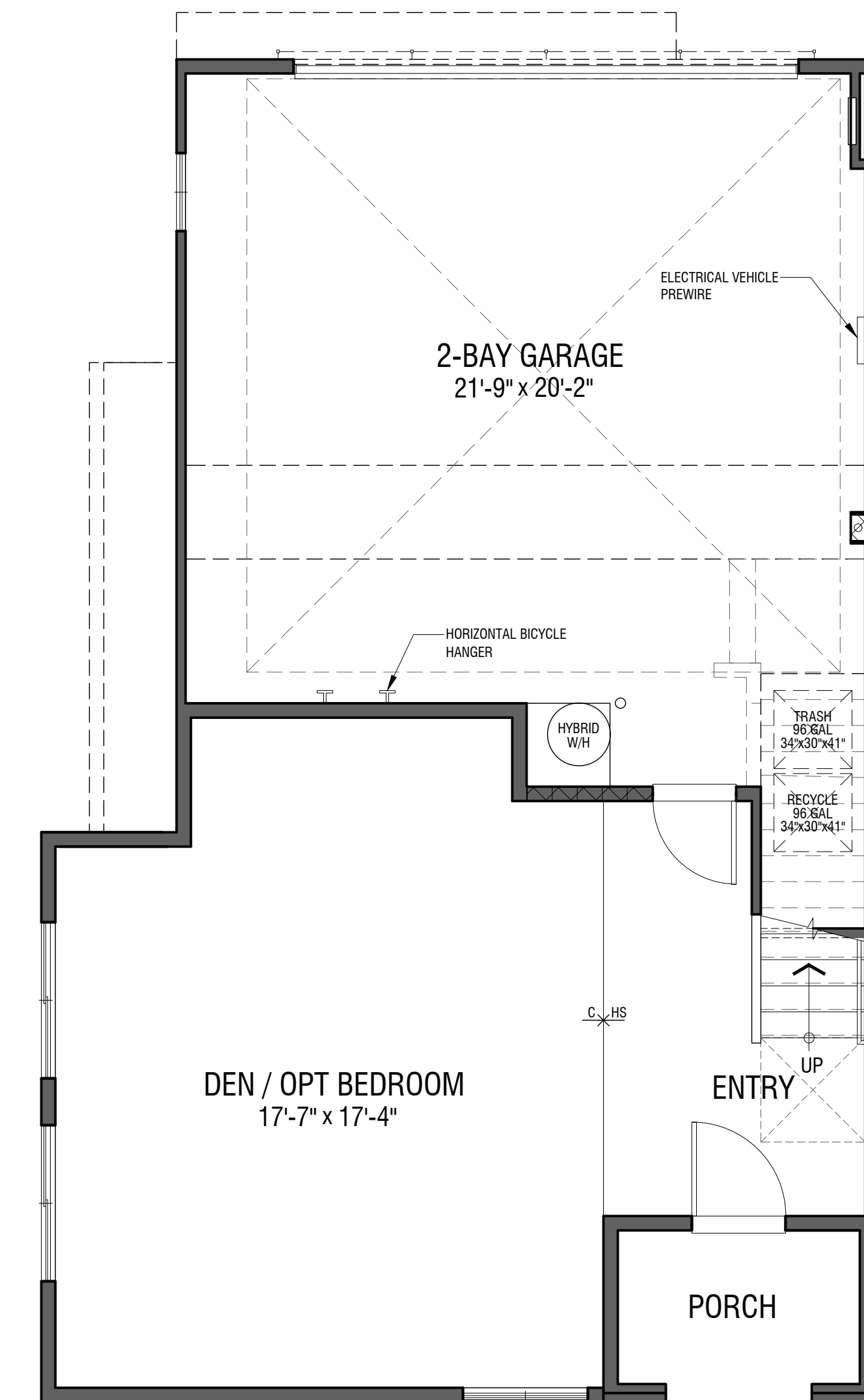
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



First Floor

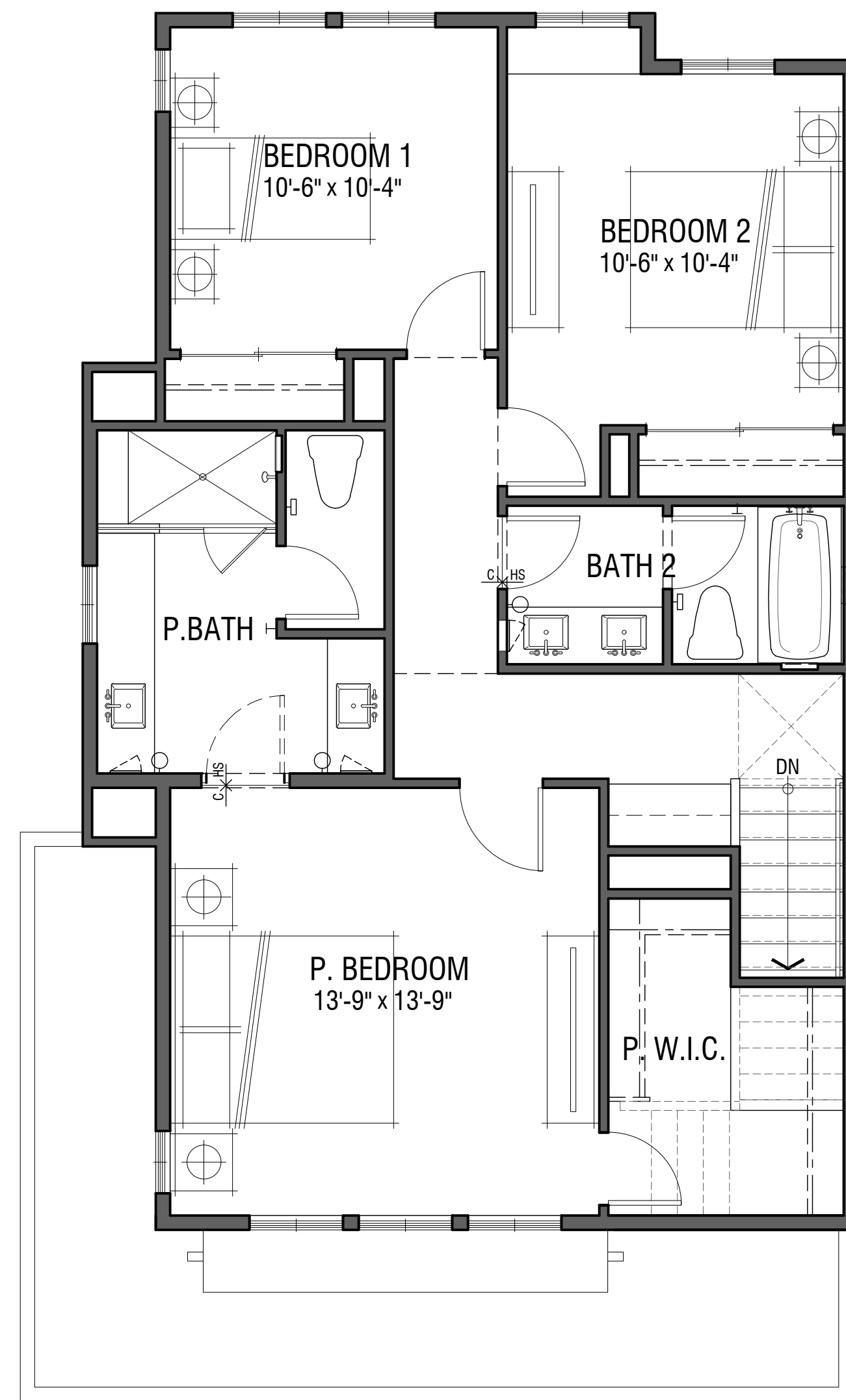
Note: For Accessory Dwelling Unit Option
See sheet A25.

Plan 6

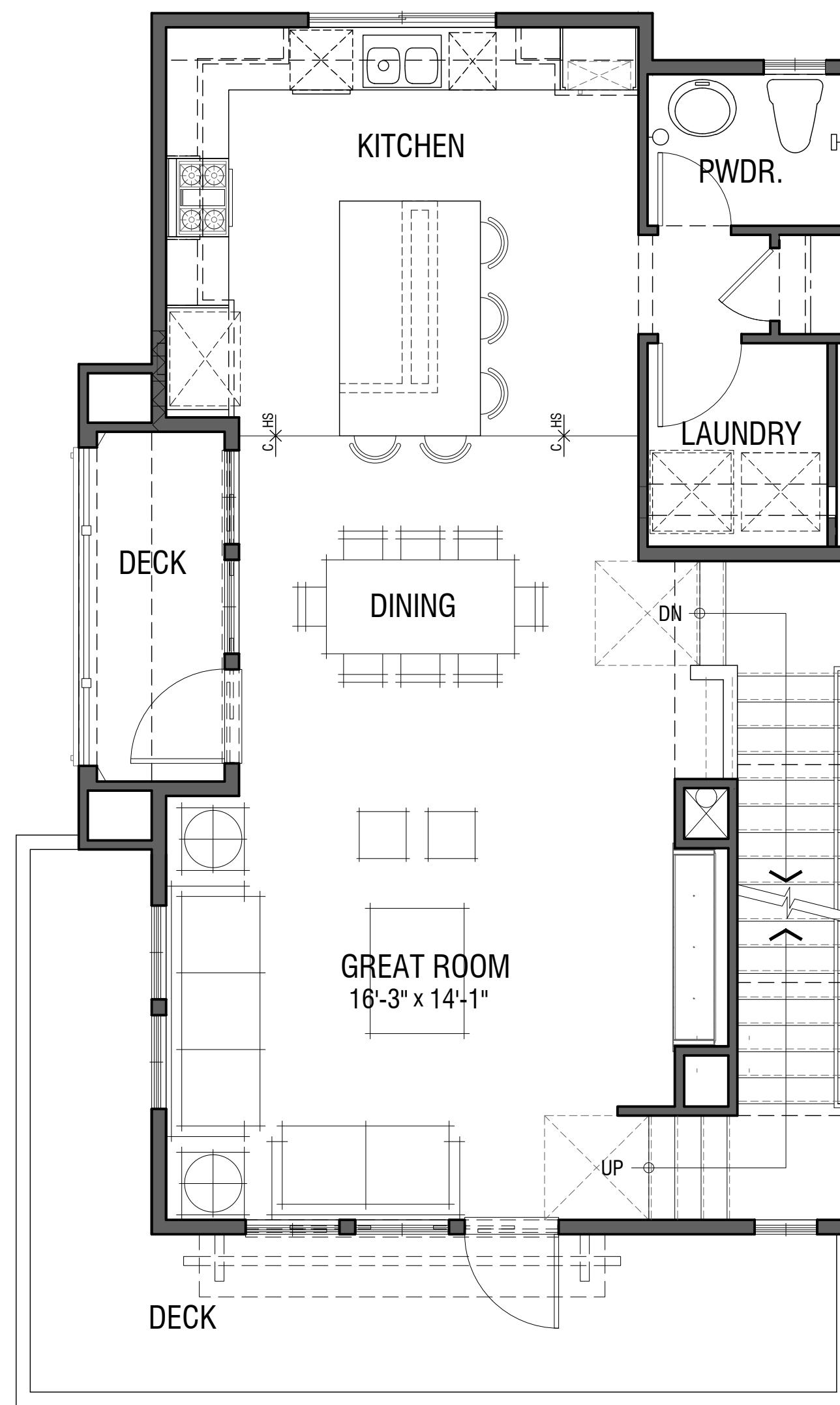
3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
2017 sf

The Canopy

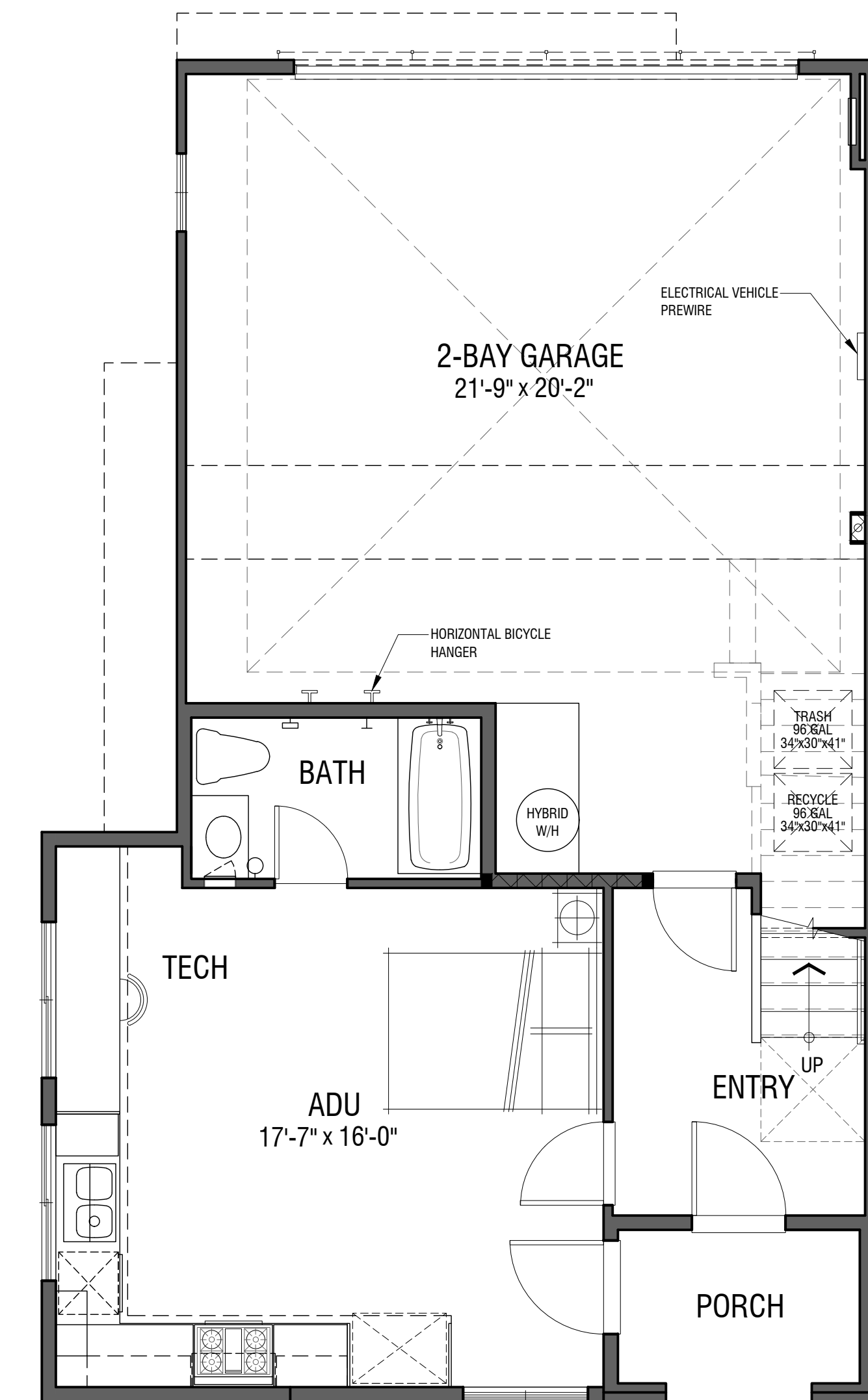
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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



