

THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Project Team



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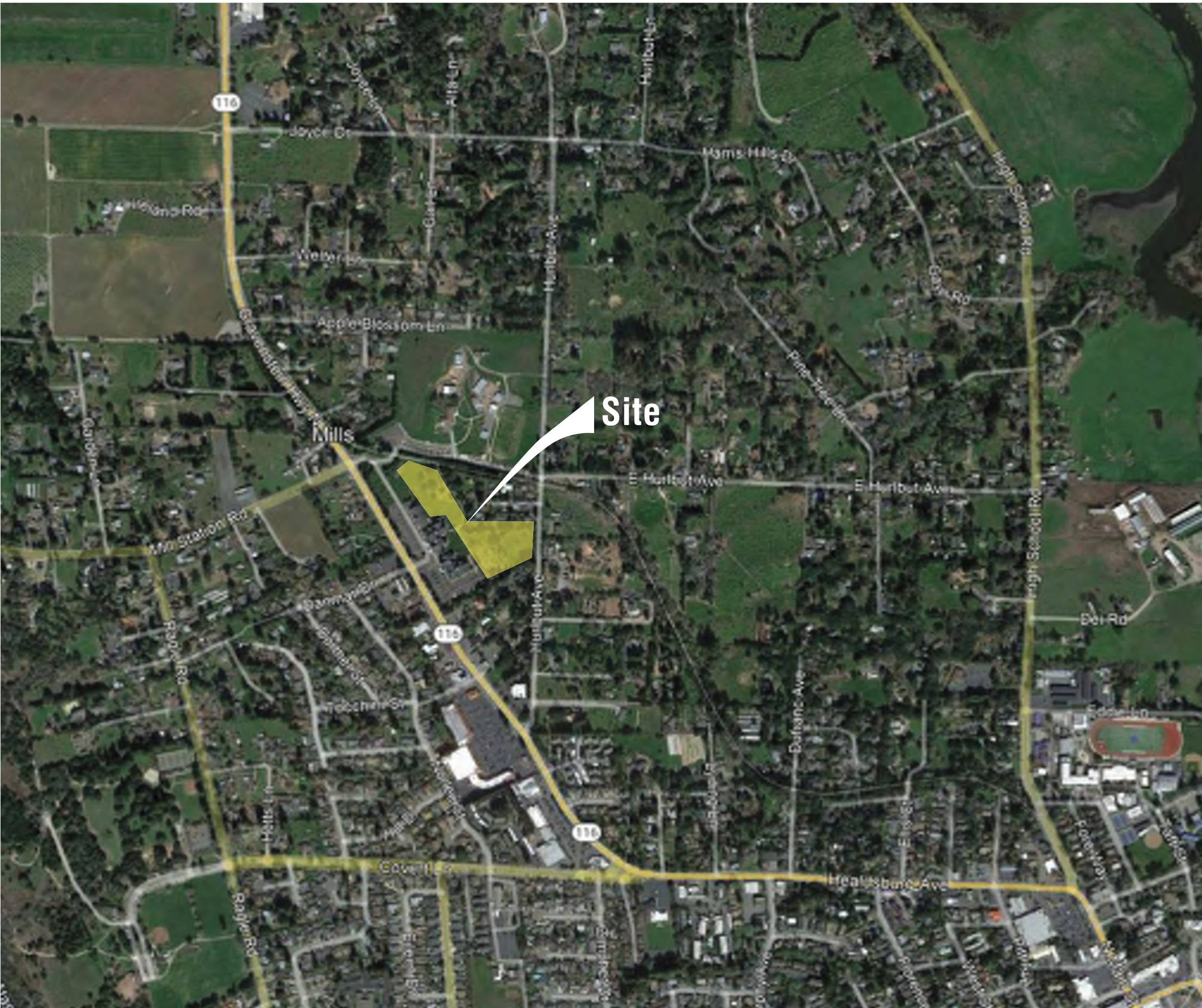
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Vicinity Map



Project Summary

City Ventures is pleased to provide this project overview for The Canopy Project, located at 1009-1011 Gravenstein Hwy North in Sebastopol, CA. The project site is comprised of a vacant 6.1-acre parcel, located in Northwest Sebastopol. The site is adjacent to the O'Reilly Media Center, to the west, beyond which is Gravenstein Hwy North. To the north is Sebastopol Charter School, to the east are single-family homes, and to the south are existing automotive commercial uses and single-family homes.

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

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

The site is zoned Office/Light Industrial, which allows for R7-Multifamily Residential (12.1-25 du/ac). Consistent with existing land use, as well as the forthcoming Housing Element, City Ventures is proposing 80 solar all-electric, three-story townhome-style condominiums, with the potential for ±16 ADA accessible accessory dwelling units (ADUs). The homes are contemplated to have a modern agrarian aesthetic with steep pitched roofs, and materials like lapped and board-and-batten siding. The homes will incorporate a specific focus on healthy, energy efficient living. For-sale homes will range from two to four bedrooms and include rental opportunities by providing options for accessible ground floor Accessory Dwelling Units. Select for-sale homes will have the option for personal elevators and will provide additional ADA accessibility beyond what is required by the building code (±35%, rather than 10% required). The Canopy will have units with accessible/adaptable features in every building, thus an accessible path of travel will connect all buildings. Providing diverse unit types within this development encourages inherent affordability and provides housing opportunities for households at a variety of income levels and life stages. The project proposes onsite parking consistent with the City's municipal code. The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is not requesting any variances to the general plan.

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

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

Project Information

Address:	1009-1011 Grevenstein Highway North, Sebastopol	Density	Allowed:	12.1 to 25 DU/acre = 73.8 to 1,525 DU/acre
APN:	060-261-026 & 028		Provided:	13.1 DU/acre
Existing Zoning:	Office/Light Industrial (OLI) - R7 with CUP	Maximum Height	Allowed:	30' and 2 stories
Proposed Zoning:	Office/Light Industrial (OLI) - R7 with CUP		Provided:	Density Bonus Waiver (Up to 40' +/- and 3 stories)
Total Site Area:	6.1 Acres (265,833 sf)	Setbacks	Allowed:	Front: 10'
Lot Coverage				Side: 5'-9'
Allowed:	40% or 106,333 sf			Rear: 20'-25' (20% of lot depth)
Provided:	26%or 69,317 sf +/-	Provided:		Front: 10'
Open Space				Side: 9'
Required:	50 sf/ unit			Rear: 20'-30' (20% of lot depth)
Provided:	Common Open Space: 1,340 sf/ unit			2,017 sf
	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		

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						
Buidling Type	First Floor	Second Floor	Third Floor	Total	Number of Buidlings 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
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Project Information

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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Illustrative Site Plan

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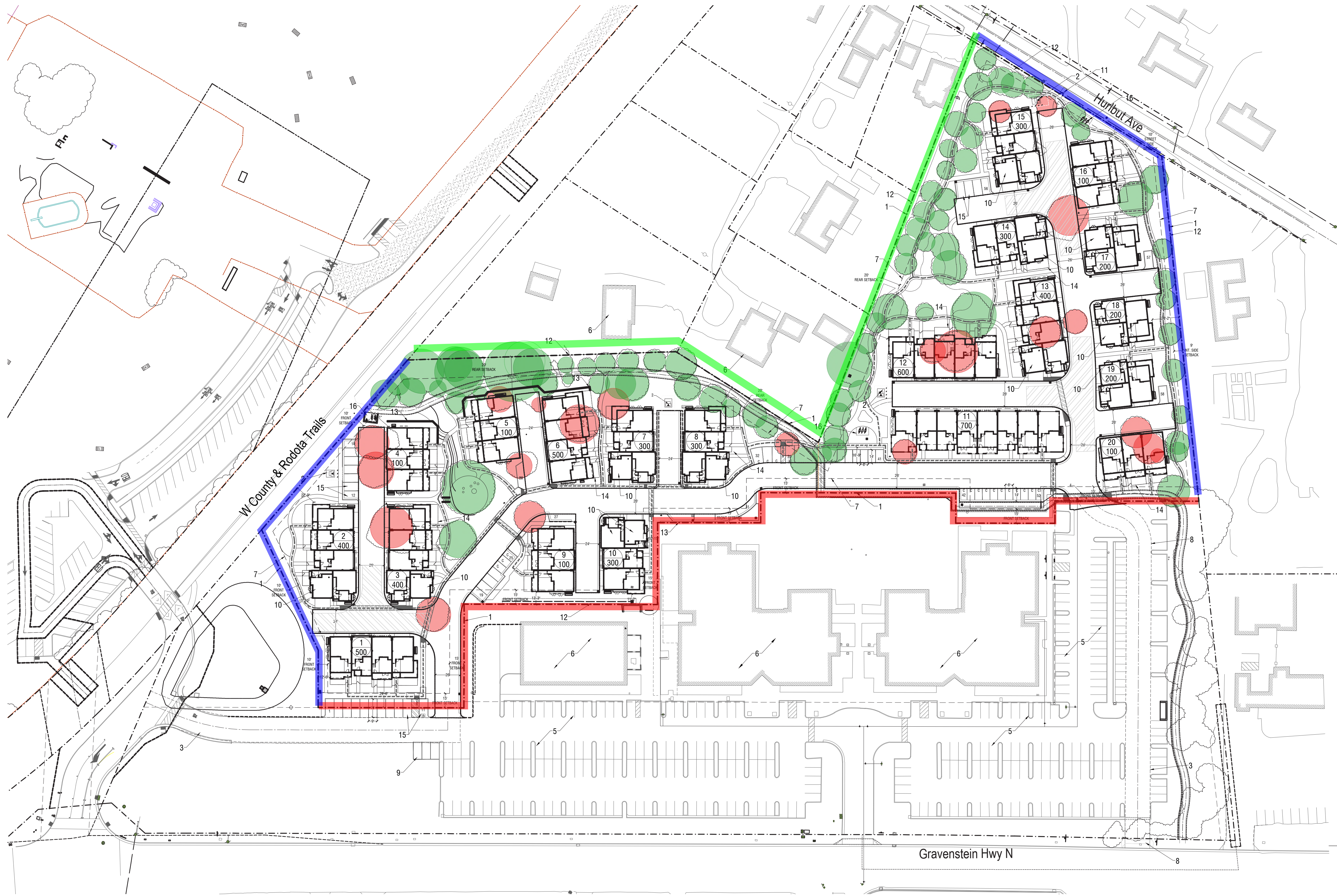
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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A2

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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

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

Site Plan

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

A3

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Streetscape Elevation at Gravenstien Highway Looking East

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Building 100 - Conceptual Perspective



Precedent Imagery



Building 100

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

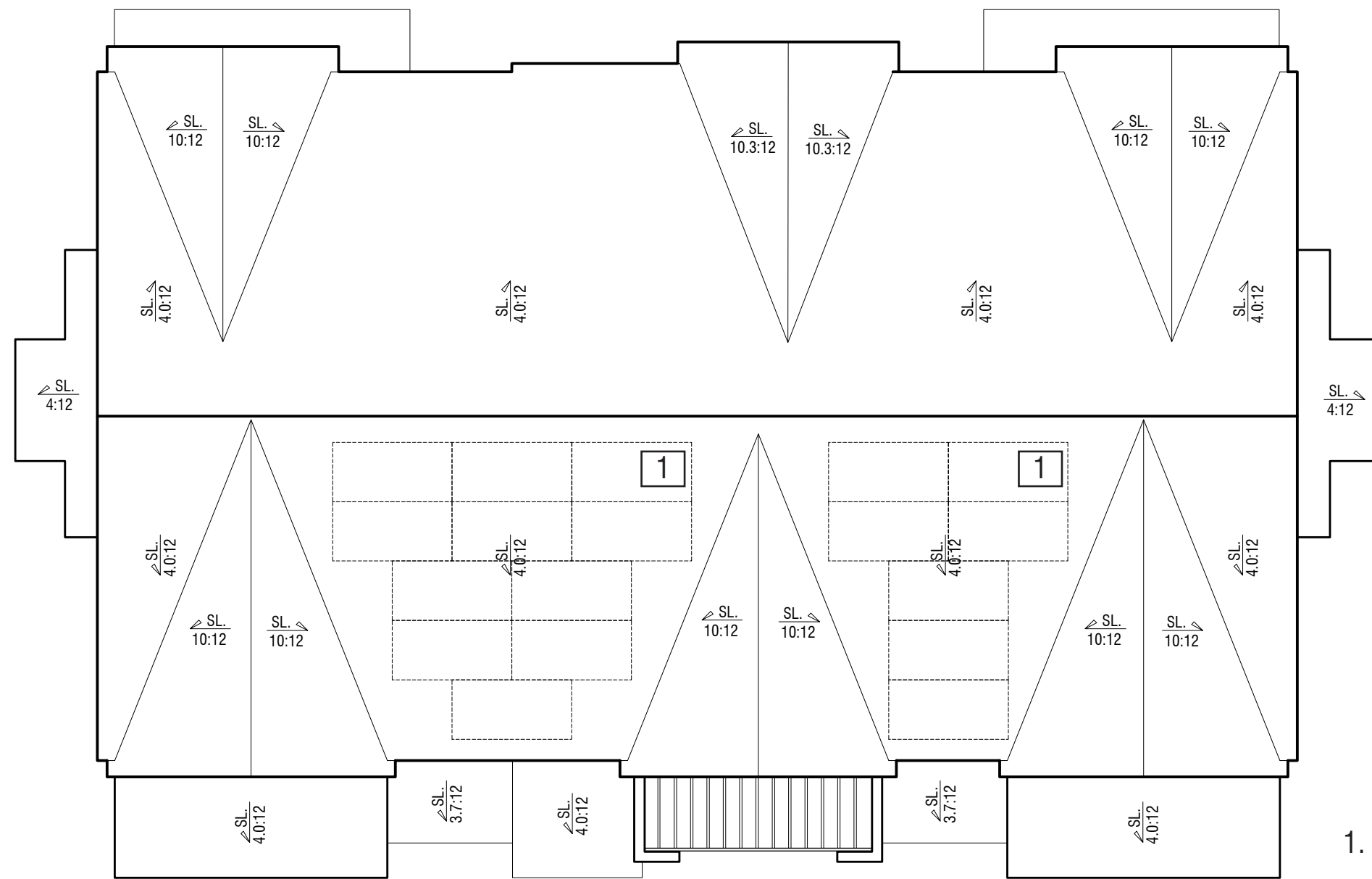


Left Elevation

Building 100 Conceptual Elevations

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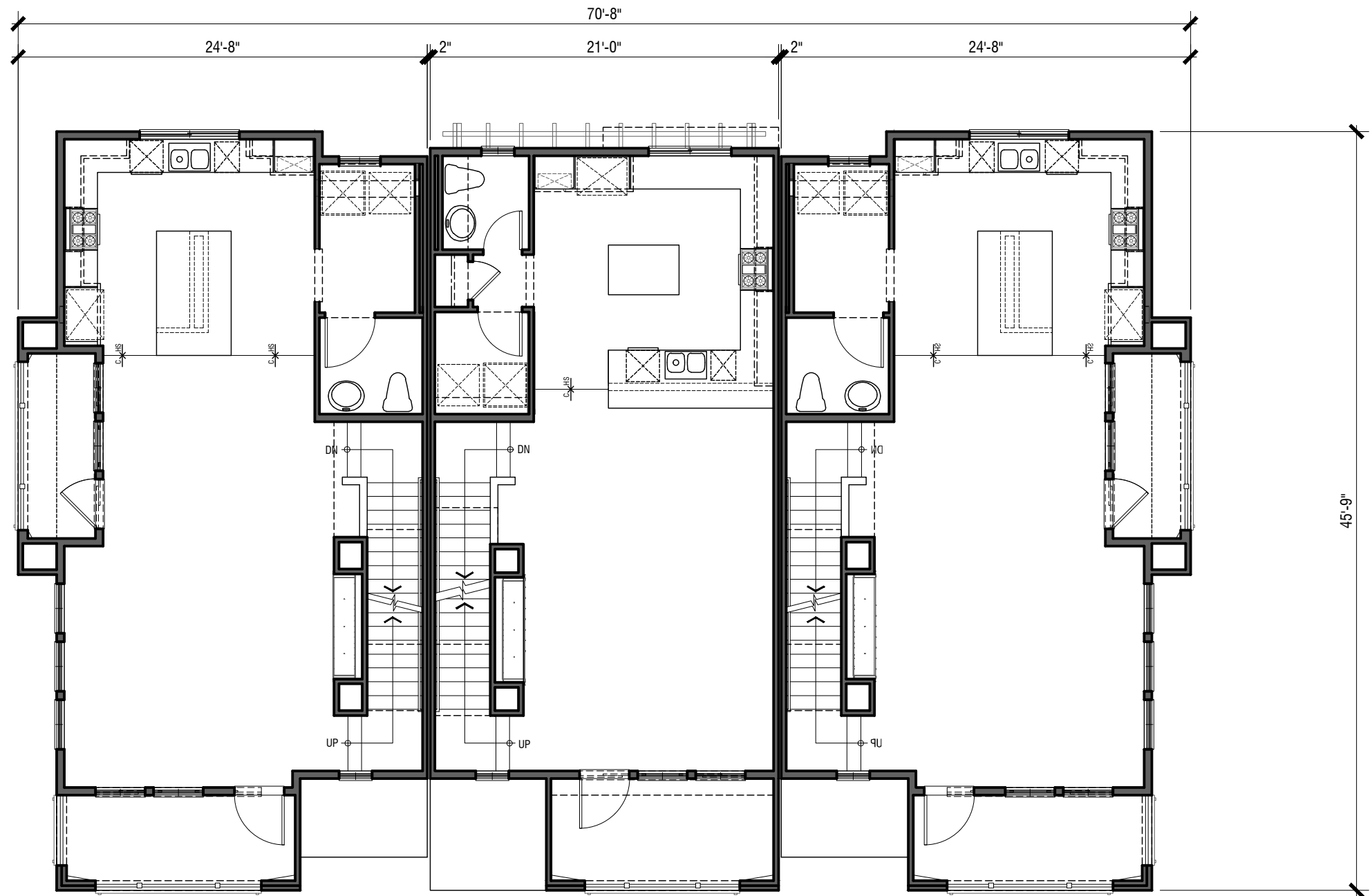
1. Conceptual Solar Locations

