

The Canopy



The Canopy is an 80 unit Townhome residential housing project. Applicant will be providing further details of the project in their presentation.





Project Entitlements



- Conditional Use Permit for 100% residential in an Office Light Industrial Zone
- Vesting Tentative Map for the subdivision of land
- Density Bonus for increased building height from 3 stories and up to 40'
- The project also includes the certification of an Environmental Impact Report (EIR) pursuant to California Environmental Quality Act (CEQA) guidelines.



EIR and its scope



Agenda Item Number 3

An EIR studies the impacts a project may have on its environment and, if needed, provides mitigations to reduce the level of impact from significant to less than significant.

The EIR is an informational document for the Public and City Decisionmakers

This EIR studied the following impacts

- 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
- Utilities and Service Systems



Project timeline



- Preliminary reviews with the DRB(Aug 21, 2019) and PC(Oct 8, 2019)
- November 9, 2022, application submitted to the City
- March 6, 2023, application was deemed complete
- July 19, 2023, scoping session was held with the public to gather input on what criteria the EIR should look at
- December 7, 2023, the Draft EIR was made public for a 45-day comment period (Dec 7, 2023-Jan 23, 2024). During that time a public meeting was held to discuss comments on the draft at a regularly scheduled Planning Commission meeting on Jan 23, 2024.
- March 12, 2024, the Final EIR was presented to the Planning Commission where they approved a Resolution to recommend the City Council certify the EIR.



Final EIR and City Council responsibilities



The Final EIR consists of

- Responses to Comments
- Jan 23, 2024, meeting comments
- Revisions to reports
- Mitigation Monitoring Reporting Program (MMRP)

The City Council is the authority that certifies the Final EIR by making findings, attached as a resolution, that would be in compliance with CEQA guidelines sections 15090 and 15091.



Staff Recommendation



For this project to be approved, City Council must find the project is consistent with the General Plan, Zoning Ordinance and CEQA guidelines for the EIR.

OPTIONS

- Approve the proposed resolutions as attached in the staff reports
- Direct staff to make reasons for denial and continue the meeting to a date certain.

CITY VENTURES THE CANOPY



CITY COUNCIL
April 2nd, 2024





- Bay Area Builder
- Creates communities in **urban infill & transit-oriented** sites
- All-electric, **solar-powered** homes – panels come standard
- **Energy efficient** building materials, heating & cooling, and appliances
- Pre-wiring for **electric car chargers** in every home
- **Low impact** landscaping and **low flow water fixtures**

SUNPOWER™

Solar Panels power everything
in your home

nest

Smart thermostat learns your lifestyle,
saving energy and money

Milgard
WINDOWS & DOORS™

Dual-glazed windows + ultra-violet coating
offer insulation against cold & heat



Energy Star® rated high-efficiency
appliances so you don't have to worry

THE BOLD LOOK
OF KOHLER®

Faucets and shower heads offer significant
water savings reducing water bills



City Ventures Homes' Energy Efficiency
exceeds 15% of the state required
minimum



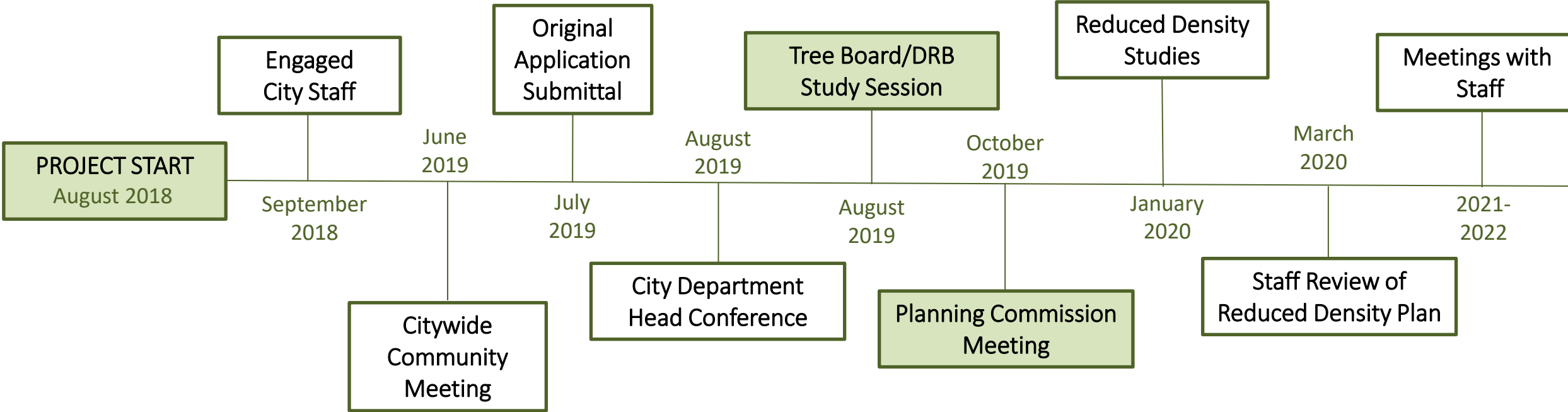
CITY VENTURES: PAST PROJECTS



CITY VENTURES: PAST PROJECTS






CANOPY PROJECT TIMELINE

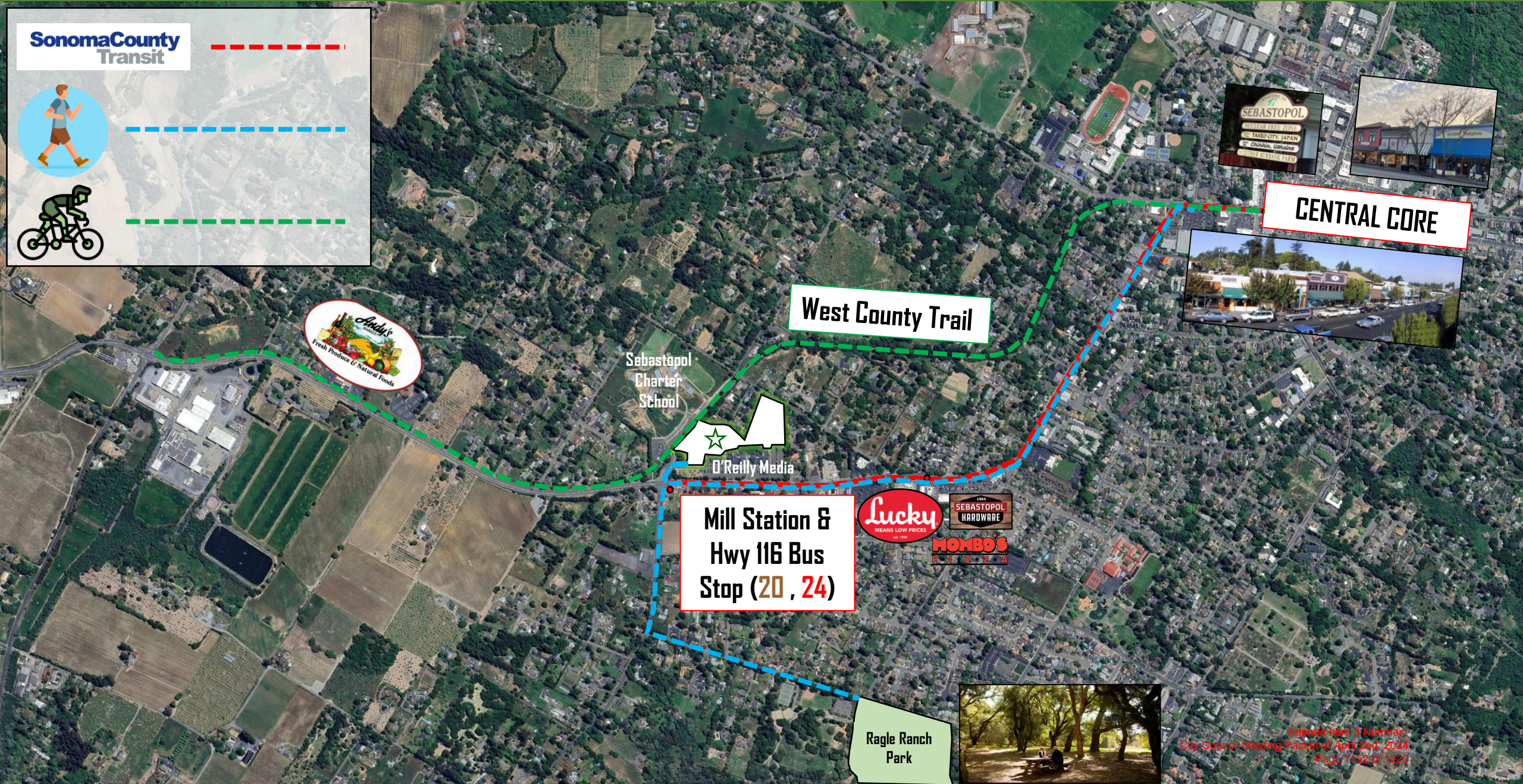


SITE CONTEXT



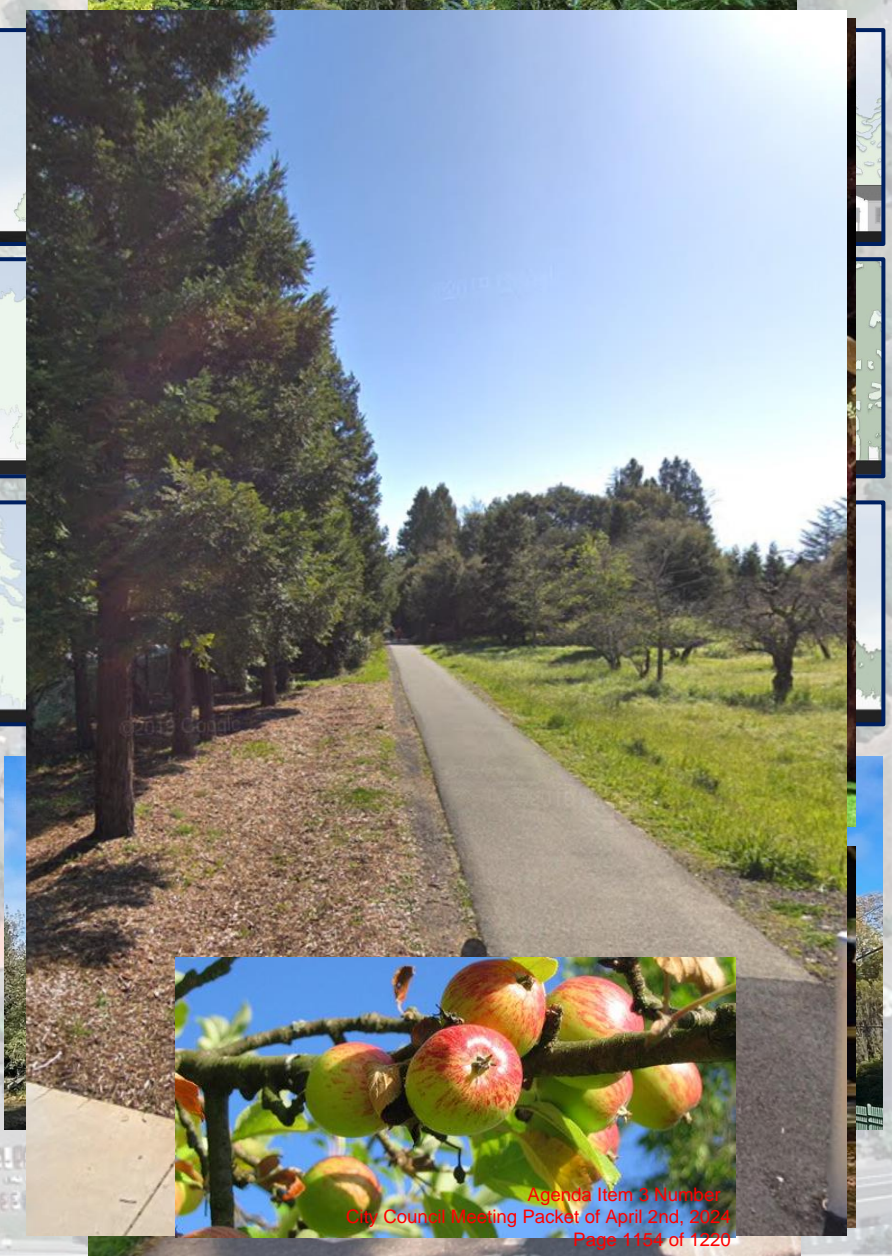








THE CANOPY PROJECT



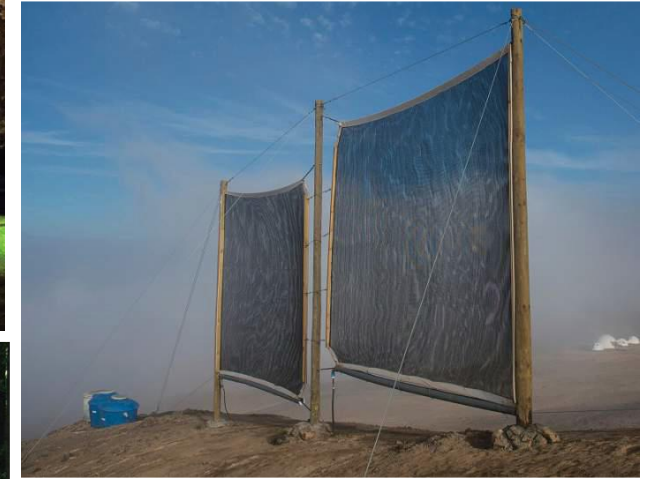
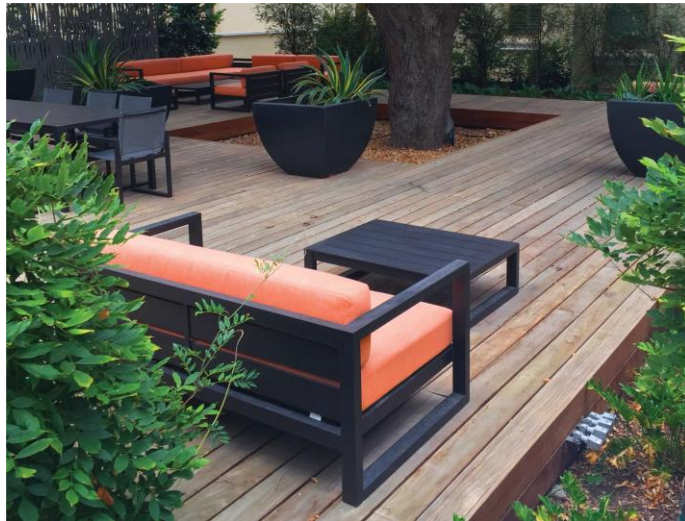
ARCHITECTURAL INSPIRATION

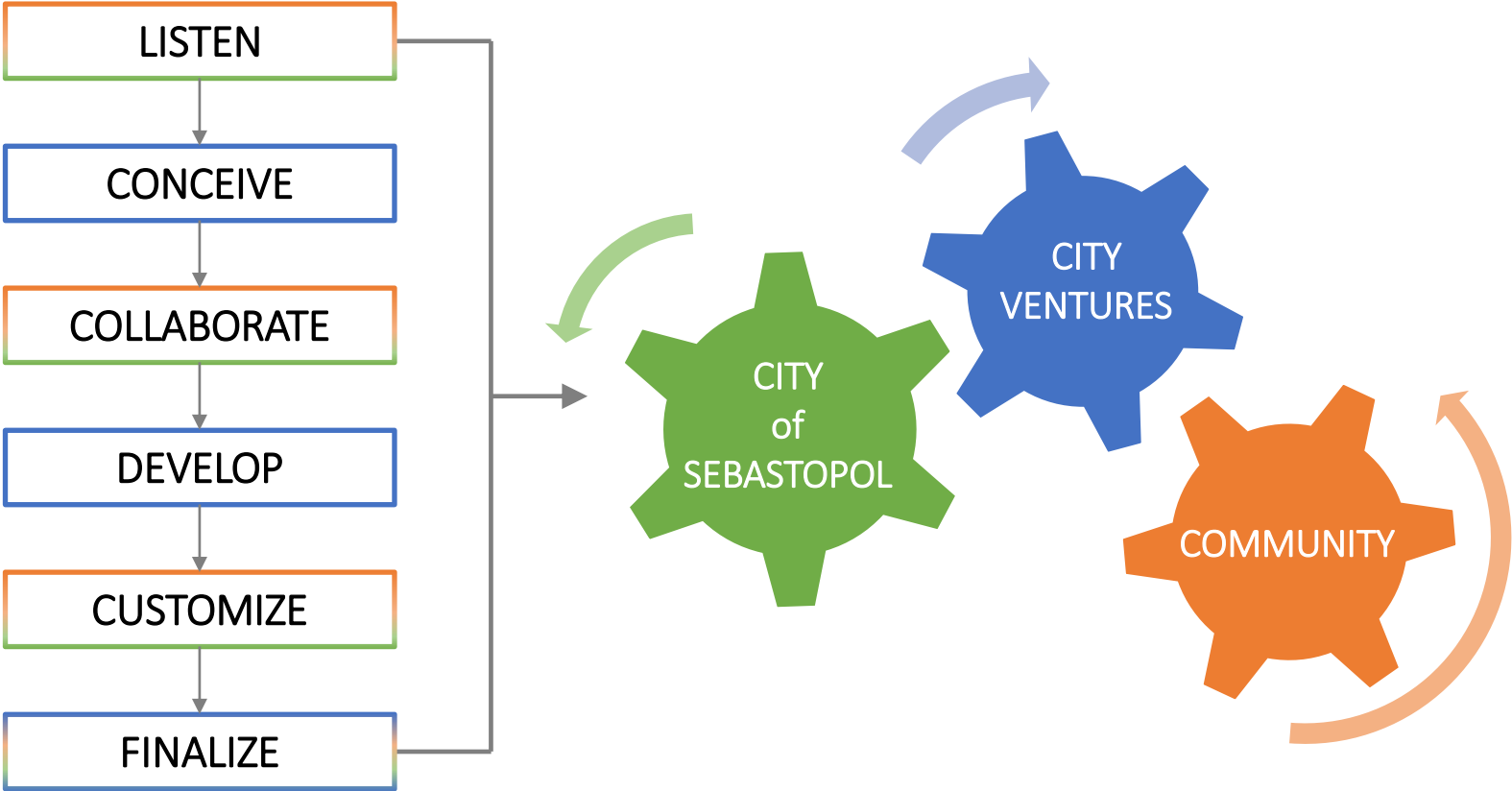


ELEVATIONS



LANDSCAPING





CITY VENTURES THE CANOPY



CITY COUNCIL
April 2nd, 2024



LANDSCAPING



- 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)