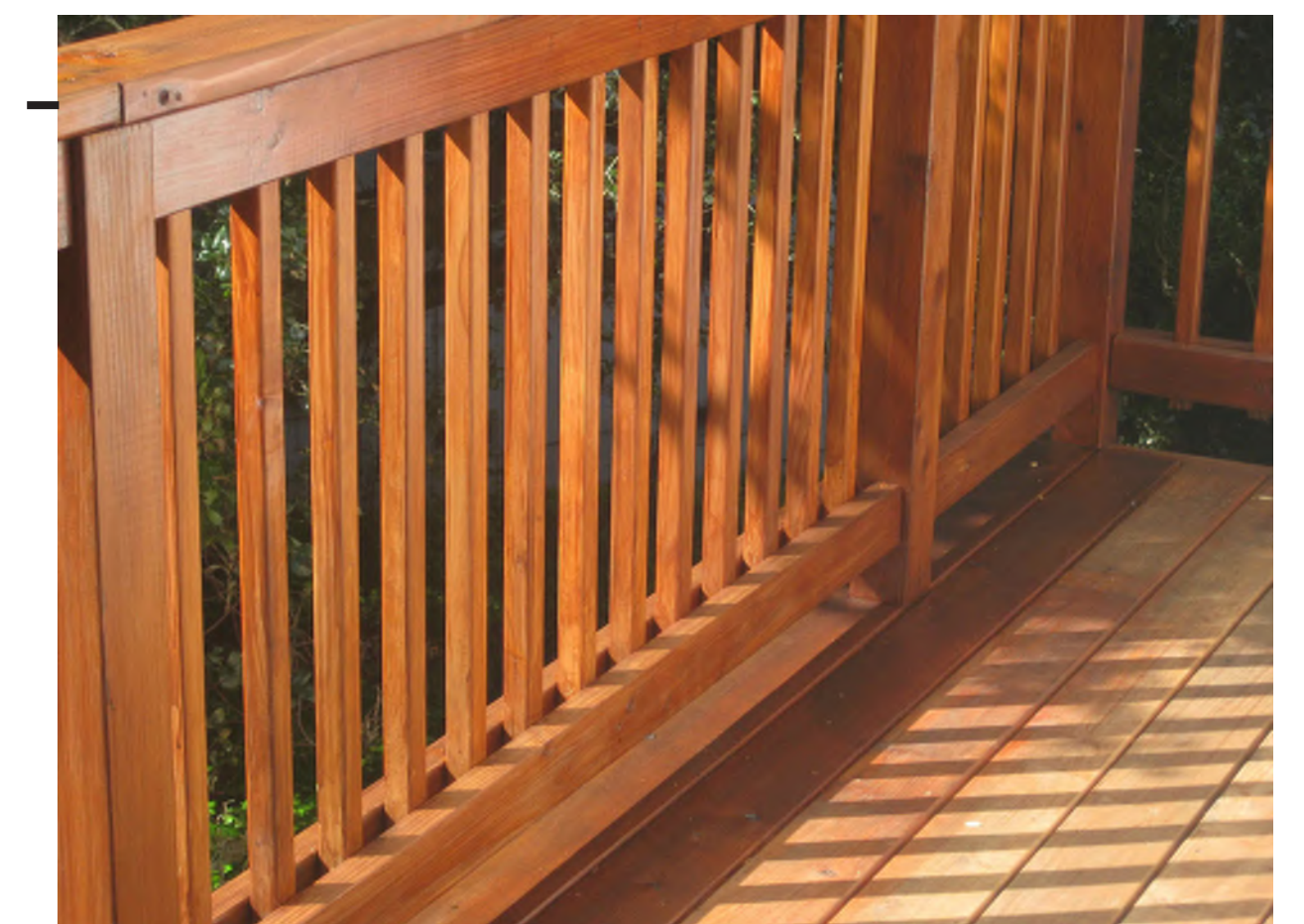
Dark Vinyl Windows with White Fiber Cement Trim



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

L-1

First Application Submittal
FEBRUARY 16, 2024





LEGEND

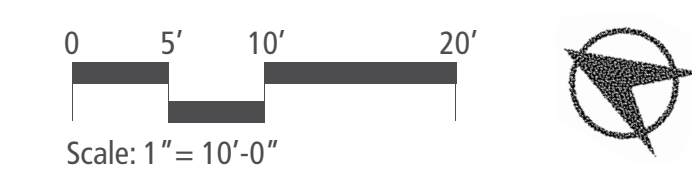
- 1 Homes per Architect
- 2 Primary Entry - Through existing parking lot.
- 3 Secondary Entry - Off existing road.
- 4 Street per Civil Engineer.
- 5 Common Area Walks (4' Wide)
- 6 Amenity Path (6' Wide)
- 7 Private Yards
- 8 Common Area Landscape
- 9 Bicycle Repair Station and Racks
- 10 Social Space (Large)
 - Deck
 - Soft Seating
 - Decorative Down Lights in Heritage Tree
 - Kid's Sound Garden
- 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



- ### 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
 - 15 Kid's Sound Garden



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

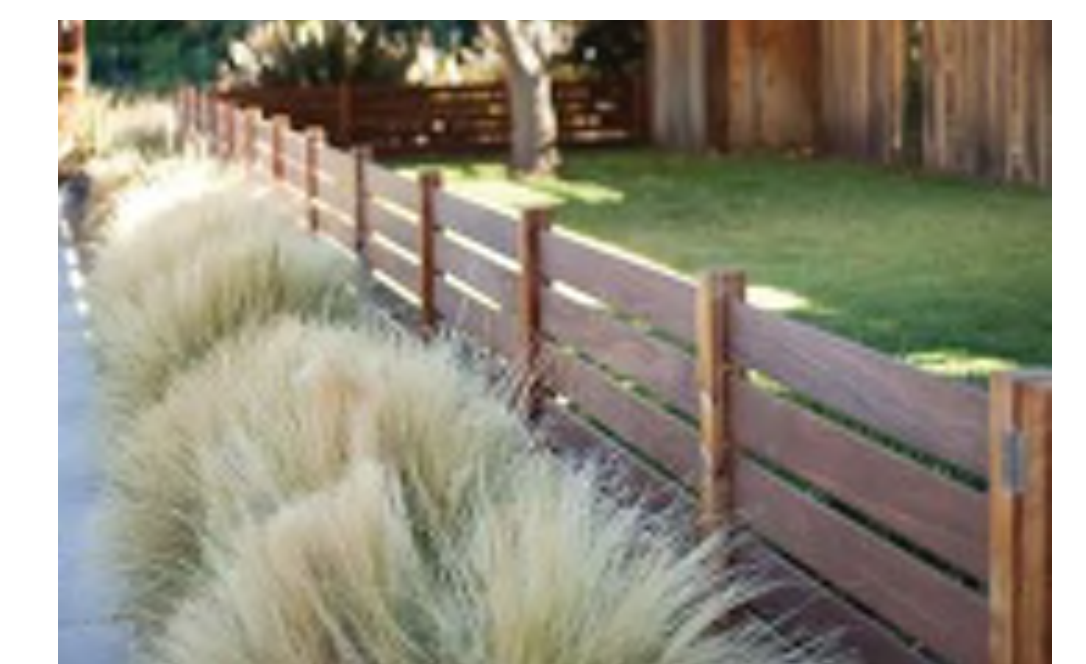
- Fence
(6' HT, ~1,750 Linear Feet)
(Opt. 8' HT if City Requests)
- - - Private Yard Fence and Gate
(42" HT, ~1,800 Linear Feet)
- - - Retaining Wall (per Civil)
(3' HT, ~330 Linear Feet)



Fence (6' HT.)



Fence with optional 2' Lattice (8' total HT.)



Private Yard Fence and Gate (42" HT.)

CONCEPTUAL WALL AND FENCE PLAN

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-5

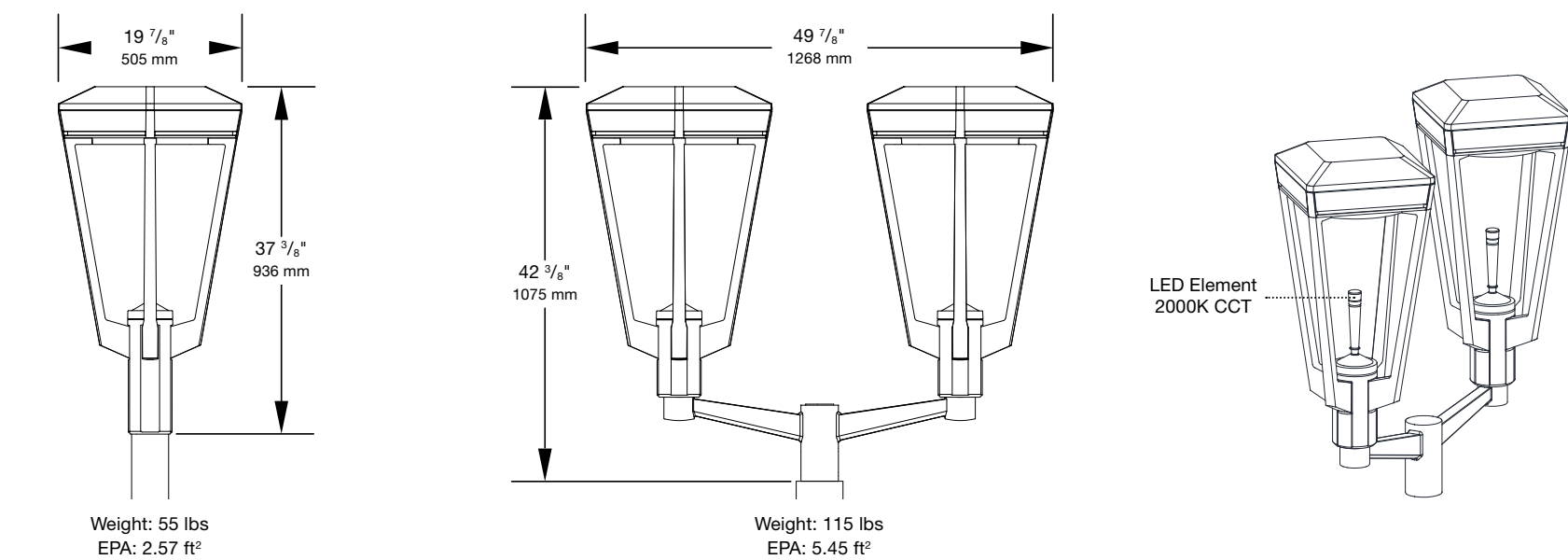
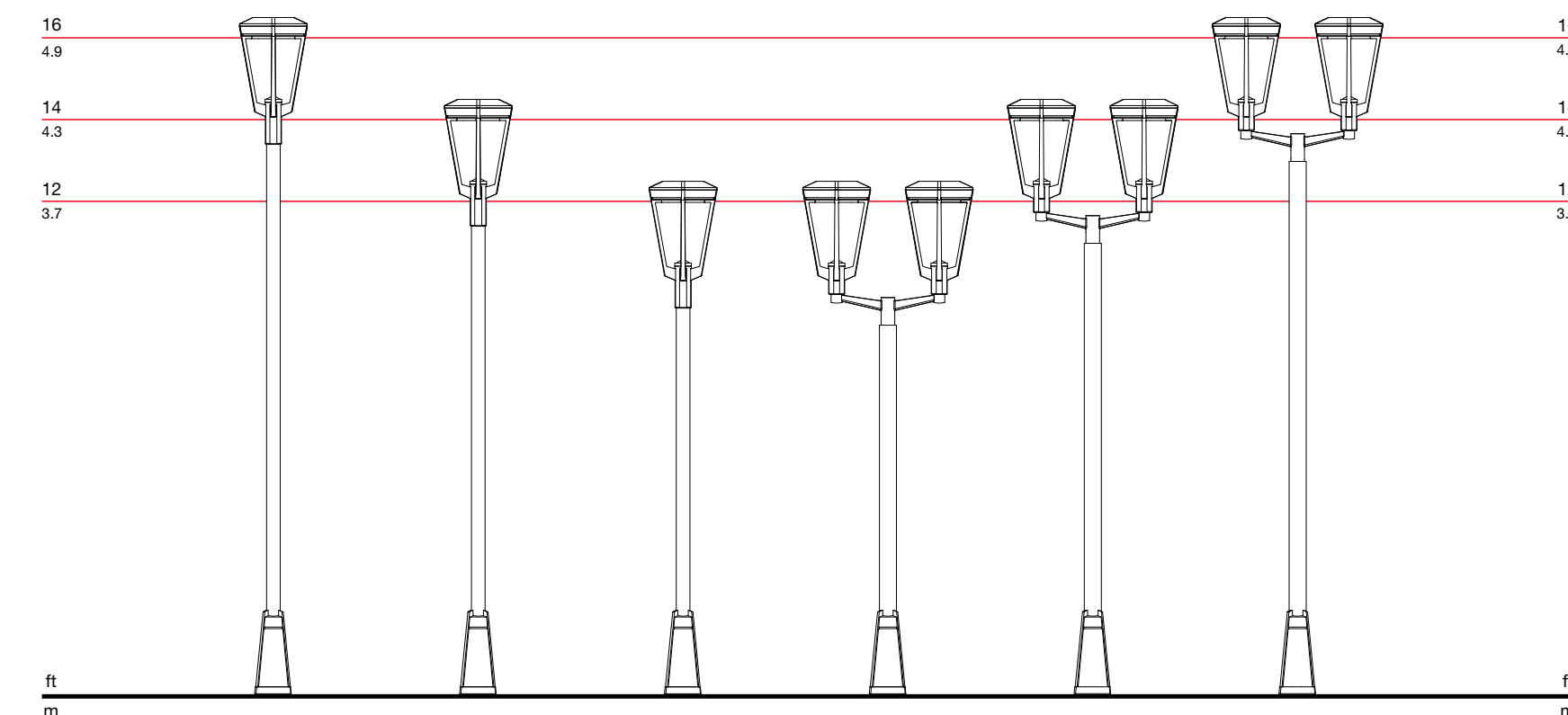
First Application Submittal
FEBRUARY 16, 2024



Ashbery Area Light

landscapeforms

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

landscapeforms

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.

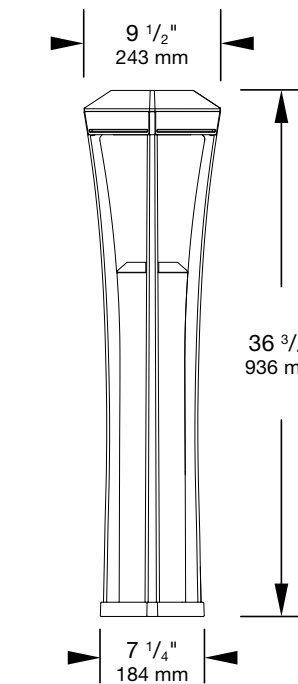
Certifications

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



Ashbery is designed by Robert A.M. Stern Architects

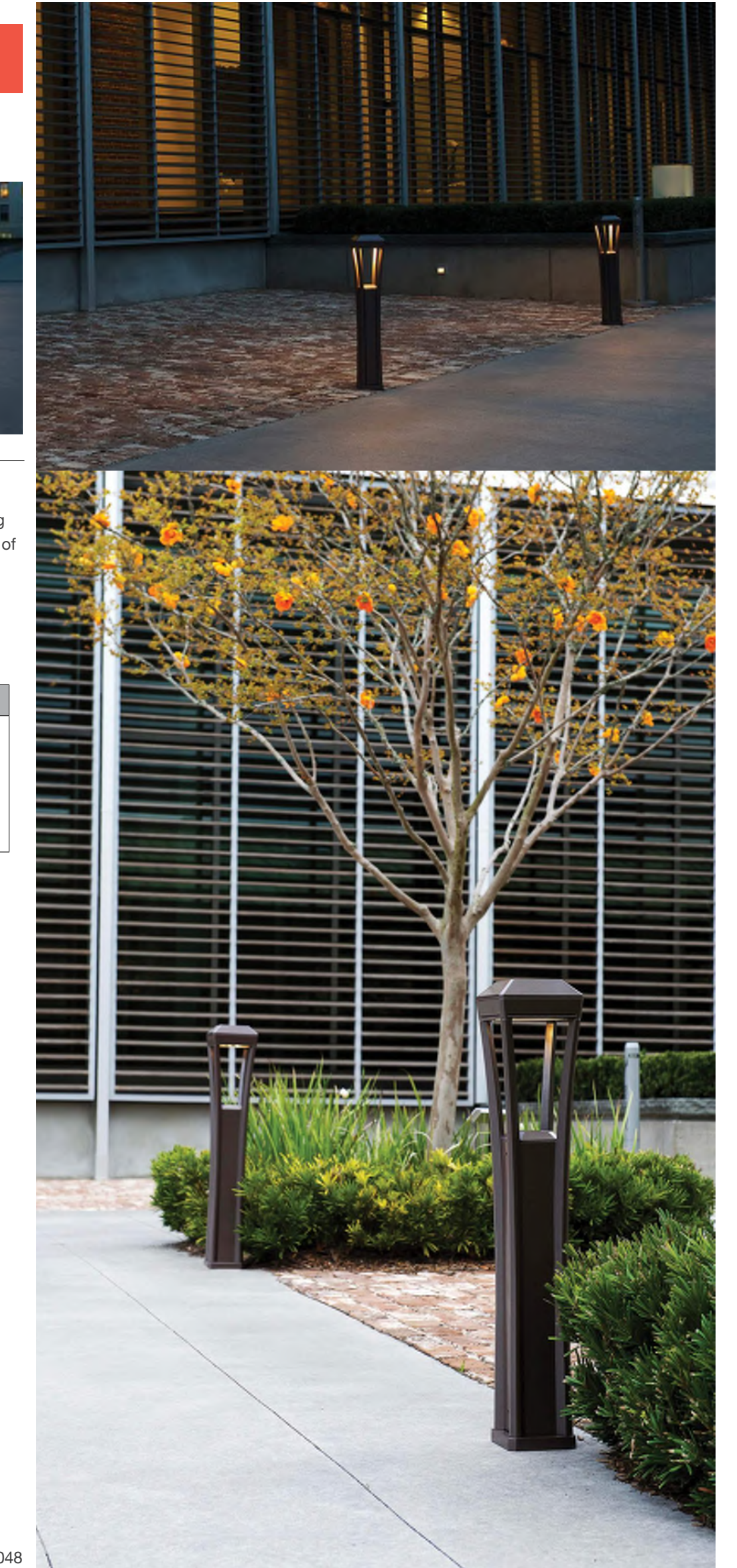
[Click here](#) for patent information related to this product.



Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2022 Landscape Forms, Inc. Printed in U.S.A.

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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

L-6

First Application Submittal
FEBRUARY 16, 2024



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
 AutumnGoldMaidenhairTree
 Sycamore

NOTE: SUBJECT TO CHANGE DUE TO MWEO AND AVAILABILITY

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 spp.
 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 spp.
 Lonicera japonica 'Halliana'
 Rosa banksiae
 Vitis 'Rogers Red'

COMMON NAME

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



CONCEPTUAL PLANT PALETTE AND IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-7

First Application Submittal
 FEBRUARY 16, 2024





The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-8

First Application Submittal
FEBRUARY 16, 2024



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 (646) 522-4260

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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
(FILL)			

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
		SANITARY SEWER & MANHOLE
		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

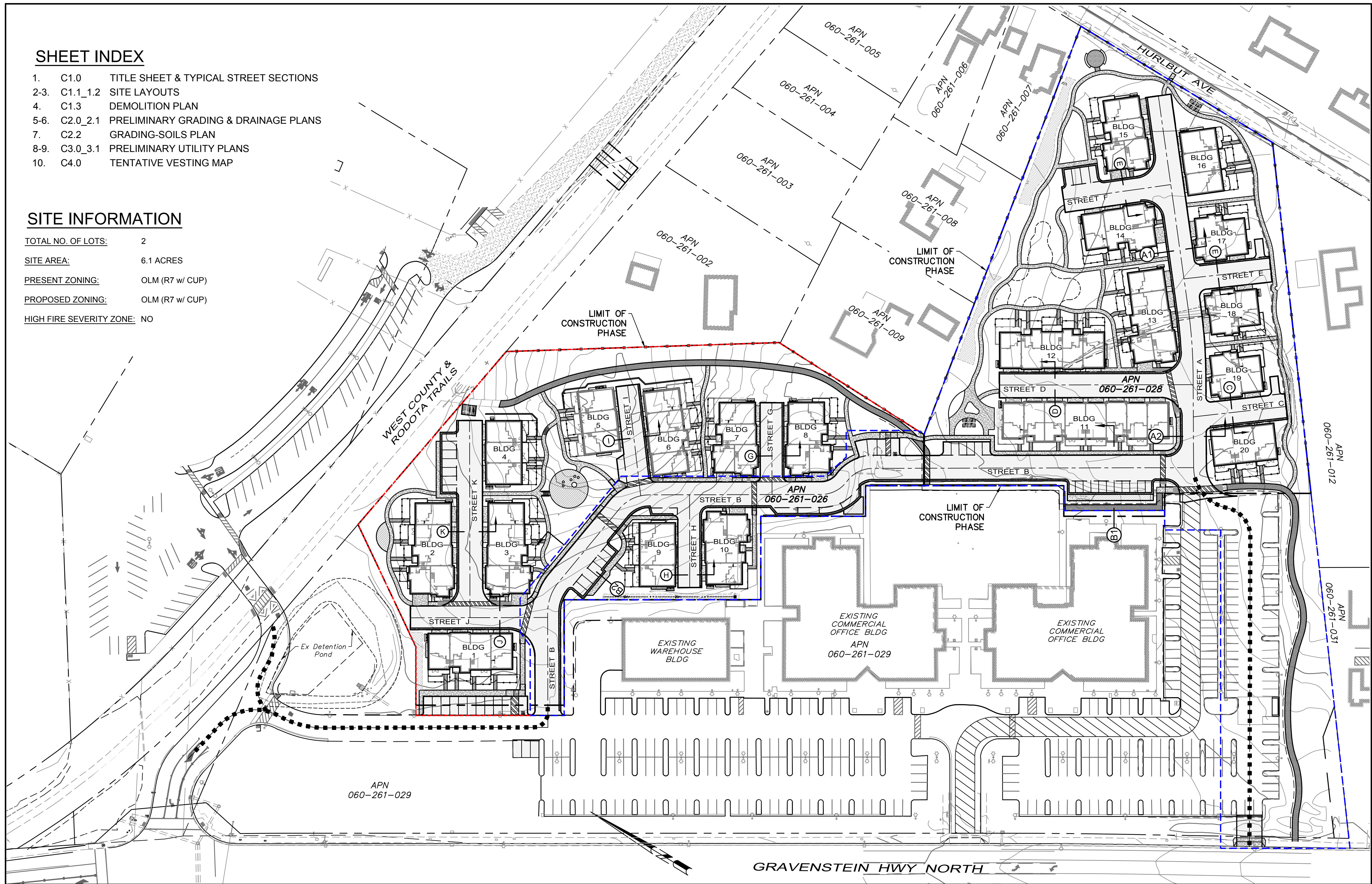
AAI	ADBE ASSOCIATES, INC.	MIN	MINIMUM
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRE
AD	AREA DRAIN	PAE	PRIVATE ACCESS EASEMENT
AE	ACCESS EASEMENT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PS	PLANTER STRIP
BM	BENCHMARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVT	PRIVATE
CL	CLASS	RCE	REGISTERED CIVIL ENGINEER
C	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

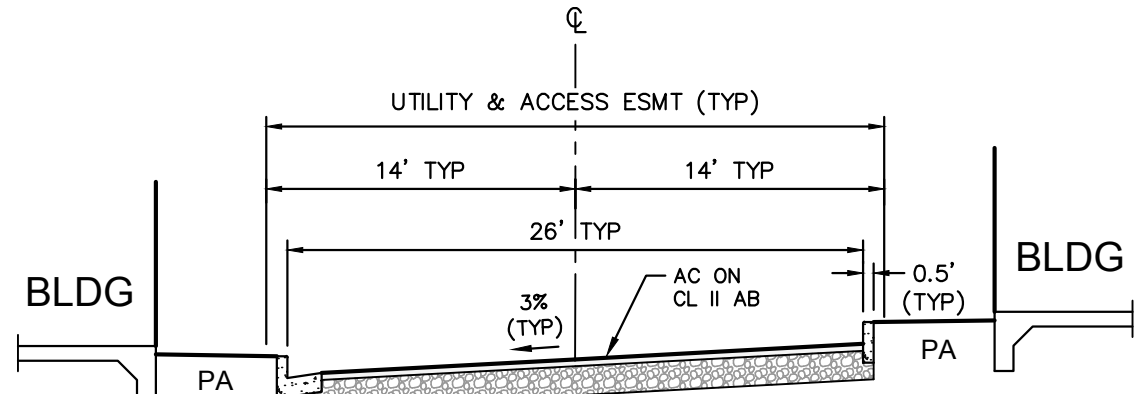
SITE INFORMATION

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

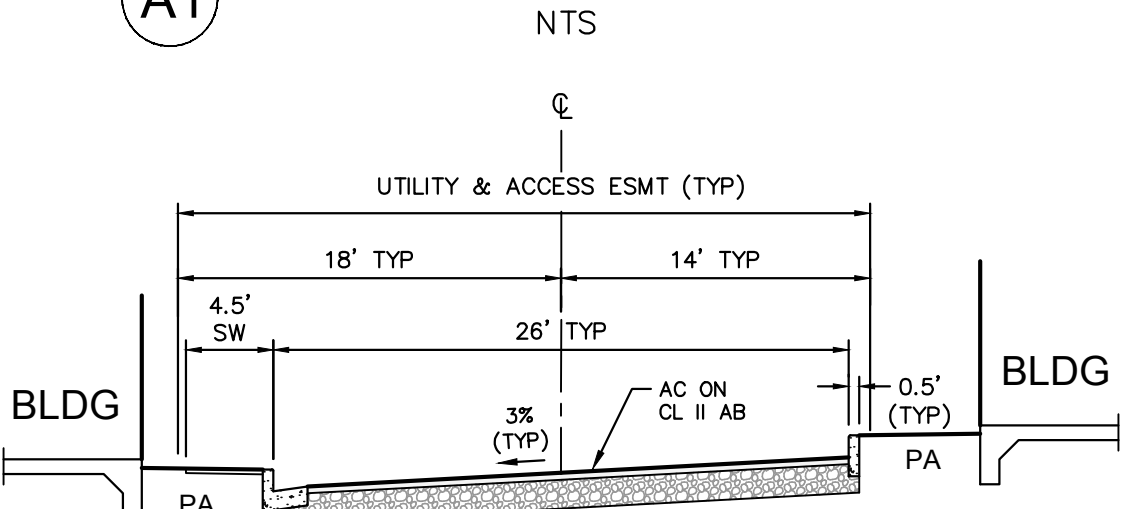


OVERALL SITE PLAN

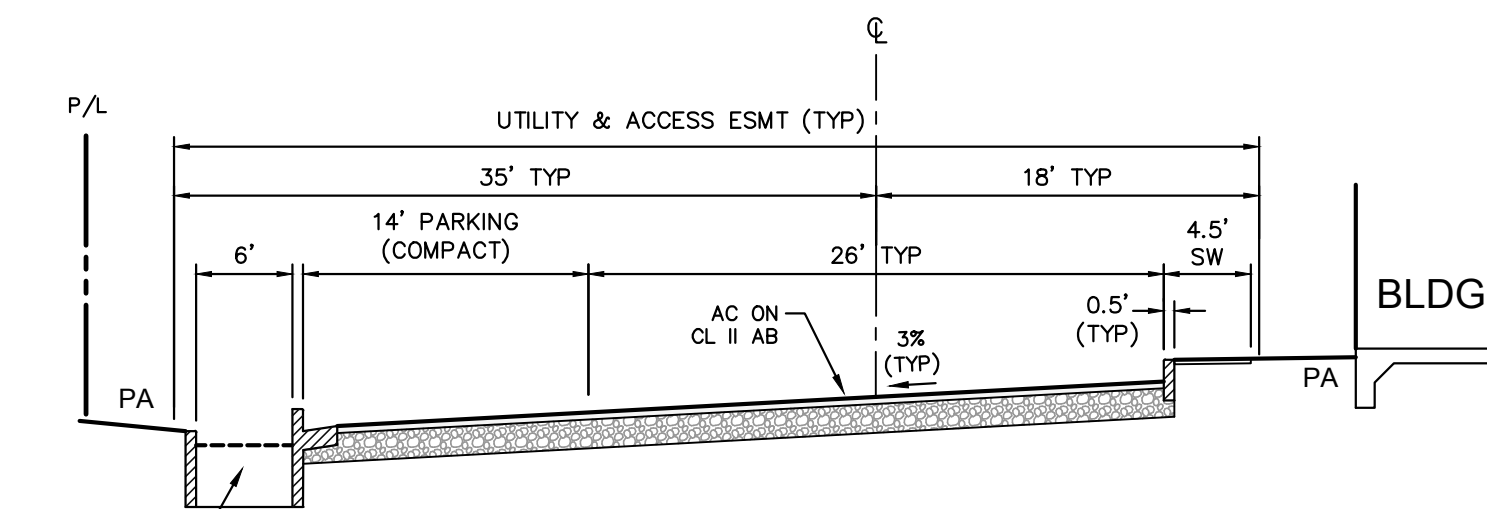
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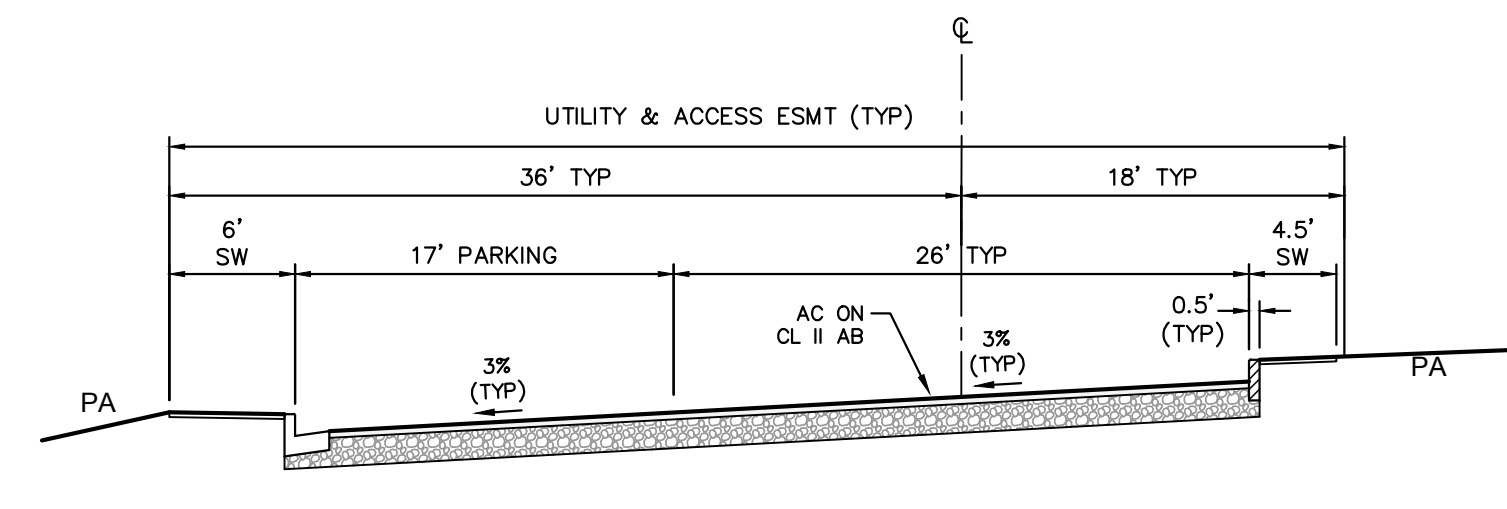
A1 STREET A - TYPICAL SECTION (NO SIDEWALK)
NTS