Plan 5

Plan 3

Plan 5

Roof Plan

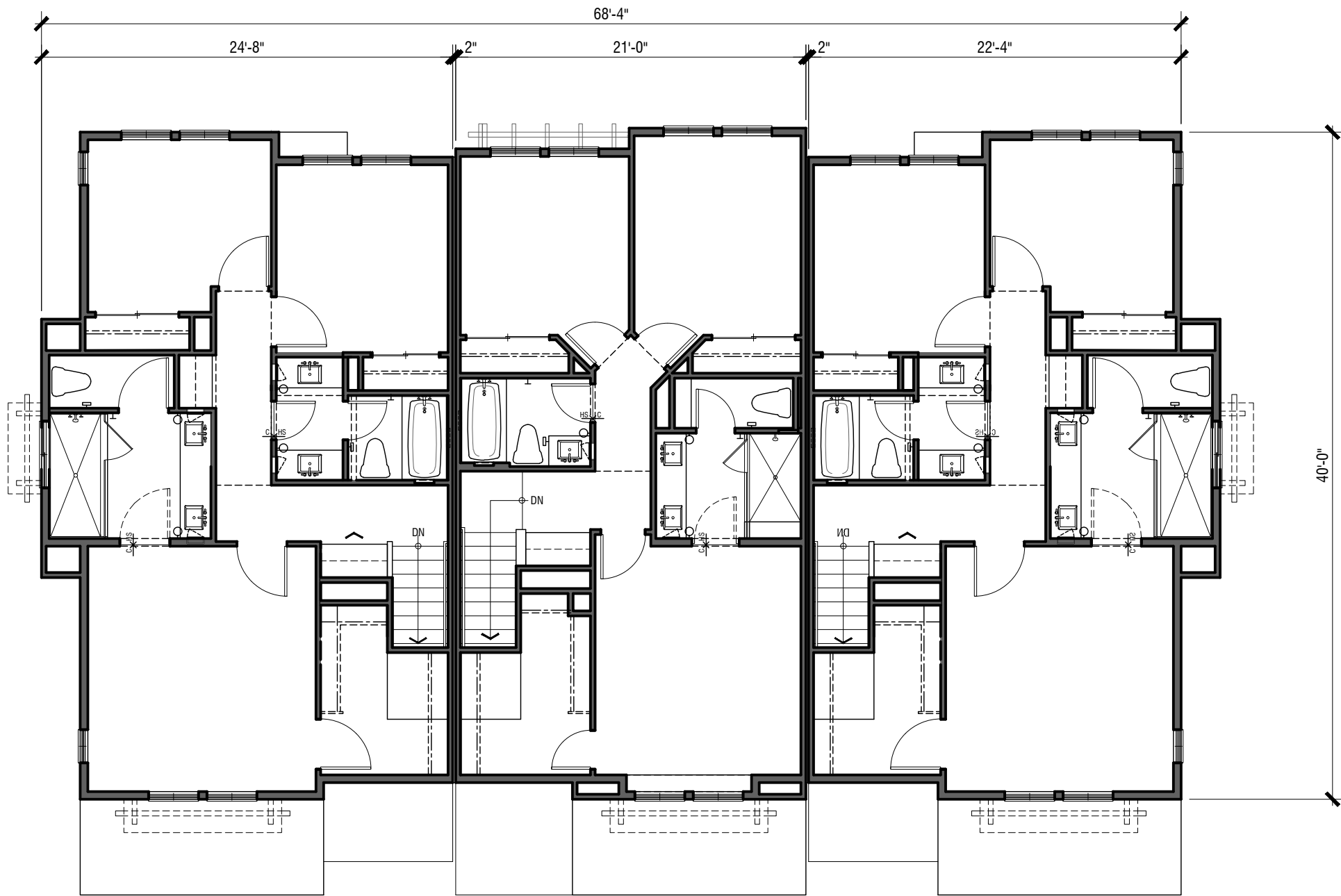


Plan 5

Plan 3

Plan 5

Second Floor

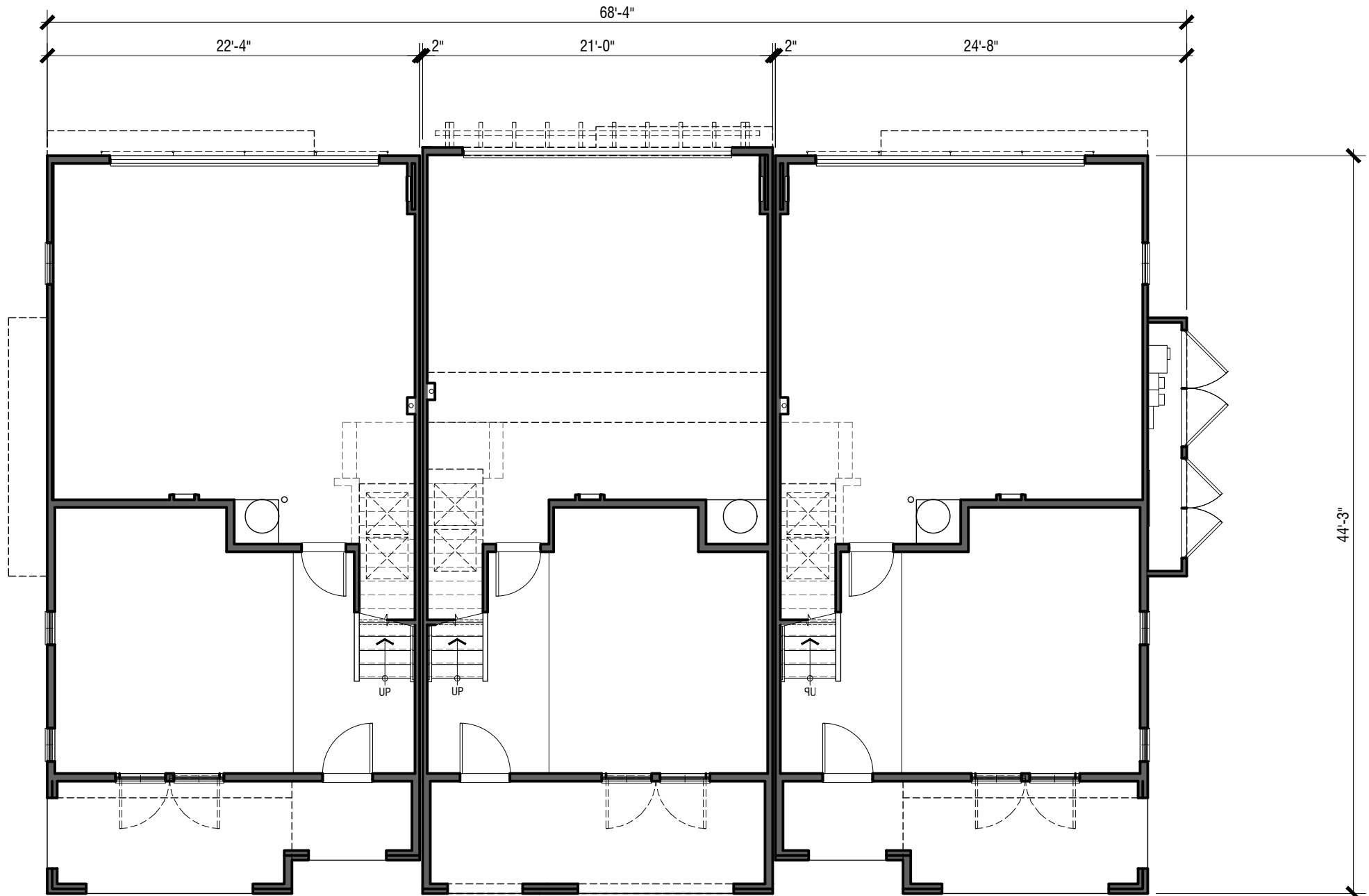


Plan 5

Plan 3

Plan 5

Third Floor



Plan 5

Plan 3

Plan 5

First Floor

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

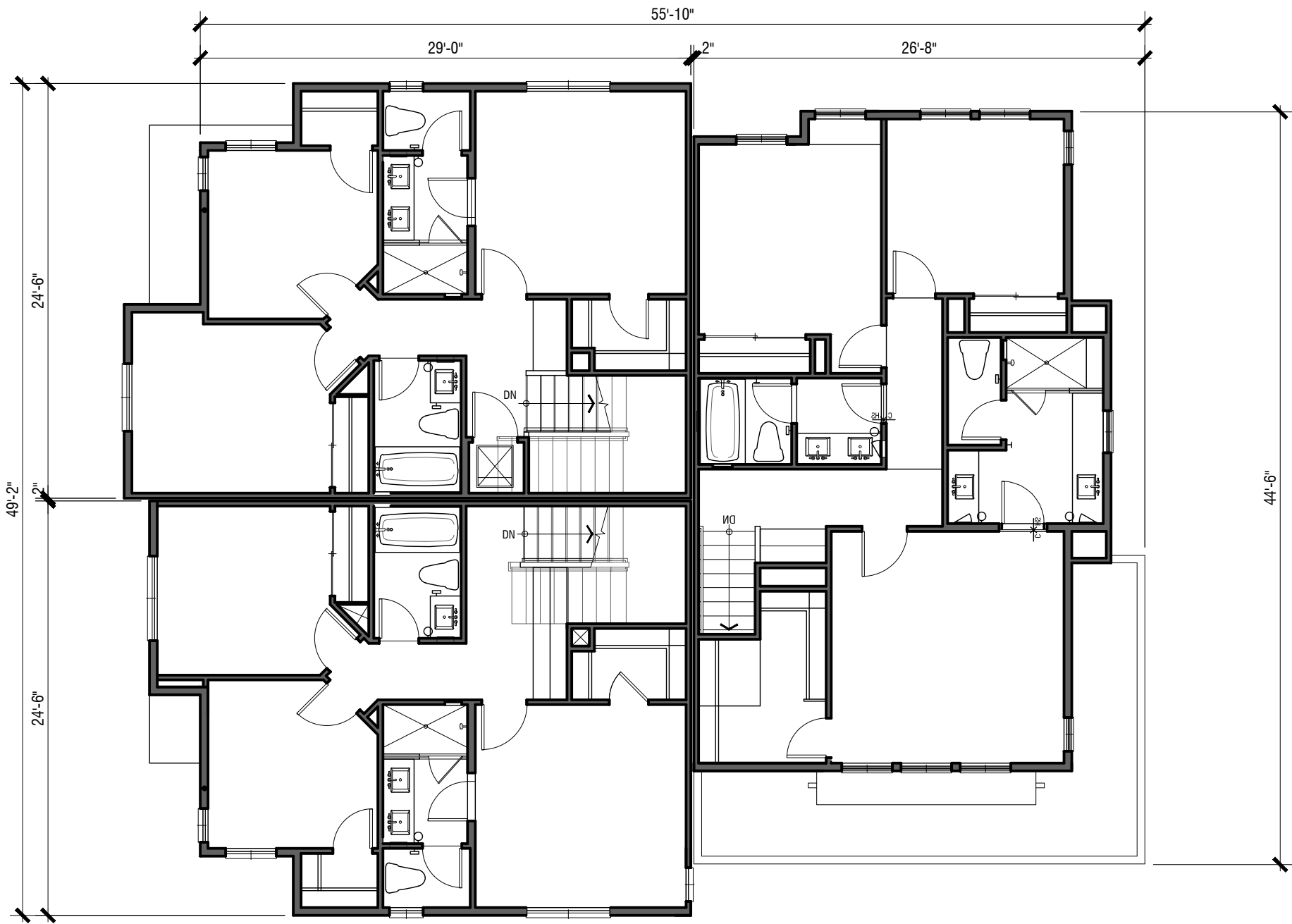
First Floor: 2,650 sf
Second Floor: 2,989 sf
Third Floor: 2,936 sf
Total: 8,575 sf