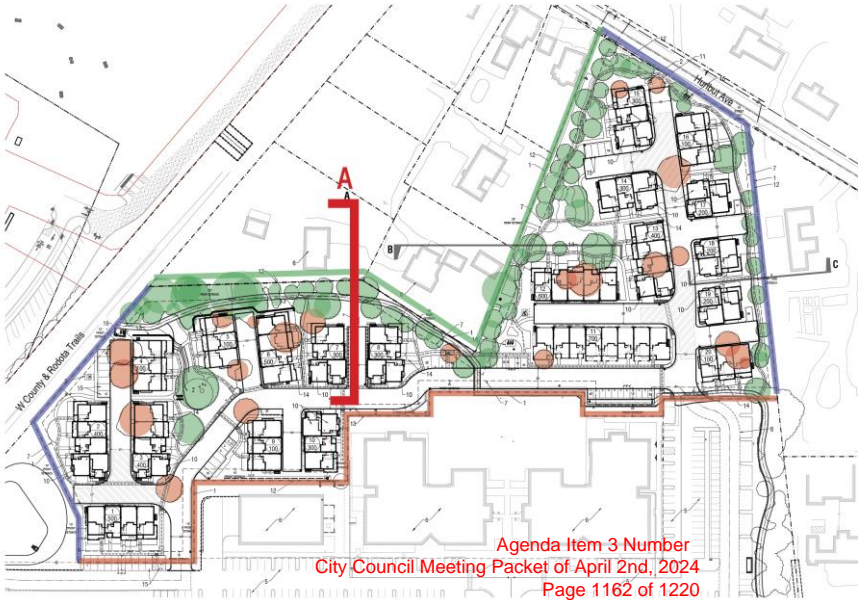
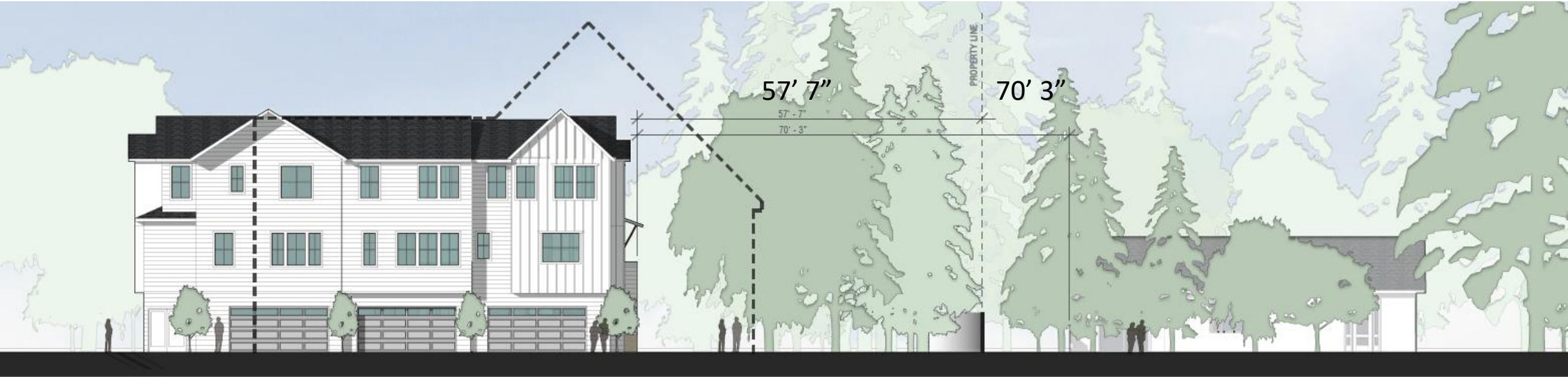


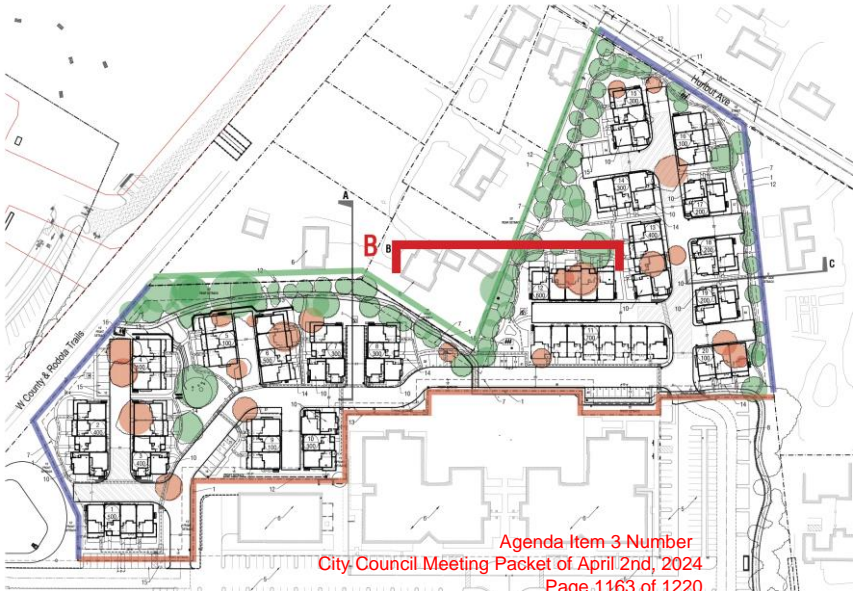


Illustrative Site Plan

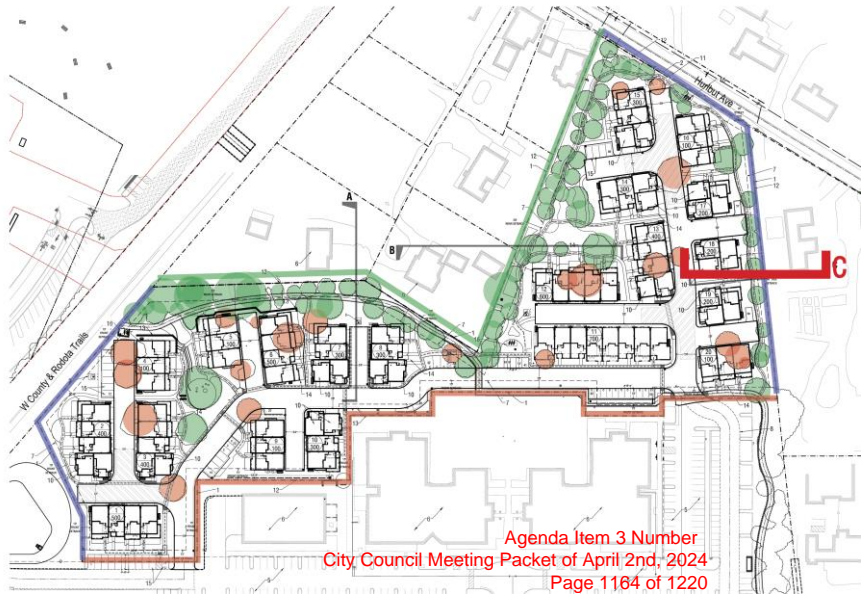
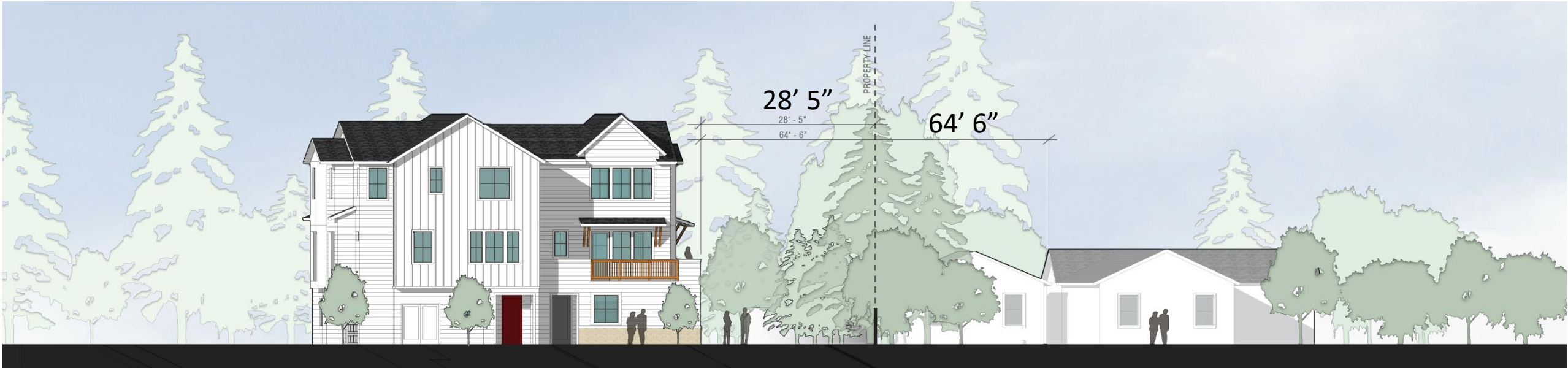
The Canopy

1009 - 1011 Cravenstein Highway North, Sebastopol, CA





CANOPY ELEVATIONS



THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Agenda Item Number 3

Project Team



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The Canopy

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.

Building Type and Unit Summary						
Building Type	Three Bedroom	Four Bedroom	Total Units Per Building	Number of Buildings on Site	Total Units	Total Square Feet
			Totals	20	220	58,000
					Total Units: 80	
			Building Area Summary			
Building Type	First Floor	Second Floor	Third Floor	Total	Number of Buildings on Site	Total Square Feet
3BR	2,650	1,289	3,296	3,875	5	42,875
4BR	2,377	2,620	4,290	5,747	8	30,461
2BR	3,176	3,529	5,376	10,081	8	40,405
4BR	4,351	4,428	4,408	12,787	8	38,361
Total Ground Floor Footprint	3,874	3,910	5,340	11,224	8	22,448
	8,112	8,488	8,428	13,764	8	13,764
200	7,547	7,679	6,693	21,869	1	1,156,000

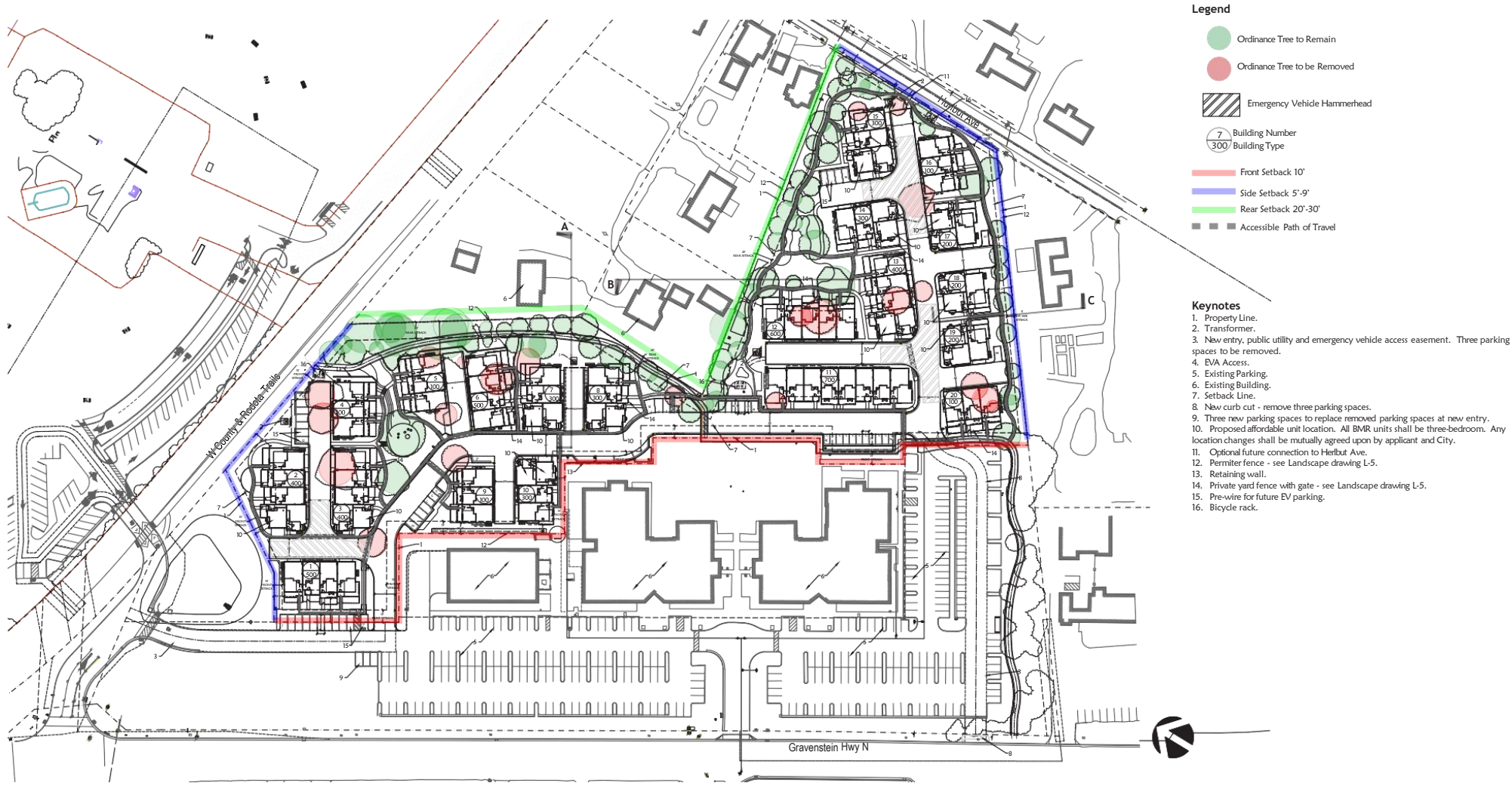
City Council Meeting Packet of April 2nd, 2024
WILLIAM HEDRICH ARCHITECTS, INC. DBA WHA | 2019091 | APRIL 21, 2023
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Illustrative Site Plan

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Site Plan
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

A3
WHA



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 Cravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

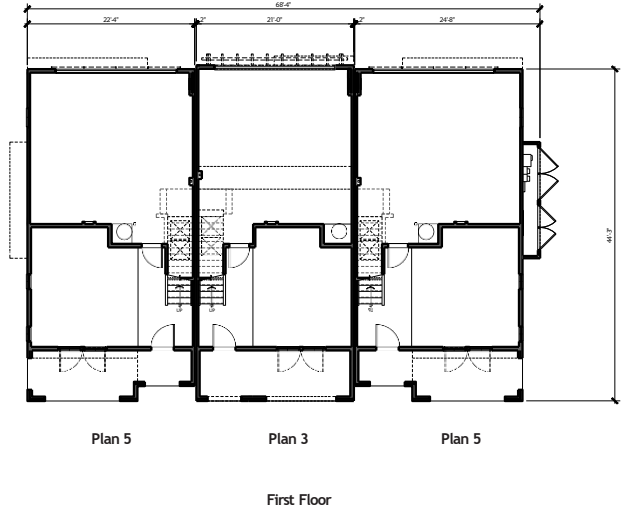
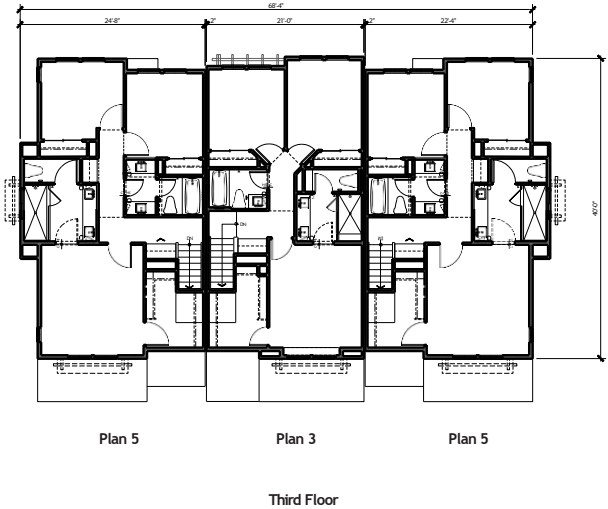
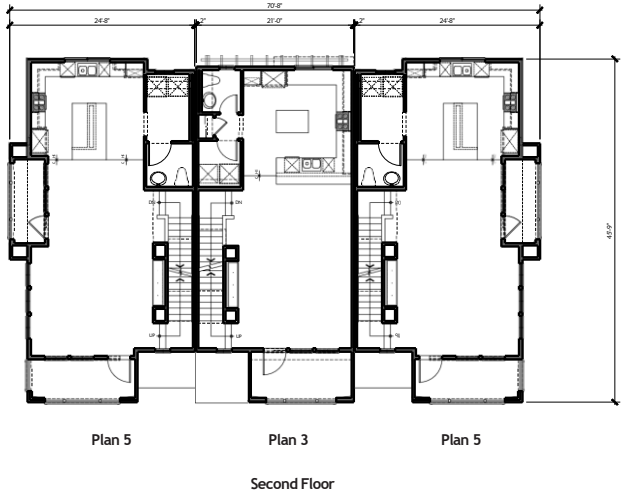
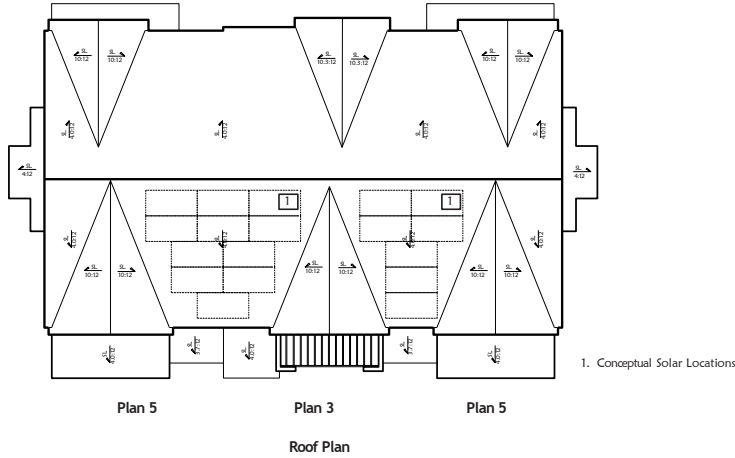