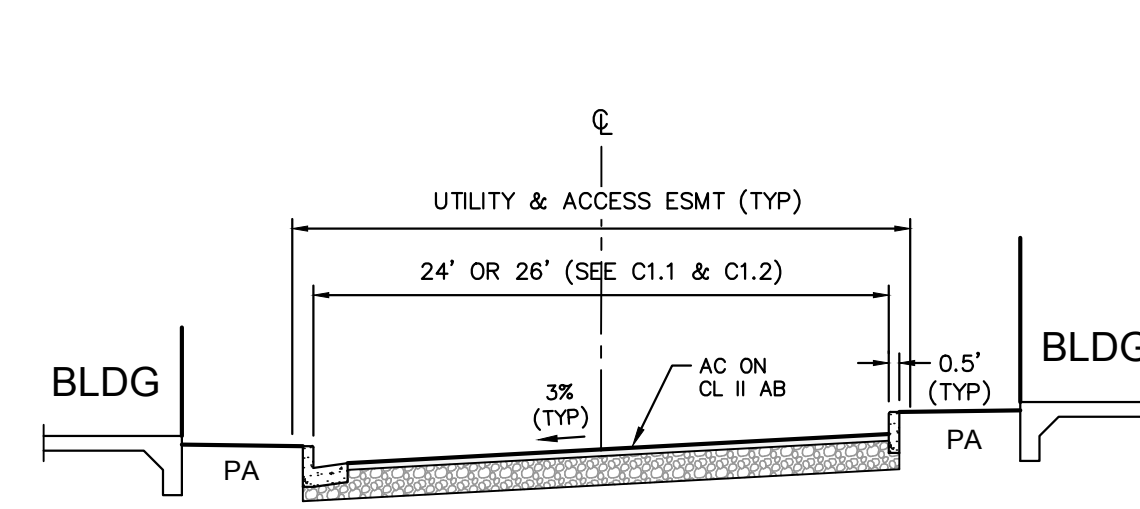
A2 STREET A - TYPICAL SECTION (WITH SIDEWALK)
NTS



B1 STREET B - TYPICAL SECTION
NTS



B2 STREET B - TYPICAL SECTION
NTS



C TYPICAL STREET SECTION (STREET C ~ K)
NTS

Revisions

No.	Date	Description	Approved

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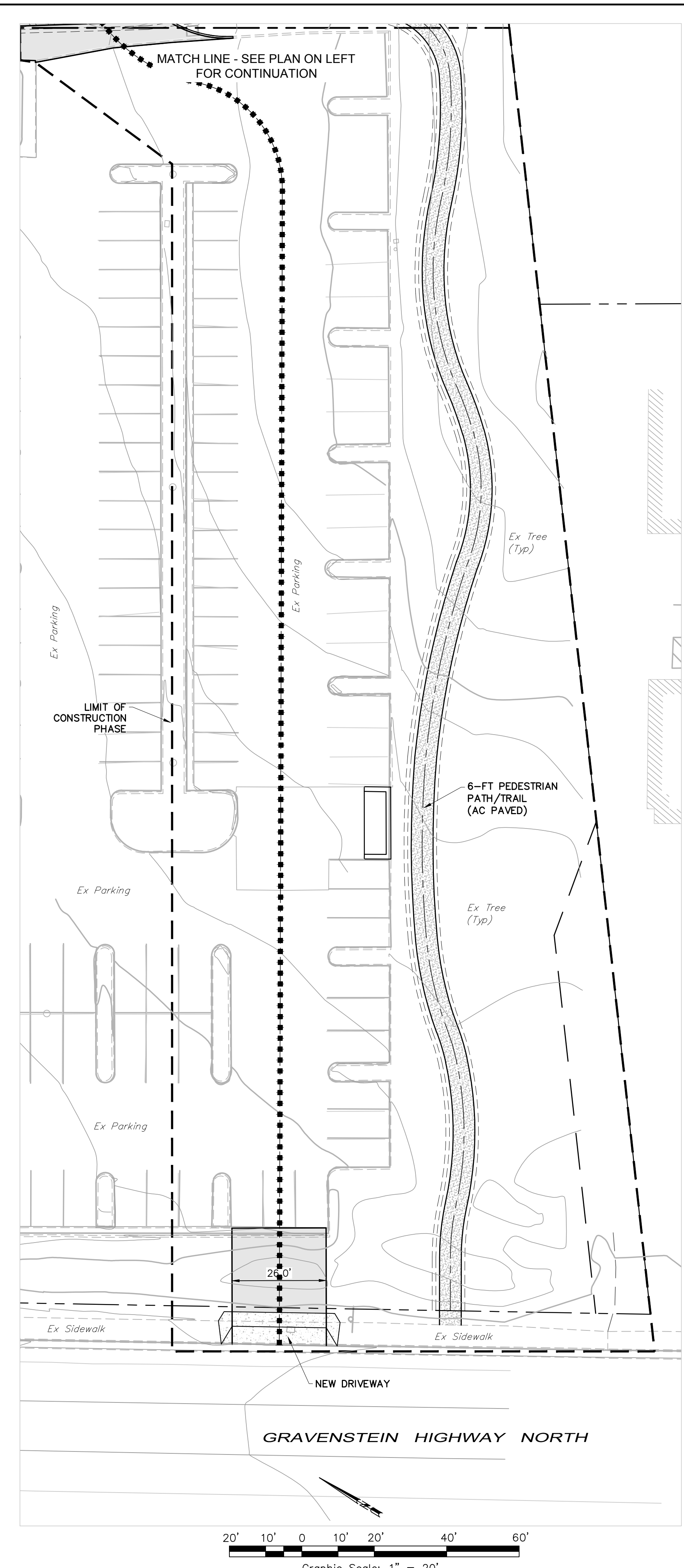
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THE CANOPY
 VESTING TENTATIVE MAP PACKAGE
 TITLE SHEET & TYPICAL STREET SECTIONS
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & 028

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

Sheet
C1.0
 1 of 10 Sheets
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SITE LAYOUT

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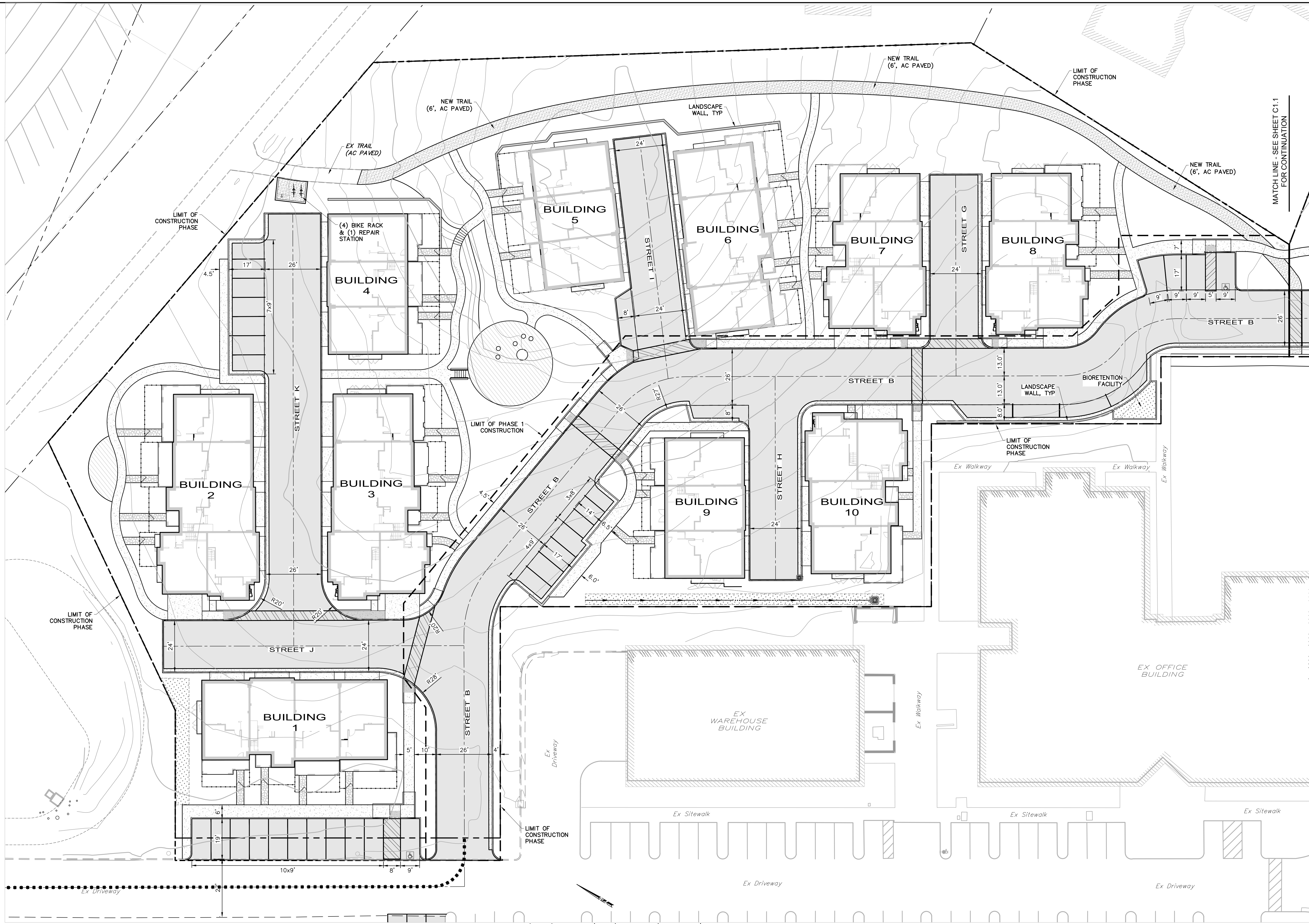
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 3 of 10 Sheets
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VESTING TENTATIVE MAP PACKAGE
SITE LAYOUT
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & .028

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 CIVIL ENGINEER
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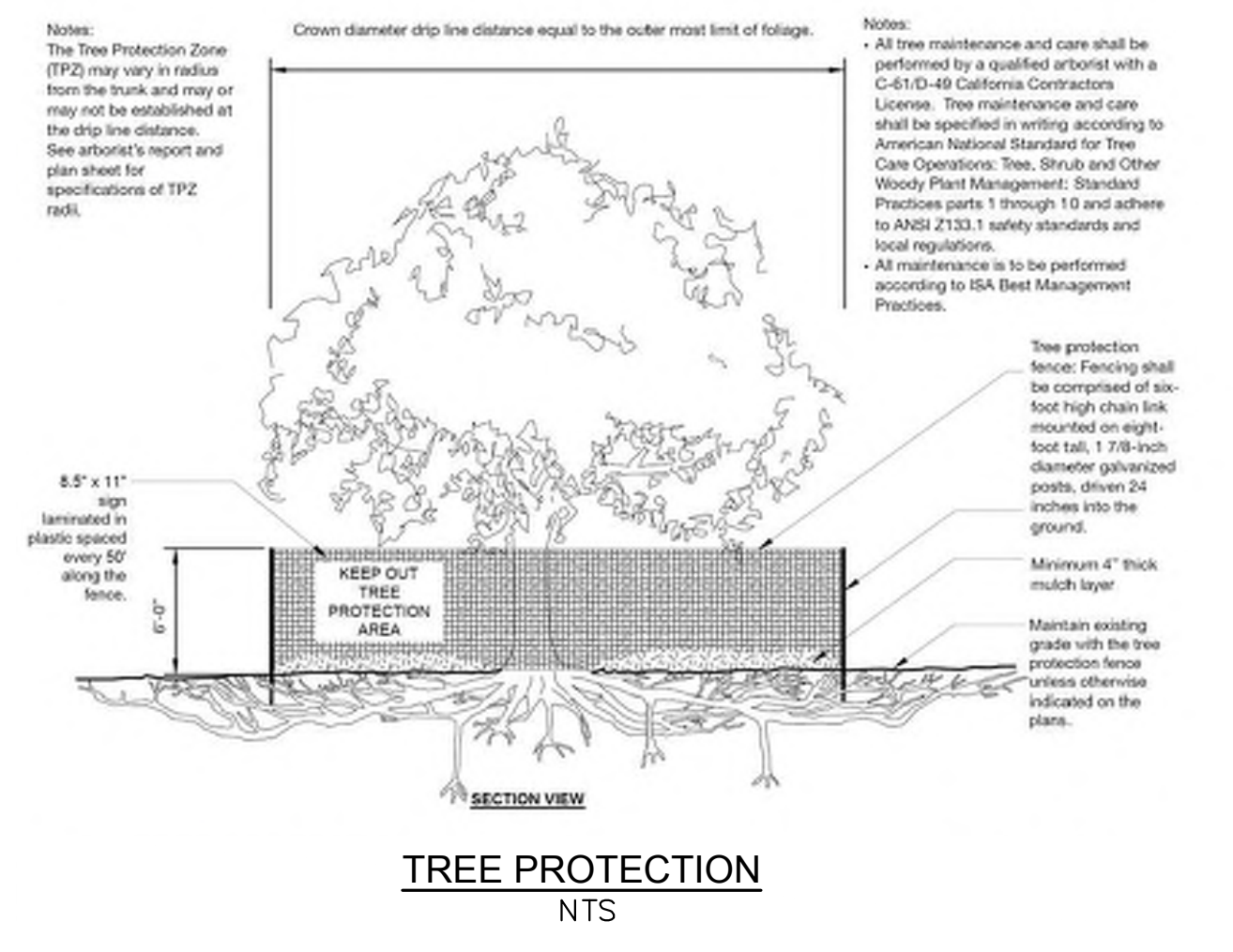
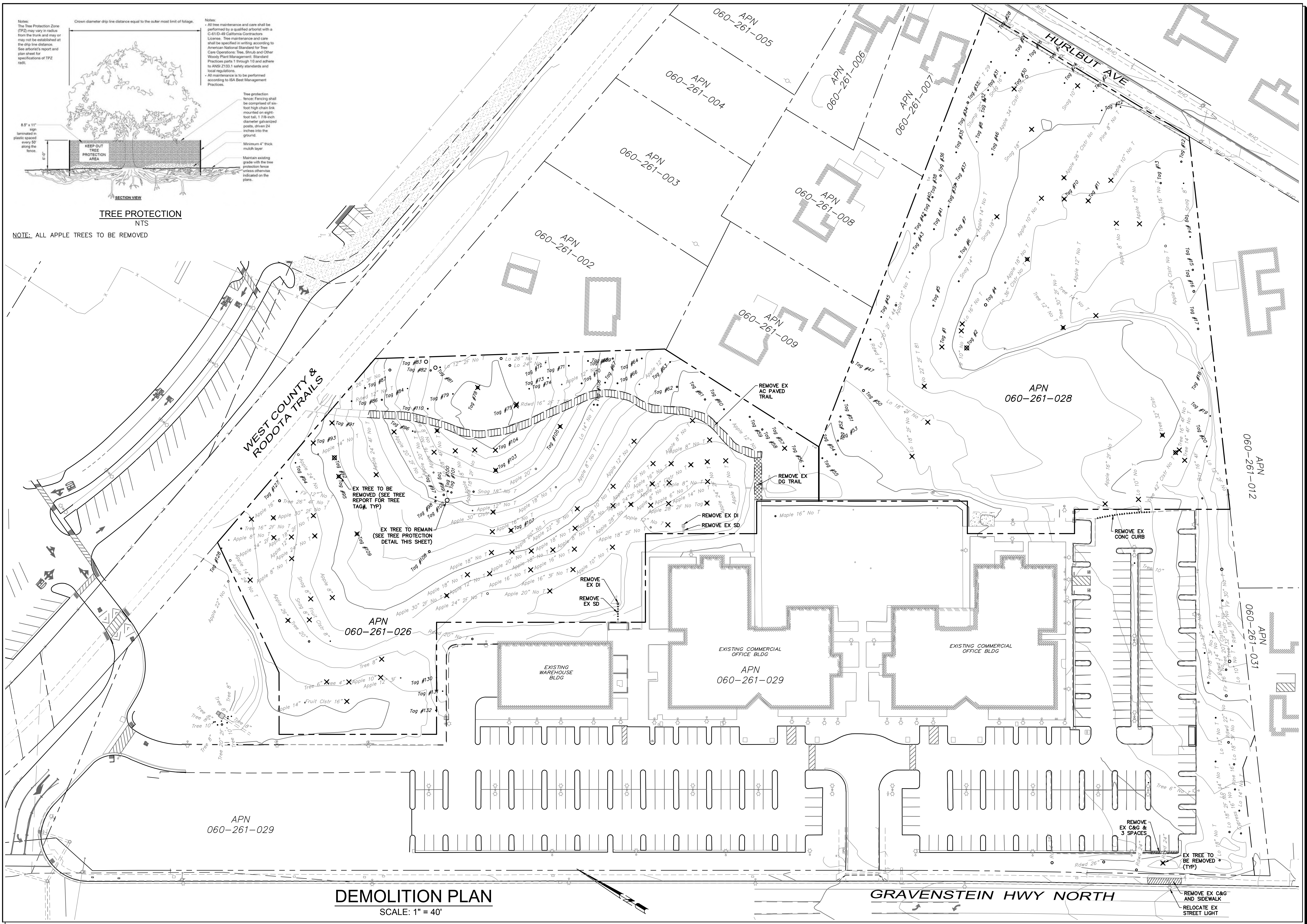
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Sheet
C1.3
4 of 10 Sheets
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THE CANOPY
VESTING TENTATIVE MAP PACKAGE
DEMOLITION PLAN
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