Building 100 Floor & Roof Plans

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Plan 1



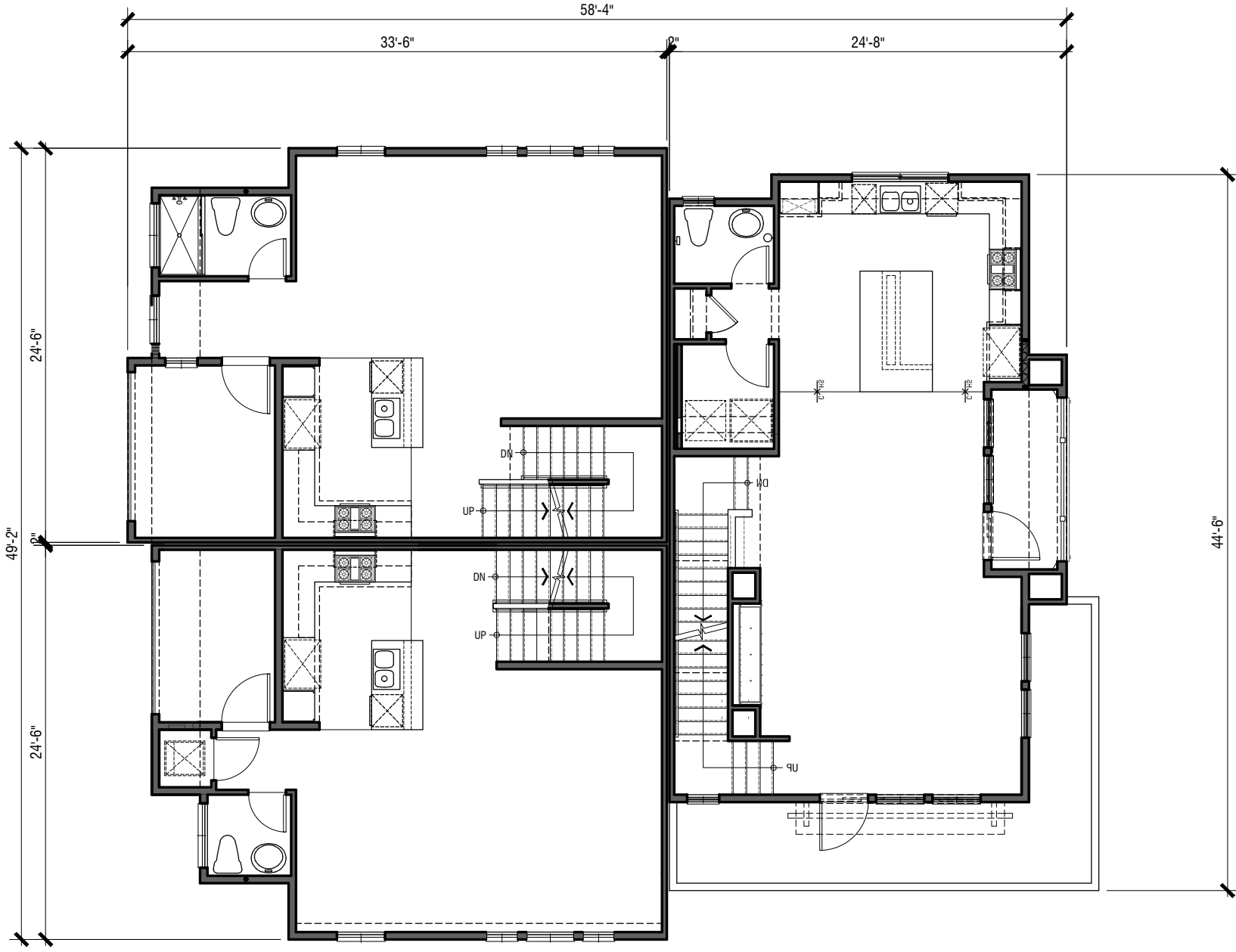
Plan 2

Plan 6

Third Floor

Plan 1

PLAN 1



PLAN 2

Plan 2

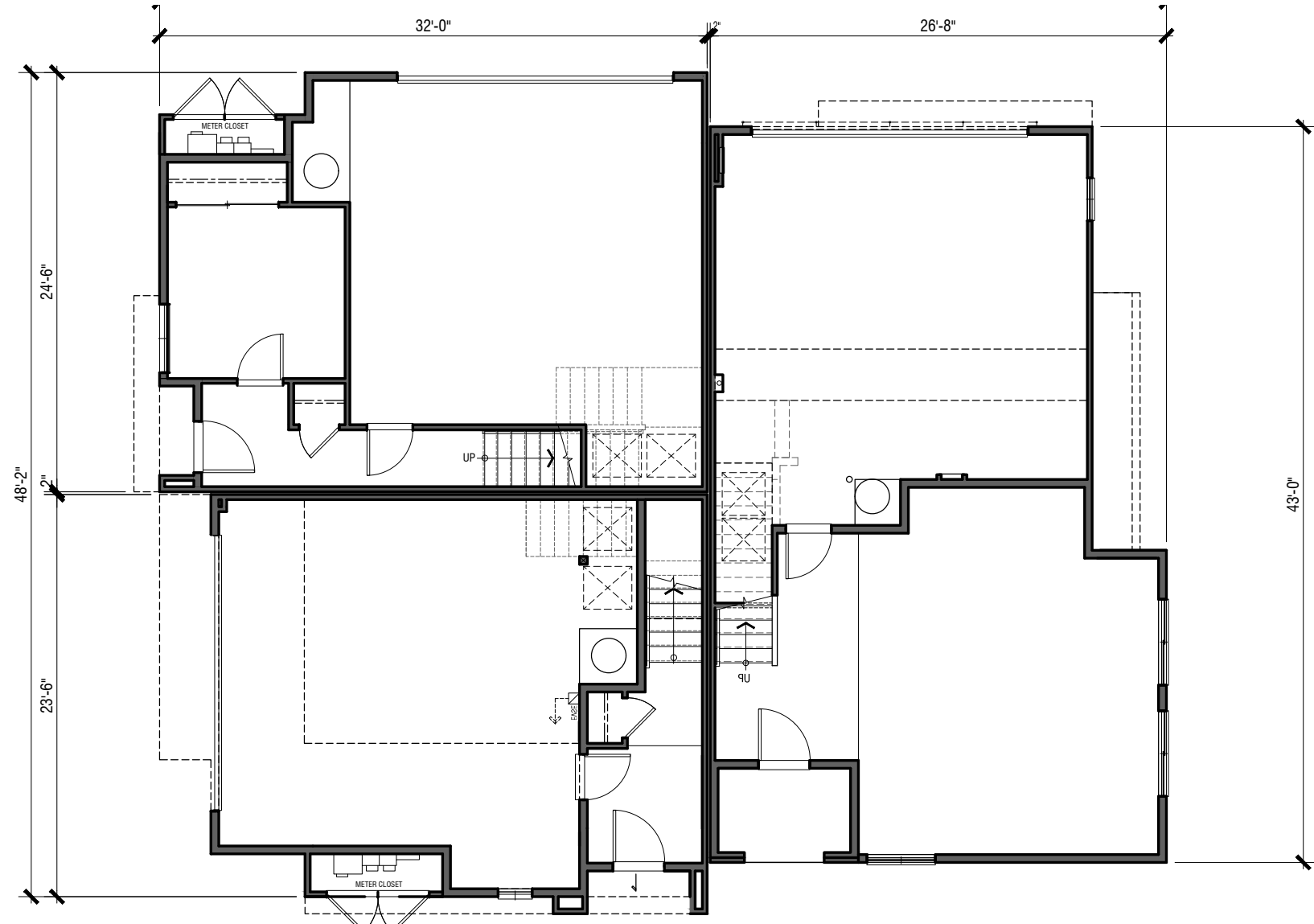
PLAN 6

Plan 6

Second Floor

Plan 1

PLAN 1



PLAN 2

Plan 2

PLAN 6

Plan 6

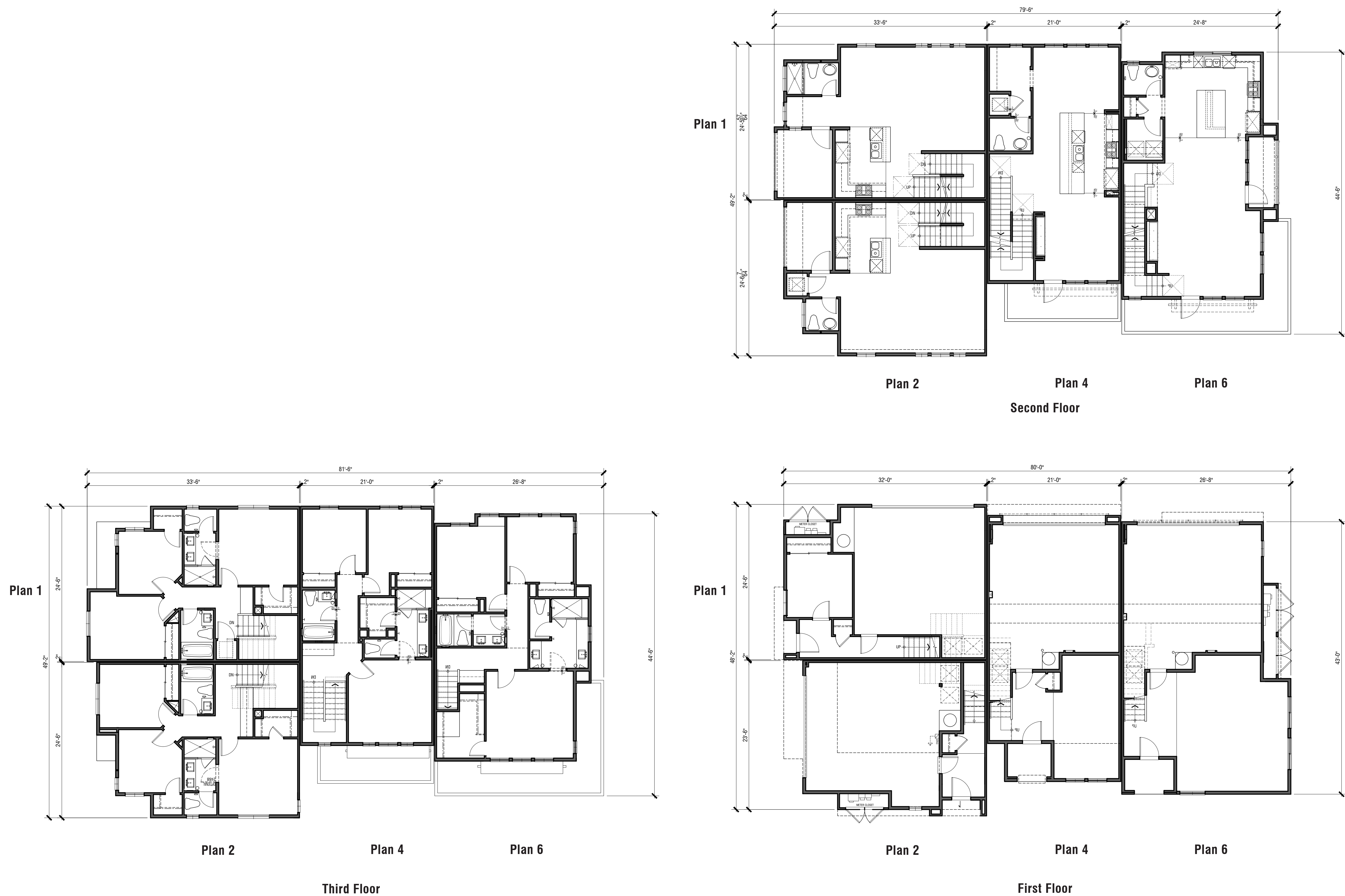
First Floor

Building 200 Floor Plans

The Canopy

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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



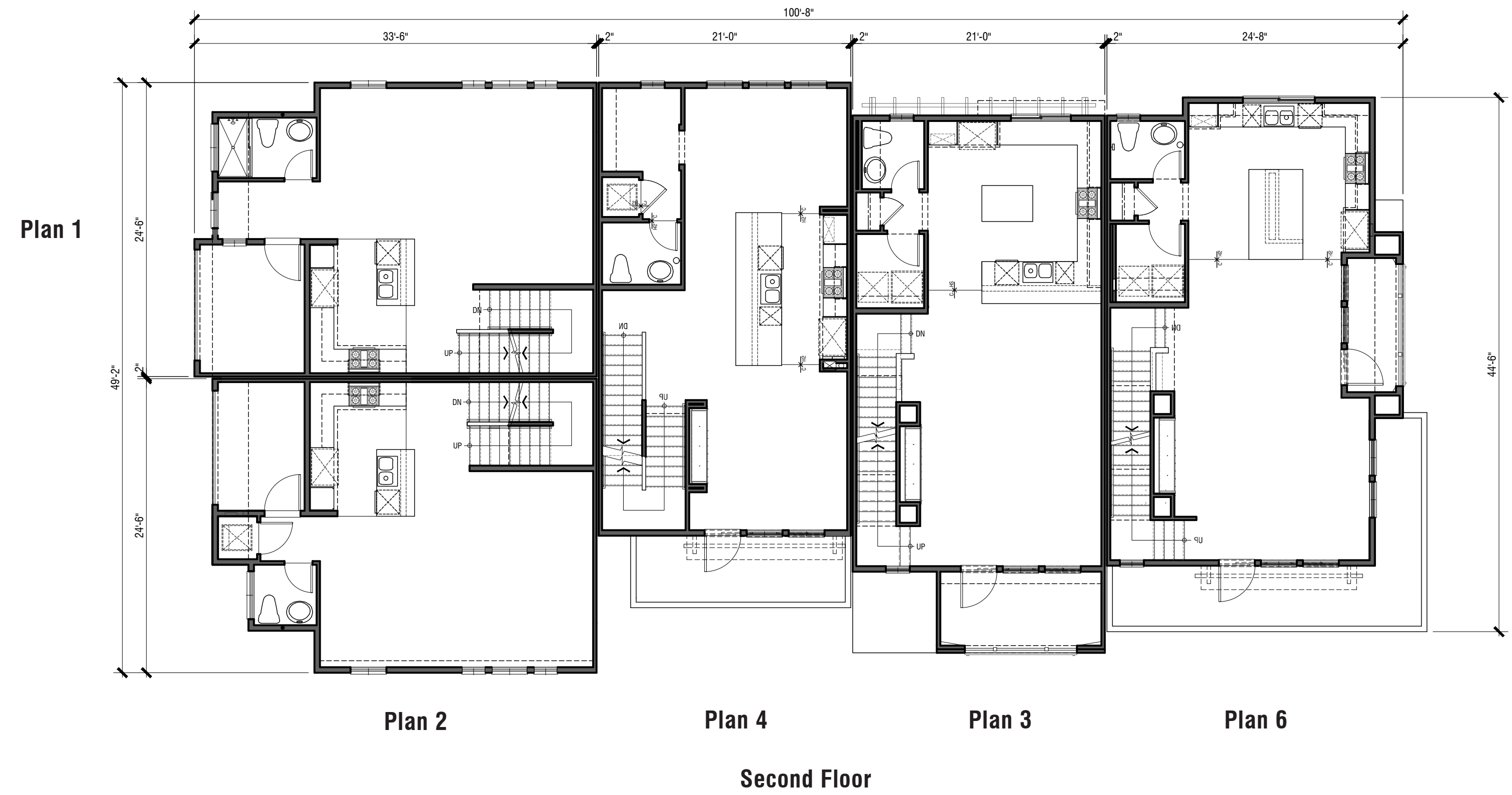
Building 300 Floor Plans

The Canopy

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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



Buidling 400 Floor Plans

The Canopy

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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

0 2 4 8
Scale: 1/8" = 1' = 0"

A10



Building 500 - Conceptual Perspective



Precedent Imagery

Building 500 The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

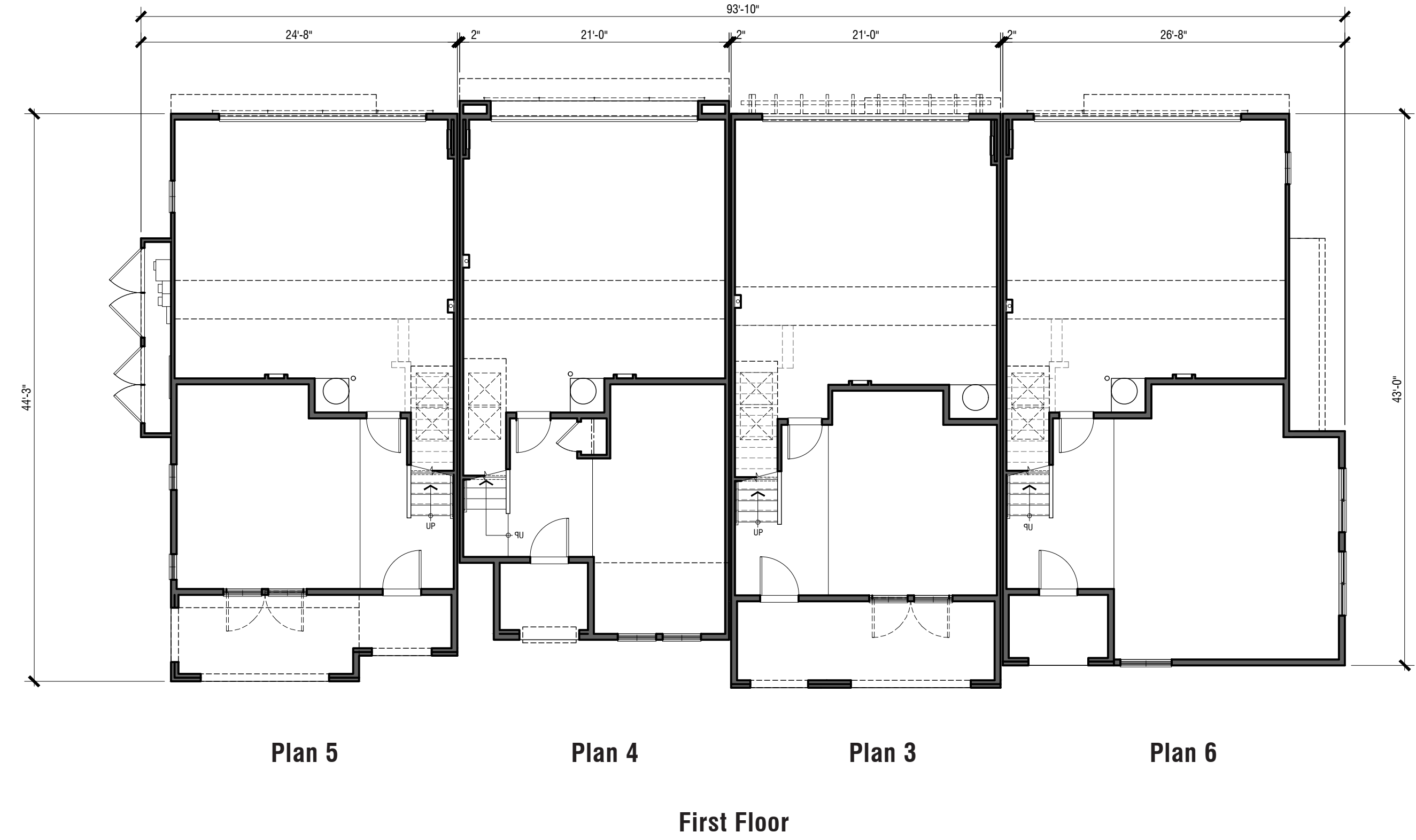
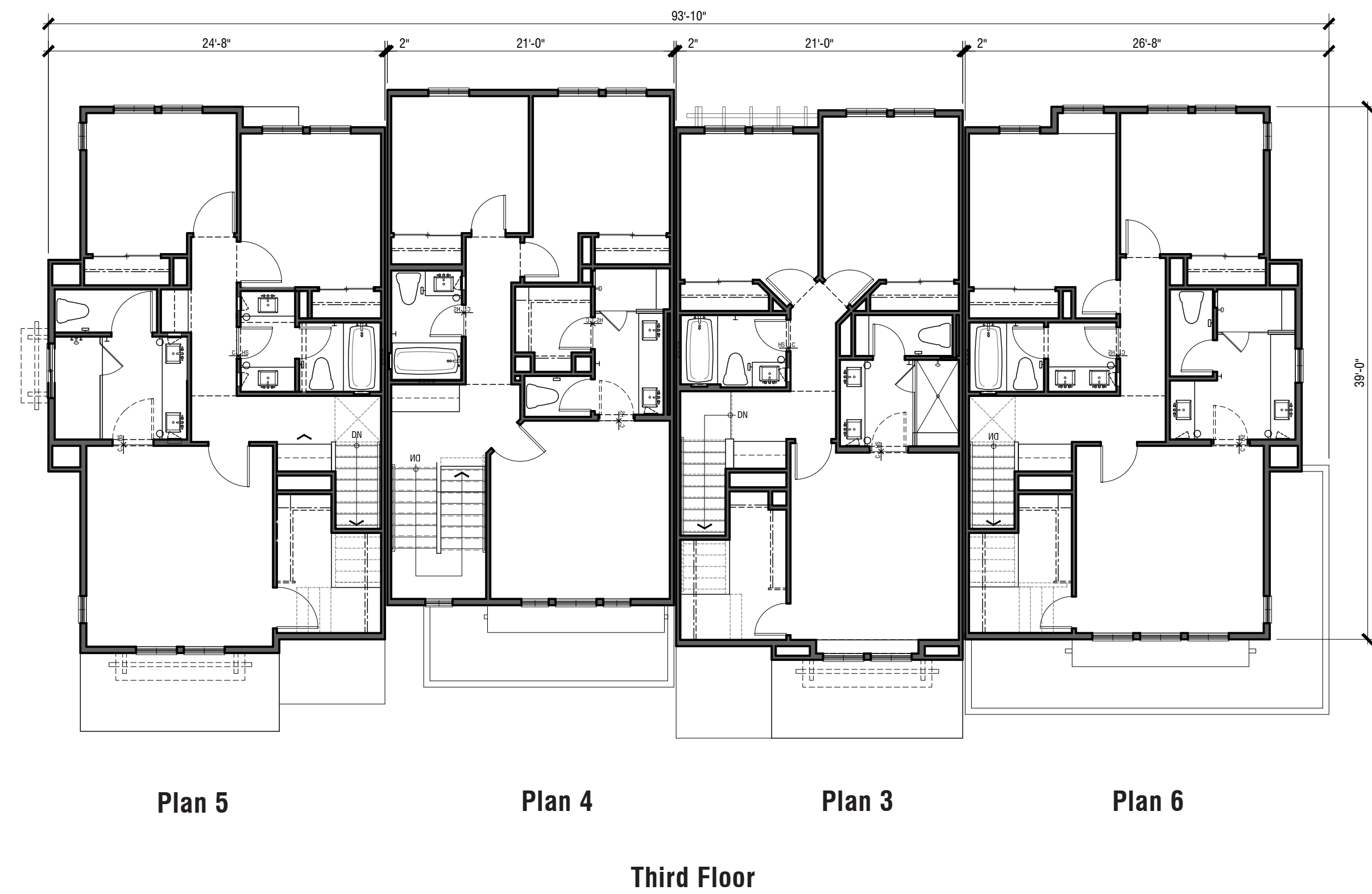
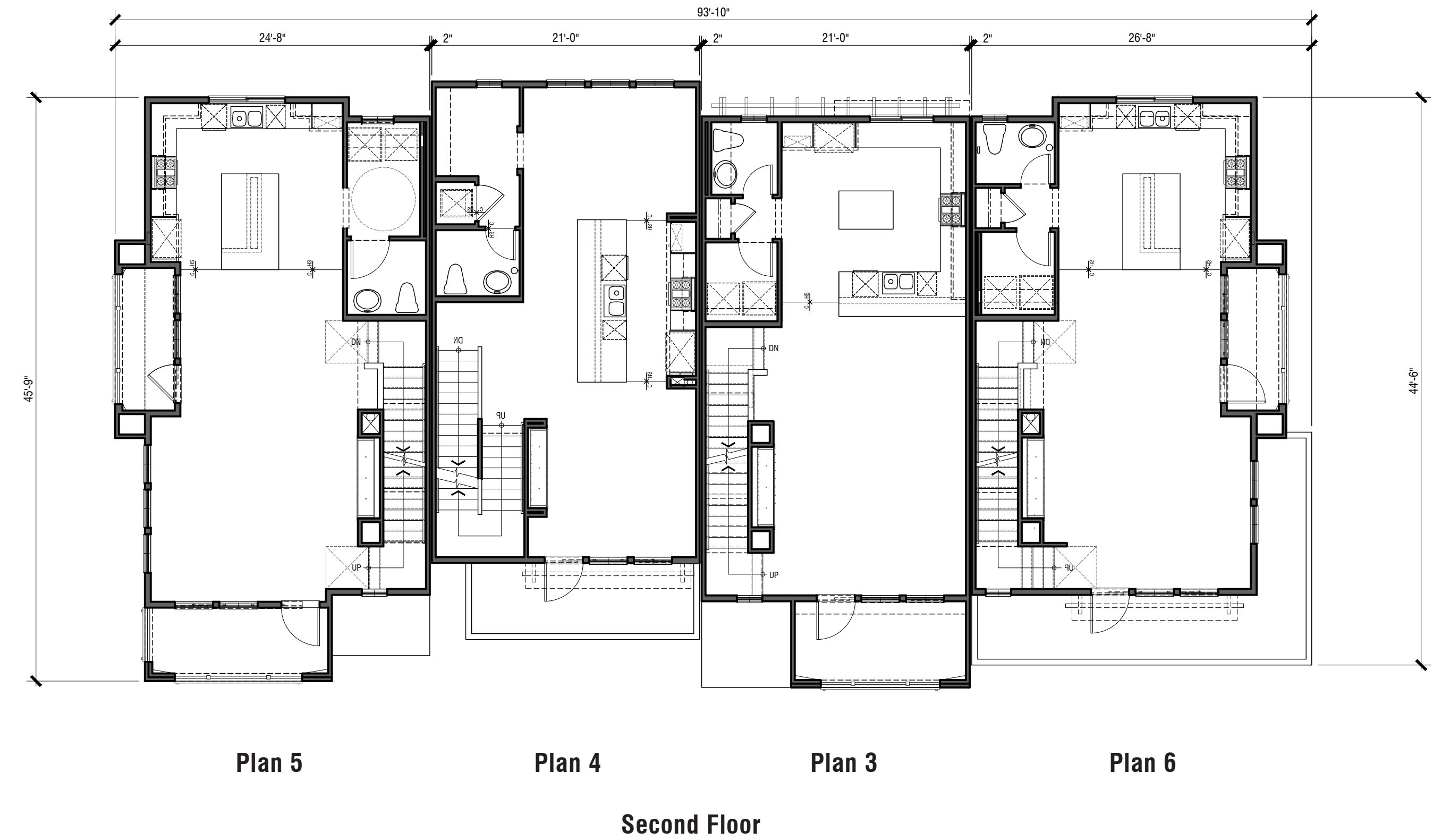
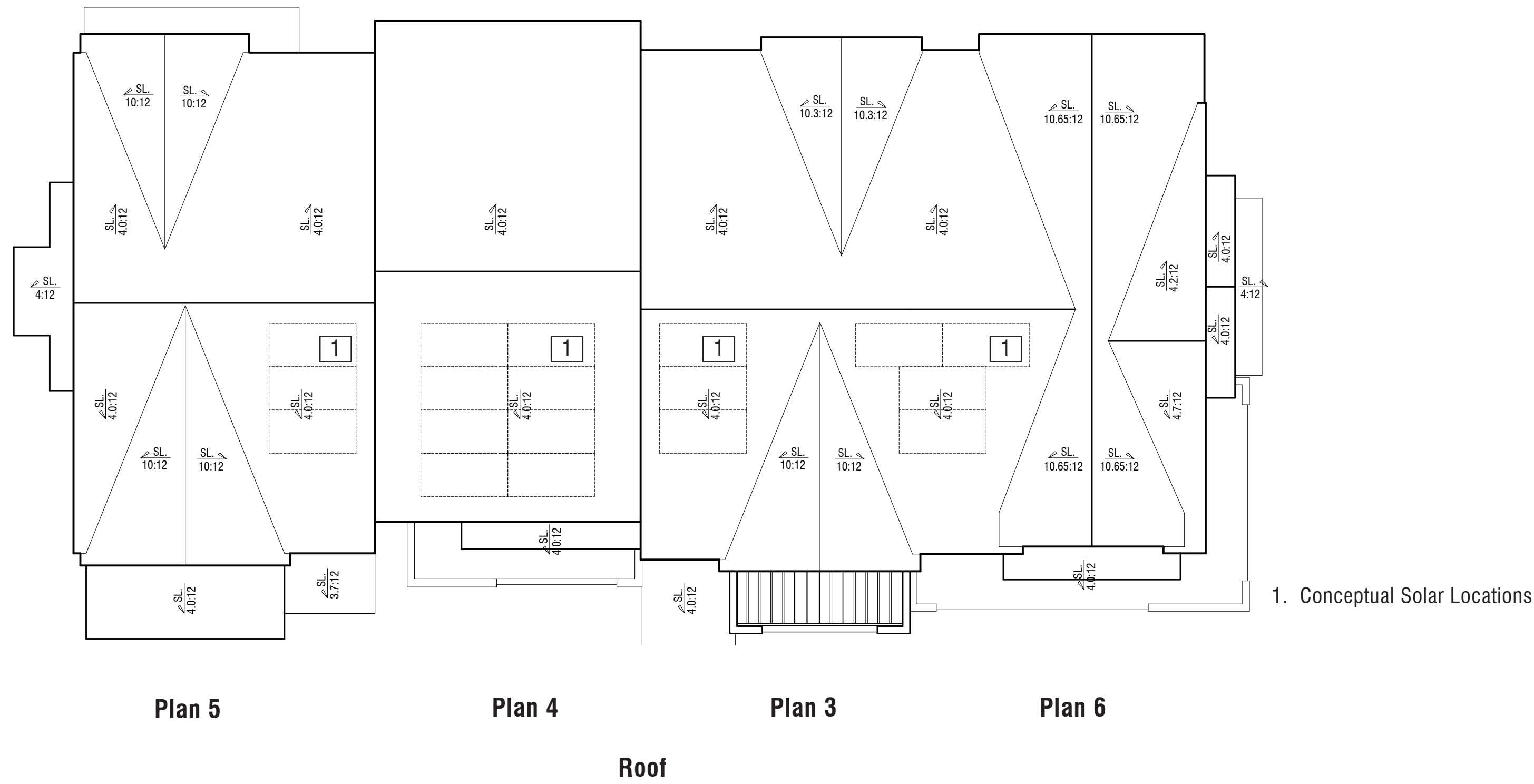