Left Elevation

Building 100 Conceptual Elevations

The Canopy

1009 - 1011 Cravenstein 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

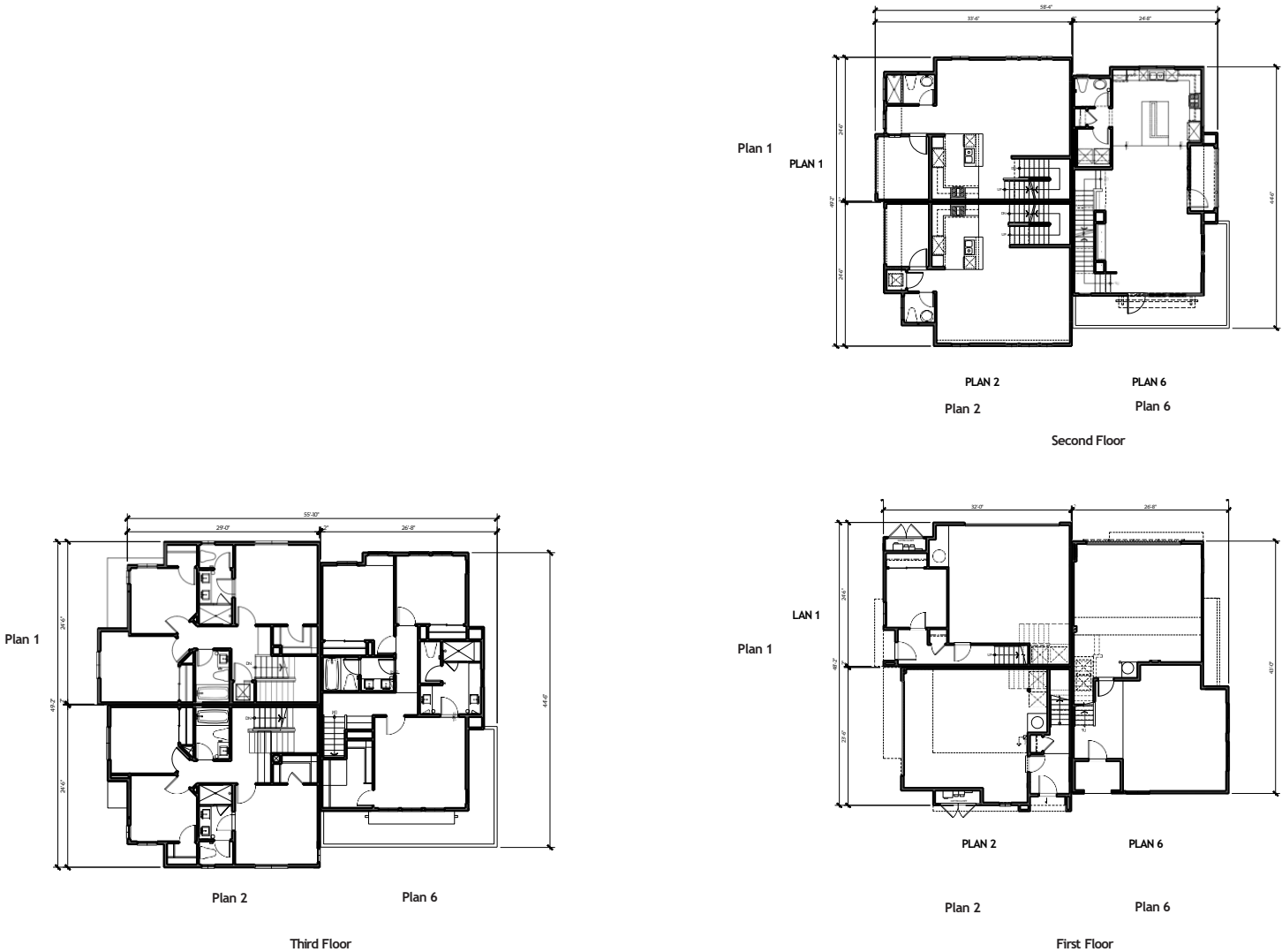
Building 100 Floor & Roof Plans

The Canopy

1009 - 1011 Cravenstein Highway North, Sebastopol, CA



A7



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

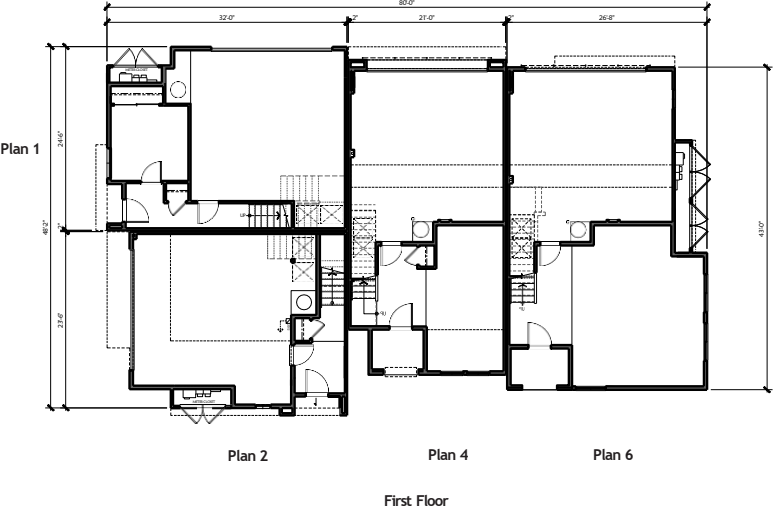
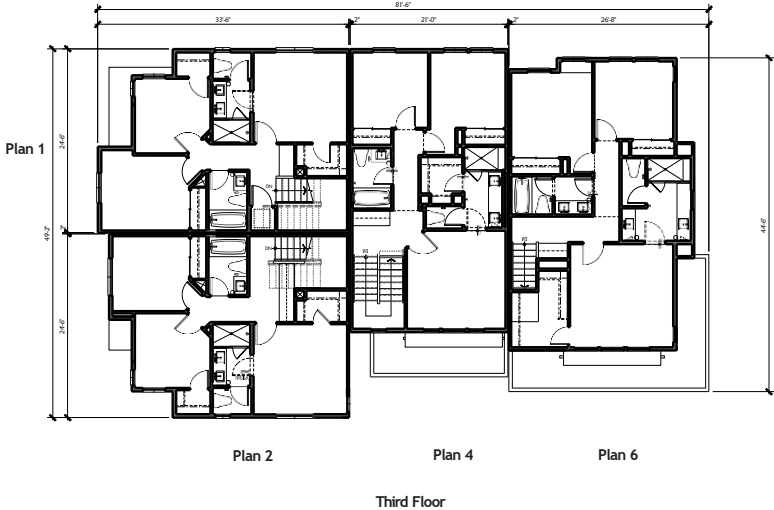
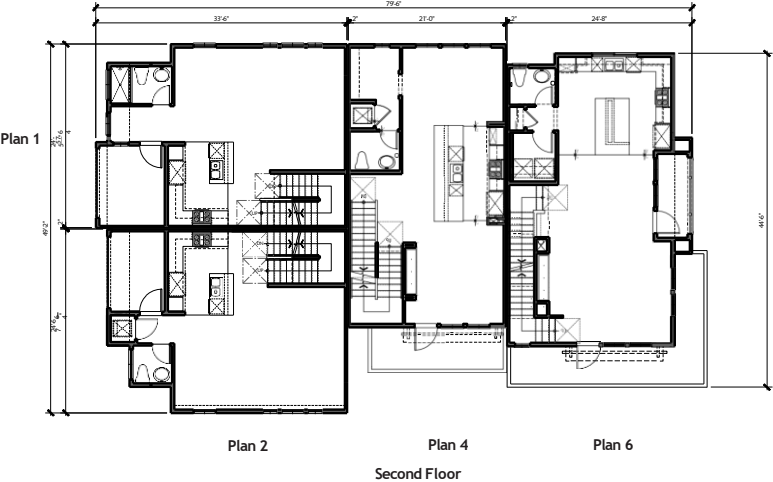
Building 200 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



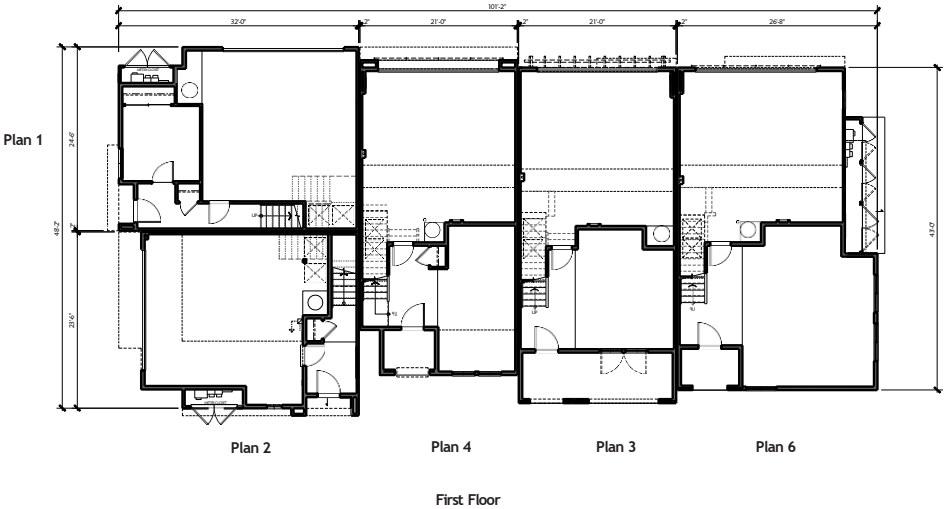
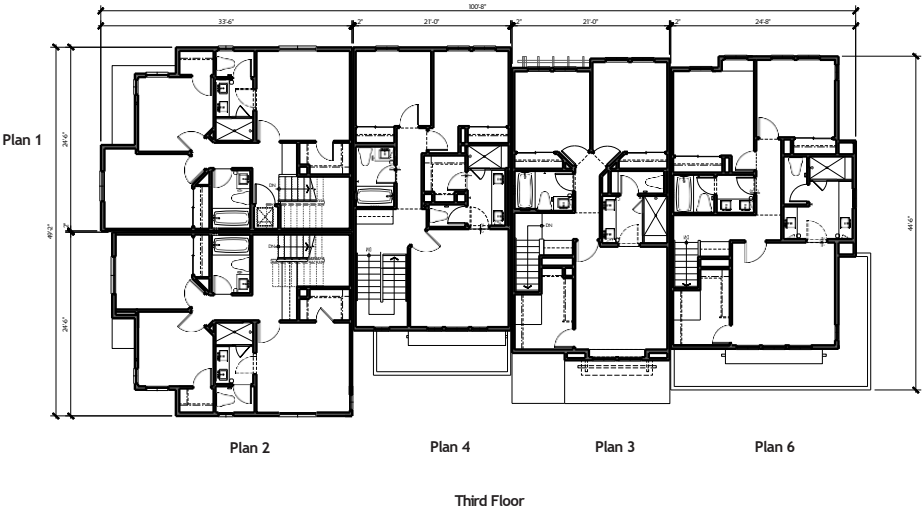
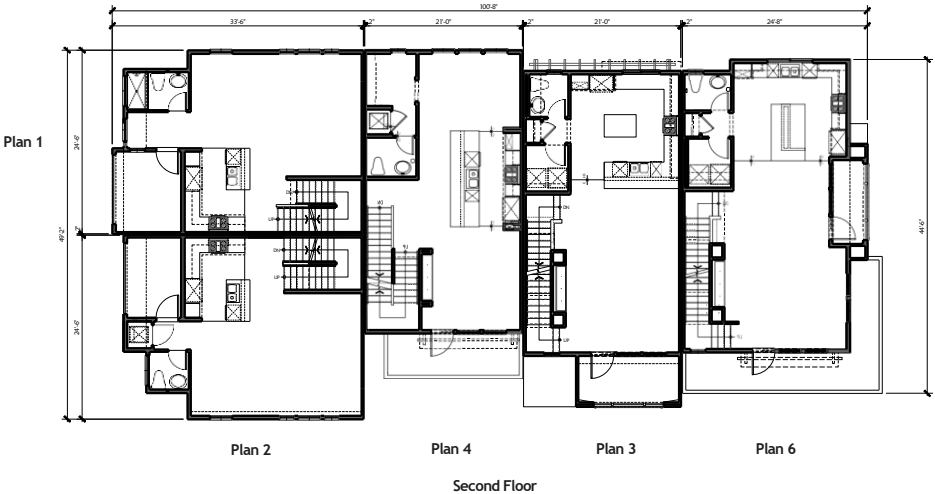
A8



Building 300 Floor Plans

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 400 Floor Plans

The Canopy

1009 - 1011 Cravenstein Highway North, Sebastopol, CA

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



A10



Building 500 - Conceptual Perspective



Precedent Imagery

Building 500

The Canopy

1009 - 1011 Cravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

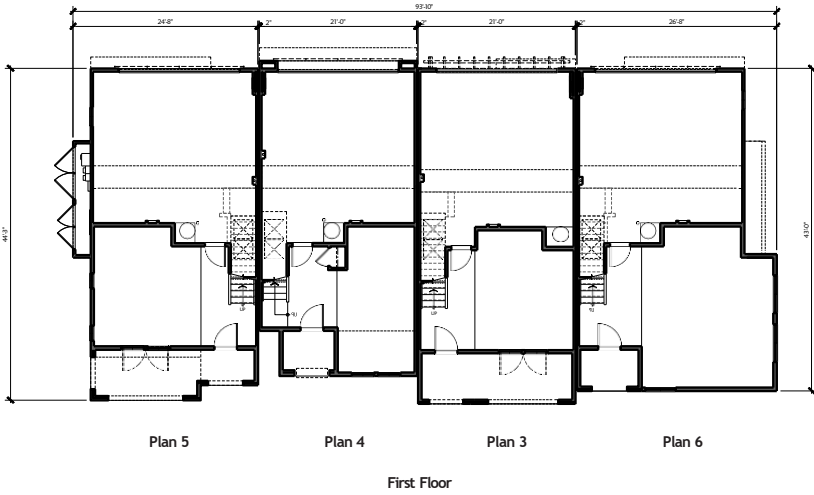
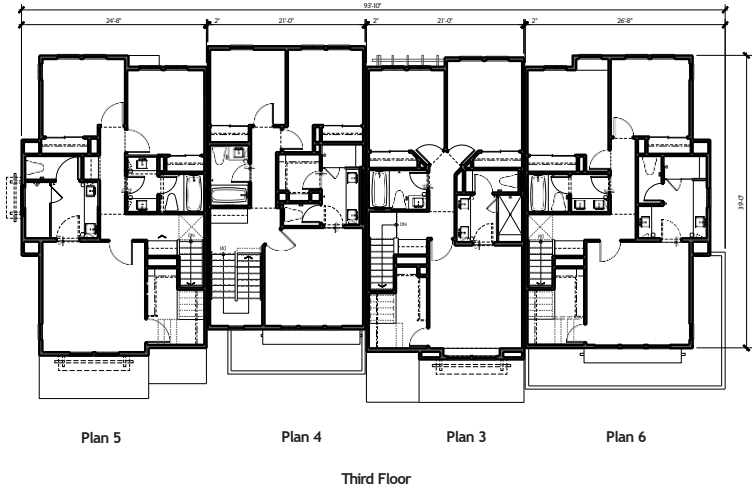
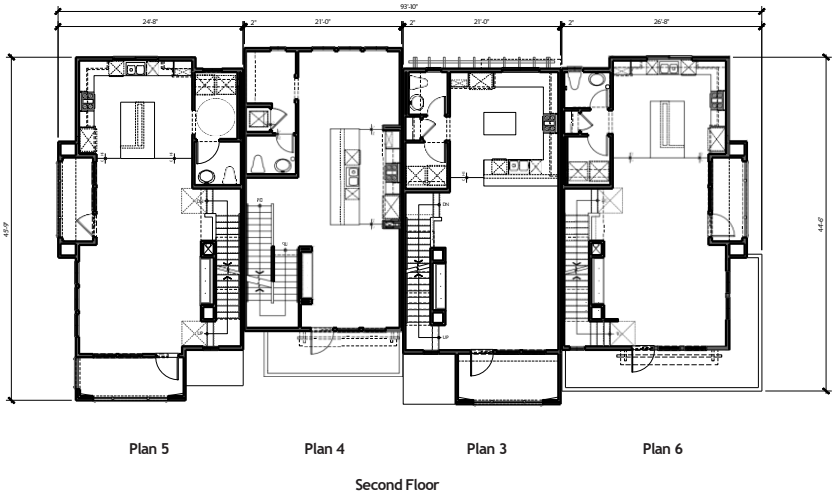
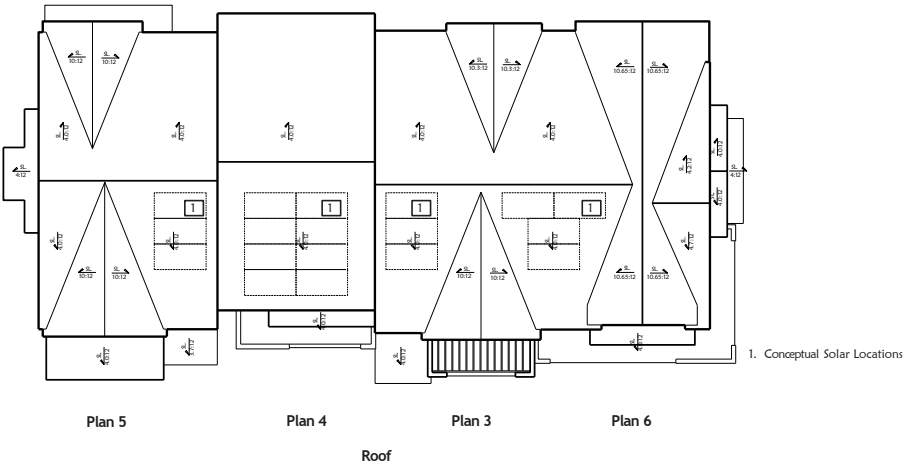


Left Elevation

Building 500 Conceptual Elevations

The Canopy

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Building 500 Floor & Roof Plans