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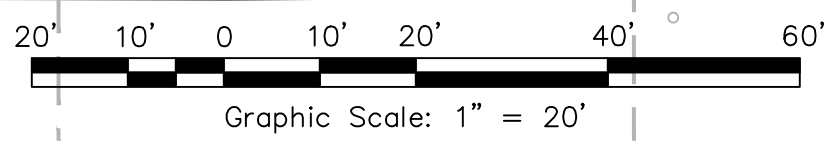
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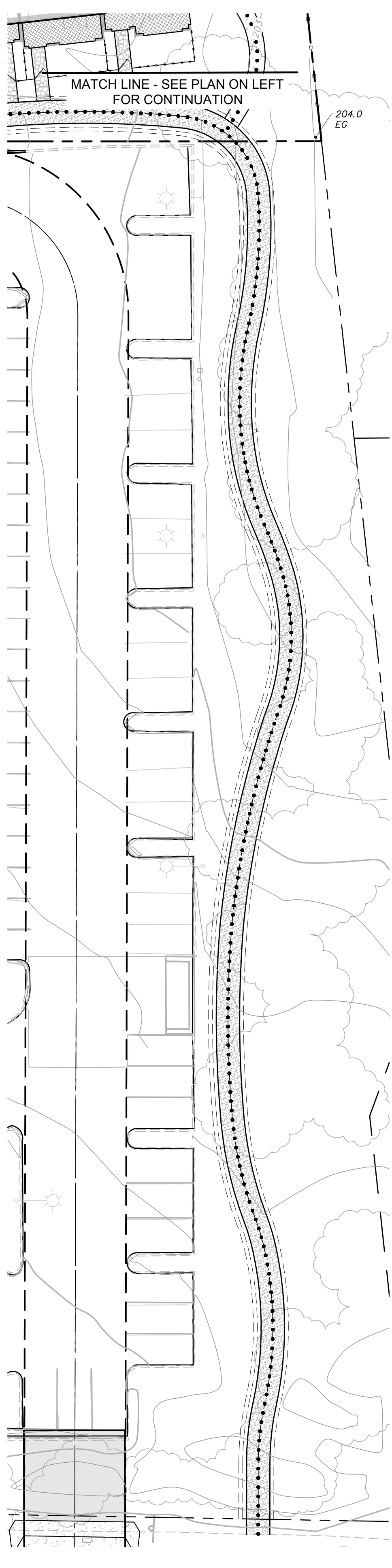
LEGEND

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

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED, AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.



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Date: April 2023

Design by: *CM/GRV*

Drawn by: *GRV*

Checked by: *DRP*

Sheet **C2.0**

5 of 10 Sheets
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PRELIMINARY GRADING & DRAINAGE PLAN
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

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No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION

LEGEND
 ADA ACCESSIBLE PATH OF TRAVEL (POT)

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 Checked by: PRP

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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

David R. Brown, RCE 41833
 My license expires 3/31/2024

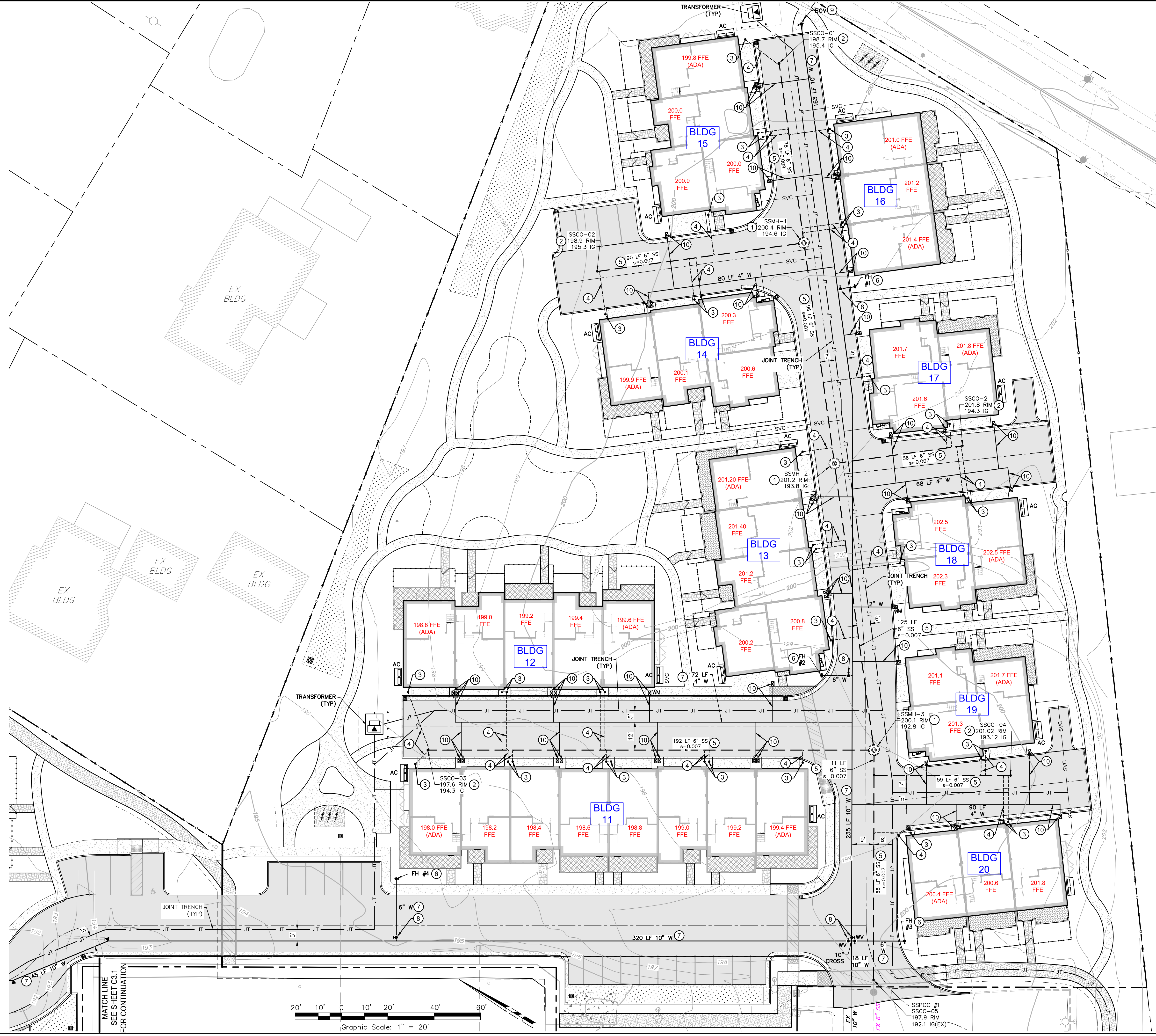
adobe associates, inc.
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 1220 N. Dutton Ave., Santa Rosa, CA 95401
 P. (707) 541-2300 F. (707) 541-2301
 Website: www.adobeinc.com

Revisions

No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION

I:\2022 PROJECTS\22181\Drawings\Design\Tentative Map\22181_C3.0_3.1 Prelim Utility Plans.dwg, Quan Nguyen, 4/27/2023 1:04:14 PM



- 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/RY
Drawn by: RW
Checked by: LRP

Sheet C3.0
 8 of 10 Sheets
 Job 22181

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

adobe associates, inc.
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David R. Brown, RCE 41833
 My license expires 3/31/2024

REVISIONS

No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION

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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

No.	Date	Description	Approved

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THE CANOPY
VESTING TENTATIVE MAP PACKAGE
PRELIMINARY UTILITY PLAN
 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: RSP

Sheet
C3.1
 9 of 10 Sheets
 Job 22181

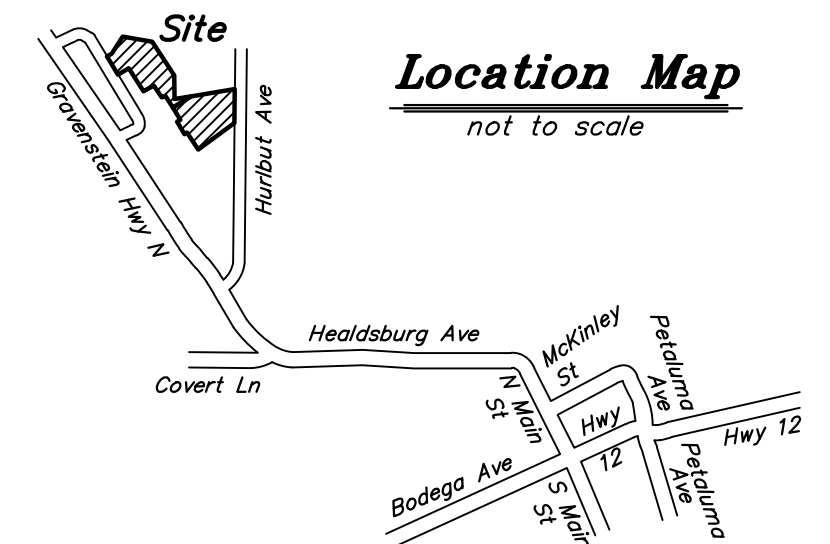
TENTATIVE MAP - NOT FOR CONSTRUCTION

Phased Vesting Tentative Map

For Condominium Purposes:

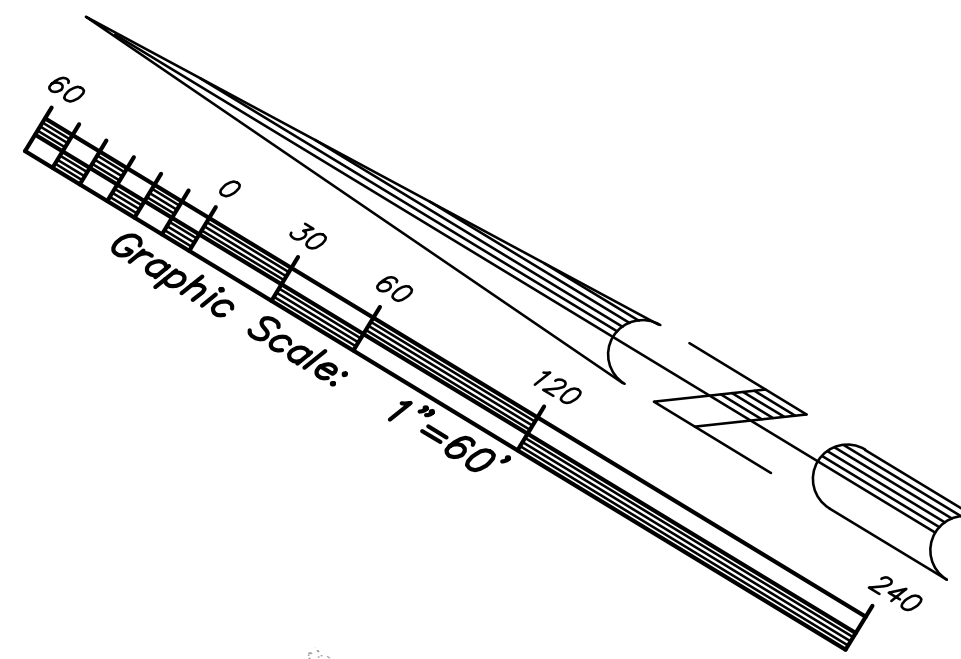
80 Residential Condo Units and Associated Accessory Dwelling Units

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

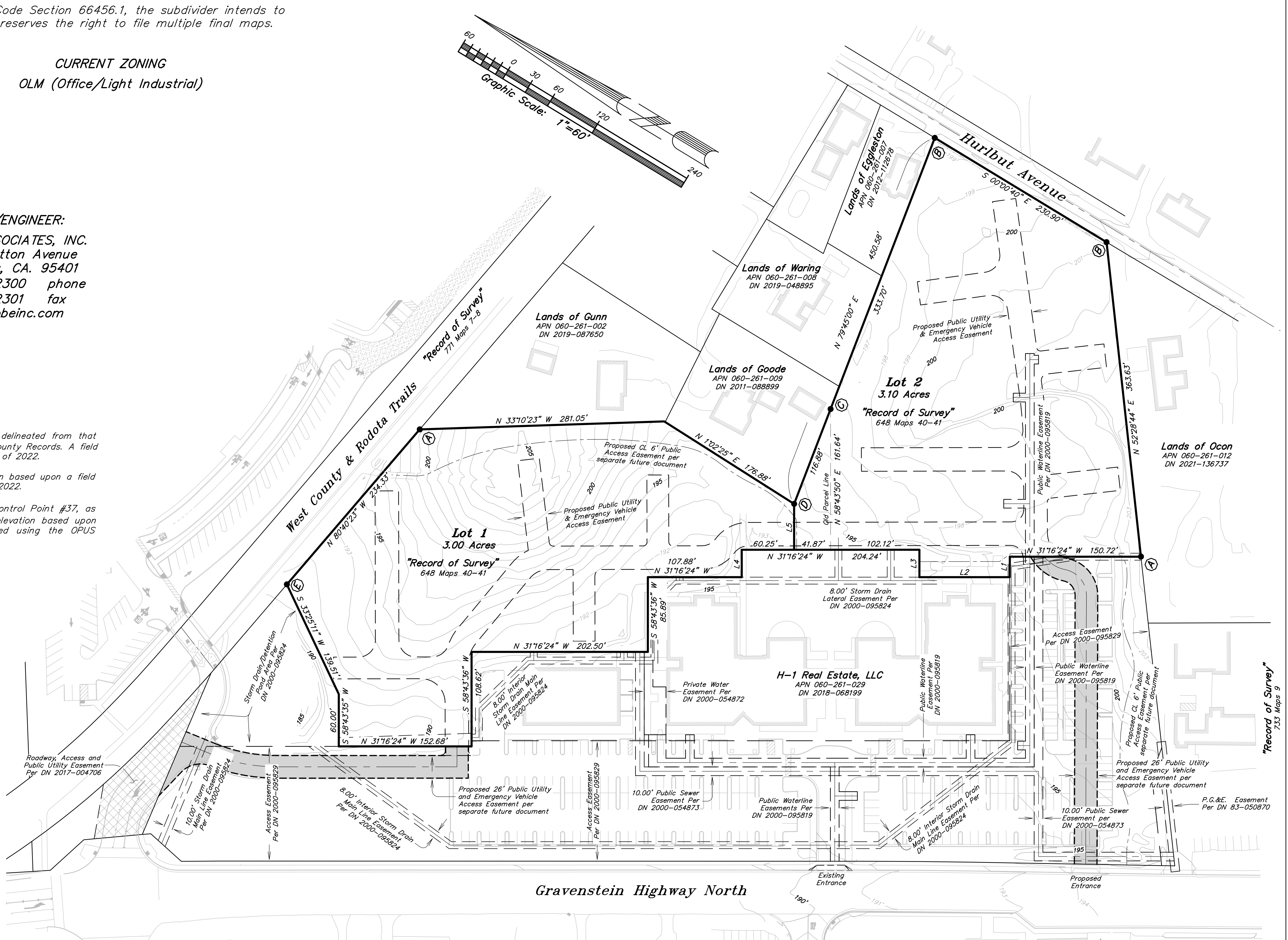
Property lines shown hereon are based upon found monumentation and delineated from that "Record of Survey" recorded in Book 119 of Maps at Page 16, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. in August and September of 2022.