Left Elevation

Building 500 Conceptual Elevations

The Canopy

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Building 500 Floor & Roof Plans

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

0 2 4 8
Scale: 1/8" = 1' = 0"

A13

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Building 600 - Conceptual Perspective



Precedent Imagery

Building 600

The Canopy

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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Building 600 Conceptual Elevations

The Canopy

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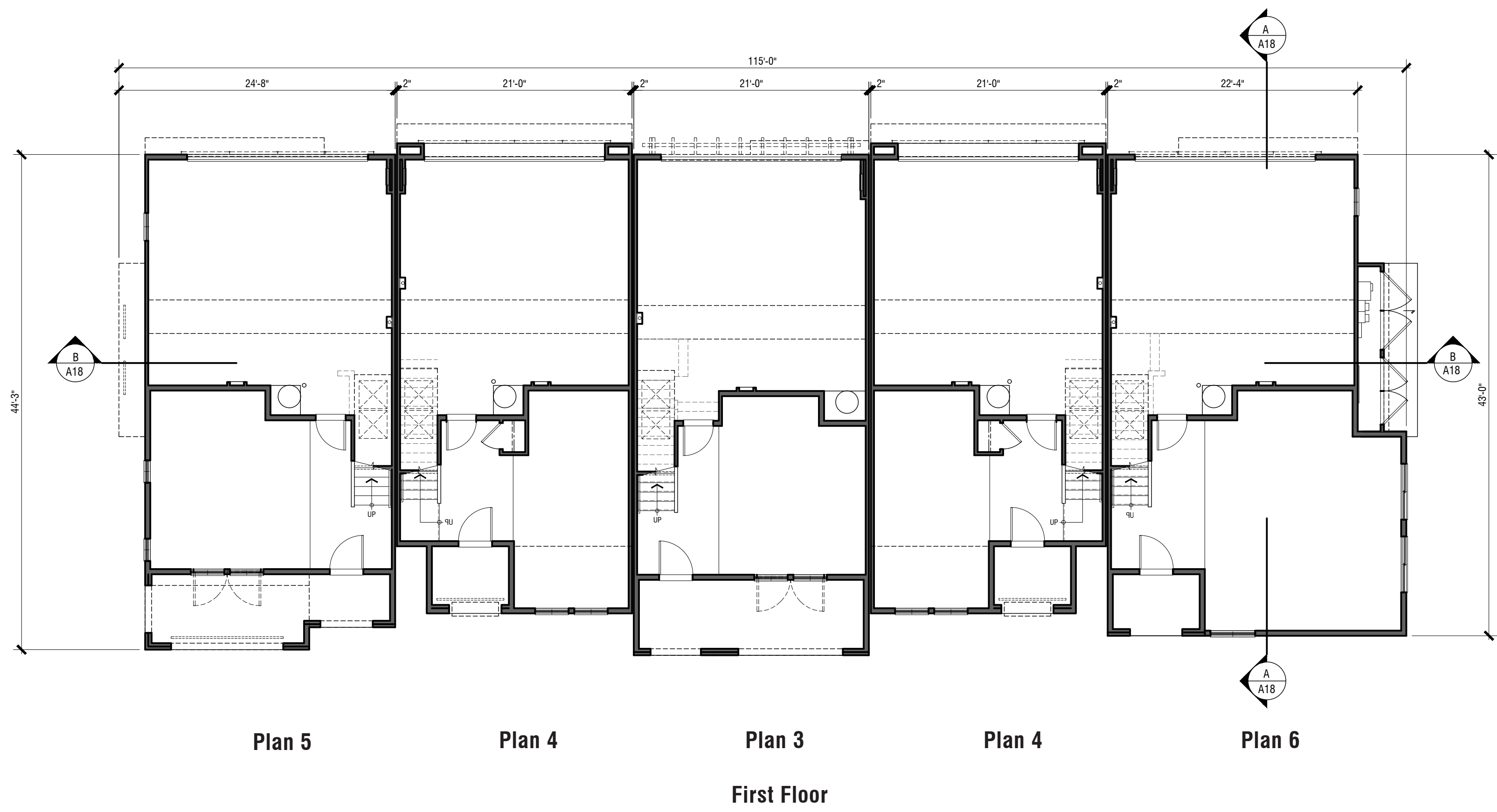
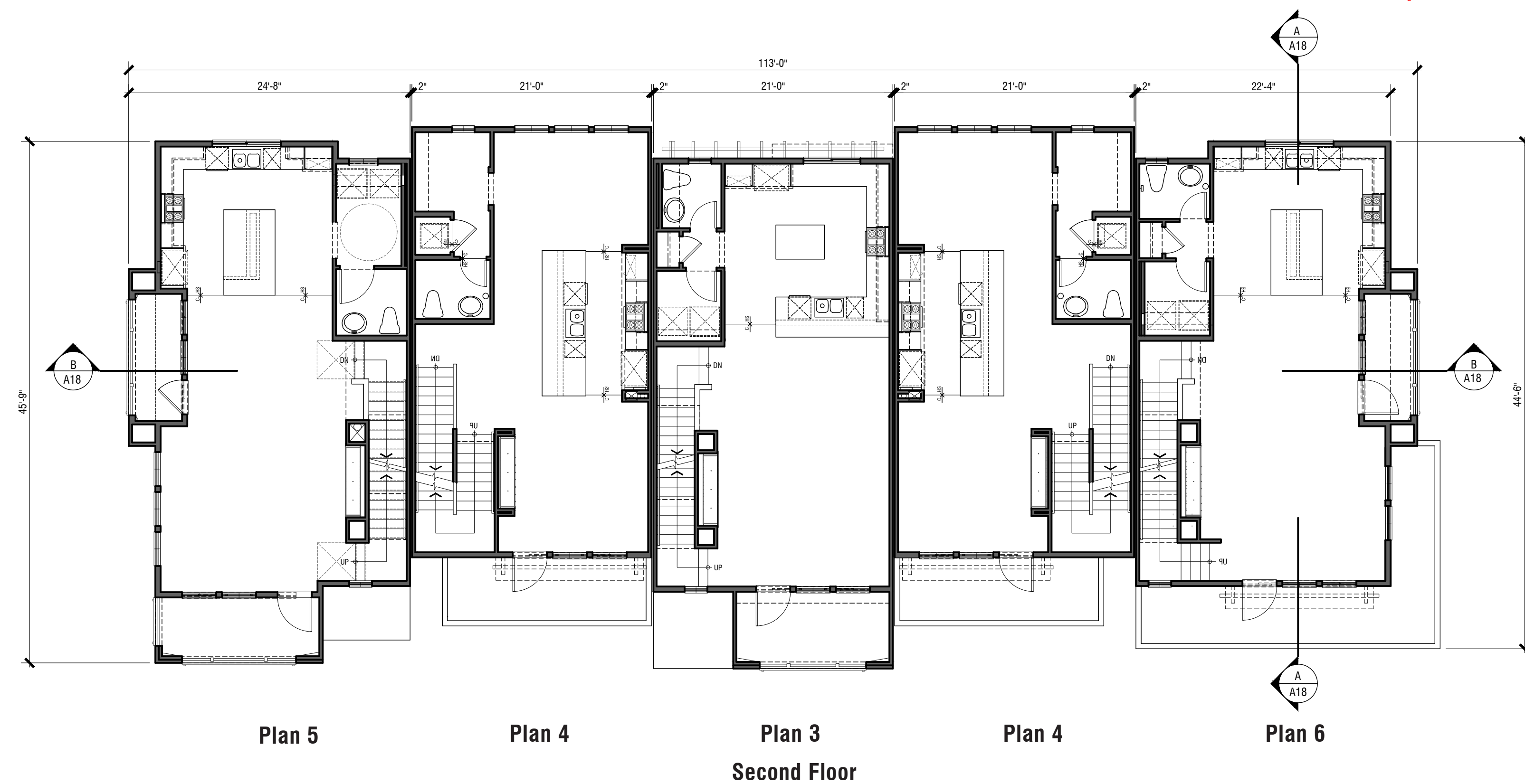
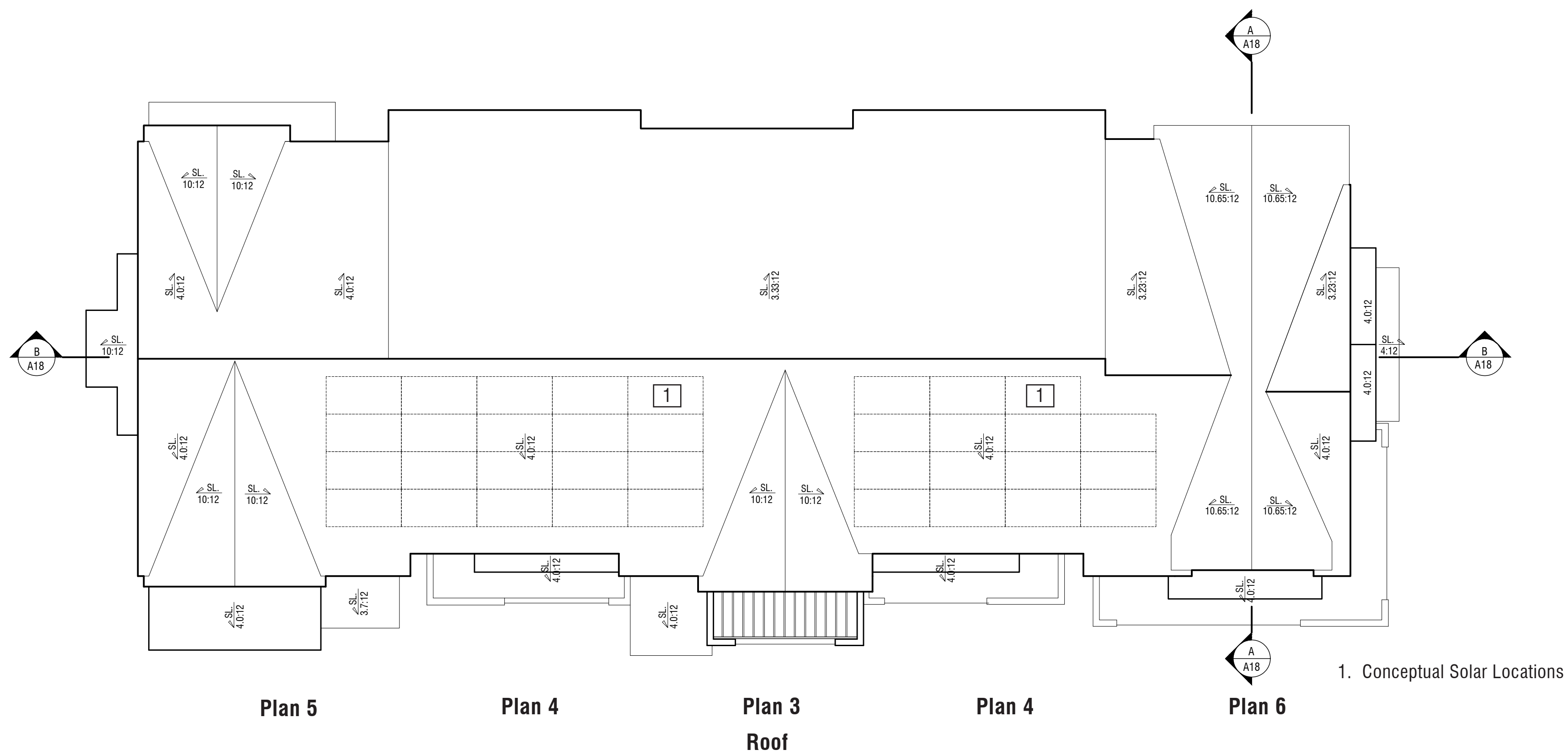
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Building 600

5 Units

(1) Plan 3

(2) Plan 4

(1) Plan 5

(1) Plan 6

First Floor: 4,708 sf

Second Floor: 4,818 sf

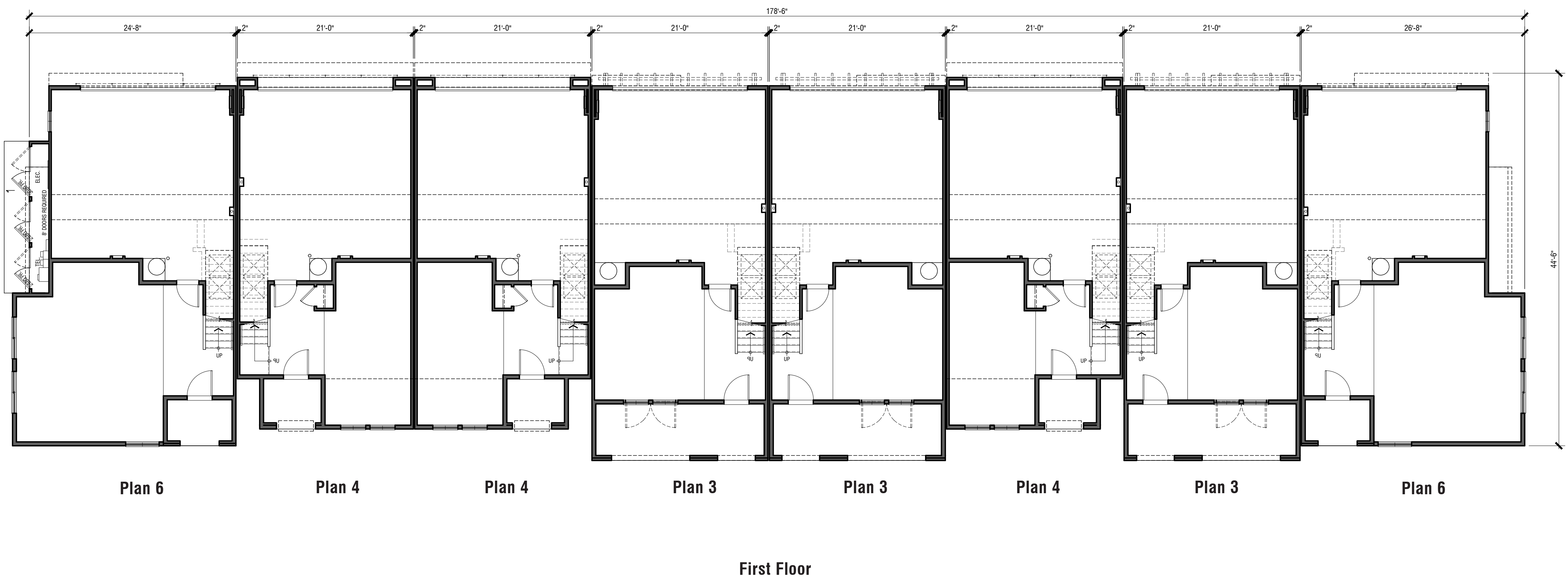
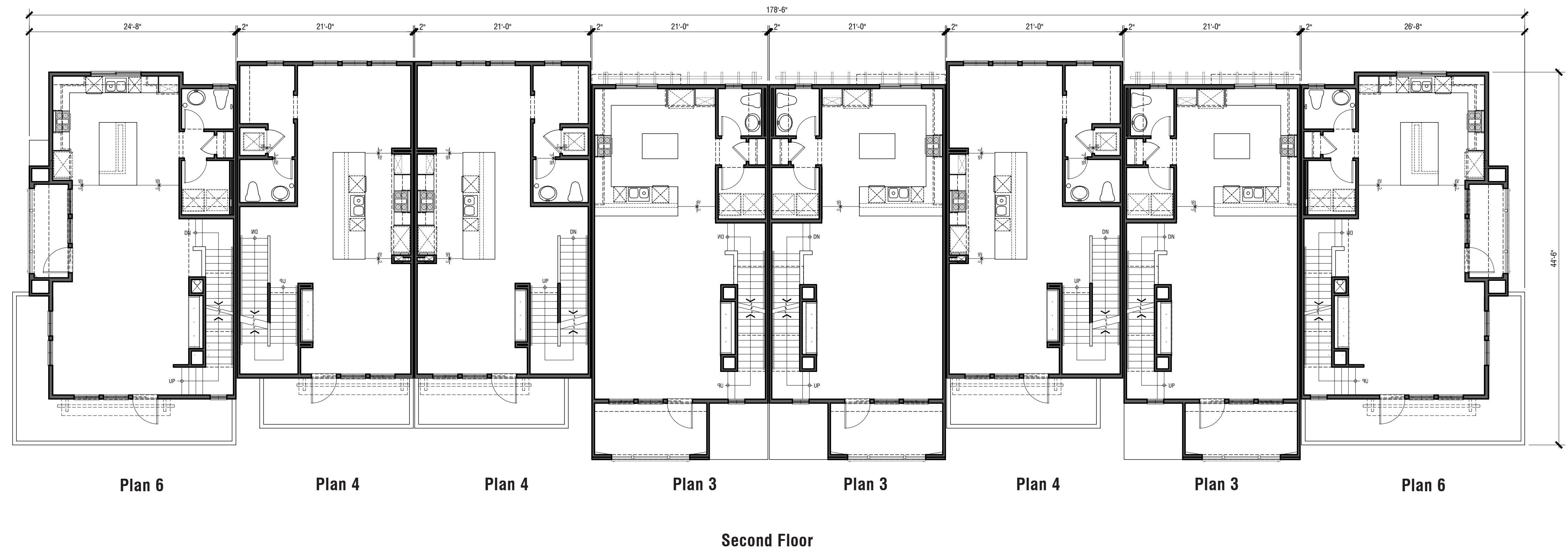
Third Floor: 4,238 sf