The Canopy

1009 - 1011 Cravenstein 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



A13



Building 600 - Conceptual Perspective



Precedent Imagery

Building 600

The Canopy

1009 - 1011 Cravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

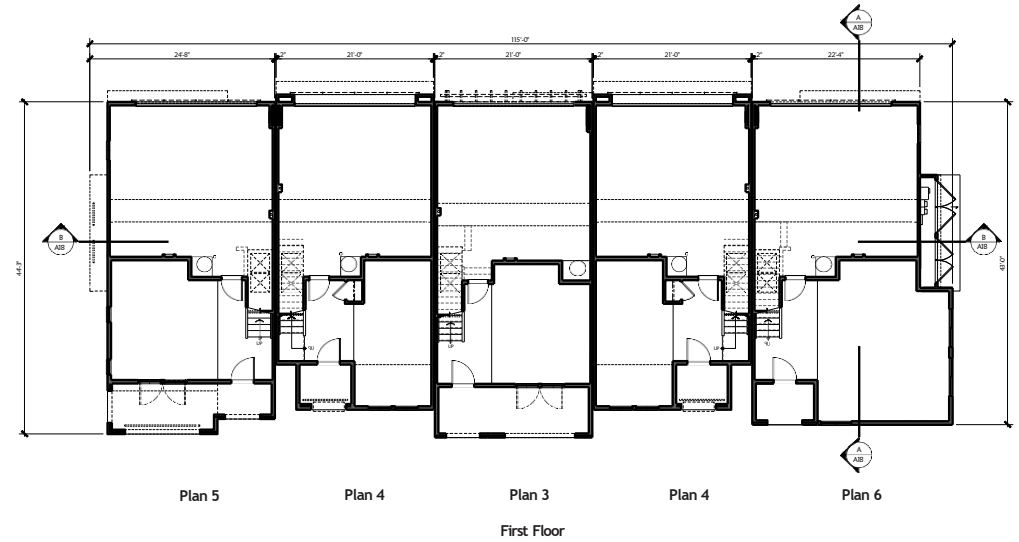
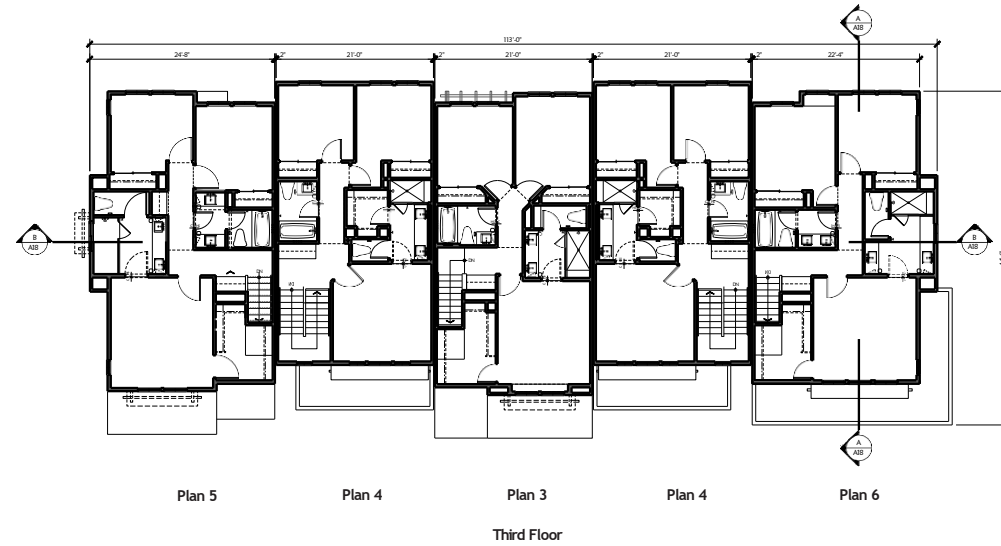
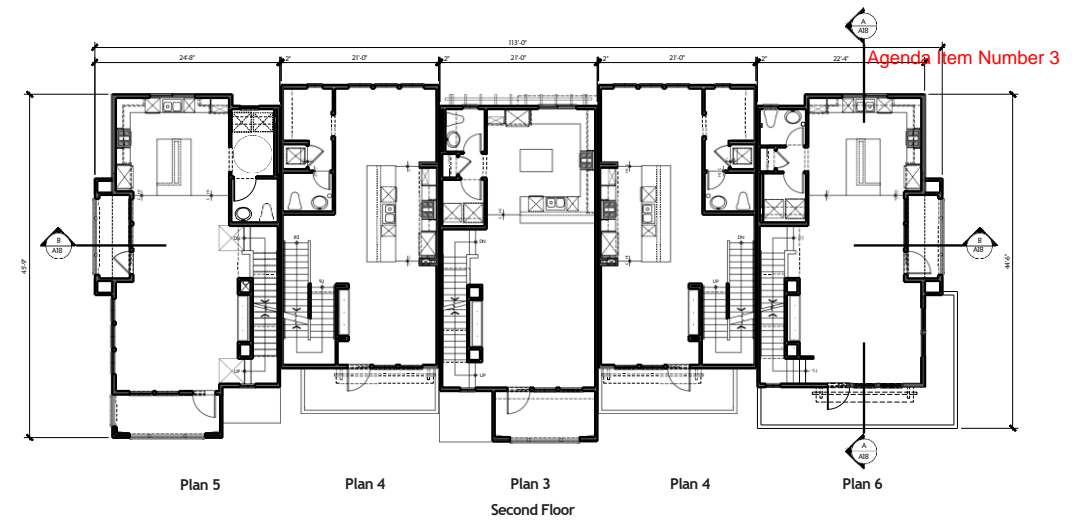
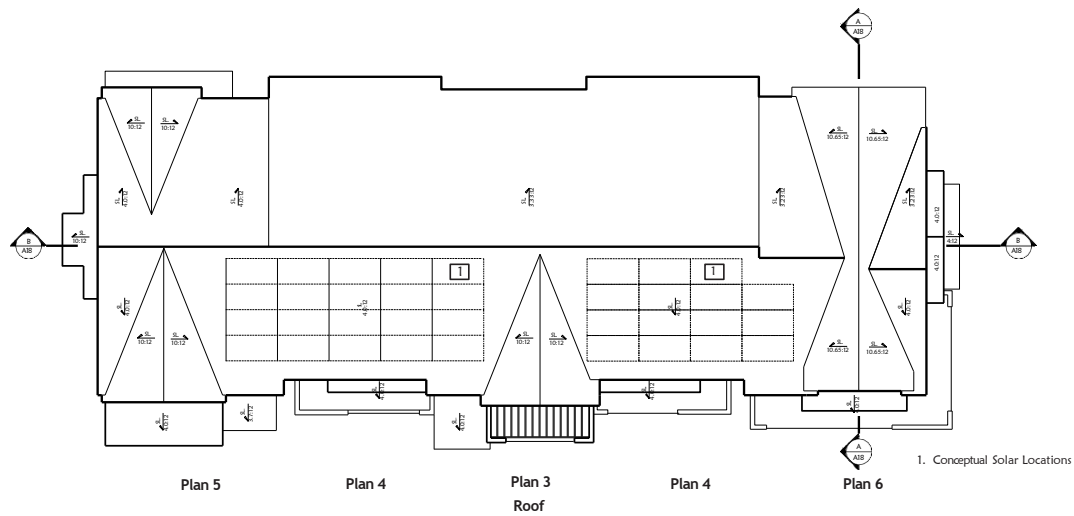


Left Elevation

Building 600 Conceptual Elevations

The Canopy

1009 - 1011 Cravenstein Highway North, Sebastopol, CA



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

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

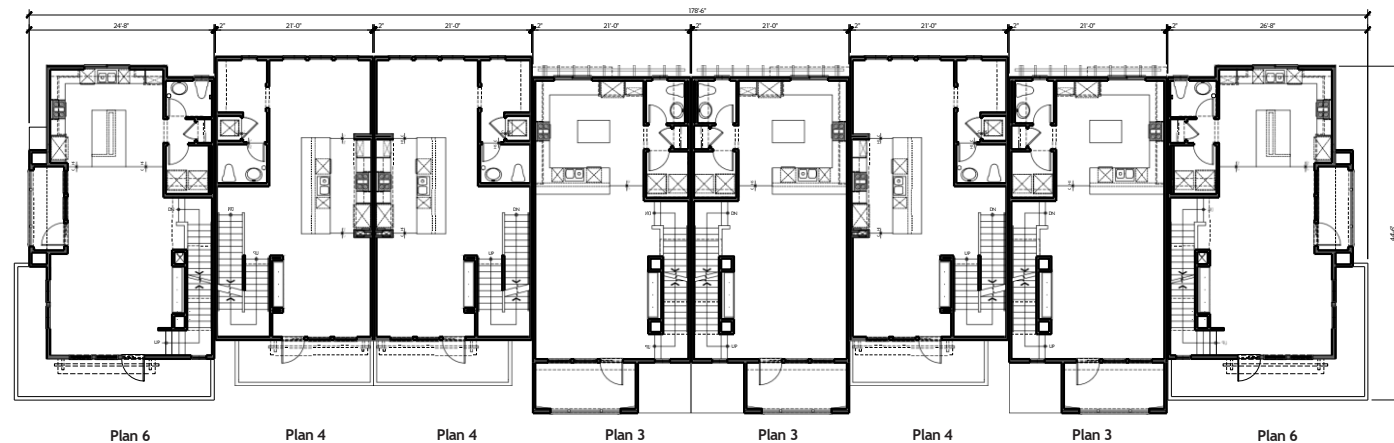
Building 600 Floor & Roof Plans

The Canopy

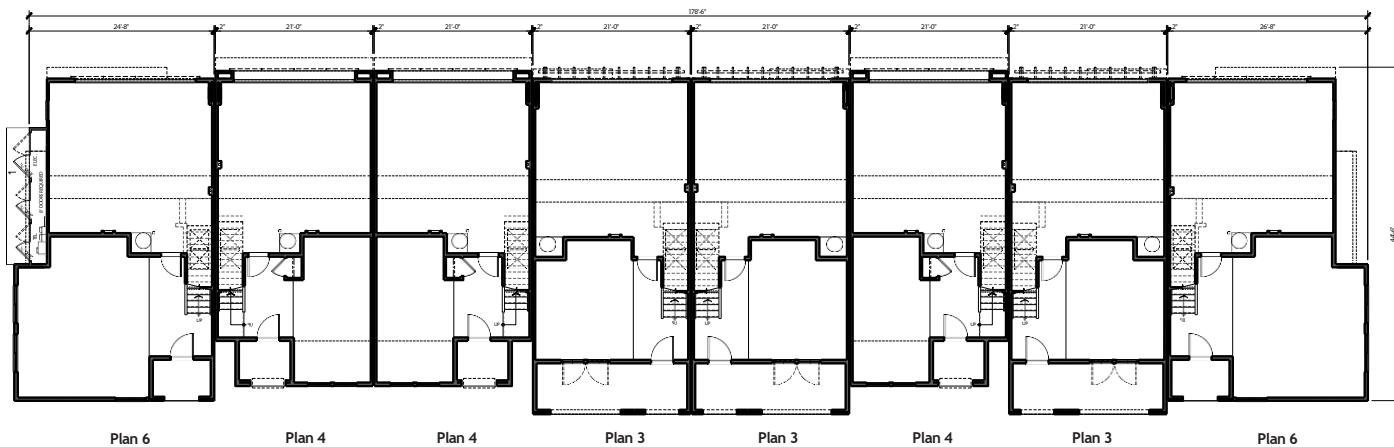
1009 - 1011 Cravenstein Highway North, Sebastopol, CA

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Scale: 1/8" = 1'-0"

A16



Second Floor



First Floor

Building 700 Floor Plans

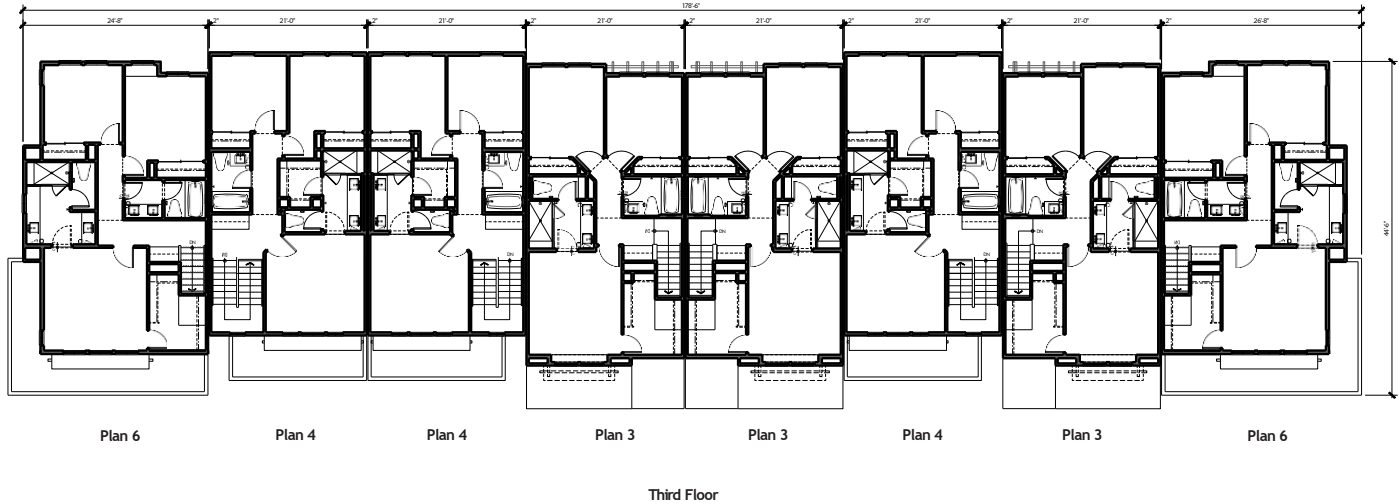
The Canopy

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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

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

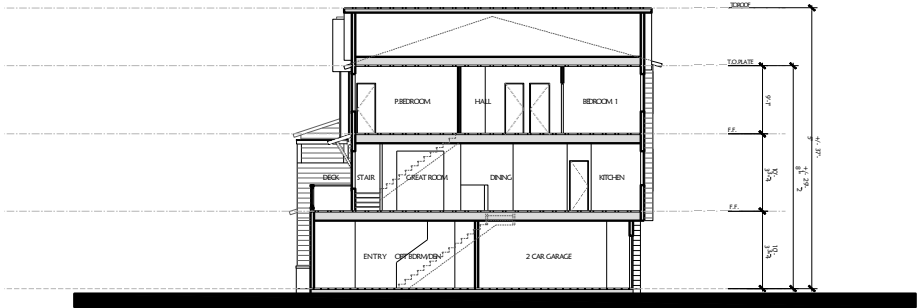
First Floor: 7,547 sf
Second Floor: 7,629 sf
Third Floor: 6,693 sf
Total: 21,869 sf

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



A18



Plan 6



Plan 5

Plan 4

Plan 3

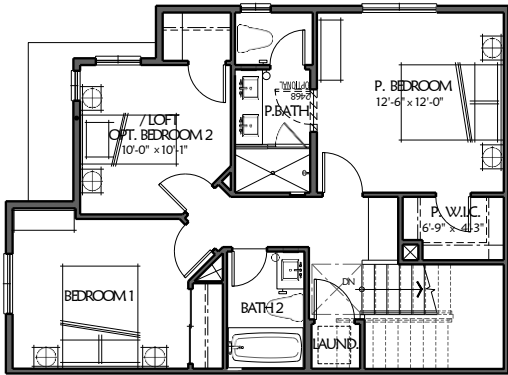
Plan 4

Plan 6

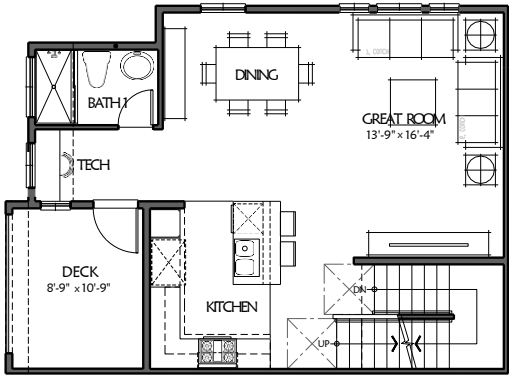
Representative Building Sections

The Canopy

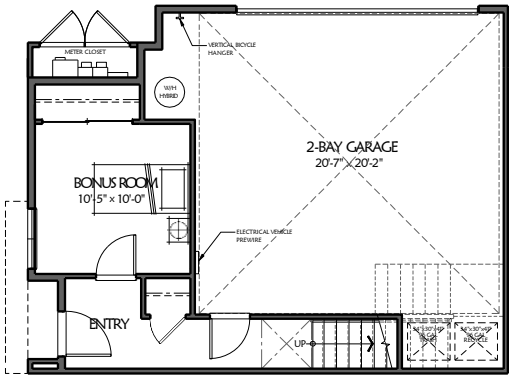
1009 - 1011 Cravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



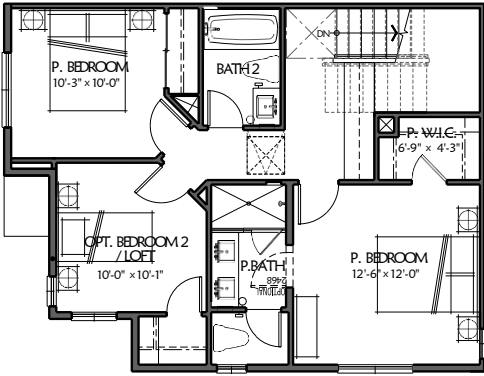
First Floor

Plan 1

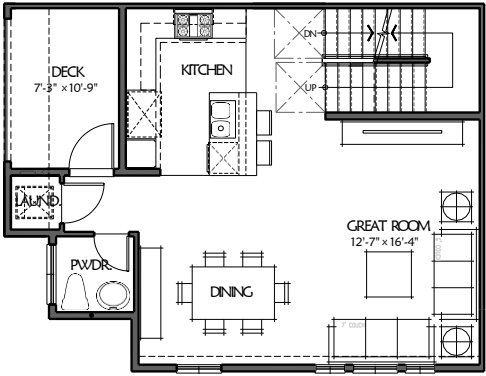
3 Bedroom | 3 Bath
1 Optional Room / Den
2 Car Garage
1,503 sf