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'



No.	Date	Description	Approved

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1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
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Aaron R. Smith
Aaron R. Smith, PLS 7901
No. L 7901
Professional Land Surveyor - State of California

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\Adobe_Tentative_Map.dwg Date: Apr 21, 2023 11:07am

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
 (56) 4 bedroom x 3 spaces = 174 spaces
 Provided: 216 spaces
 160 garage spaces
 38 standard surface spaces
 16 compact surface spaces
 1 potential standard surface space
 1 potential compact surface space

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	4	8	4
300	2	2	4	4	8	8
400	2	3	5	2	4	6
500	0	4	4	2	0	8
600	0	5	5	1	0	5
700	0	8	8	1	0	8
800	2	4	6	1	2	4
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	4	29,948
300	3,176	3,529	3,376	10,081	4	40,324
400	4,351	4,428	4,008	12,787	2	25,574
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
800	5,150	5,337	4,894	15,381	1	15,381
						212,183

Total Ground Floor Footprint 69,317

Floor Area Ratio (FAR) 0.80

Project Information

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

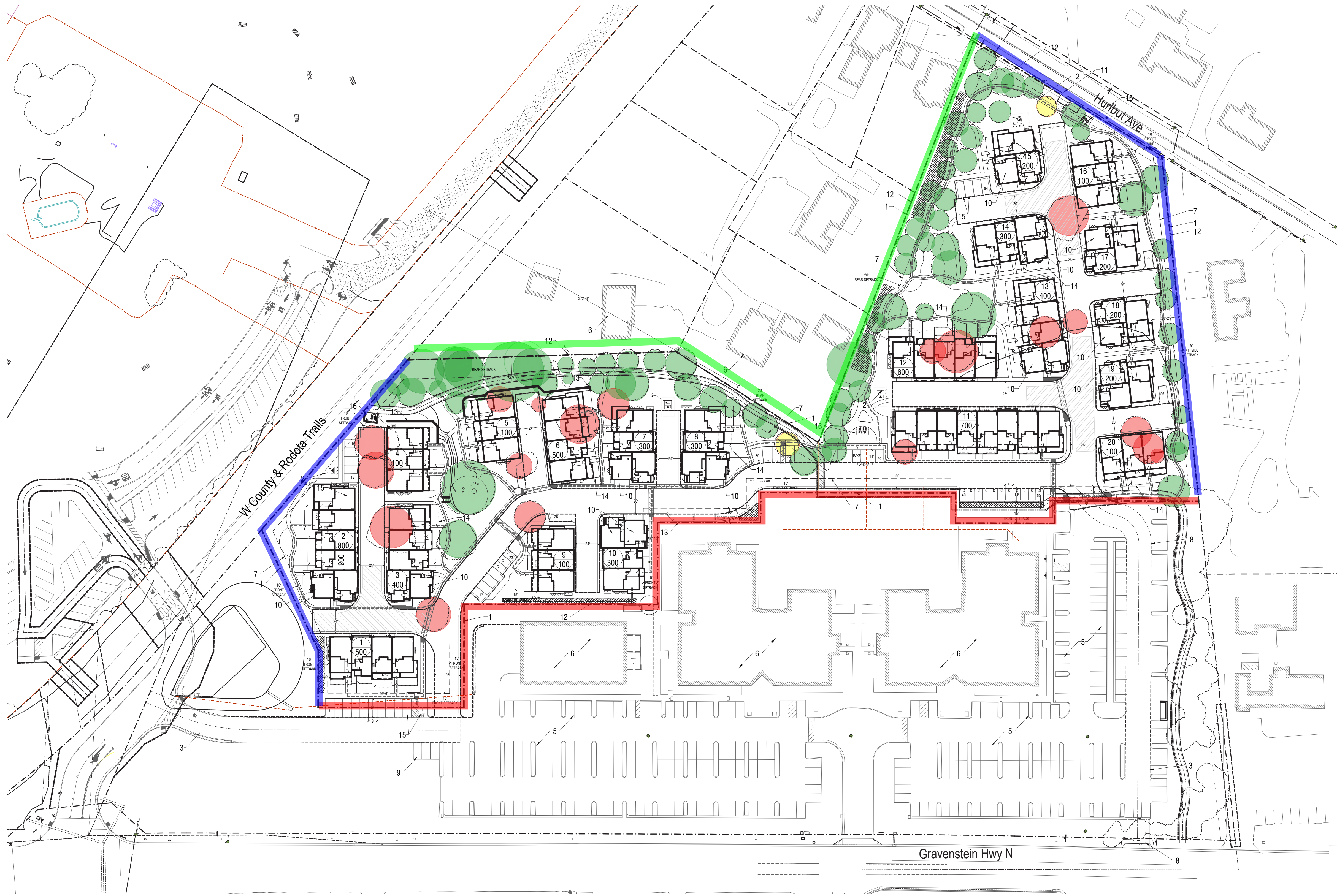


Illustrative Site Plan
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

A2



Legend

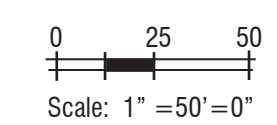
- Ordinance Tree to Remain
- Ordinance Tree to be Potentially Saved
- Ordinance Tree to be Removed
- Emergency Vehicle Hammerhead
- Building Number
Building Type
- Front Setback 10'
- Side Setback 5'-9'
- Rear Setback 20'-30'
- Accessible Path of Travel

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
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

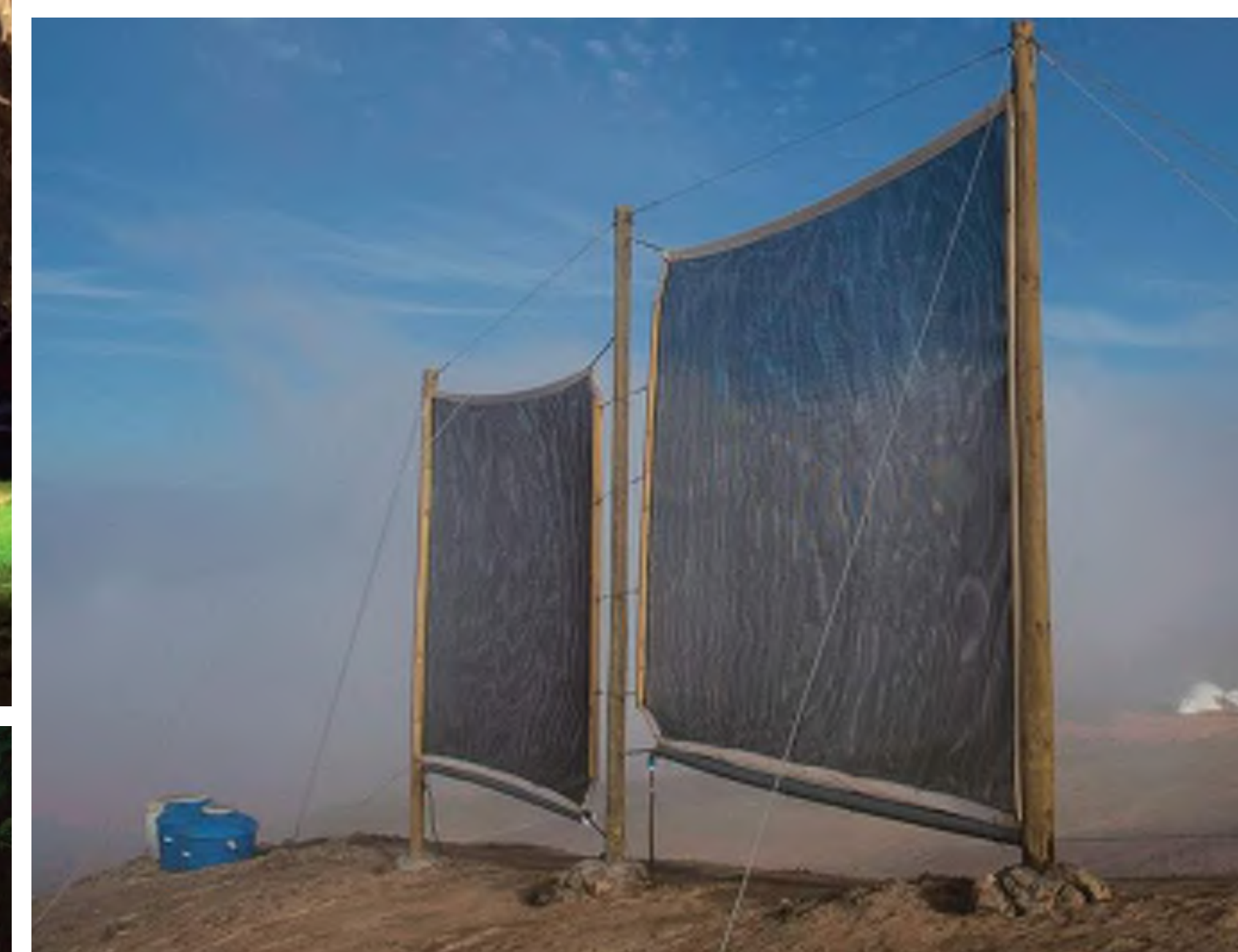
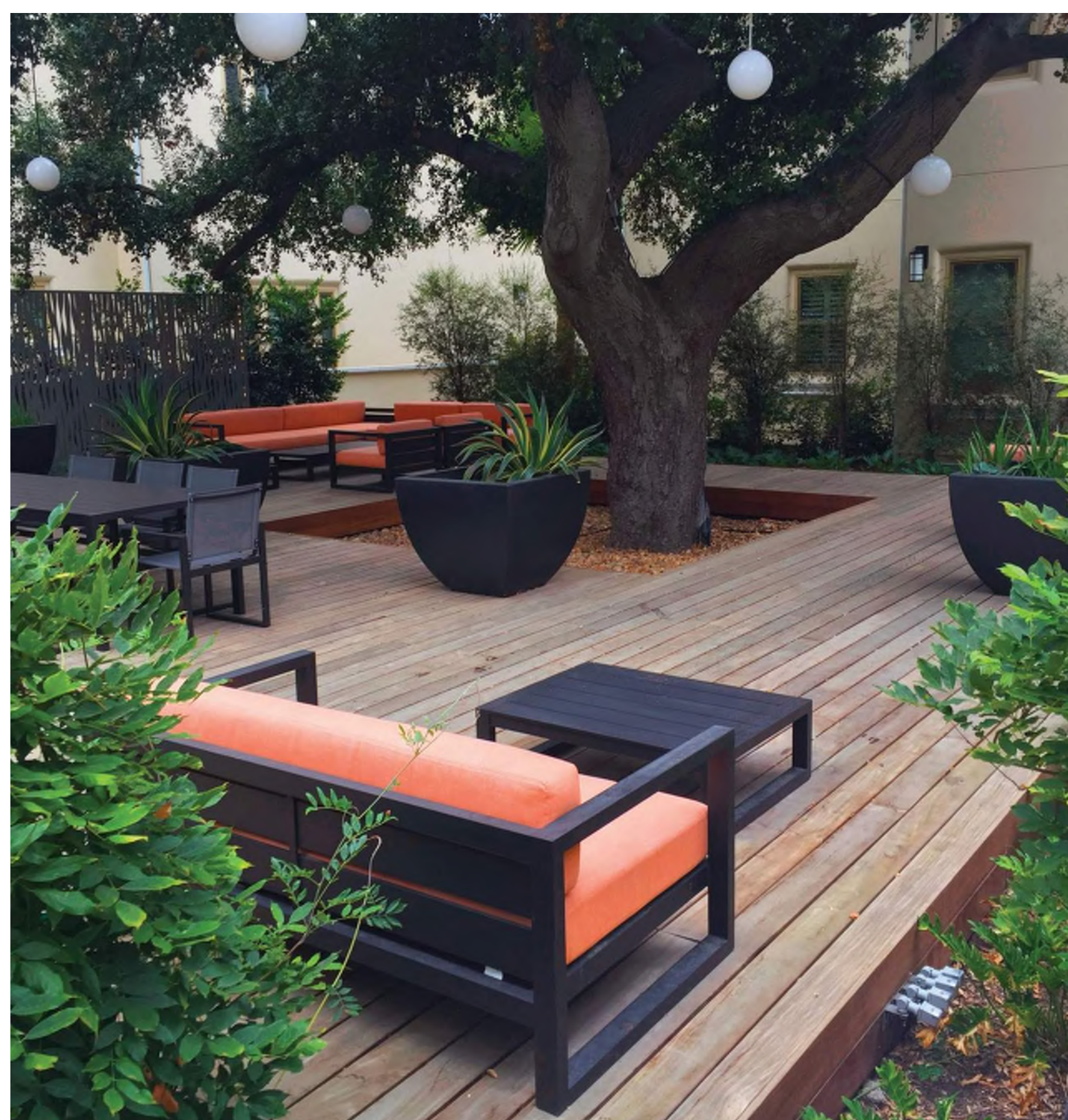


A3



Third Application Submittal

REVISED: FEBRUARY 20, 2024 © 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019091 | APRIL 26, 2024



CONCEPTUAL DESIGN IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-1

Conceptual Landscape Package
APRIL 15TH, 2024





LEGEND

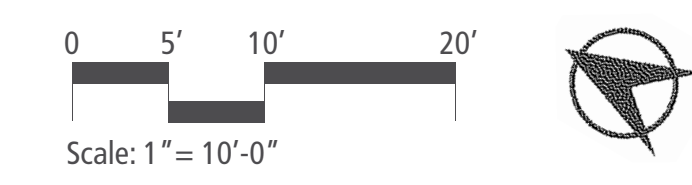
- 1 Homes per Architect
- 2 Primary Entry - Through existing parking lot.
- 3 Secondary Entry - Off existing road.
- 4 Street per Civil Engineer.
- 5 Common Area Walks (4' Wide)
- 6 Amenity Path (6' Wide)
- 7 Private Yards
- 8 Common Area Landscape
- 9 Bicycle Repair Station and Racks
- 10 Social Space (Large)
 - Deck
 - Soft Seating
 - Decorative Down Lights in Heritage Tree
 - Kid's Sound Garden
- 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 Pedestrian Gate to Hurlbut Ave.
- 24 Bike Rack
- 25 Screen Trees

CONCEPTUAL SITE PLAN 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 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
 - 15 Kid's Sound Garden



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



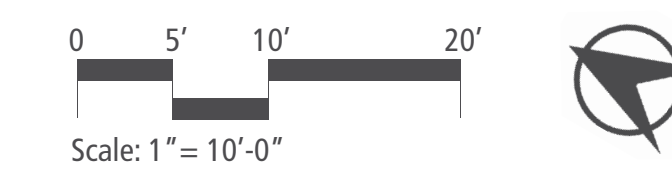
CONCEPTUAL RECREATION AREA The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



LEGEND

- 1 Homes per Architect
- 2 Street per Civil Engineer
- 3 Common Area Walks (4' Wide)
- 4 Private Yards
- 5 Common Area Landscape
- 6 Pedestrian Gate to Hurlbut Ave
- 7 Pedestrian Partition Gate
- 8 Council Ring
- 9 Bike Racks
- 10 Property Line
- 11 Existing Trees to Remain
- 12 Transformer
- 13 Vegetated Buffer Zone
- 14 Accent Trees