Total: 13,764 sf

Building 600 Floor & Roof Plans

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Building 700 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

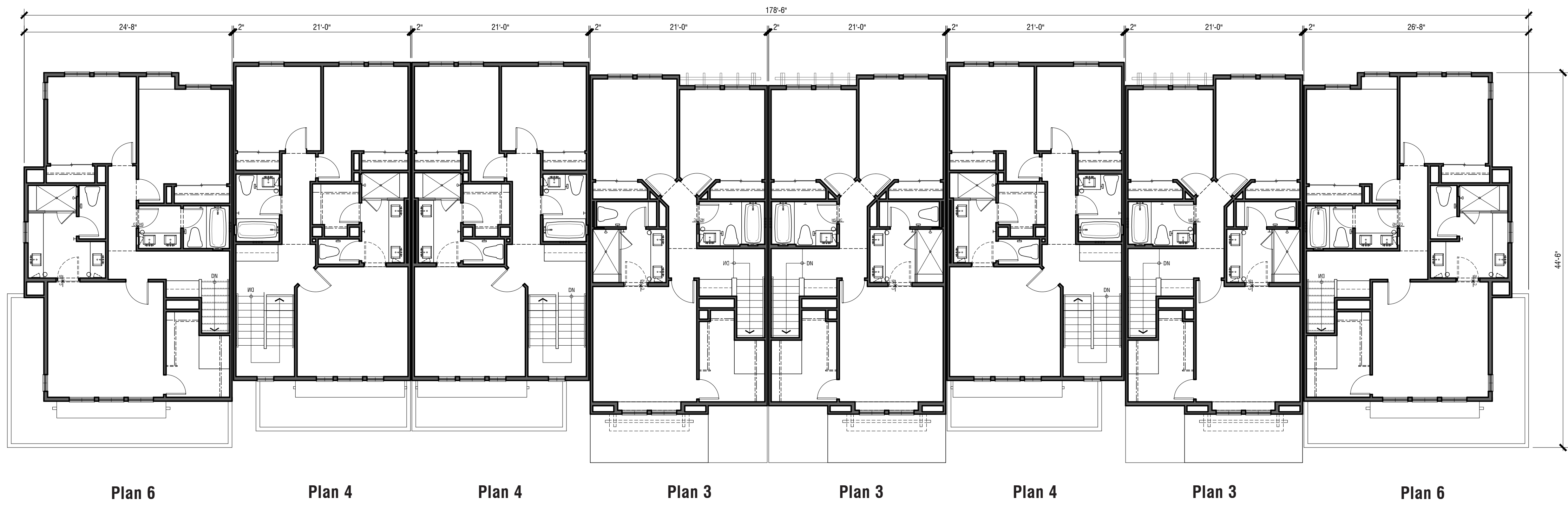
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Third Floor

Building 700

8 Units

(3) Plan 3

(3) Plan 4

(2) Plan 6

First Floor: 7,547 sf

Second Floor: 7,629 sf

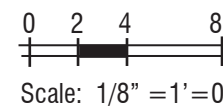
Third Floor: 6,693 sf

Total: 21,869 sf

Building 700 Floor Plans

The Canopy

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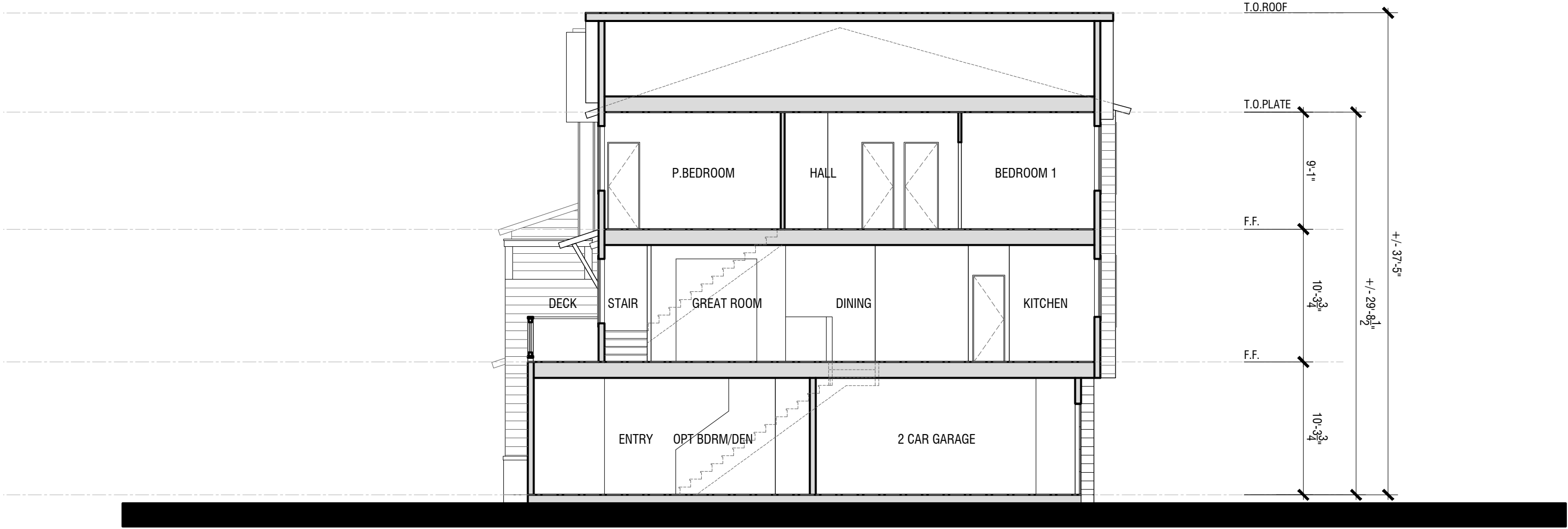


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Plan 6



Plan 5

Plan 4

Plan 3

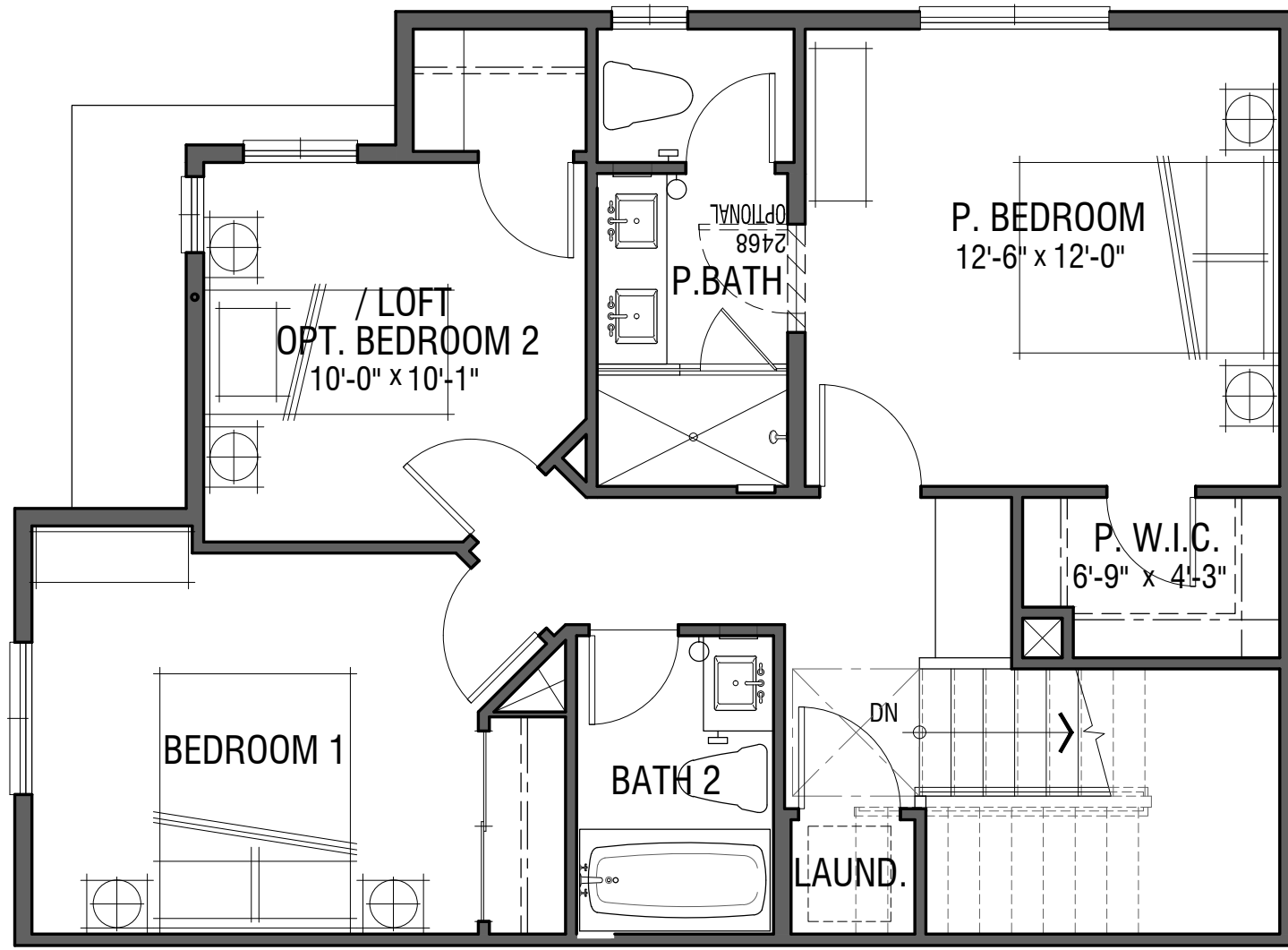
Plan 4

Plan 6

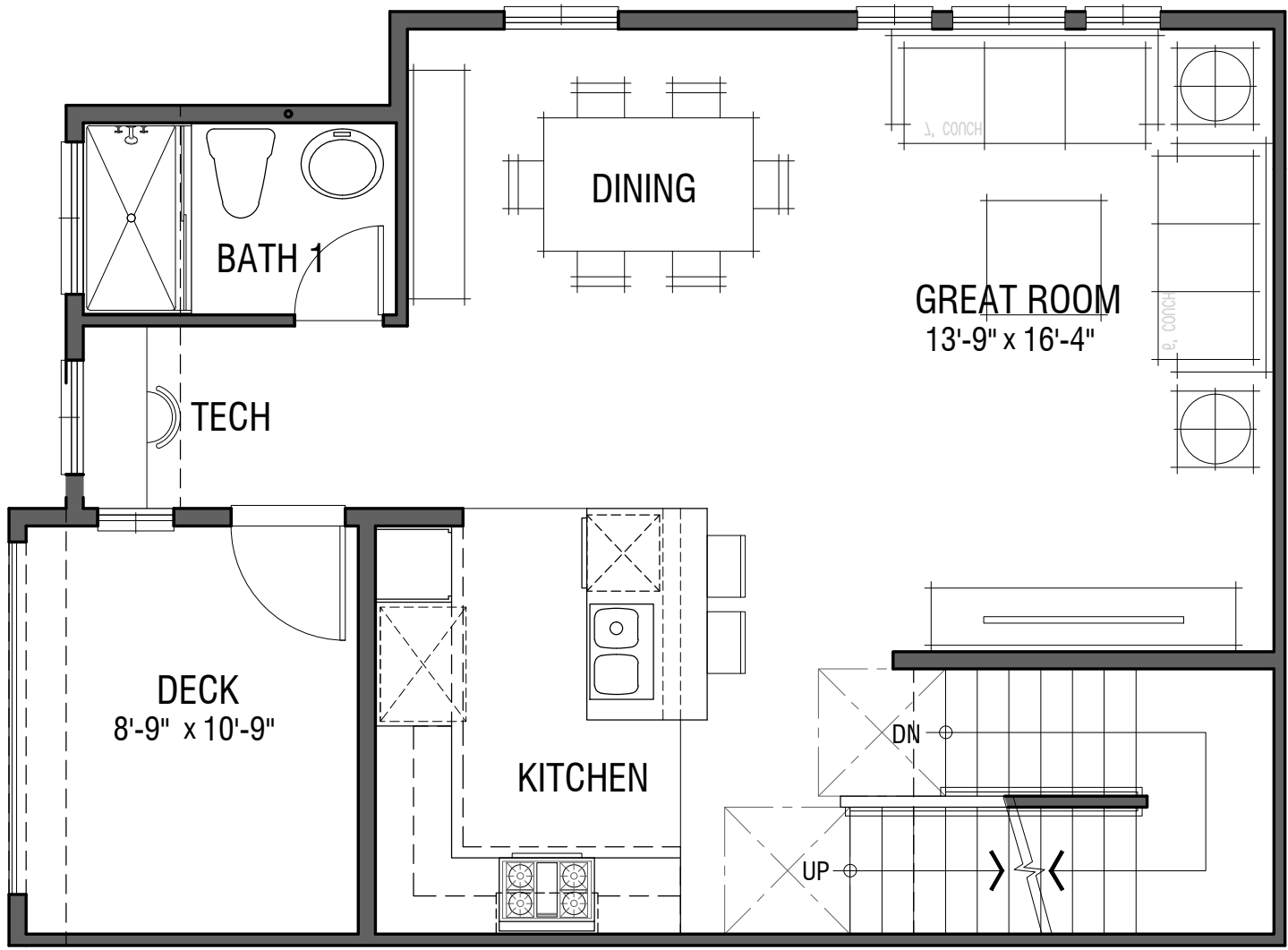
Representative Building Sections

The Canopy

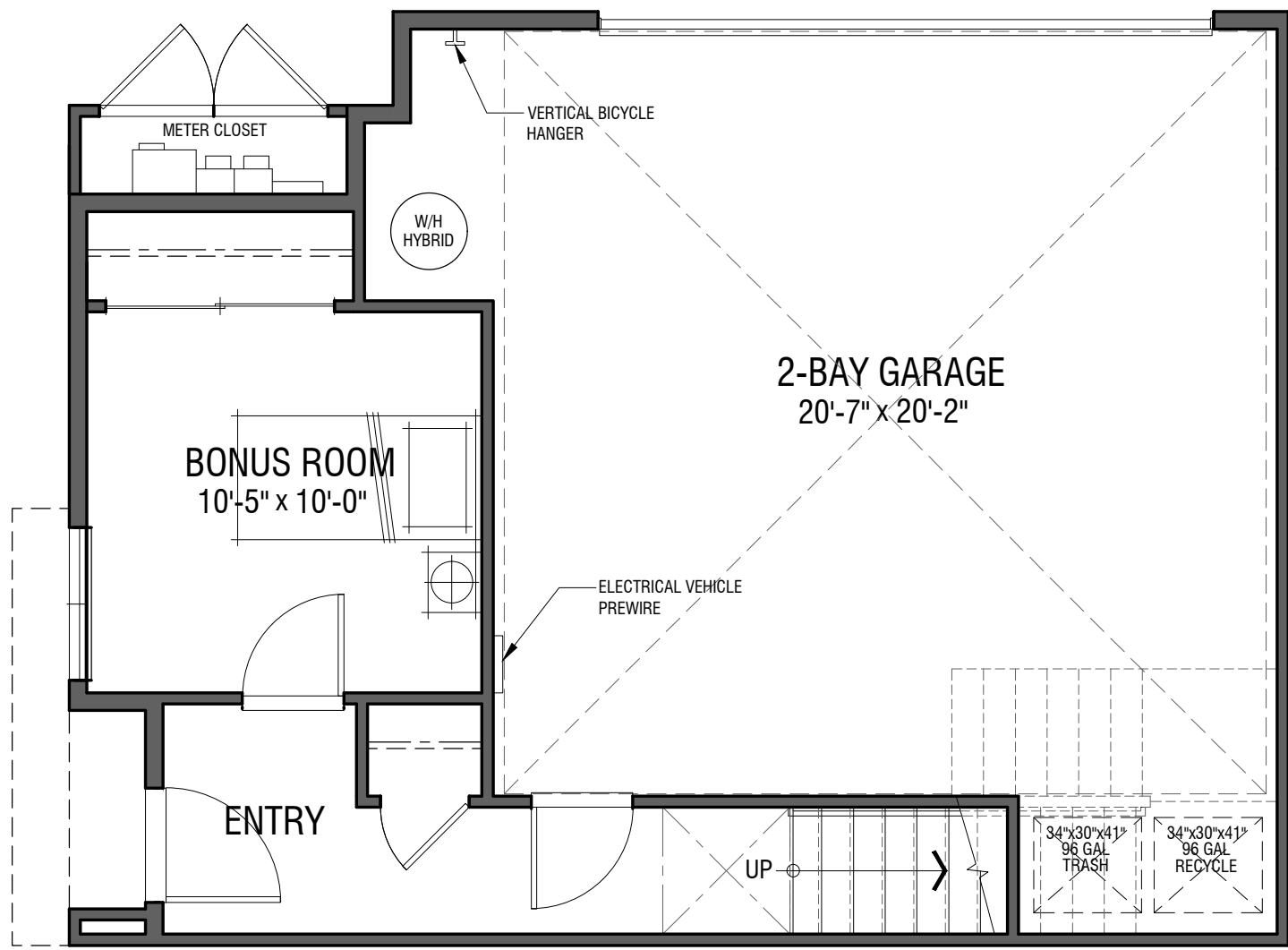
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor

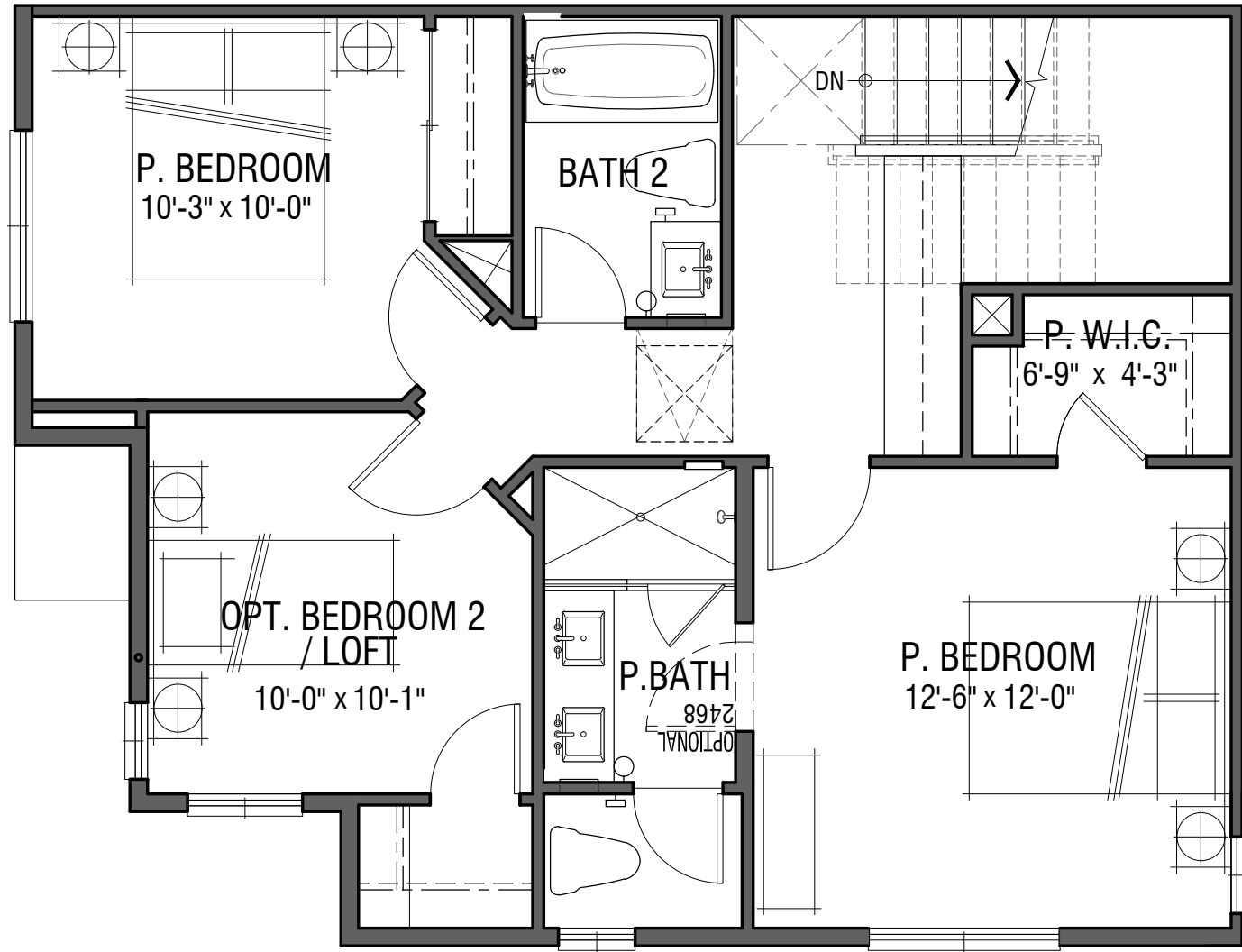


First Floor

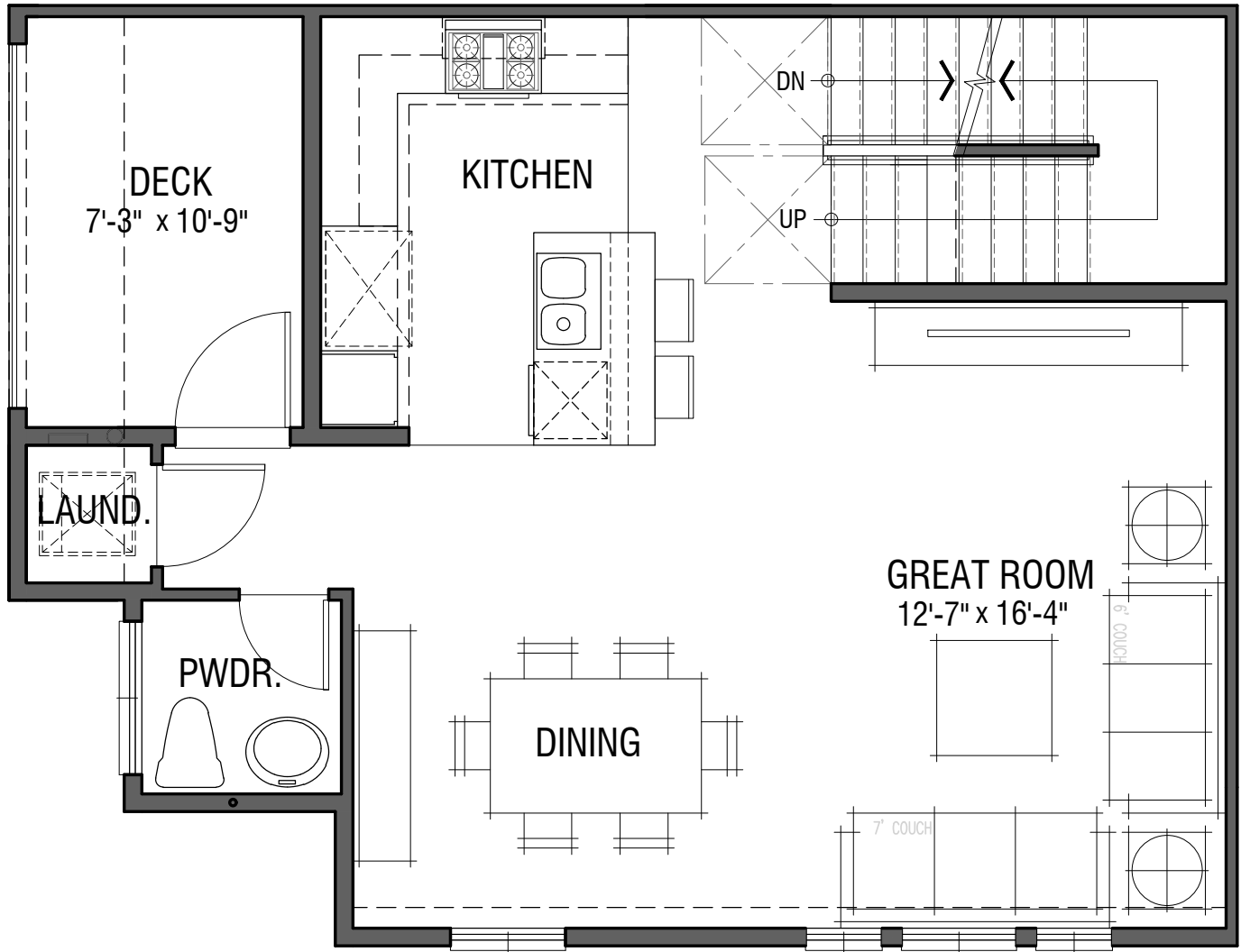
Plan 1
3 Bedroom | 3 Bath
1 Optional Room / Den
2 Car Garage
1,503 sf

The Canopy

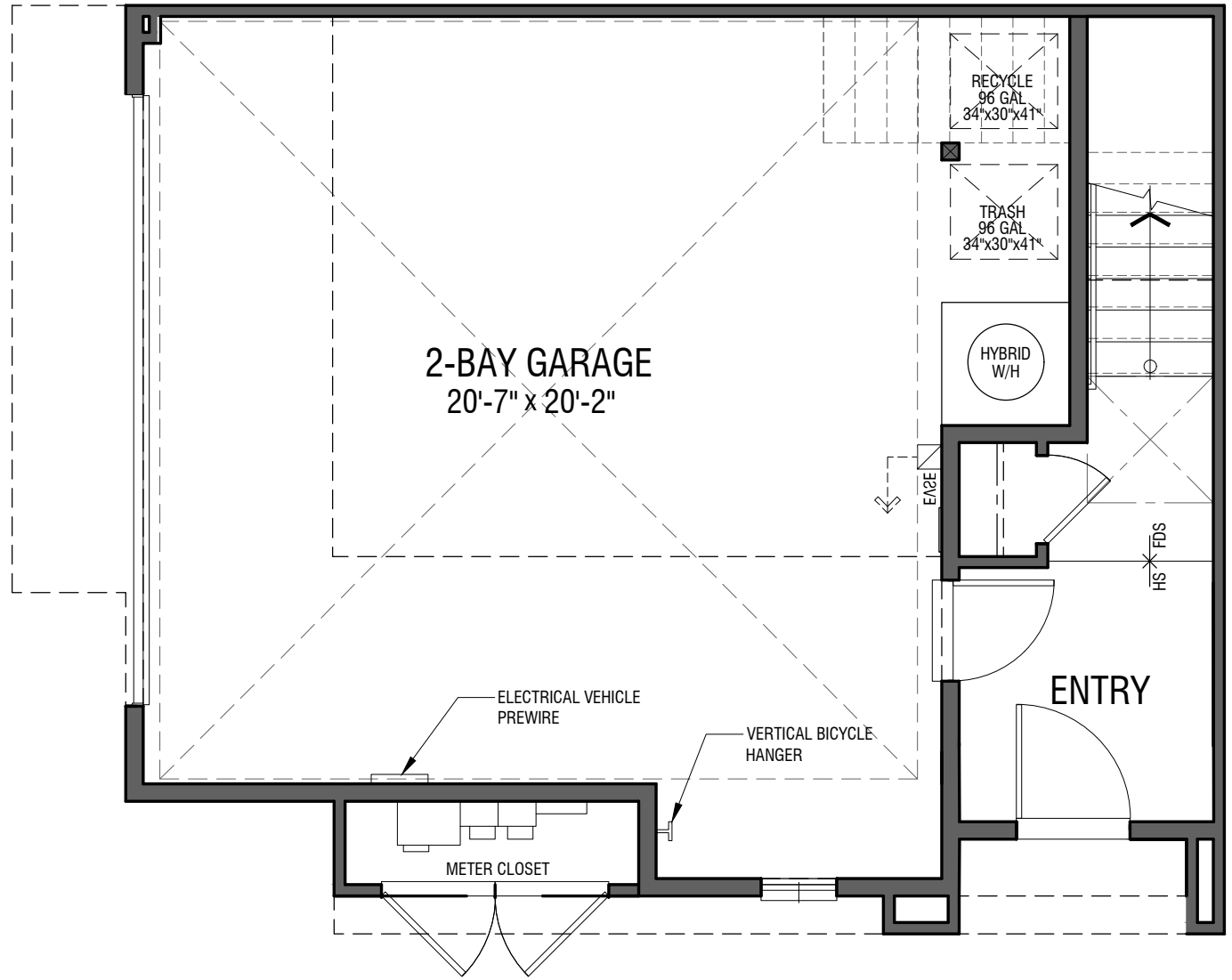
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



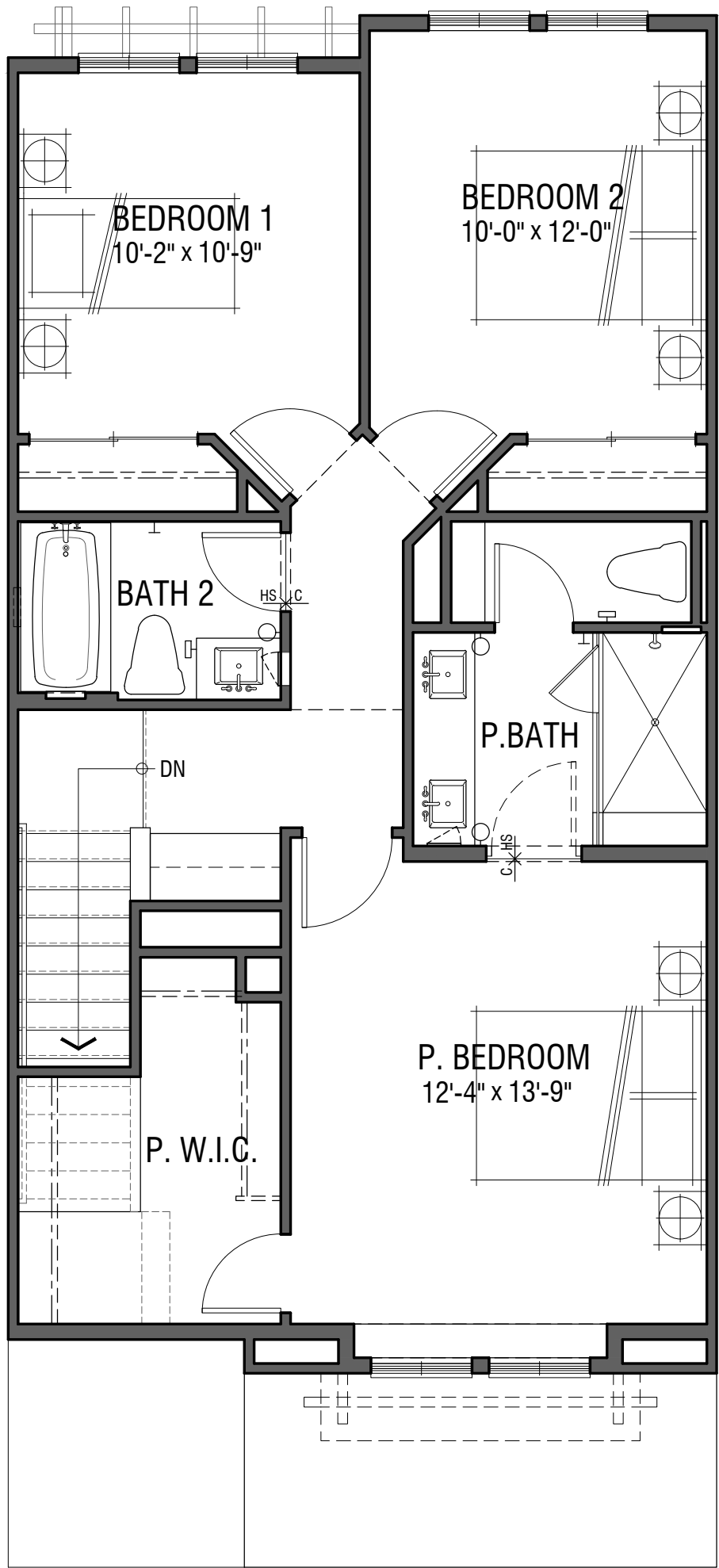
First Floor

Plan 2

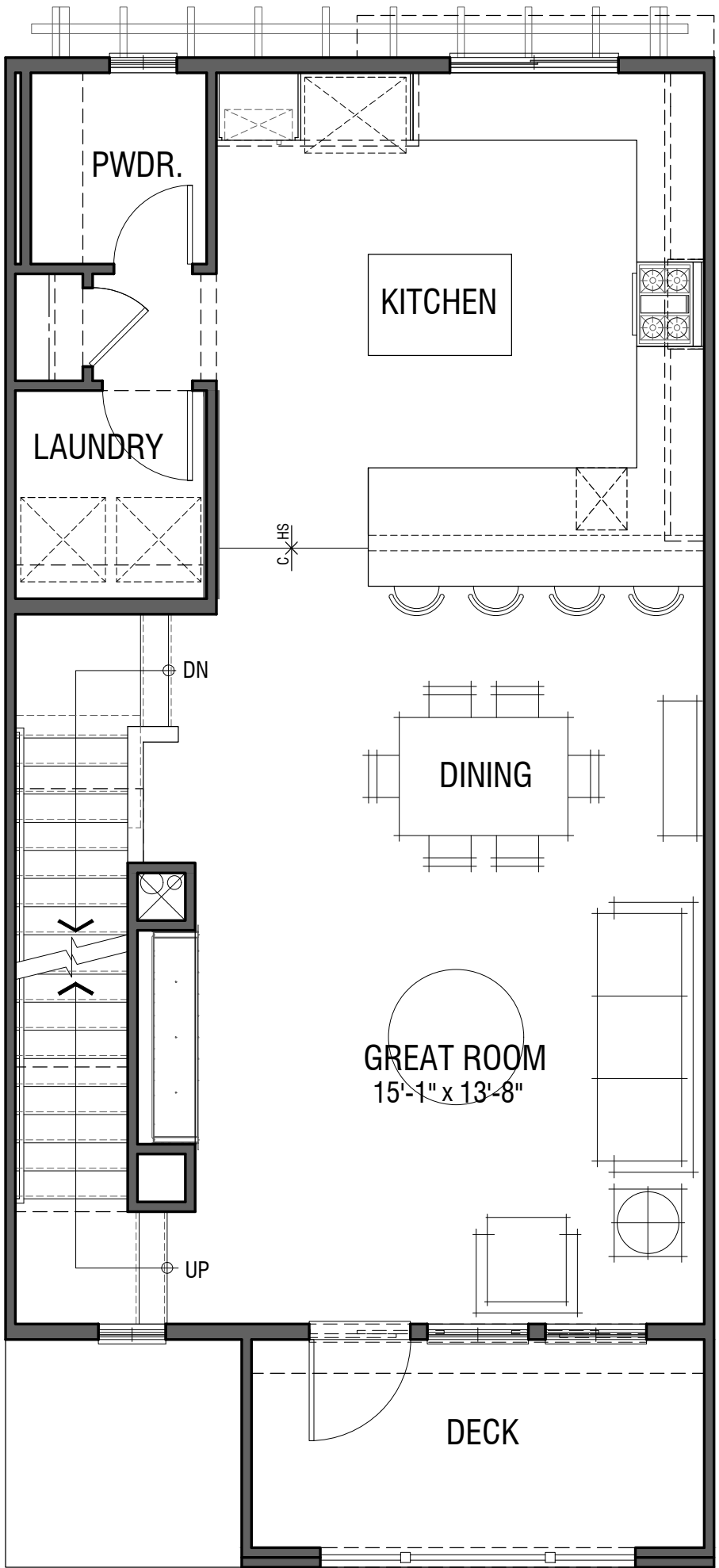
3 Bedroom | 2.5 Bath
2 Car Garage
1,354 sf