The Canopy

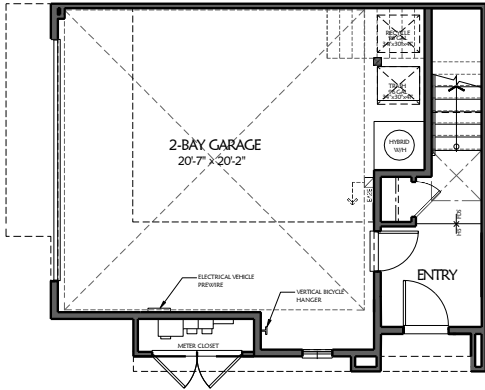
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



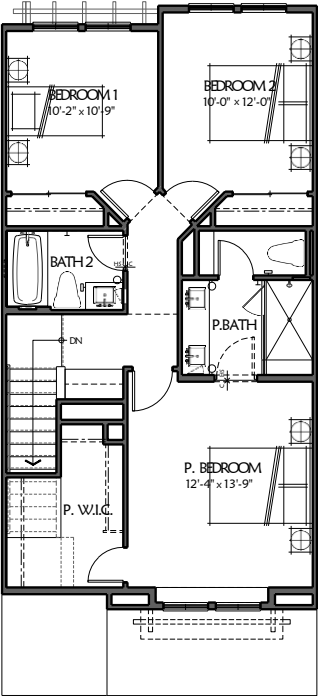
First Floor

Plan 2

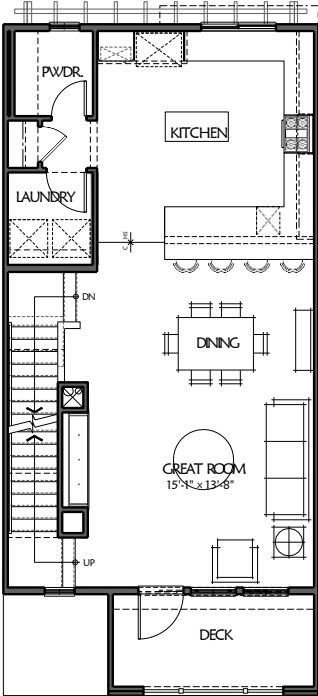
3 Bedroom | 2.5 Bath
2 Car Garage
1,354 sf

The Canopy

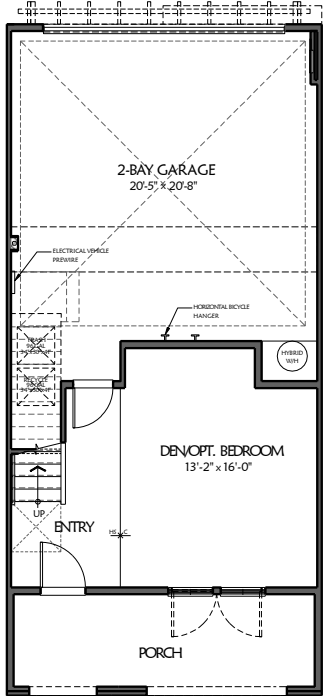
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



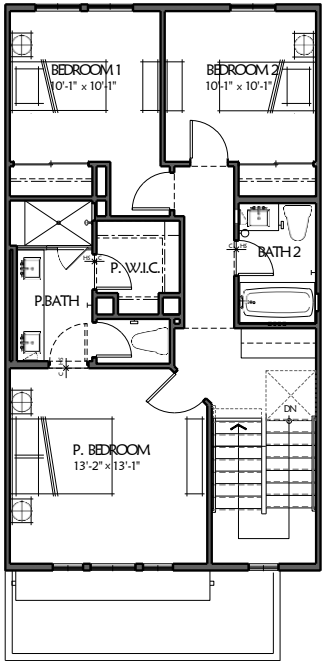
First Floor

Plan 3

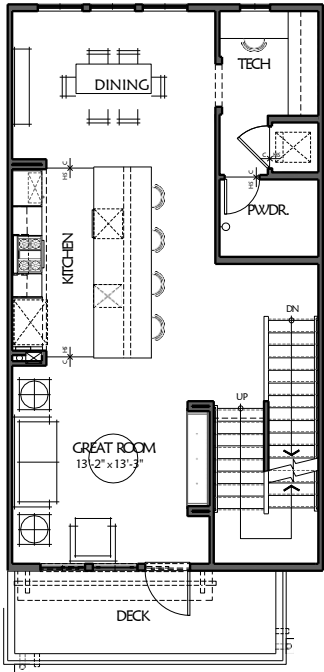
3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
1,773 sf

The Canopy

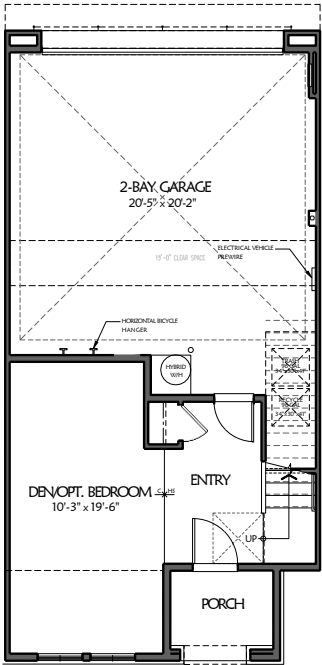
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



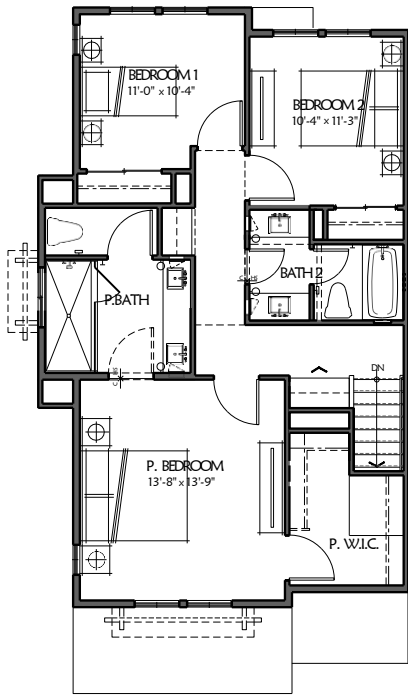
First Floor

Plan 4

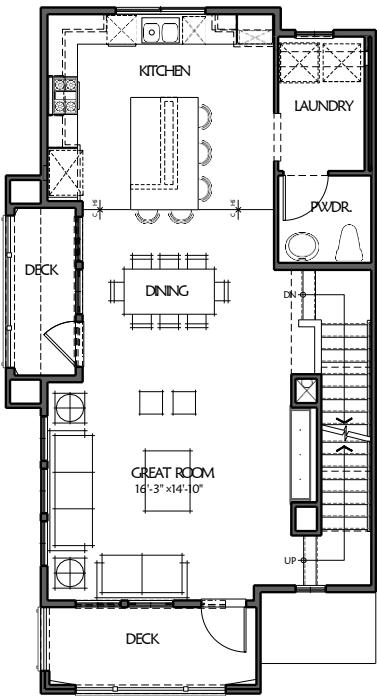
3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
1,736 sf

The Canopy

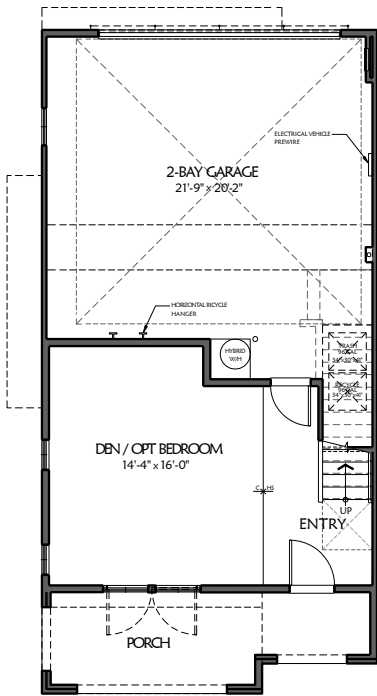
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



Note: For personal elevator option, see Sheet A24.

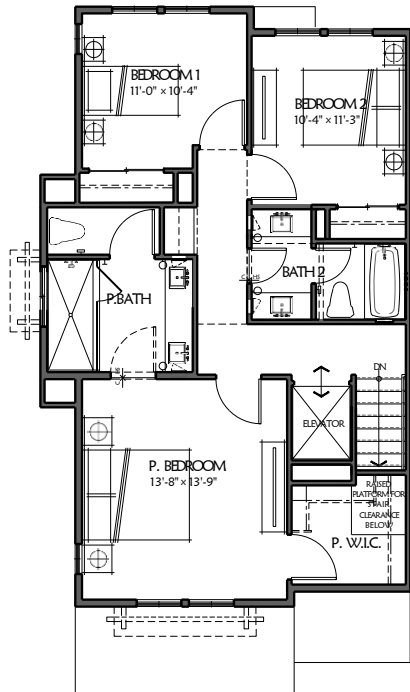
First Floor

Plan 5

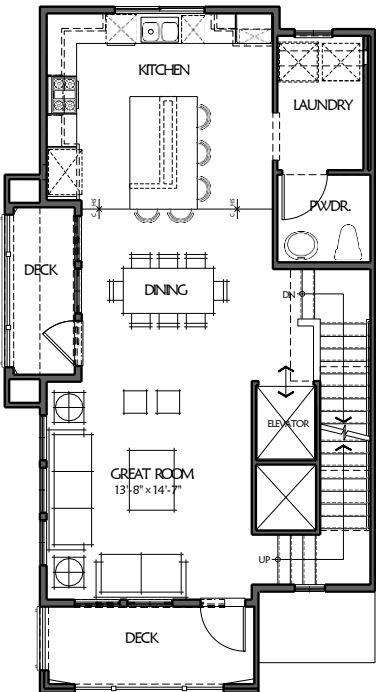
3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
1,926 sf

The Canopy

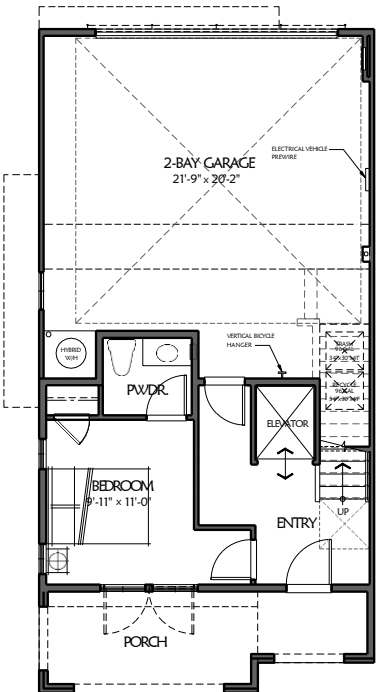
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



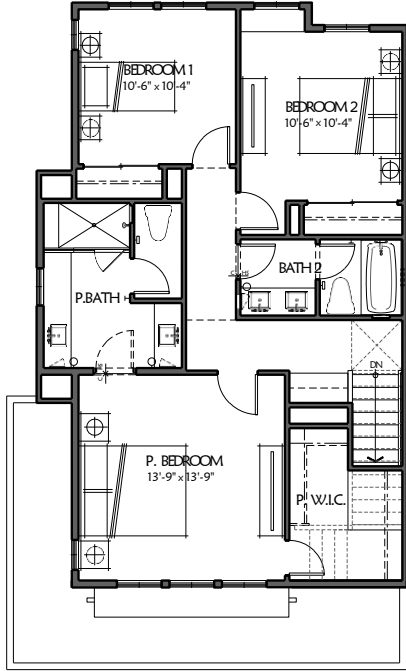
First Floor

Plan 5 with Personal Elevator Option

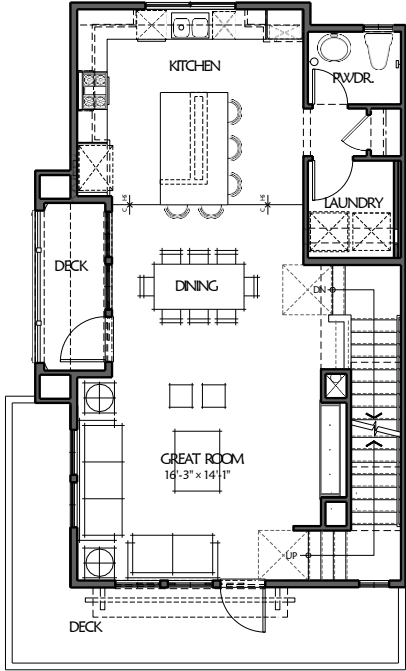
4 Bedroom | 2.5 Bath
2 Car Garage
1,926 sf

The Canopy

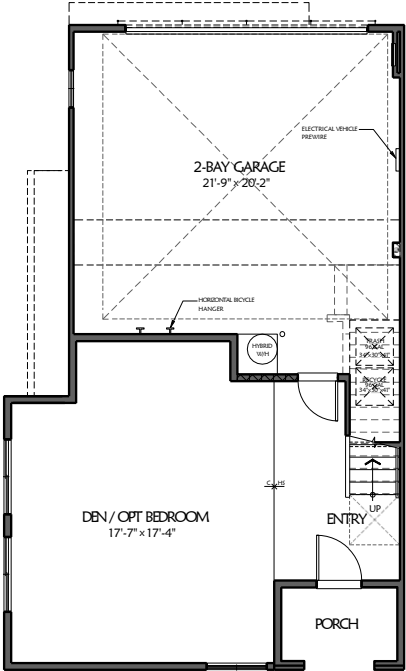
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



First Floor

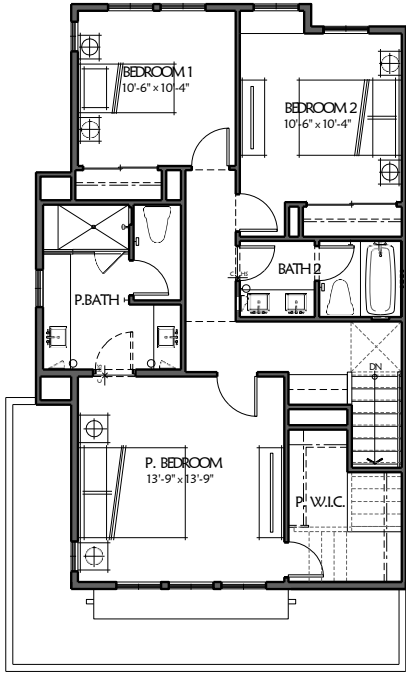
Note: For Accessory Dwelling Unit Option
See sheet A25.

Plan 6

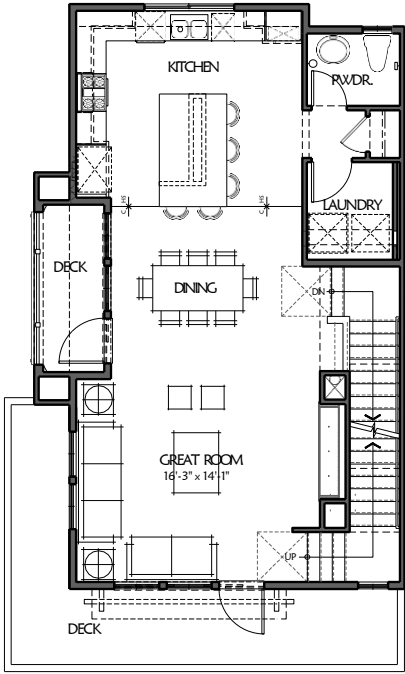
3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
2017 sf

The Canopy

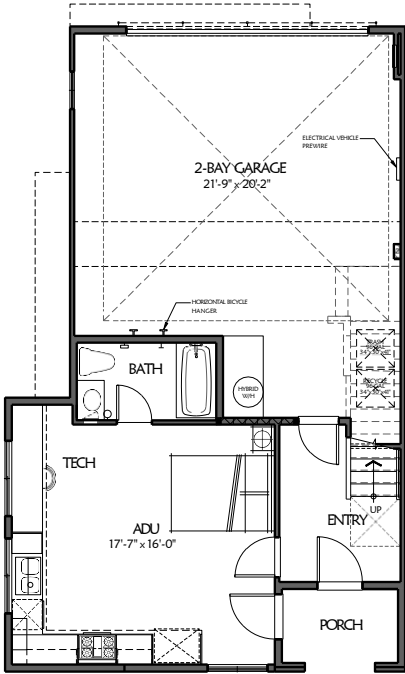
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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

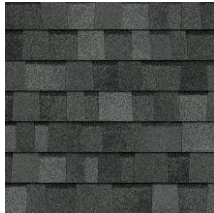
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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



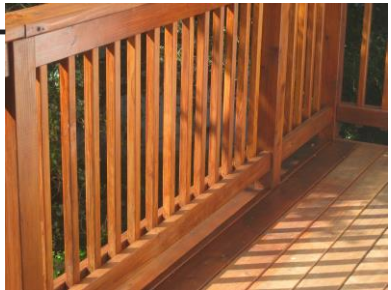
Dark Vinyl Windows with White Fiber Cement Trim



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



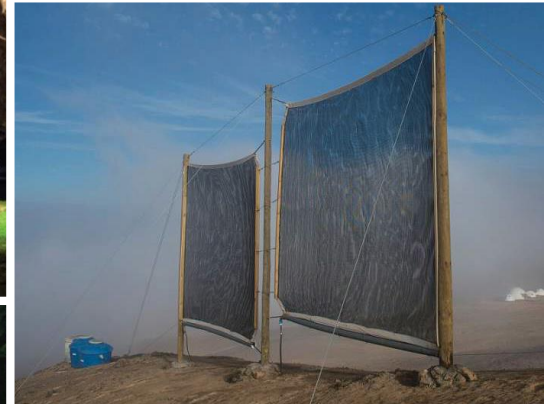
Existing Site Photos

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Agenda Item Number 3



CONCEPTUAL DESIGN IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-1

Agenda Item 3 Number

City Council Meeting Packet of April 2nd, 2024

FEBRUARY 16, 2024

Page 1220



LEGEND

- 1 Homes per Architect Agenda Item Number 3
- 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)
- Mailbox Plaza
 - Cluster Box Units
 - Heritage Tree
- Recreation Area (See Sheet L-4)
- 14 Fog Catchers
- 15 Council Ring
- 16 Transformer
- 17 Vegetated Buffer Zone (Stormwater Swale)
- 18 Property Line
- 19 Existing Trees to Remain
- 20 Street Trees
- 21 Accent Trees
- 22 Pedestrian Access Sign
- 23 Optional Pedestrian Gate to Hurlbut Ave.
- 24 Bike Rack