PEDESTRIAN ACCESS TO HURLBUT AVE

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-5

Conceptual Landscape Package
APRIL 15TH, 2024



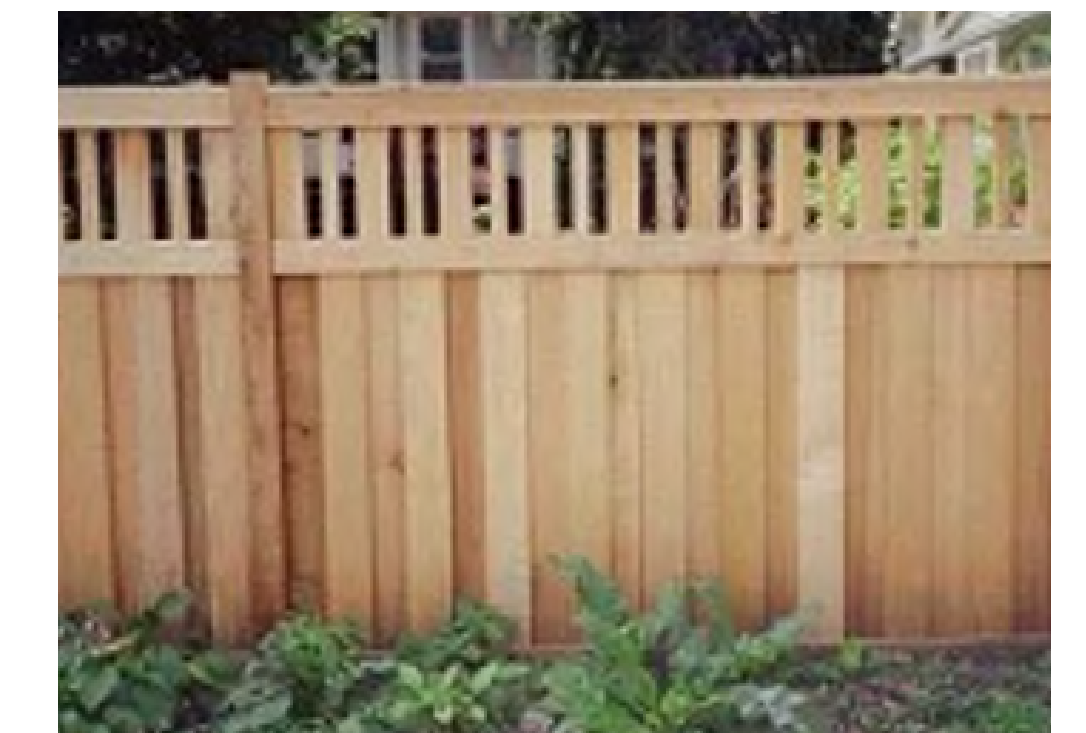


LEGEND

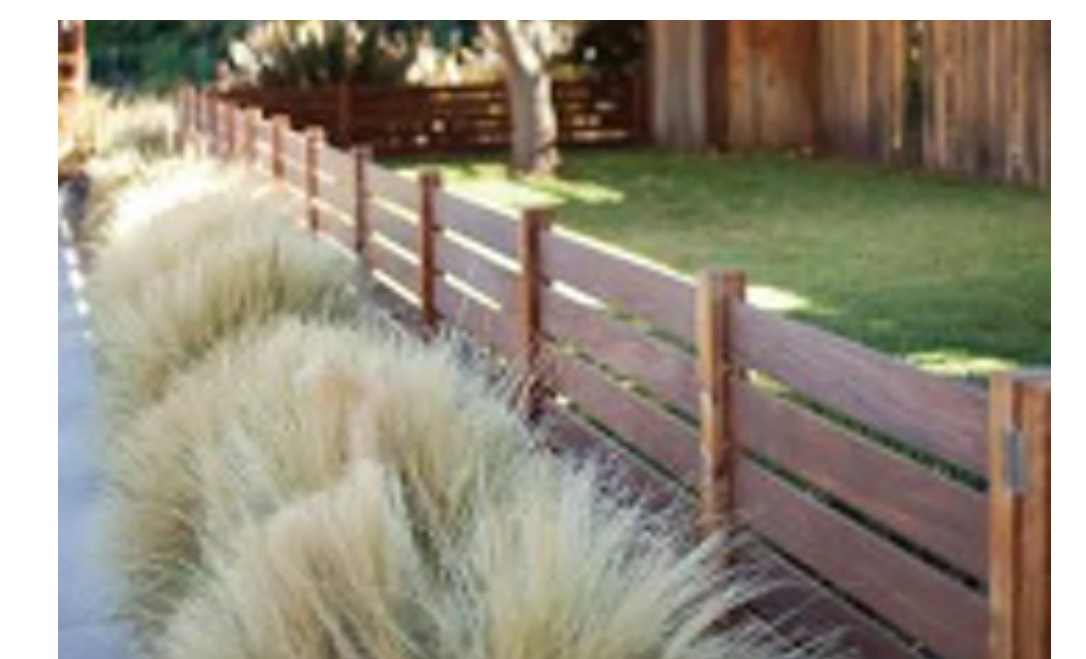
- - - - Fence
(6' HT, ~1,750 Linear Feet)
(Opt. 8' HT if City Requests)
- - - - Private Yard Fence and Gate
(42" HT, ~1,800 Linear Feet)
- - - - Retaining Wall (per Civil)
(3' HT, ~330 Linear Feet)



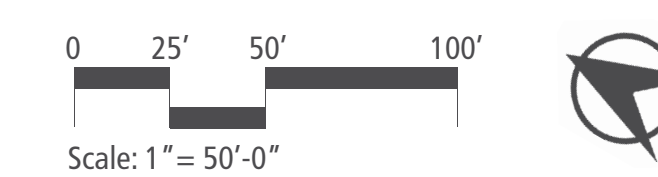
Fence (6' HT.)



Fence with optional 2' Lattice (8' total HT.)



Private Yard Fence and Gate (42" HT.)



CONCEPTUAL WALL AND FENCE PLAN

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-6

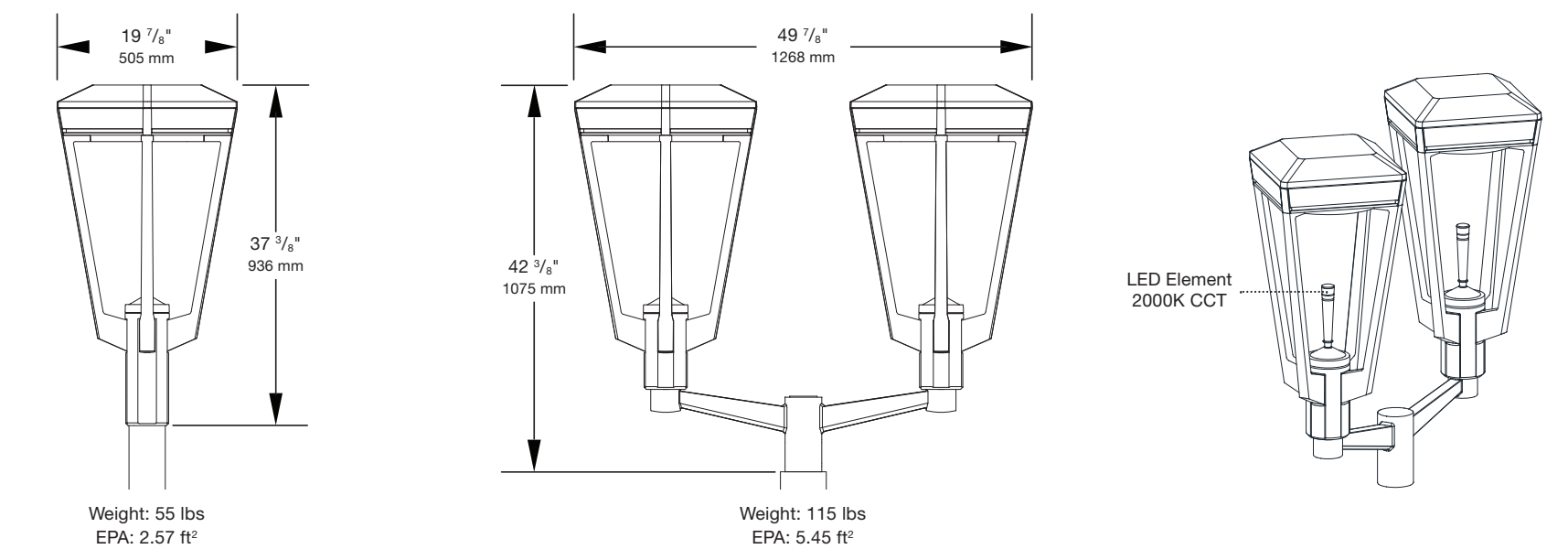
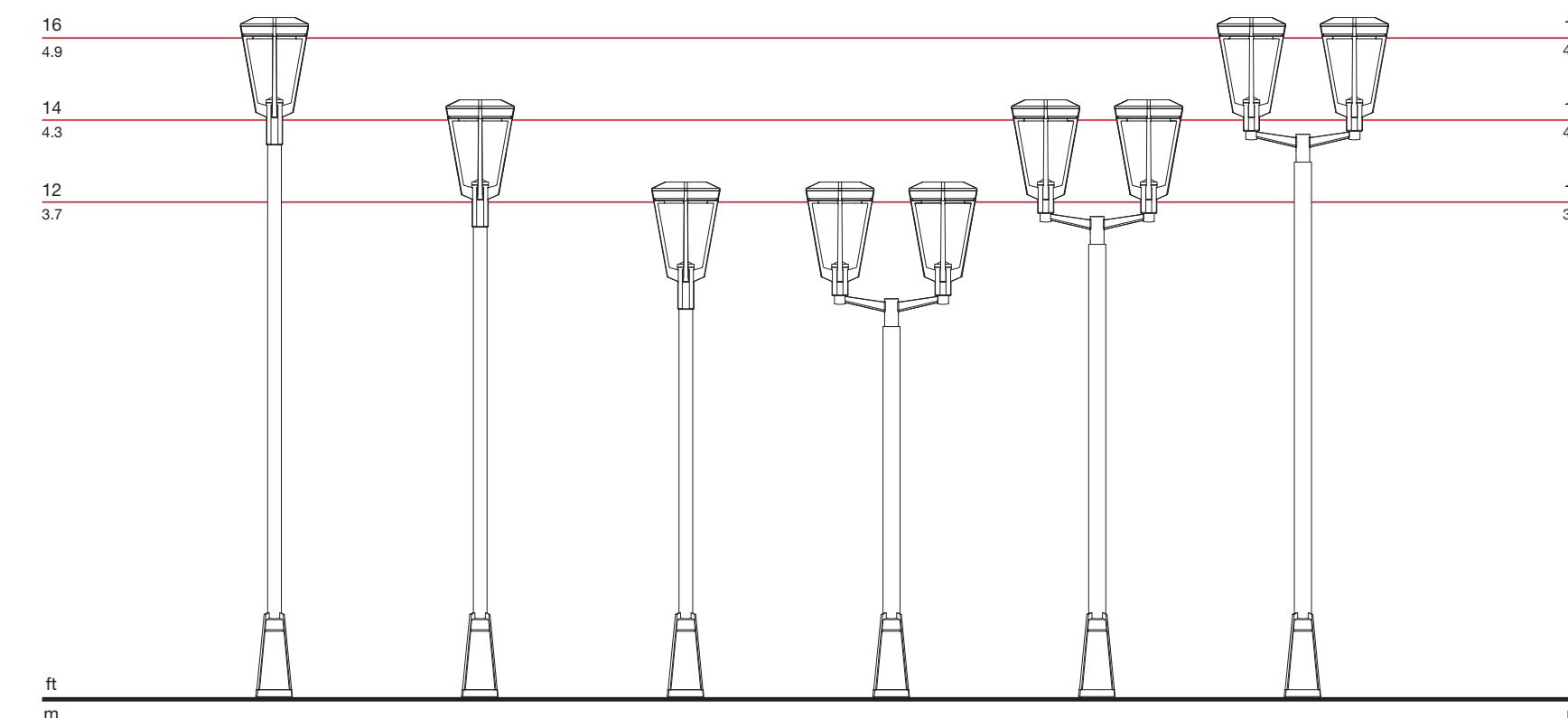
Conceptual Landscape Package
APRIL 15TH, 2024



Ashbery Area Light

landscapeforms

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

landscapeforms

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.

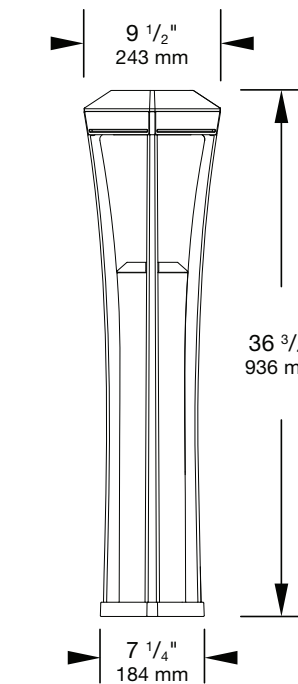
Warranty
LED lighting products are warranted for six years.

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



Ashbery is designed by Robert A.M. Stern Architects

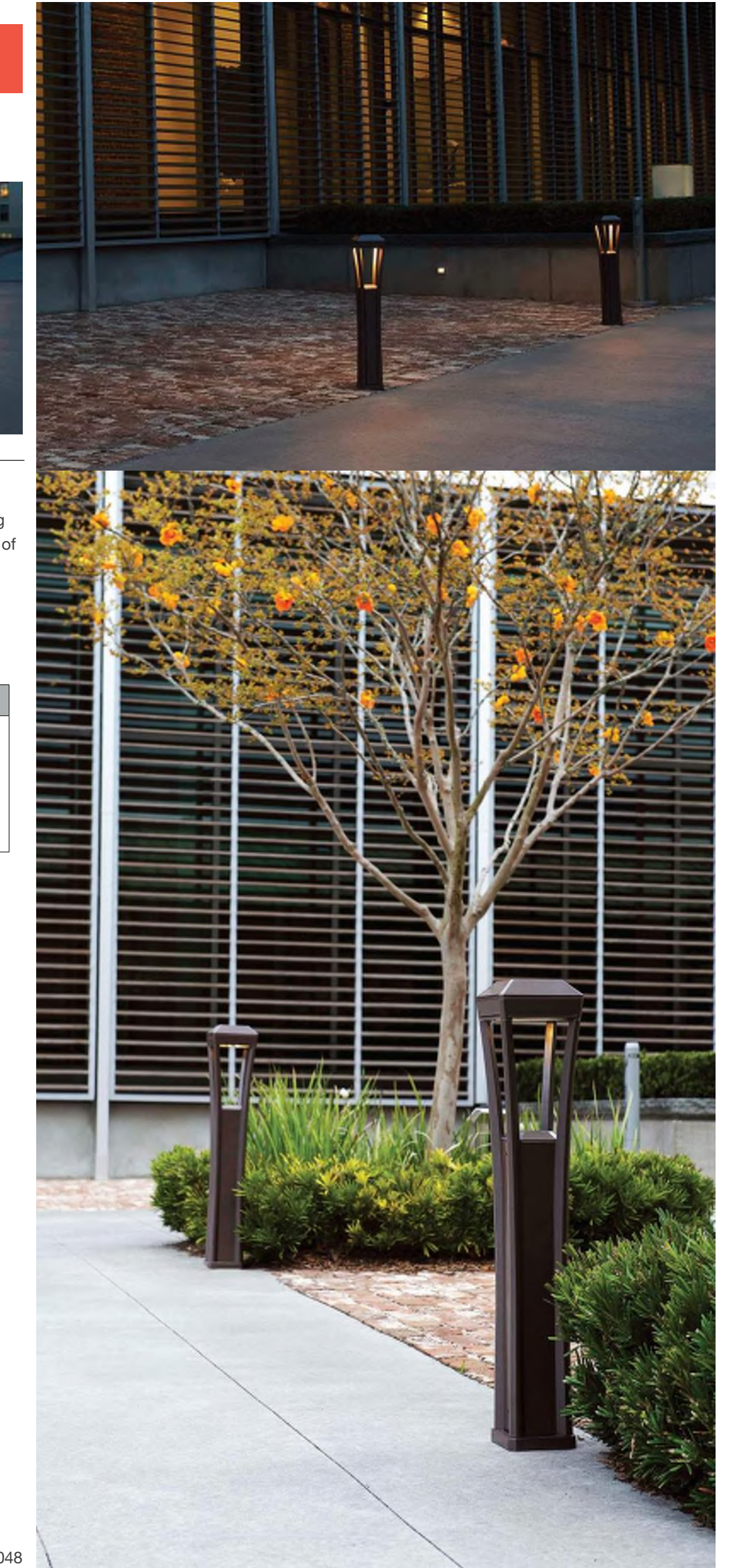
[Click here](#) for patent information related to this product.