The Canopy

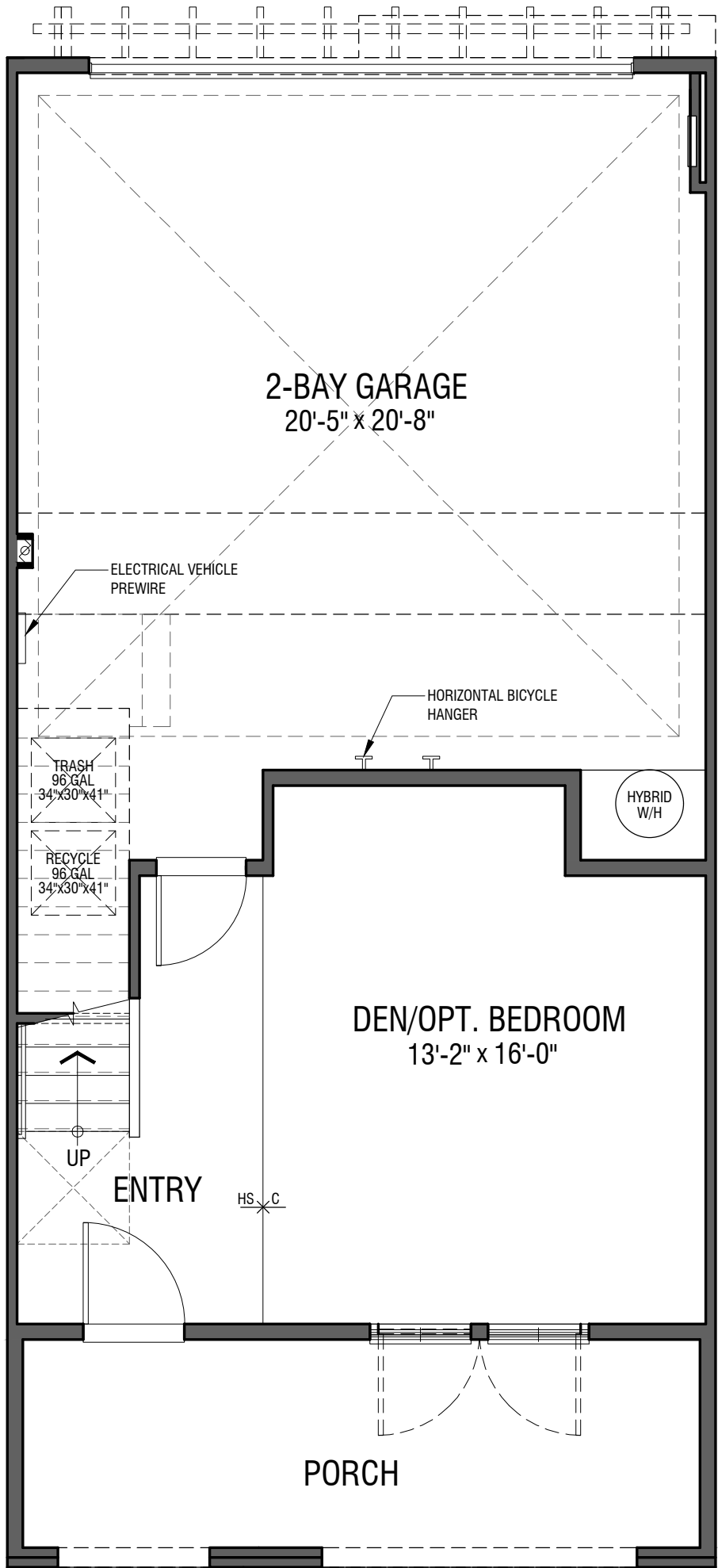
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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



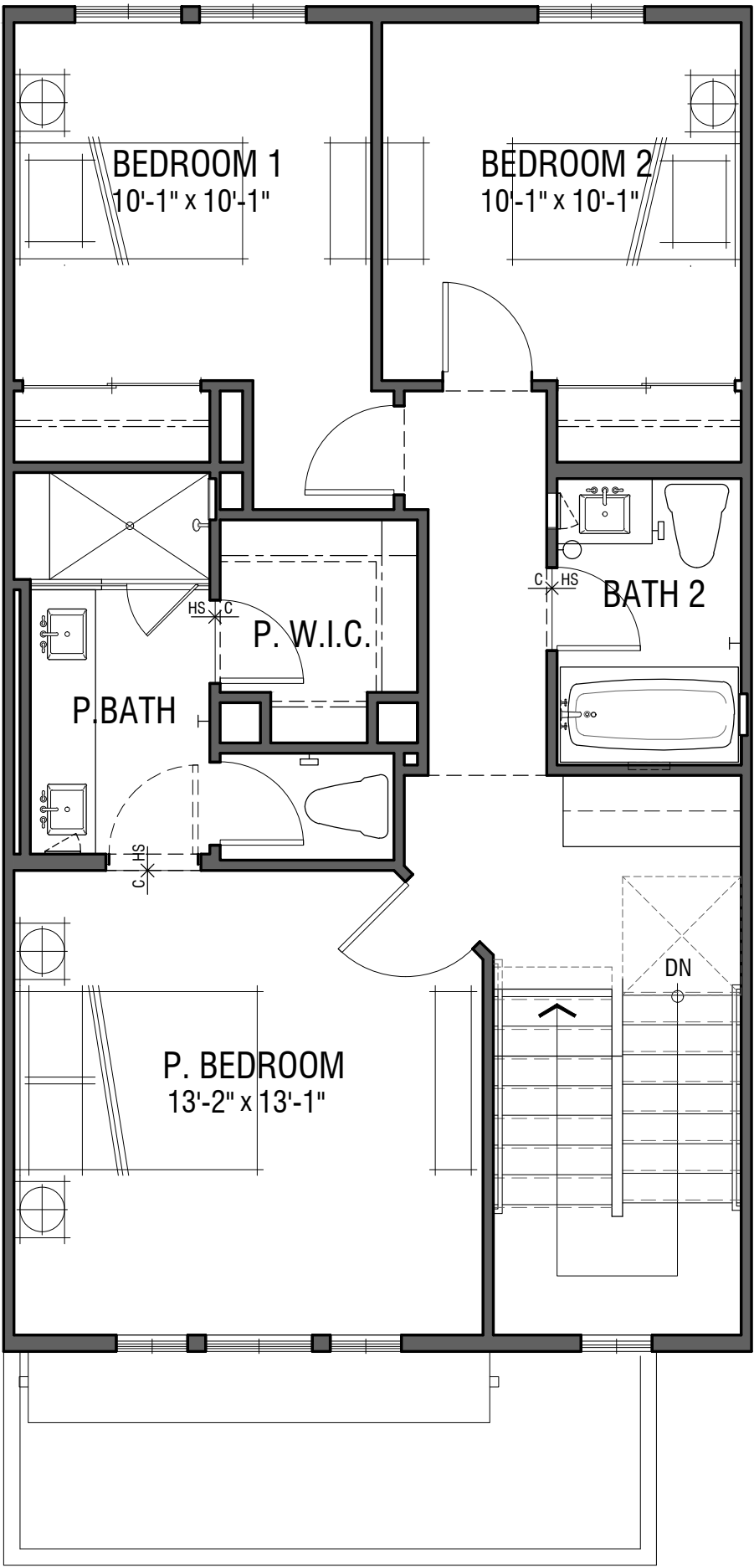
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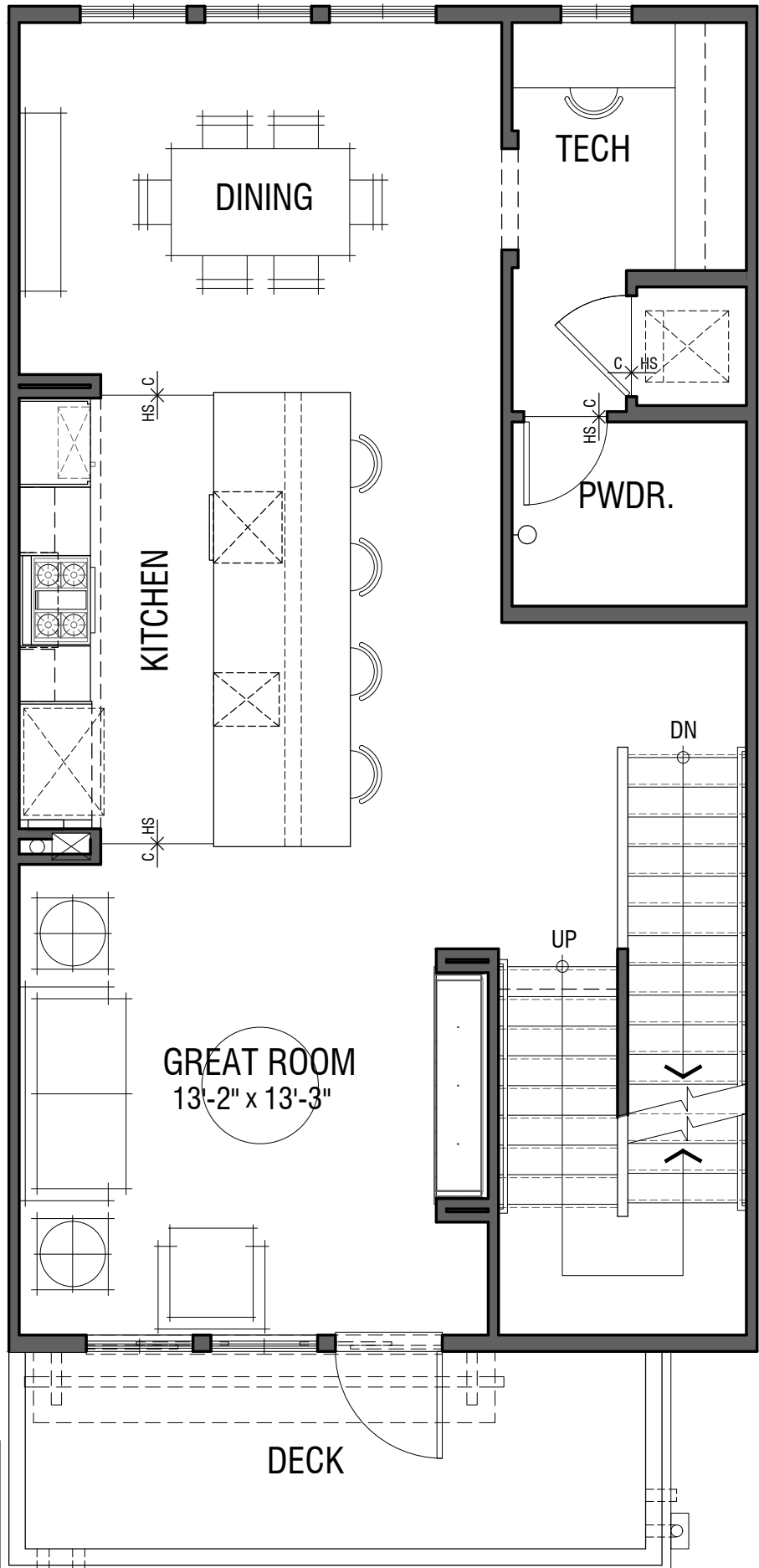
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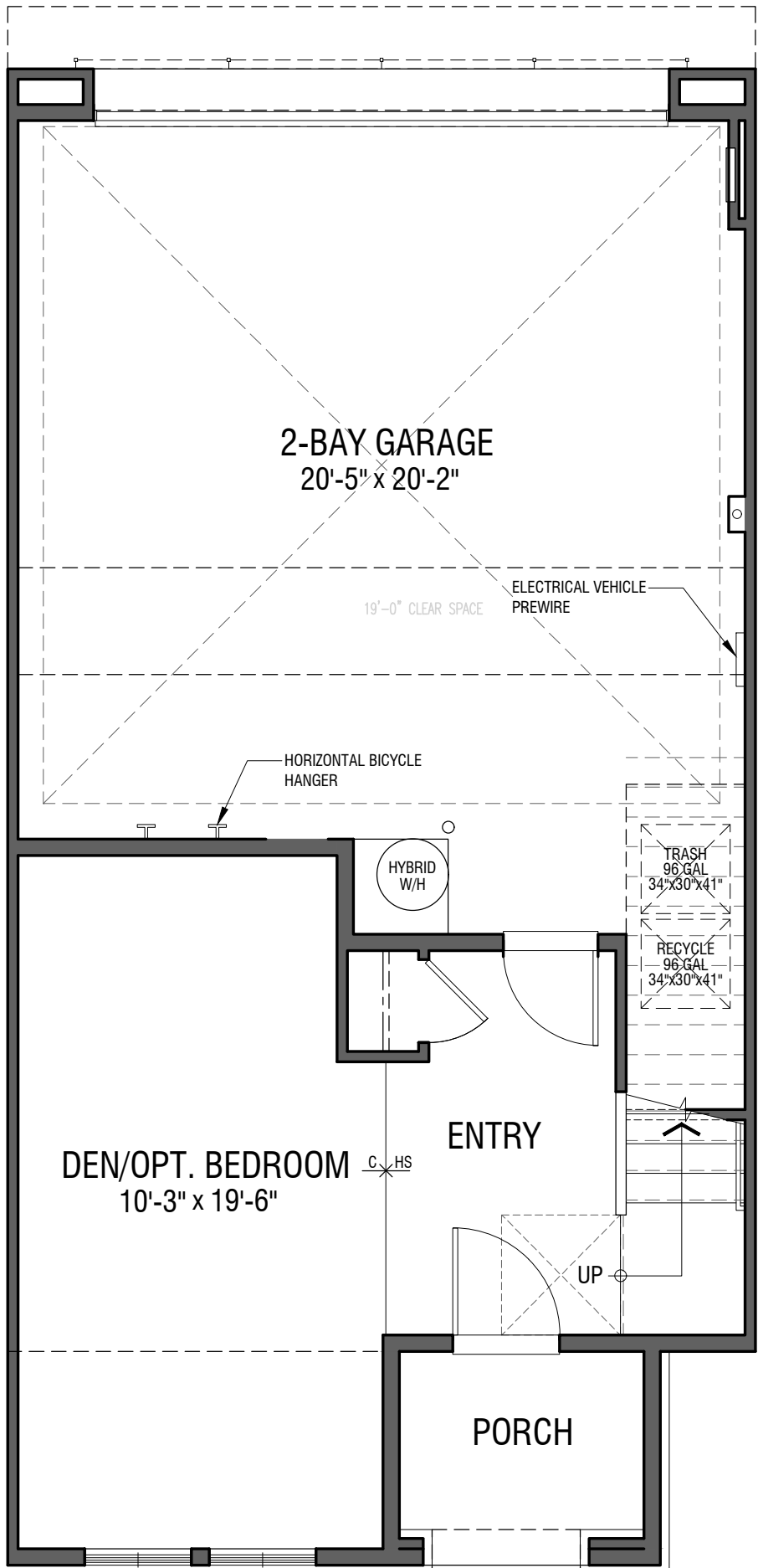




Third Floor



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



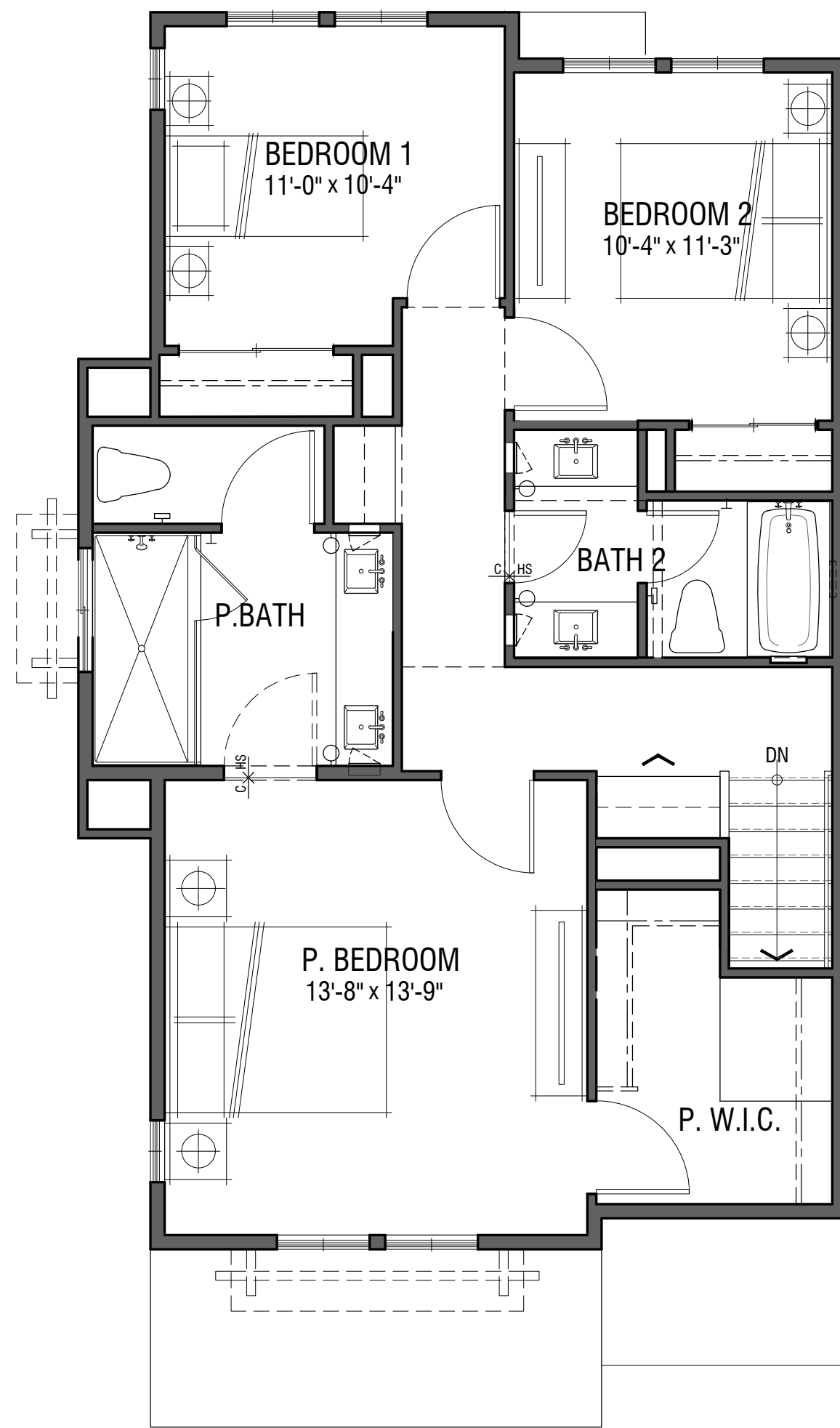
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A23