CONCEPTUAL SITE PLAN

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

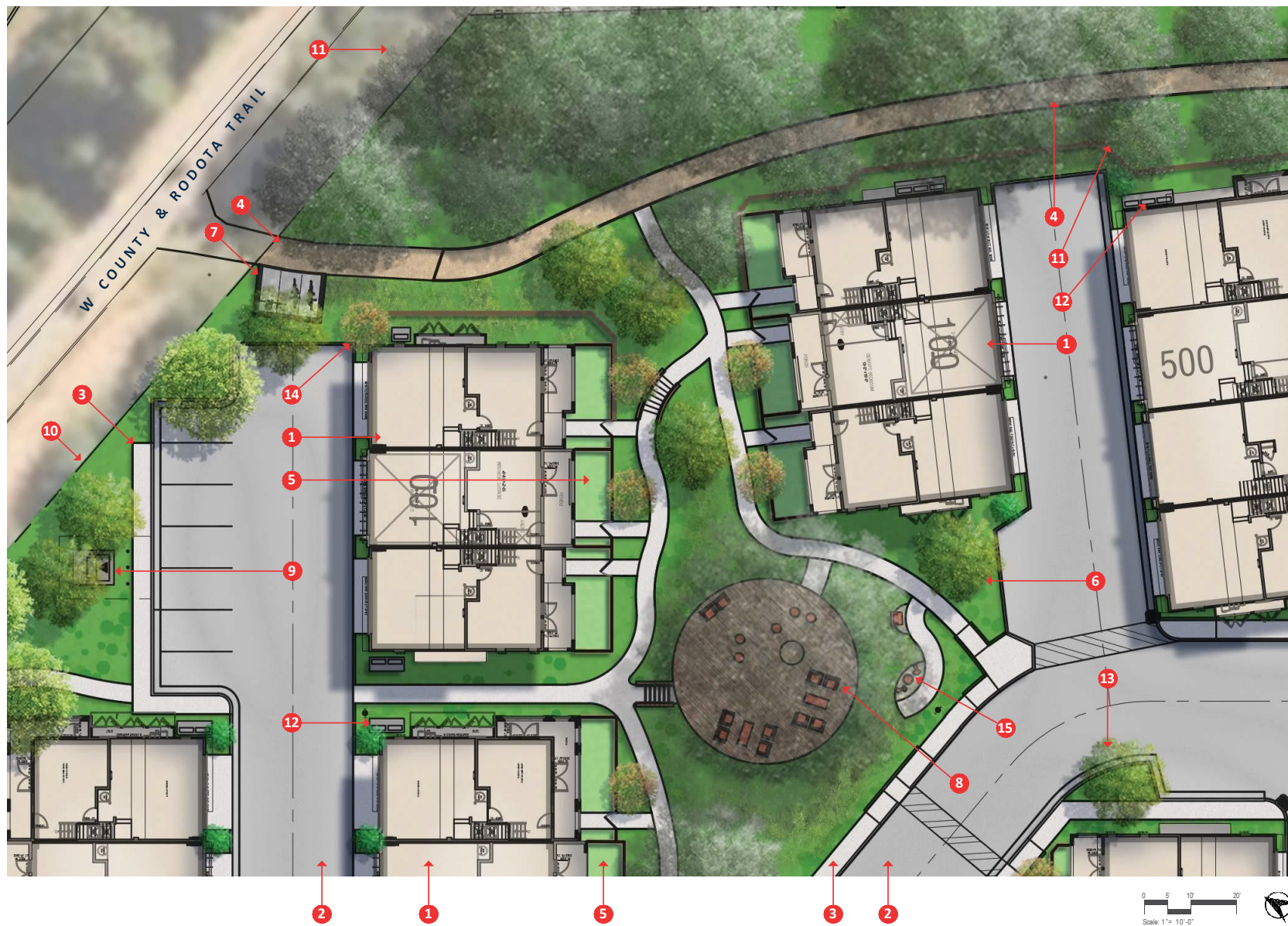
L-2

Agenda Item 3 Number

City Council Meeting Packet of April 2nd, 2024

FEBRUARY 16, 2024

Page Collaborative 1220



- ### LEGEND
- 1 Homes per Architect Agenda Item Number 3
 - 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 Cravenstein Highway North, Sebastopol, CA

L-3



LEGEND

- 1 Homes per Architect Agenda Item Number 3
- 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
- Accent Trees



CONCEPTUAL RECREATION AREA

The Canopy

1009 - 1011 Cravenstein 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)

Agenda Item Number 3



Fence (6' HT.)



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



Private Yard Fence and Gate (42" HT.)

CONCEPTUAL WALL AND FENCE PLAN

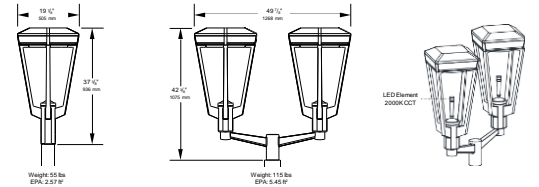
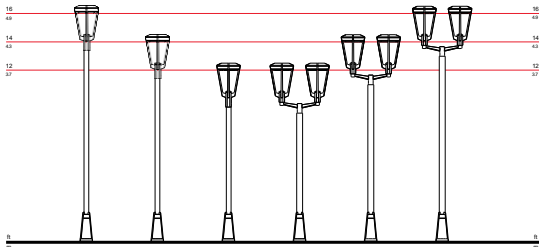
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

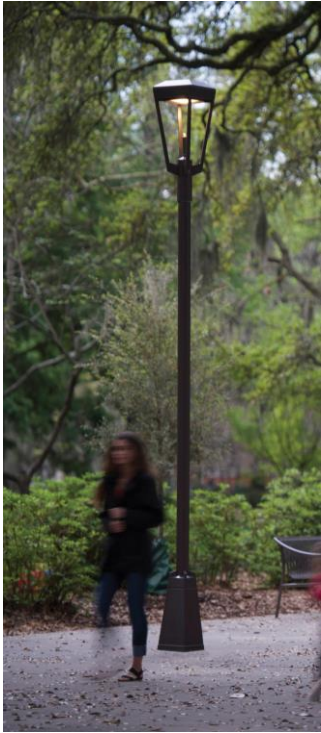
Ashbery Area Light

Product Data Sheet

landscapeforms



2 Revised September 22, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49001



CONCEPTUAL POLE LIGHT [OR EQUAL]
SCALE: NTS

Ashbery Path Light

Product Data Sheet

landscapeforms



Finish
Pangard IP[®] 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 IP[®] 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	006L4	40K (4000K)	35K (3500K)	UN1	SM
ASHBERY	012L5	035F (350 mA)	30K (3000K)	(100-277VAC)	(Surface Mount)
EXAMPLE: AP-006L4-035F-30K-UN1-SM		27K (2700K)			

Product Modifications
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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

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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 Cravenstein Highway North, Sebastopol, CA

L-6

CONCEPTUAL PLANT PALETTE

EXISTING TREES
SCIENTIFIC NAME

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

COMMON NAME

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

PROPOSED TREES
SCIENTIFIC NAME

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

COMMON NAME

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

SHRUBS, GRASSES, AND GROUNDCOVER
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 spp.
Leymus condensatus 'Canyon Prince'
Lomandra sp.
Lonicera spp.
Mimulus sp.
Muhlenbergia spp.
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 Azalea
Rose
Rosemary
Stonecrop
Giant Chain Fern
Coast Rosemary

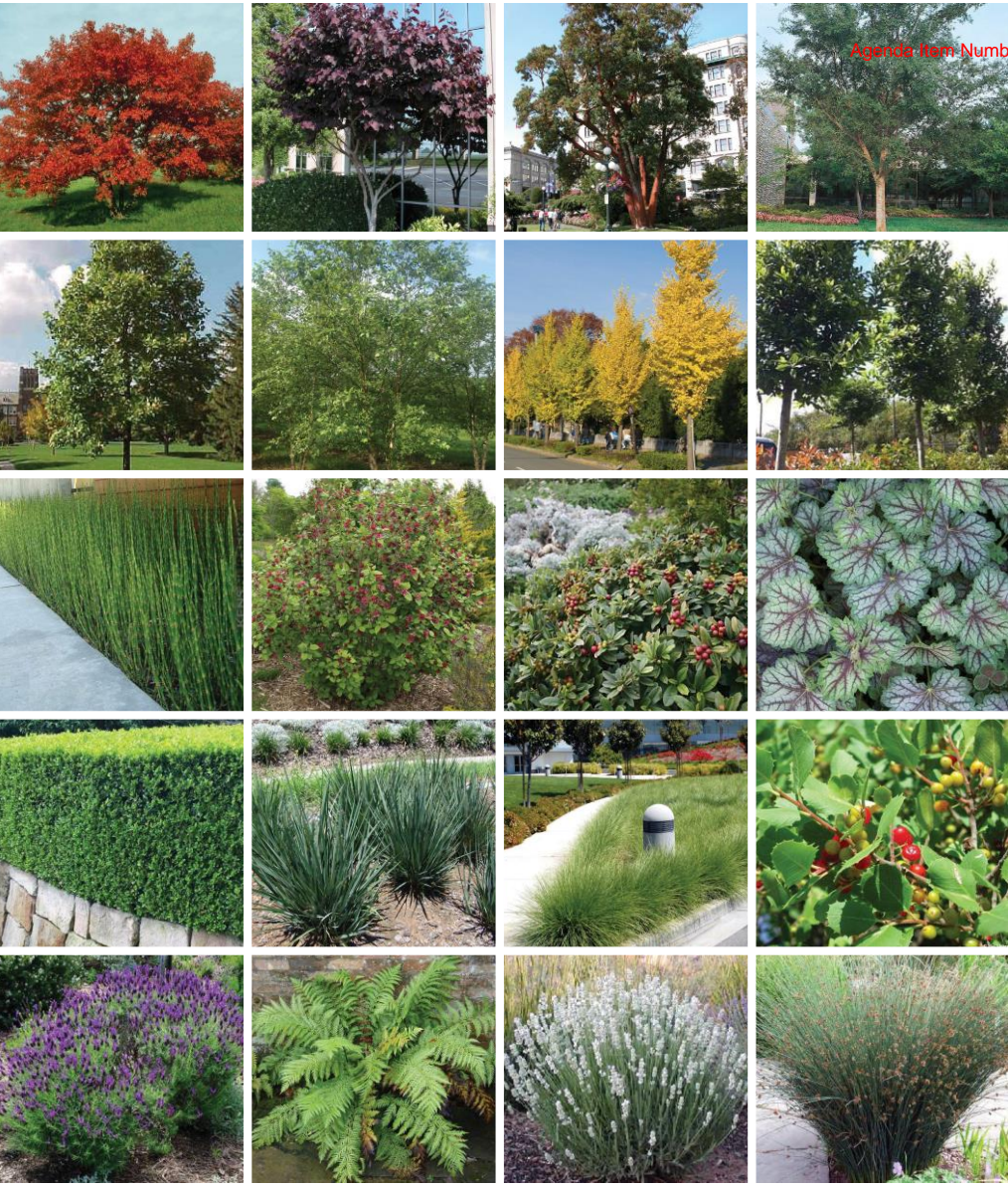
VINE AND ESPALIER
SCIENTIFIC NAME

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

COMMON NAME

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

NOTE: SUBJECT TO CHANGE DUE TO MWEO AND AVAILABILITY



Agenda Item Number 3

CONCEPTUAL PLANT PALETTE AND IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-7

Agenda Item 3 Number
City Council Meeting Packet of April 2nd, 2024
Page 1220

FEBRUARY 16, 2024





The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-8

Agenda Item 3 Number
City Council Meeting Packet of April 2nd, 2024
Page 1220

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444 Spear Street, Suite 200
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William Hezmalhalch Architects
1201 J Street, Suite 200
Sacramento CA, 95814
Phone: (949) 622-8737

G2 Collaborative
100 Avenida Miramar
San Clemente, CA 92672
Phone: (949) 366-6624

David R. Brown RCE 41833
Adobe Associates, Inc.
1220 N. Dutton Avenue
Santa Rosa, CA 95401
Phone: (707) 541-2300
Fax: (707) 541-2301

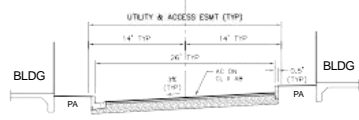
Aaron R. Smith, PLS 7901
Adobe Associates, Inc.
1220 N. Dutton Avenue
Santa Rosa, CA 95401
Phone: (707) 541-2300
Fax: (707) 541-2301

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

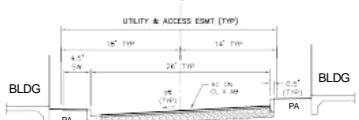
<u>CUT</u>	<u>FILL</u>	<u>TOTAL</u>	<u>BASE ROCK</u>
4,549 CY	7,211 CY	7,462 CY	2,002 CY

Notes:
 (FILL)
 Excess materials 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 reclamation to the grading permit.

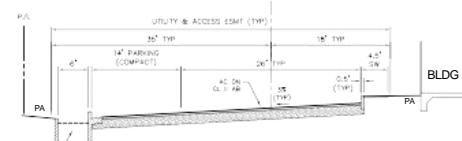
Area of Disturbance = 5.35 Acres

 EXISTING/ALTERNATE ACCESS[illegible]