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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

L-7

Conceptual Landscape Package
APRIL 15TH, 2024



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'
Laurus nobilis
Pittosporum eugenoides
Platanus racemosa
Prunus caroliniana

COMMON NAME

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

SHRUBS, GRASSES, AND GROUND COVER

SCIENTIFIC NAME

Arctostaphylos spp.
Calycanthus occidentalis
Camellia spp.
Carex tumulicola
Ceanothus spp.
Cornus sericea
Cornus sericea ssp. Occidentalis
Dianella spp.
Equisetum hyemale
Feijoa sellowiana
Frangula californica
Grevillea spp.
Heuchera spp.
Heteromeles arbutifolia
Ilex spp.
Iris douglasiana
Juncus patens
Lavandula ssp.
Leymus condensatus 'Canyon Prince'
Lomandra sp.
Lonicera spp.
Mimulus sp.
Muhlenbergia spp.
Myoporum p. 'Putah Creek'
Olea europaea 'Little Ollie'
Pittosporum spp.
Podocarpus elongatus 'Icee Blue'
Polystichum munitum
Prunus ilicifolia
Rhamnus alaternus
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
Pineapple Guava
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
Pittosporum
Icee Blue Yellow-wood
Western Sword Fern
Hollyleaf Cherry
Italian buckthorn
Western Azalae
Rose
Rosemary
Stonecrop
Giant Chain Fern
Coast Rosemary

VINE AND ESPALIER

SCIENTIFIC NAME

Eriobotrya spp.
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

Client: City of Sebastopol, Planning Department
Project Location: 1009-1011 Gravenstein Hwy N, Sebastopol, Ca
Inspection Date: April 17, 2024
Arborist: Ben Anderson



Assignment

John Jay, an associate planner with the Sebastopol Planning Department, asked me to review the development application for the subject property, which includes an arborist report from John Meserve.

Observations

Mr. Meserve produced several reports for the project dating from April 10, 2019, July 18, 2019, October 25, 2022, January 17, 2023, and January 23, 2024. His report contains a map of the approximate tree locations. The plan set contains a demolition plan that shows the existing trees' location, but they are not shown on the other plan sheets and the number on this plan are incomplete and in cases not consistent with Mr. Meserve's report. There is no sheet that displays the details and locations of the protection measures outlined in Mr. Meserve's plan. Mr. Meserve's most recent report states there will be 29 protected trees removed for the project.

I created my own map of the trees on the property with the correct labels to better understand the potential impacts. I also visited the site to clear up inconsistencies. Several trees on the site are missing tags, and three protected trees do not appear to have been included in the inventory at all. Other trees are labeled as removals in Mr. Meserve's inventory but not on the site plan, and visa versa. The trunk diameters in the report do not appear to have been updated since the initial fieldwork in 2019. The handful of trees I checked had grown significantly since then.

Discussion

Per 8.12.050 of the Sebastopol Municipal Code:

The following condition shall be noted on any TPP, on any map sheet submitted with improvement plans, and on any building permit site plan which may be used in the performance of any site work including demolition, grading, trenching, compaction, or clearance within a tree protection zone of any subject tree to be retained on the project site, as well as for any tree on an adjacent site. It shall be the responsibility of the developer to ensure that it is met by any individuals involved in the construction of a project:

A Contractor is responsible for compliance with Tree Protection Plan (Sheet x). Failure to fully comply with the restrictions, conditions, and mitigation measures of the Tree Protection Plan, as reflected on (Sheet x), will result in the issuance of a stop-work order, and may also result in the imposition of fines, penalties, or both.

The code also requires a performance bond for the protected trees. This is to be equal to either \$1,500 per tree or the appraised value of each tree, whichever is greater.

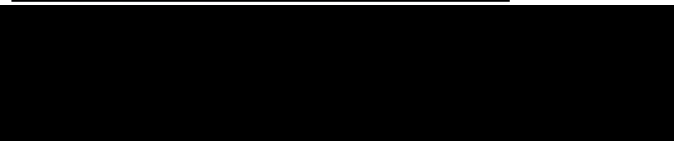
Recommendations

- The trunk diameters in the report should be updated, or all the trees in the inventory should be assumed to have grown into protected status (greater than 10 inches in trunk diameter).
- The plan set should contain a plan sheet showing complete and accurate tree numbers relative to the Meserve report. It should also show details and locations for the recommended tree protection measures (i.e., fencing, soil armoring, etc.).

- The three missing trees should be added to the inventory. I numbered these 1000-1002 on my map.
- All sheets should be consistent with the Arborist Report. All should be updated to reflect the true number of protected tree removals, which I estimate to be 29 (see the attached inventory).
- The attached maps indicate the trees with discrepancies, outlined with a red dashed line.
- The language from 8.12.050 should be added to all applicable plan sheets.
- I understand the performance bond is being waived for the project. If it is not, I recommend using the minimum of \$1,500 per tree, as this will certainly amount to more than the total for any few trees that may be damaged, and the applicant is unlikely to damage more than a few trees.
- There still needs to be a more thorough review of the impact of any excavation for utilities or drainage.

SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA independently, based on our education and experience. All determinations of the health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Arborists cannot detect every condition that could lead to a tree's structural failure. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk, and the only way to eliminate all risks associated with trees is to eliminate all trees.



Tree #	Species	Common Name	Trunk (dbh ± inches)	Removal for development (John)	Removal for development (Ben)	Ben Notes	Protected
1	Quercus agrifolia	Coast Live Oak	7+9	1	1		Yes
2	Quercus agrifolia	Coast Live Oak	8.5+multiple	1	1	Large tree.	Yes
3	Quercus agrifolia	Coast Live Oak	10.5+13	1	1		Yes
9	Quercus lobata	Valley Oak	13	1	1	Couldn't find	Yes
10	Quercus kelloggi	Black Oak	13+10	1	1		Yes
11	Quercus agrifolia	Coast Live Oak	13+14.5	1	1		Yes
48	Quercus lobata	Valley Oak	7+5+2.5		1	Removal. Not located on survey.	Probably
54	Sequoia sempervirens	Coast Redwood	14		1	Should be a removal	Yes
56	Quercus agrifolia	Coast Live Oak	11.5		1	Should be a removal	Yes
57	Sequoia sempervirens	Coast Redwood	15	1	1		Yes
75	Sequoia sempervirens	Coast Redwood	6+8.5		1	In road footprint. Shown as a removal on the plans	Yes
91	Quercus agrifolia	Coast Live Oak	10.5+18		1		Yes
92	Quercus agrifolia	Coast Live Oak	15+10+5+11	1	1		Yes
93	Pseudotsuga menziesii	Douglas Fir	11.5	1	1		Yes
95	Quercus agrifolia	Coast Live Oak	14+18	1	1		Yes
96	Quercus agrifolia	Coast Live Oak	7	1	1	Not shown as a removal on plan but should be	Yes
103	Quercus agrifolia	Coast Live Oak	8+multiple	1	1		Probably
104	Quercus agrifolia	Coast Live Oak	6+6+5+4+5	1	1	Not shown as a removal on plan but should be	Yes
105	Quercus agrifolia	Coast Live Oak	9+10+multiple	1	1		Yes
106	Quercus agrifolia	Coast Live Oak	8.5	1	1	Second stem shown on survey. But I missed checking on this in the field	Probably
107	Quercus agrifolia	Coast Live Oak	14+12.5	1	1		Yes
109	Quercus agrifolia	Coast Live Oak	18+29	1	1		Yes
130	Pseudotsuga menziesii	Douglas Fir	6		1	Could attempt to retain, but impact will be severe	Probably

Tree #	Species	Common Name	Trunk (dbh ± inches)	Removal for development (John)	Removal for development (Ben)	Ben Notes	Protected
132	<i>Pseudotsuga menziesii</i>	Douglas Fir	8		1	Could attempt to retain, but impact will be severe	Probably
133	<i>Pseudotsuga menziesii</i>	Douglas Fir	8	1	1		
134	<i>Sequoia sempervirens</i>	Coast Redwood	30	1	1		
1000	<i>Pseudotsuga menziesii</i>	Douglas Fir	~12		1	Not tagged or included in inventory. Near 127	Yes
1001	<i>Quercus kelloggii</i>	Black oak	~10		1	Not included in inventory. Surrounded by poison oak. Near 130	Probably
1002	<i>Quercus agrifolia</i>	Coast Live Oak	~18, 15		1	Not included in inventory. Surrounded by poison oak. Near 49.	Yes

21

29





John Jay

From: Jacob Harris [REDACTED]
Sent: Thursday, April 4, 2024 1:55 PM
To: John Jay
Subject: Re: Tonight's meeting: please respond to our question about what transpired tonight

Hi John, thanks for getting back with me about compliance.

I know the planning commission has spent at least a few years researching this project so I'm assuming you have done all of your homework, especially about the company City Ventures. I just did a little research myself. If you do a quick yelp search, the most recent reviews are all very negative. I'd hate for Sebastopol to end up with a large development of poorly constructed homes. Also, with a quick google search you will easily see that City Ventures has been involved with serious law suits ranging from contaminating soil with their projects as well as selling the new homes for much more than what they told the city before building. They told us the other night they'd sell for \$600K-\$700K I believe. Does Sebastopol have any guarantees with that? Also BBB has had some complaints. Has your staff already been aware of these problems with City Ventures? Please share these yelp reviews with your staff, and ask them to also google what law suits City Ventures has already been involved with before they break ground. Please let me know what you come up with.

Thank You
Jacob Harris



• **Lisa W.**

CA, CA

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Mar 12, 2024

Absolute nightmare of an experience and house is so poorly slapped together, using the cheapest materials and labor they can find. One year in and still no operational heat/hvac. Too many construction and finishing failures to list. They advertised these places as "smart homes" of the future. How can it be smart when you have no heat and it's not wired to have internet installed. More like a "dumb home".



• **Michelle R.**

Aberdeen, MD

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Feb 29, 2024

Please do not purchase a home from City Ventures. I bought a home in Grove Village in Santa Rosa and the entire experience was substandard. The staff is the best part of the experience and if it was not for them, I would say that this builder should receive no stars. This is my third new home that I have bought in by far the worse quality home ever. My toilet didn't flush. The stoppers for the sink all had to be adjusted. The carpet, yes, I said carpet is lumpy. I had an ant infestation the 2nd month I moved in. This home is too expensive to be this poor quality. As a disabled Veteran, this home triggered my PTSD to the point I really stopped communicating to the builder to protect my mental health. Please read these reviews and run away from City Ventures. I have been in this home for less than three months and I am considering selling it. You should not have to basically but in new flooring, HVAC system, redo landscaping when you have just purchased a new home. Purchase at your own risk.



John C.

San Francisco, CA

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186

23

Apr 17, 2023

I would not purchase from City Ventures.

We toured a project, ridiculously high density in Roundbarn, Santa Rosa.

As a former contractor I have a very discerning eye. I have not seen such poor quality workmanship for such an expensive condo. Exterior flaws

abound, and interior finished Sheetrock and paint was atrocious. These are the model homes. Spoiler alert; your home will be of a worse quality.

Builder upgrades were not only "necessary" but just plain insulting. Plan on at least \$100,000 more for something close to what should be standard.

Example: Your standard flooring is lots of CHEAP carpet and 12x12 ceramic floor tile. This isn't 1980. Your 700 sq. ft. "building footprint" has a value of 30k...a 1900 sq. ft. unit is 800k+ 100k for "upgrades", do the math, that's \$489

a sq. ft. for a mass produced condo....34 steps to the small bedrooms from the garage. Horrible



Katherine H.

San Rafael, CA

11

110

32

Jun 29, 2022

Very bad experience with City Ventures project in Novato, CA at the Ascend. Interested in purchasing a new condo and they require a complete loan application prior to signing a contract! Too bad I didn't read their other reviews before trying to deal with this unprofessional builder. I would not recommend buying from these people as they started off on the wrong foot with a sophisticated and experienced buyer and just turned my husband and I off completely. Very bad experience and glad it didn't go any further.



James G.

Rohnert Park, CA

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May 6, 2021

TLDR:

We worked hard to meet every requirement and expectation they asked for us selling our previous property. They waited until we had no recourse to communicate any potential for delays. Myself and my family of five are now living out of a hotel because they could not faithfully execute on their commitments. Worse even, they can't nail down a single deadline. Every time they've given us some indication an inspection or other item would be completed, it has been delayed. I strongly encourage you to reconsider if thinking about purchasing a home from this seller.

We are in contract with this company to purchase a new home. When we started discussions they indicated a specific closing date. We had a home in another state that needed to be sold. We listed our house and accepted an offer in three days from signing the original contract with City Ventures. We also completed the requisite deposits for them to continue working on the home.

There were delays in scheduling a time with their designer to decide on options. I was assured that the delays in scheduling would not affect the timeline of the homes completion. Considering the late phase of the home, we only choose to have alternative countertops and some additional tile installed. All other choices were to remain as stock items that are normally installed. We also made an additional deposit related to these options.

Fast forward to our original closing date for our other home and we received two emails from the sales representative about when we would close. I confirmed and communicated that we were finalizing everything and there was a slight delay due to a discrepancy in the appraisal that we were working through. We ultimately closed five days later than we originally stated we would, and only 30 days later than the date we signed the original contract. Overall, we completed the closing on the house in a very reasonable period of time. We were even able to negotiate a rent back agreement to continue staying for some time while we waited for the construction to be completed.

Two days after we close on our house, have made numerous moving plans, and essentially lost any power we had to extend a rent back or some other mitigation the sales representative, Nancy Graham, notify that there will be a one month delay! When I spoke to her and the construction manager, it was evident they knew about the delays starting in March and never communicated these possibilities to us. It was also clear that no work was done on our home or materials order until after we closed on the sale of our current residence. The construction

manager explicitly told me that no release for the orders was made until after we closed the other sale. This was not part of the agreement in anyway, and defeats the entire purpose of making a deposit to continue working on the home.



T A.

Irvine, CA

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Jul 20, 2022

So glad to find out CV is being sued for all of the defects at the community I live in. Horrible builder. This really made my day.



Wahab A.

San Francisco, CA

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Sep 22, 2022

Buy elsewhere. They do not act in good faith! Their staff are neither courteous nor professional! No attention to detail

On Apr 3, 2024, at 4:41 PM, John Jay <jjay@cityofsebastopol.gov> wrote:

Hello Mr. Harris,

Last night's discussion on how the Canopy project was consistent with the General Plan was discussed at length with input from the Planning Director as well as the Chair of the Planning Commission. The City Council concurred with the Planning Commission's findings that the project is consistent with the General Plan policies laid out in the resolutions, importantly Policy CD 1-2, as written in the resolution " *Community Design Policy 1-2: Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood, in that it is the same scale or lower than the adjacent office buildings, it has significant setbacks from adjoining residential structures, it breaks down the massing of the development by proposing twenty separate structures for the units, it retains the majority of trees between the site and the adjoining*

residential uses, and maintains two-thirds of the site as open space, and will be planting additional trees.” Again, the City Council confirmed this consistency with a 4-1 vote in favor of the project confirming that the project is in compliance with the General Plan and approved the project.

Lastly, there were Council recommendations regarding the movement a unit from the Hurlbut Ave portion of the site to allow the preservation of a tree and the applicant agreed to incorporate this into their design. With that, staff will track those modifications and provide them as notes to the Design Review Board when that body reviews the project at their April 23rd meeting.

Thank you,

John Jay
Associate Planner

City of Sebastopol | Planning Department
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(707) 823-6167 phone
www.cityofsebastopol.gov
<image001.png>

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