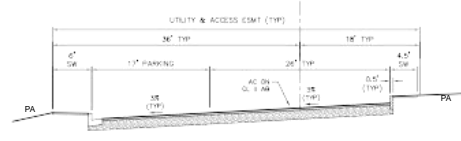
A1



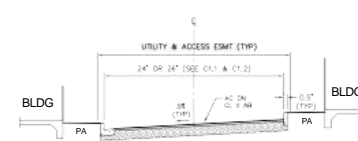
A2



B1



B

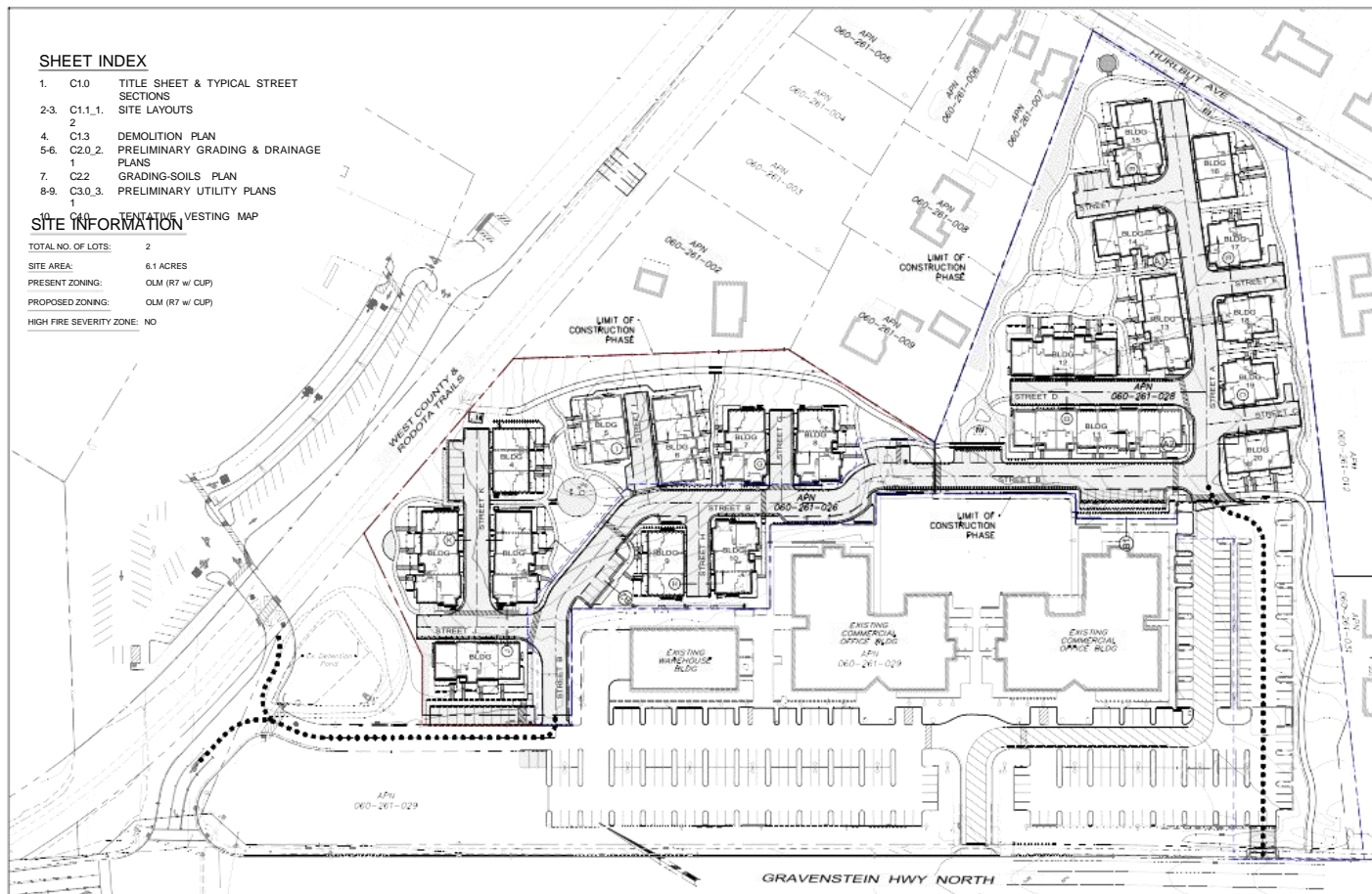


NT

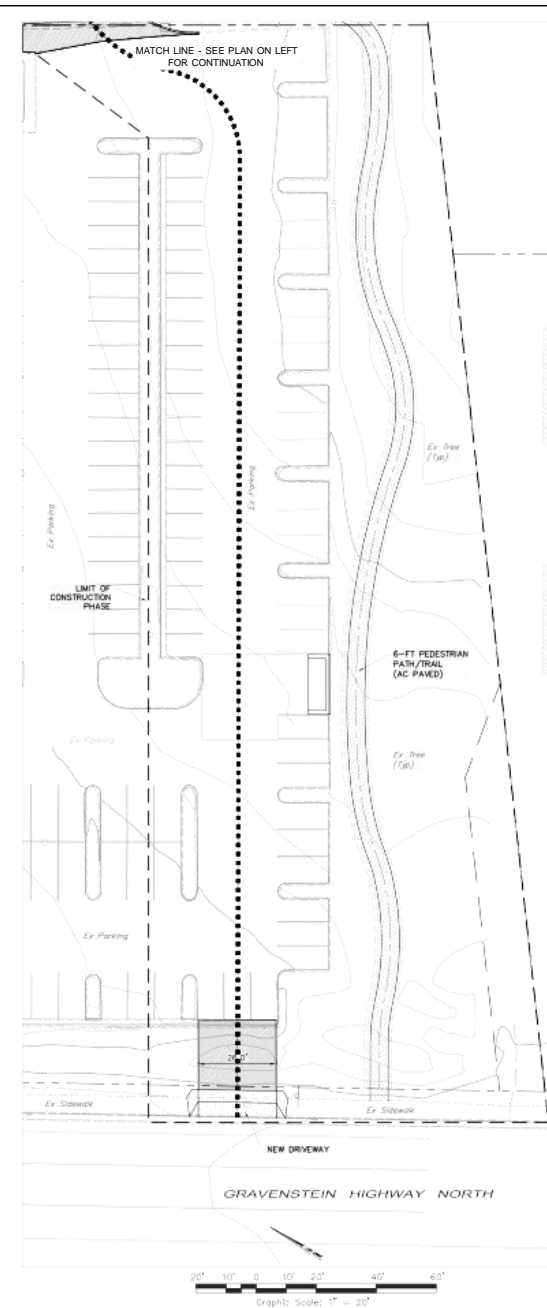
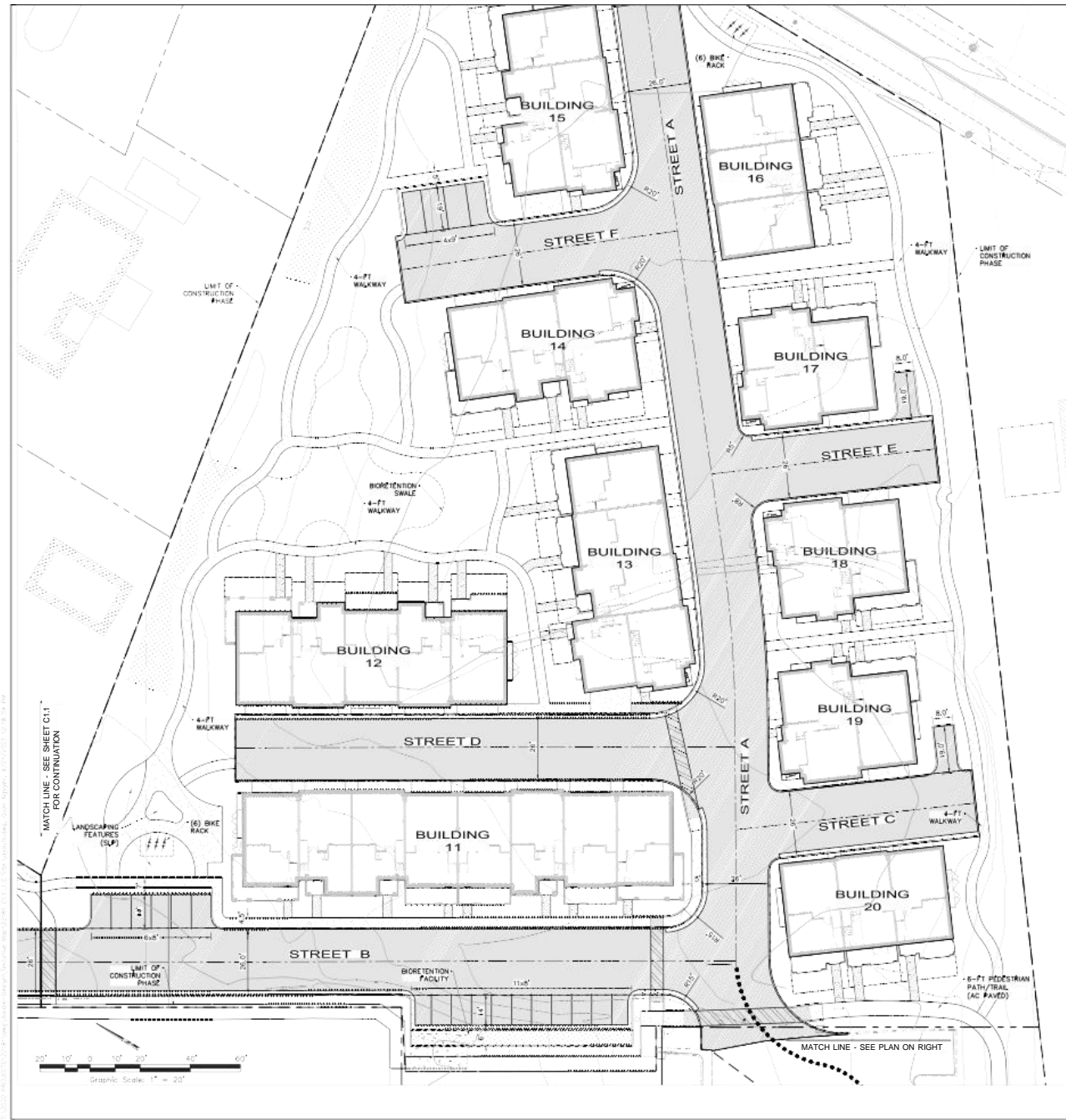
APN 060-261-026 & 028

- | | | |
|------|--------------|---------------------------------------|
| 1. | C1.0 | TITLE SHEET & TYPICAL STREET SECTIONS |
| 2-3. | C1.1_1.
2 | SITE LAYOUTS |
| 4. | C1.3 | DEMOLITION PLAN |
| 5-6. | C2.0_2.
1 | PRELIMINARY GRADING & DRAINAGE PLANS |
| 7. | C2.2 | GRADING-SOILS PLAN |
| 8-9. | C3.0_3.
1 | PRELIMINARY UTILITY PLANS |

TOTAL NO. OF LOTS: 2



SCALE : 1" = 60'



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THE CANOPY VESTING TENTATIVE MAP PACKAGE SITE LAYOUT

SCALE: AS NOTED

Date: April 2023

Design by: CM/GN

Drawn by: GN

Checked by: DRD

Sheet

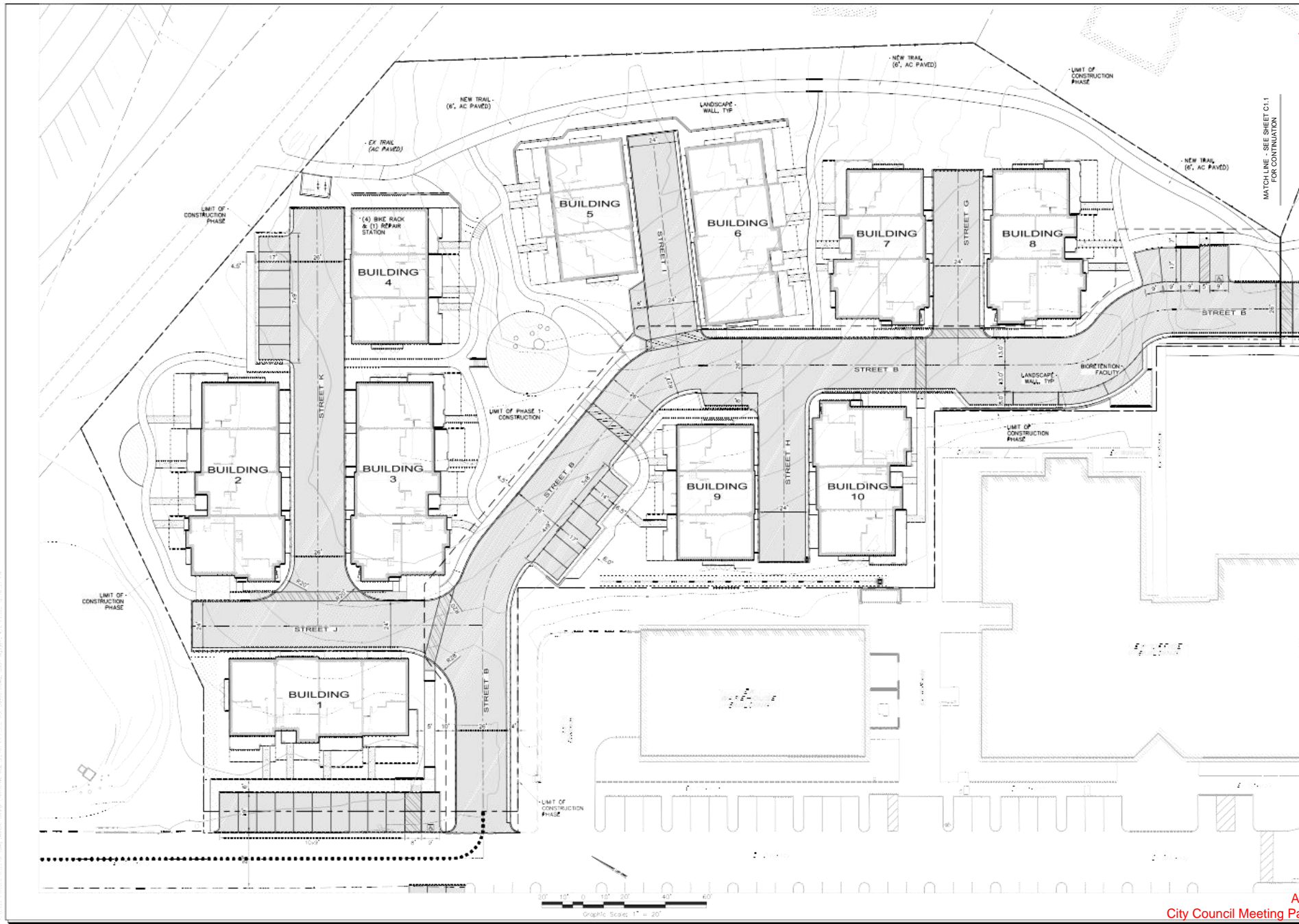
C1.1

Agenda Item 3 Number
2 of 10 Sheets
Packet of April 2nd, 2024
Page 1205 of 1220

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[illegible]

ALTERNATIVE MAP - NOT FOR CONSTRUCTION



THE CANOPY
VESTING TENTATIVE MAP PACKAGE
SITE LAYOUT

1009 & 1011 Grovenstein Highway North
Sebastopol, California
APN 060-261-026 & 028

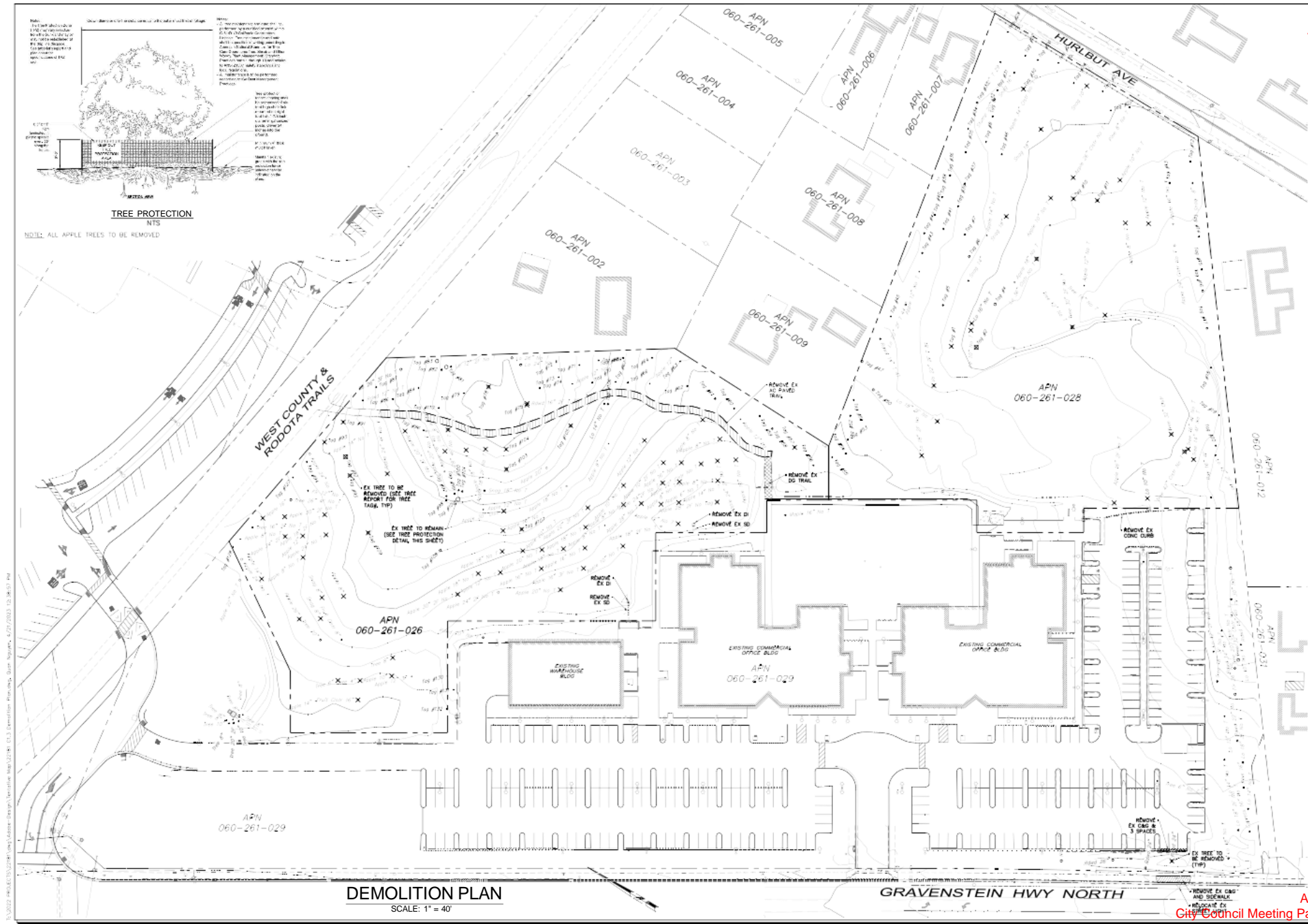
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Date: April 2023
Design by: JLM/AN
Drawn by: AN
Checked by: JBP

Sheet
C12
3 of 10 Sheets

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No. 41833
Exp. 3/31/2024
Civil Engineering

Revisions	Description	No.	Date	Approved



THE CANOPY		vesting tentative map package	
DEMOLITION PLAN		1009 & 1011 Gravenstein Highway North	
Sebastopol, California		APN 060-261-002 & 008	
SCALE: AS NOTED	DATE: April 2023	DESIGN BY: CM/CP	DRAWN BY: JPN
CHECKED BY: JPN	SHEET: C13	NOT FOR CONSTRUCTION	
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VESTING TENTATIVE MAP PACKAGE
PRELIMINARY GRADING & DRAINAGE PLAN
 1009 & 1011 Grovenstein Highway North
 Sebastopol, California
 APN 060-261-026 & 028

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 Design by: JLM/BN
 Drawn by: BN
 Checked by: JLM/BN

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C20
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Revisions	Description	Date	By	Appr'd

CS-0.21 Prelim & Grading Plan - Quesada

12:54:35 PM

LEGEND

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

THE PATH OF TRAVEL (POT) ENTERED 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 EXAMINED 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.



Agenda Item Number 3

THE CANOPY

VESTING TENTATIVE MAP PACKAGE

PRELIMINARY GRADING & DRAINAGE PLAN

1009 & 1011 Grovenstein Highway North
Sebastopol, California
APN 060-261-026 & 028

SCALE: AS NOTED

Date: Apr 2023

Design by: JLM/GR

Drawn by: GR

Checked by: JBP

Sheet

C2.1

6 of 10 Sheets

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civil engineering and surveying

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Webster, CA 94994
Website: www.adobeinc.com

Professional Engineer License No. 44833
Exp. 12/31/2024
My license expires: 3/31/2024

Revisions

Revision

Date

By

Checked

Approved





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

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civil engineering and surveying / wastewater
1231 N. Industrial Way
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Website: www.adobeinc.com

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Date: April 2023
Design by: CM/AN
Drawn by: AN
Checked by: JPB

Sheet
C3.0
of 10 Sheets



UTILITY KEY NOTES	
SEWER:	
1	SEWER MANHOLE PER SCA STD.-100A
2	END-OF-LINE SEWER CLEANOUT PER SCA STD.-105 OR 106
3	BUILDING SEWER CLEANOUT PER SCA STD.-121
4	4" SEWER LATERAL (s=0.02 MIN, TYP)
5	SEWER LINE TRENCHING PER SCA STD.-107
WATER:	
6	FIRE HYDRANT PER SCA STD.-212
7	WATER LINE TRENCHING PER SCA STD.-200
8	WATER VALVE PER SCA STD.-208
9	BLOW-OFF VALVE PER SCA STD.-210
10	1.5" WATER SERVICE ON 2" W PER SCA STD.-203

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

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Revisions	Approved
Date	Description

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Date: April 2023
Design by: JLM/AN
Drawn by: JLM/AN
Checked by: JLM/AN

Sheet
C3.1
8 of 10 Sheets

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 of Page 16, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. in August and September of 2022.

Contours shown hereon are at 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.

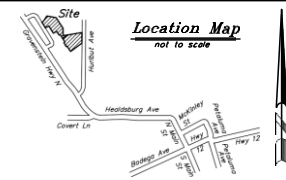
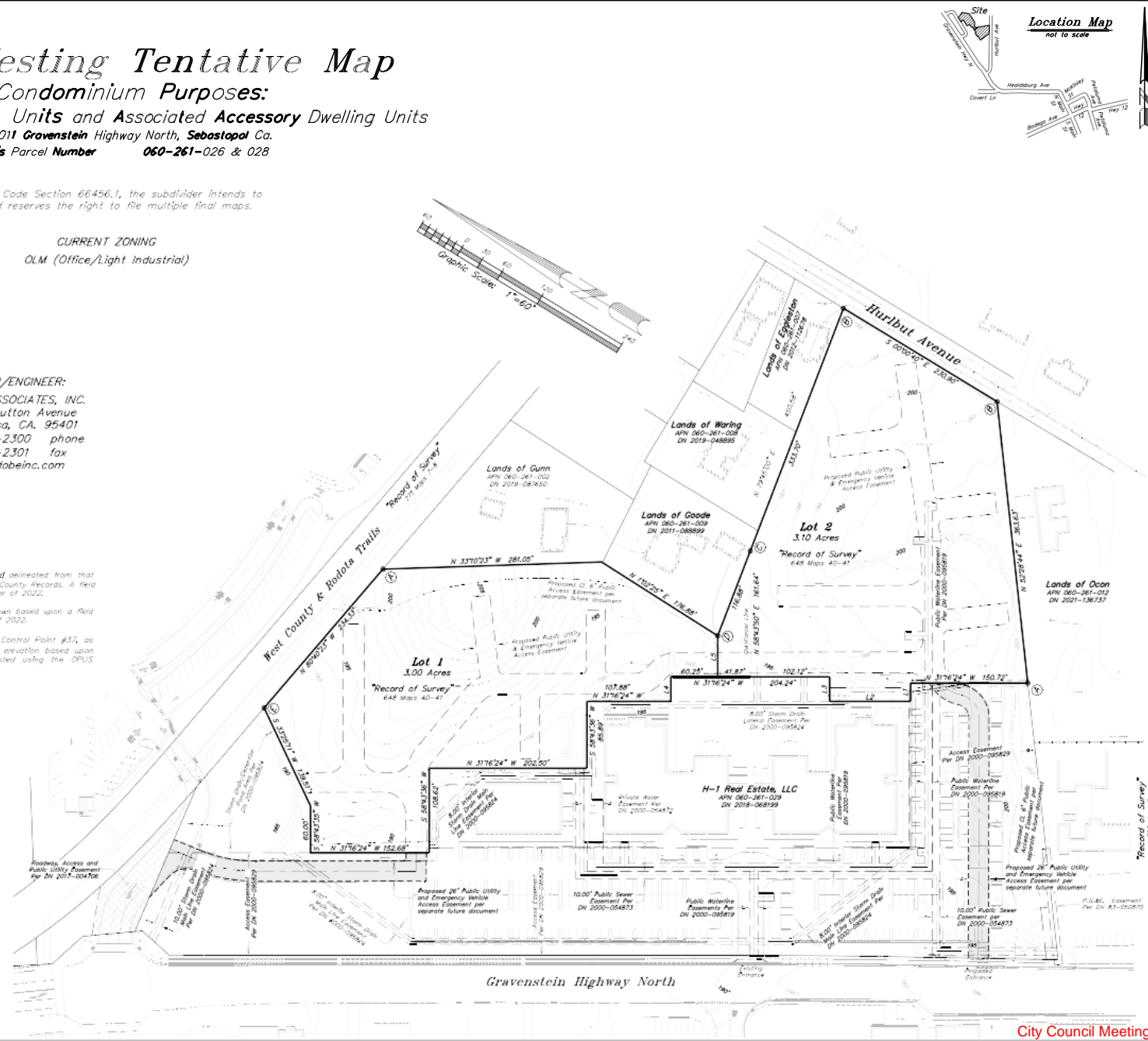
Bench Mark: Set "Mag" Nail & Flagging, Adobe Associates, Inc. Control Point #37, as shown hereon. Elevation = 198.0'. This elevation is a GPS NAVD 88 elevation based upon static GPS measurements collected September 7, 2022 and adjusted using the GPS Adjustment tool according to Geoid 18.

Monument 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'

Line Table

No.	Direction	Length
L1	S 58°43'36" W	23.50'
L2	N 31°16'24" W	103.88'
L3	N 58°43'36" E	31.50'
L4	S 58°43'36" W	31.50'
L5	N 58°43'36" E	52.68'



Agenda Item Number 3

adobe associates, inc.
civil engineering | land surveying | landscape architecture
1730 N. Dutton Avenue, Suite 150, Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On"

Aaron R. Smith, PLS 7901
Surveyor/Engineer



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: Joggis
Drawn by: Joggis
Checked by: ARS

C4.0



PREVIOUS O'REILLY APPROVAL

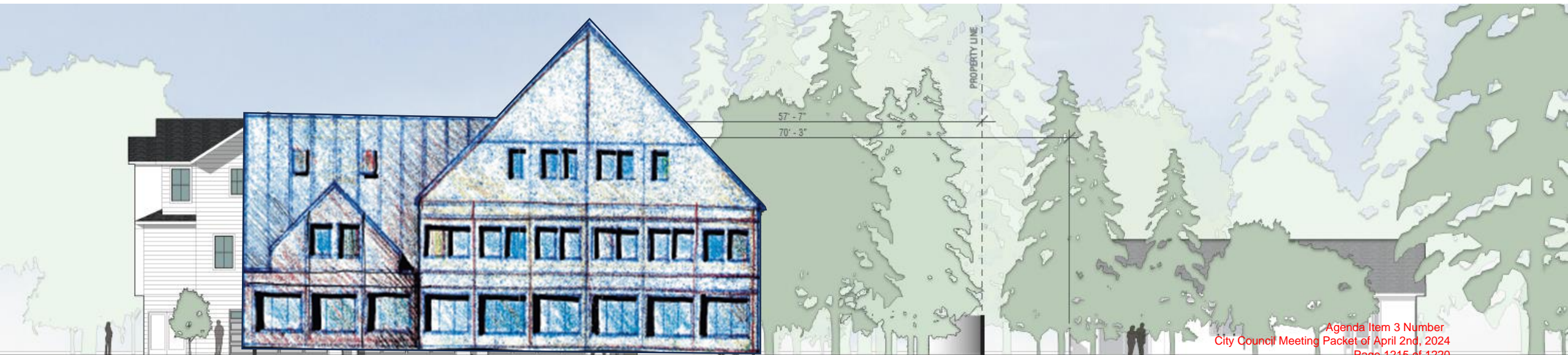
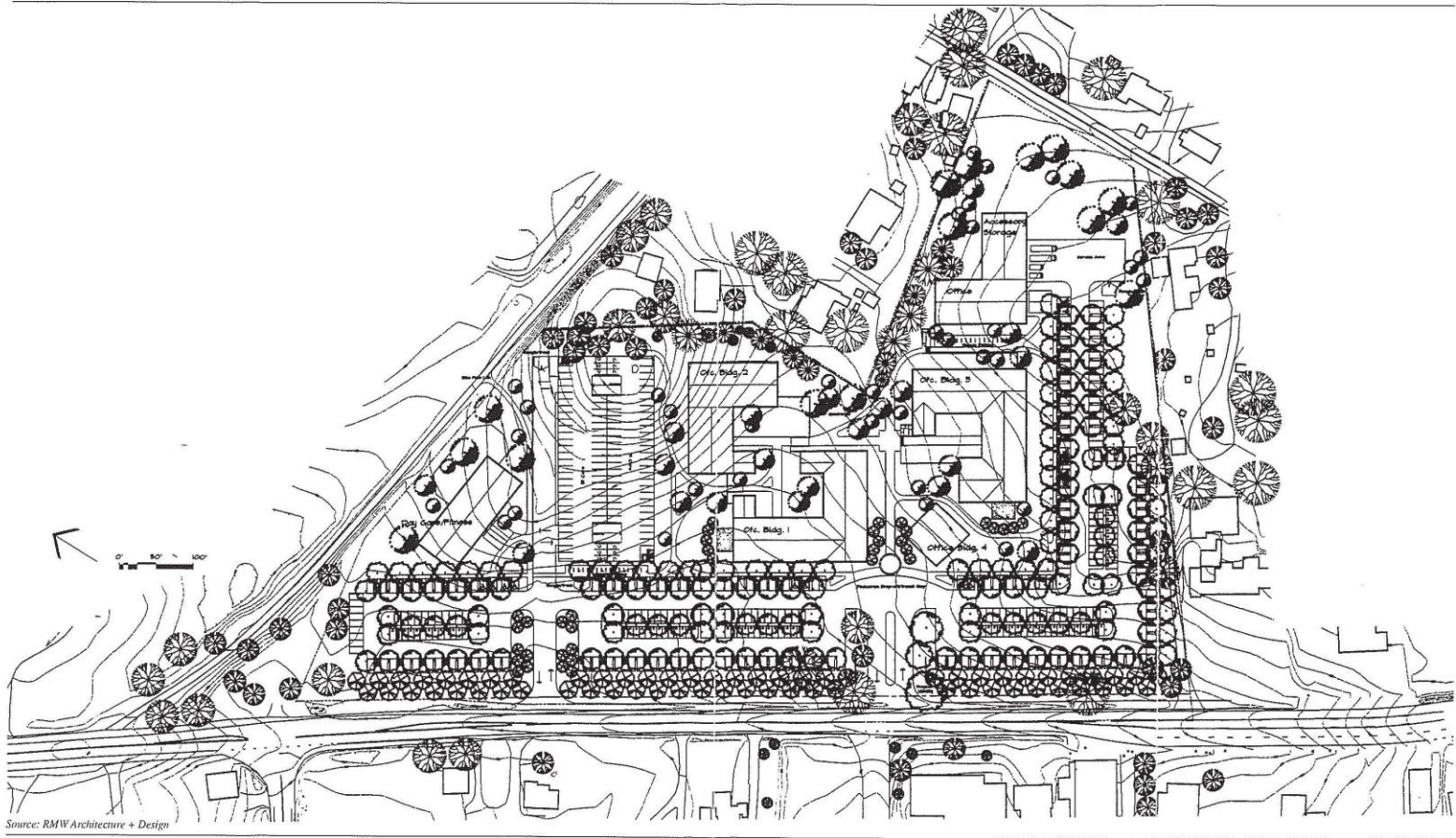




Figure 1-4

Conceptual Site Plan

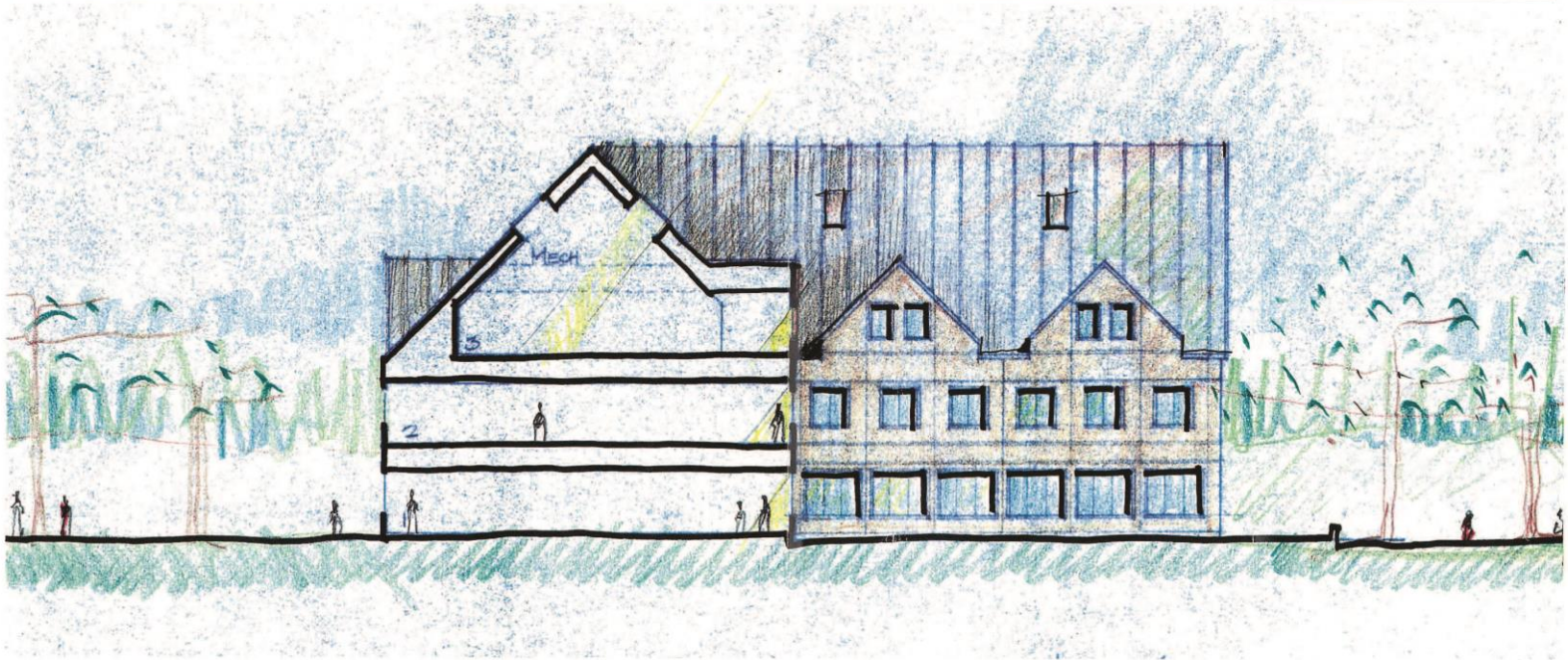


City of Sebastopol O'Reilly Business Park Draft EIR



Figure 1-5

Typical Office Building Elevation and Section



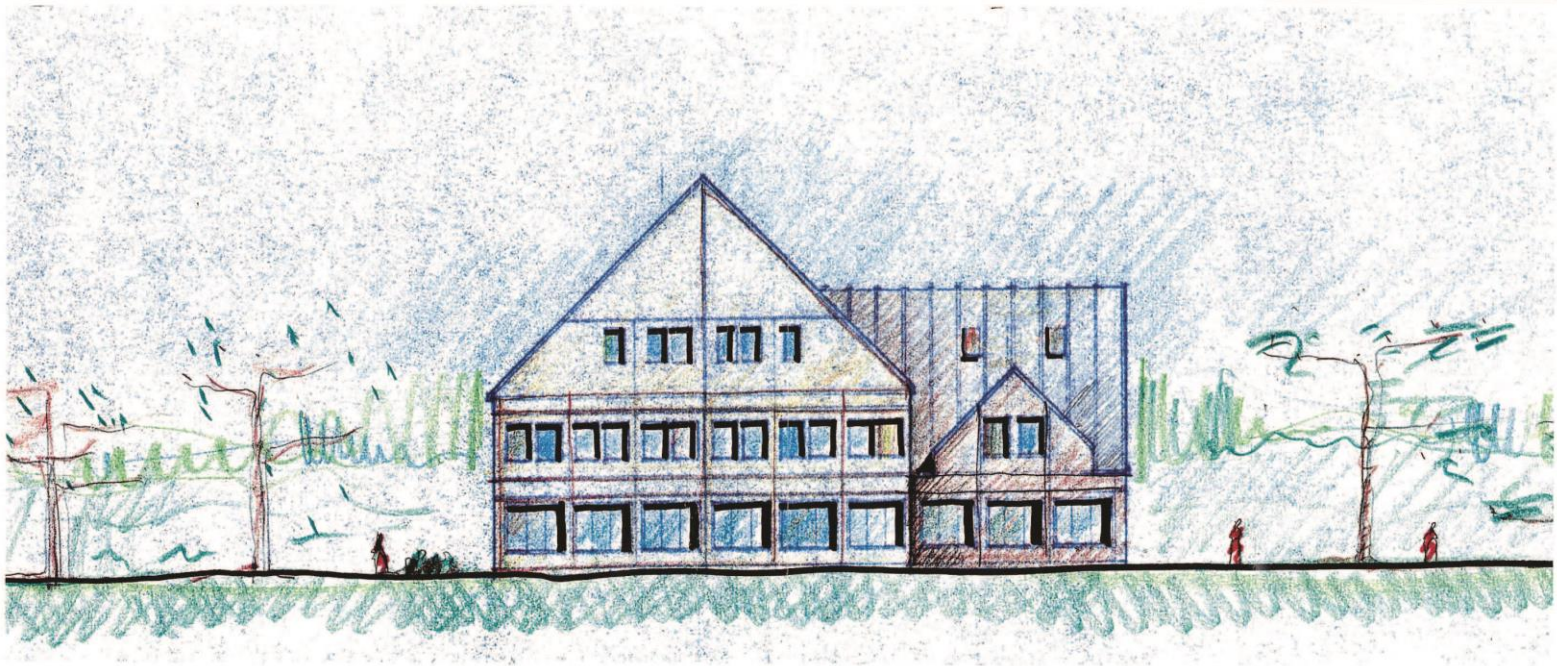
Scale: 1/16" = 1'-0"

Source: RMW Architecture + Design

City of Sebastopol O'Reilly Business Park Draft EIR

Figure 1-6

Typical Office Building Elevation



Scale: 1/16" = 1'-0"

Source: RMW Architecture + Design

From: Samantha Hauser
Sent: Monday, March 25, 2024 6:54 PM
To: John Jay
Subject: Fwd: Canopy project, neighbor

Permission below.

Samantha Hauser
Executive Vice President
646.522.4260

Begin forwarded message:

From: Carla Longchamp
Date: March 25, 2024 at 6:47:03 PM PDT
To: Samantha Hauser
Subject: Re: Canopy project, neighbor

You don't often get email from [redacted] [Learn why this is important](#)

Yes Samantha I understand the concerns regarding the height of the buildings, traffic etc. You are welcome to send to the planning committee as a letter of support and to send updates.
Carla Longchamp

On Mon, Mar 25, 2024 at 3:52 PM Samantha Hauser
wrote:

Hi Carla,

Thank you so much for your kind words and for the question. Yes, the homes will be for sale to the public. I would be happy to take down your contact information and send you updates as to when we are closer to construction- let me know if that would be of interest.

Would you be alright with my forwarding your email to the planning department? It's nice to see positive feedback and I'd love to forward it to them.

Kind Regards,

Samantha Hauser

> On Mar 21, 2024, at 3:27 PM, jemmbear wrote:
>
> [You don't often get email from . Learn why this is
important at <https://aka.ms/LearnAboutSenderIdentification>]
>
> Greetings Samantha,
> I reviewed the latest Sebastopol planning committee information on your
Sebastopol Canopy housing project and am wondering if the units proposed
will be up for sale or if you have private investors (or need others). We own a
home down the street from this development and would consider buying
one of these condo"s to live in ourselves (seniors and approaching time to
downsize). Let me know if any possibilities.
> Thank you for the work you are doing to provide much needed homes in
our community.
>
> Carla Longchamp
>
> CAUTION: This email originated from outside of the organization. Do not
click links or open attachments unless you recognize the sender and know
the content is safe.