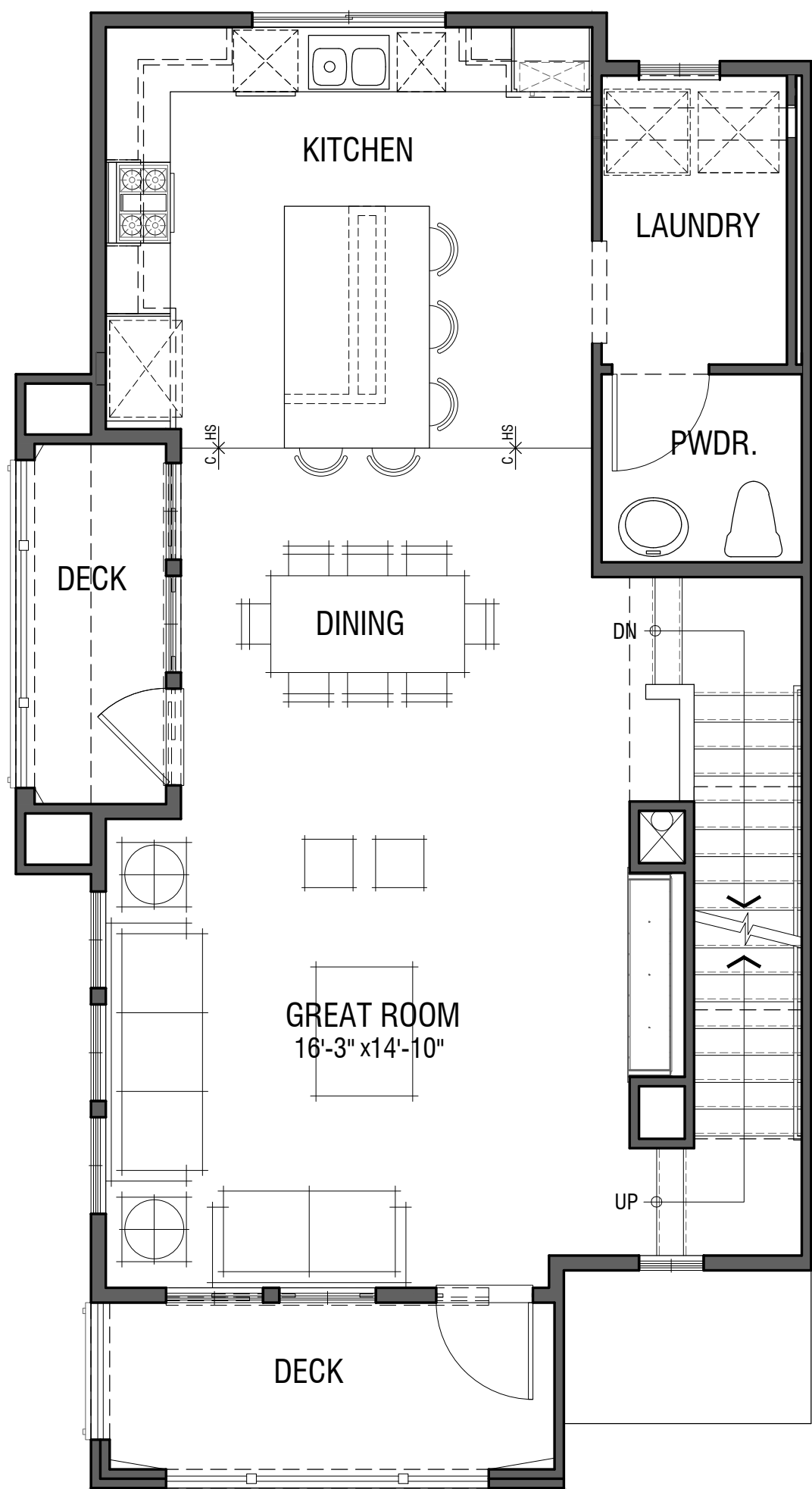
Third Application Submittal

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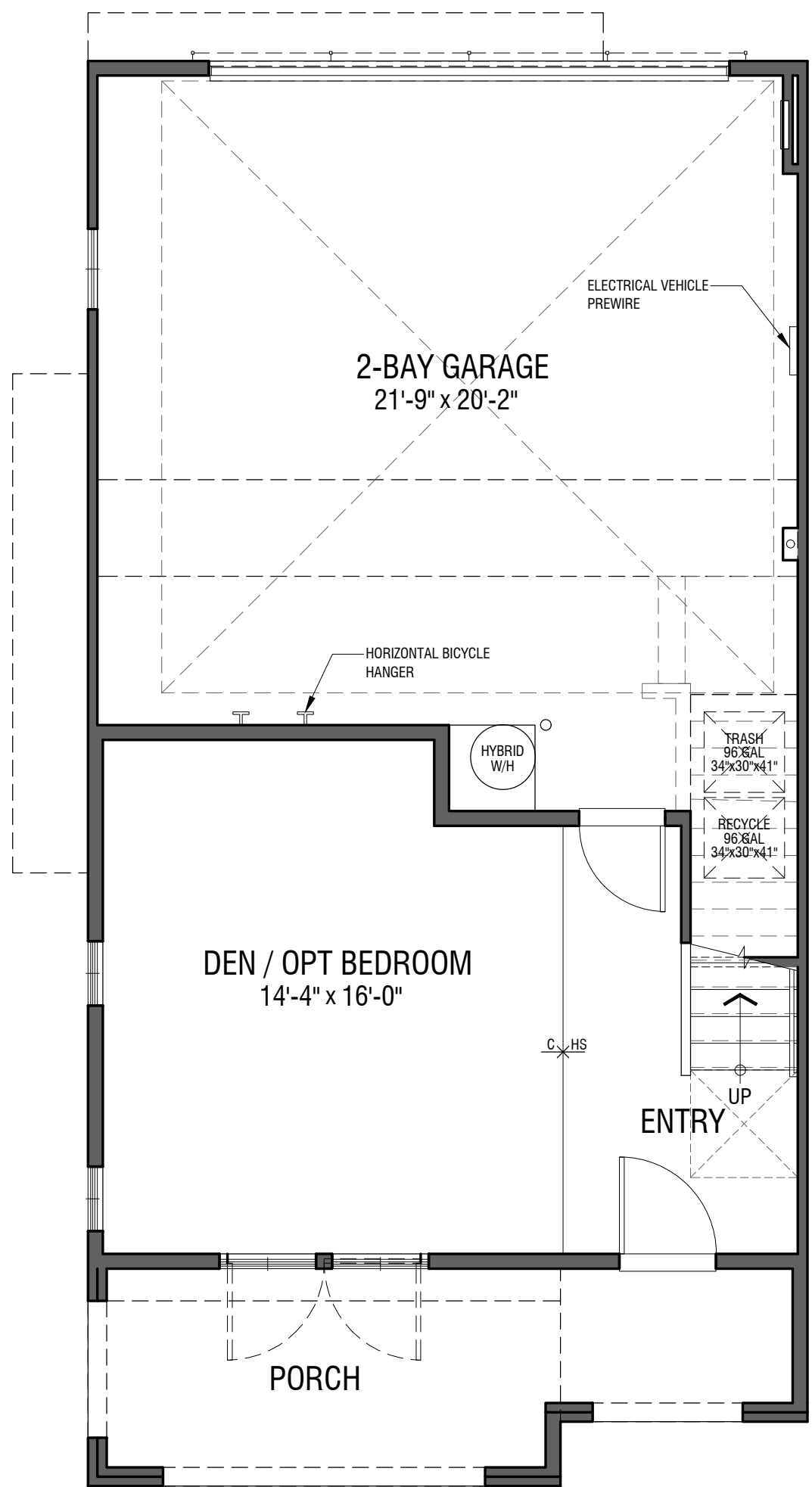




Third Floor



Second Floor



Note: For personal elevator option, see Sheet A24.

First Floor

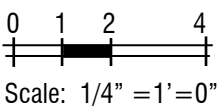


Plan 5

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

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

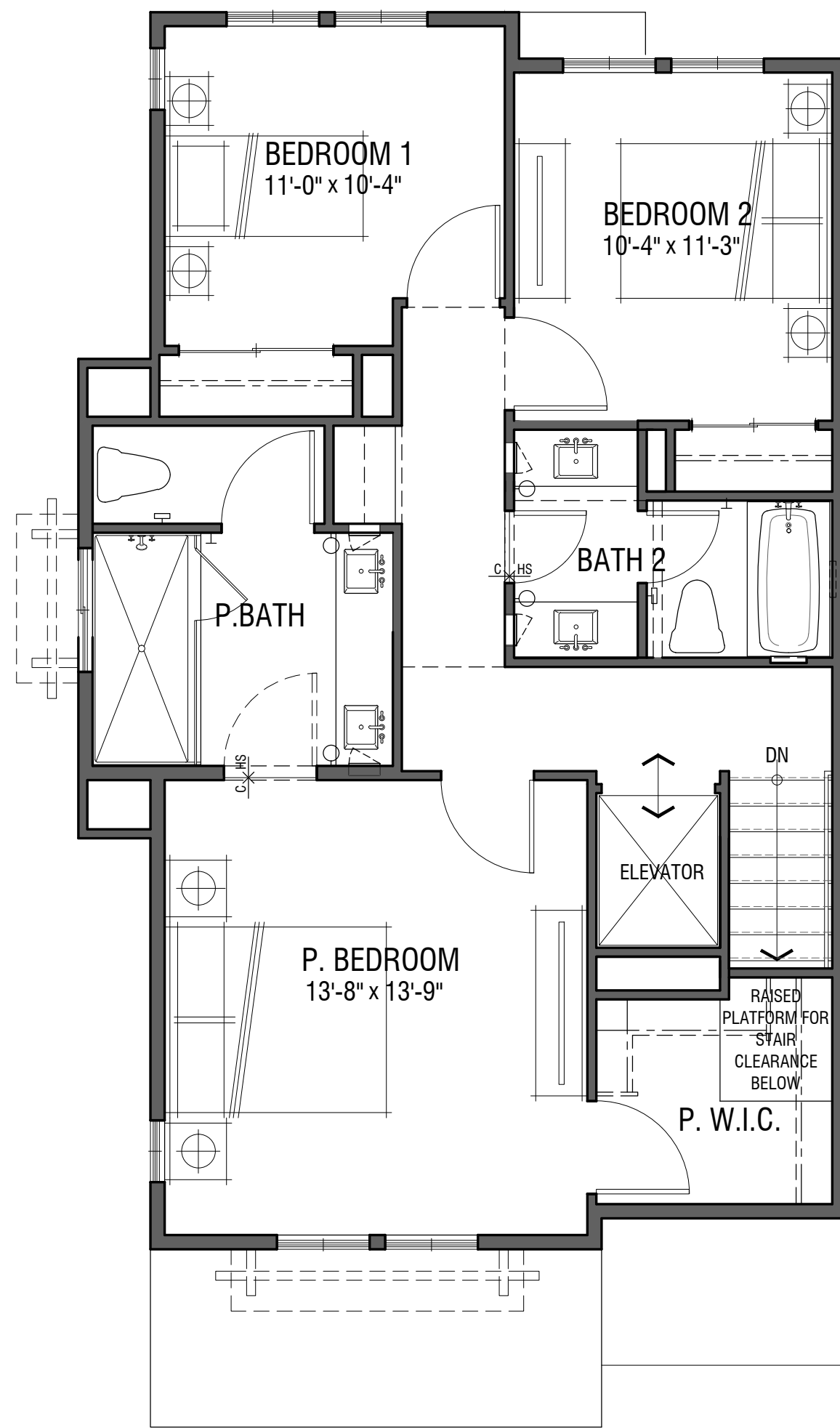


A24

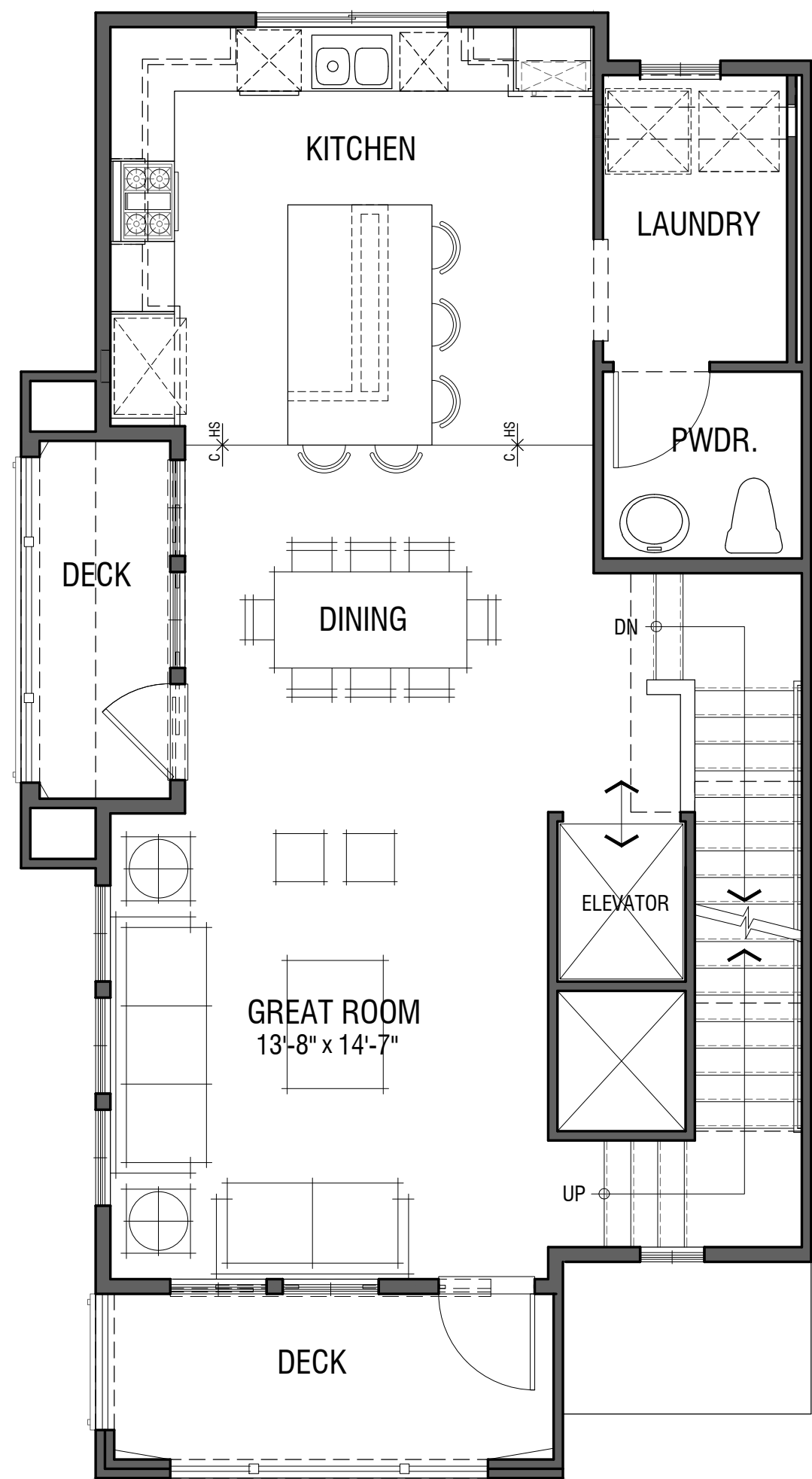
Third Application Submittal

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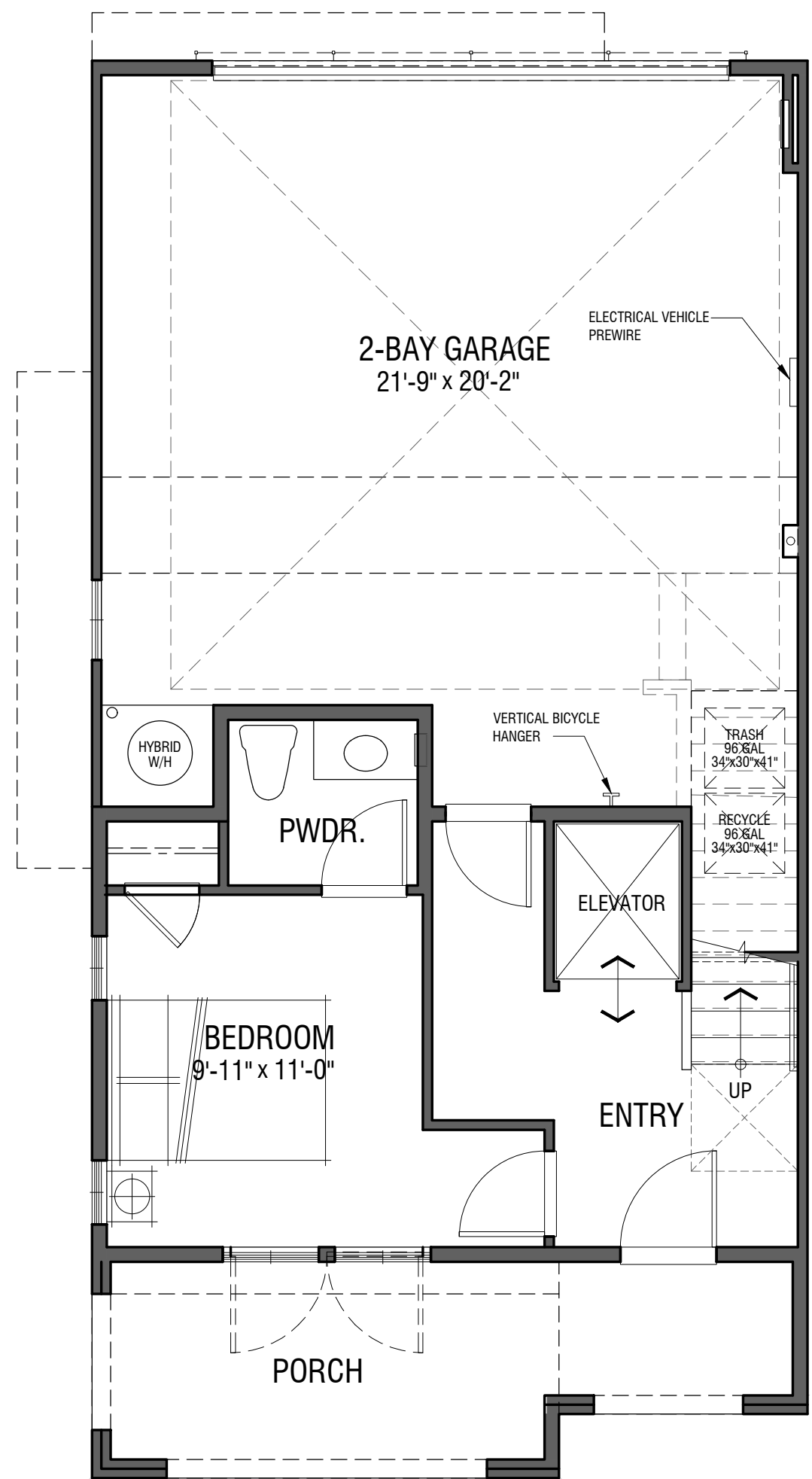




Third Floor



Second Floor



First Floor

Plan 5 with Personal Elevator Option

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

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



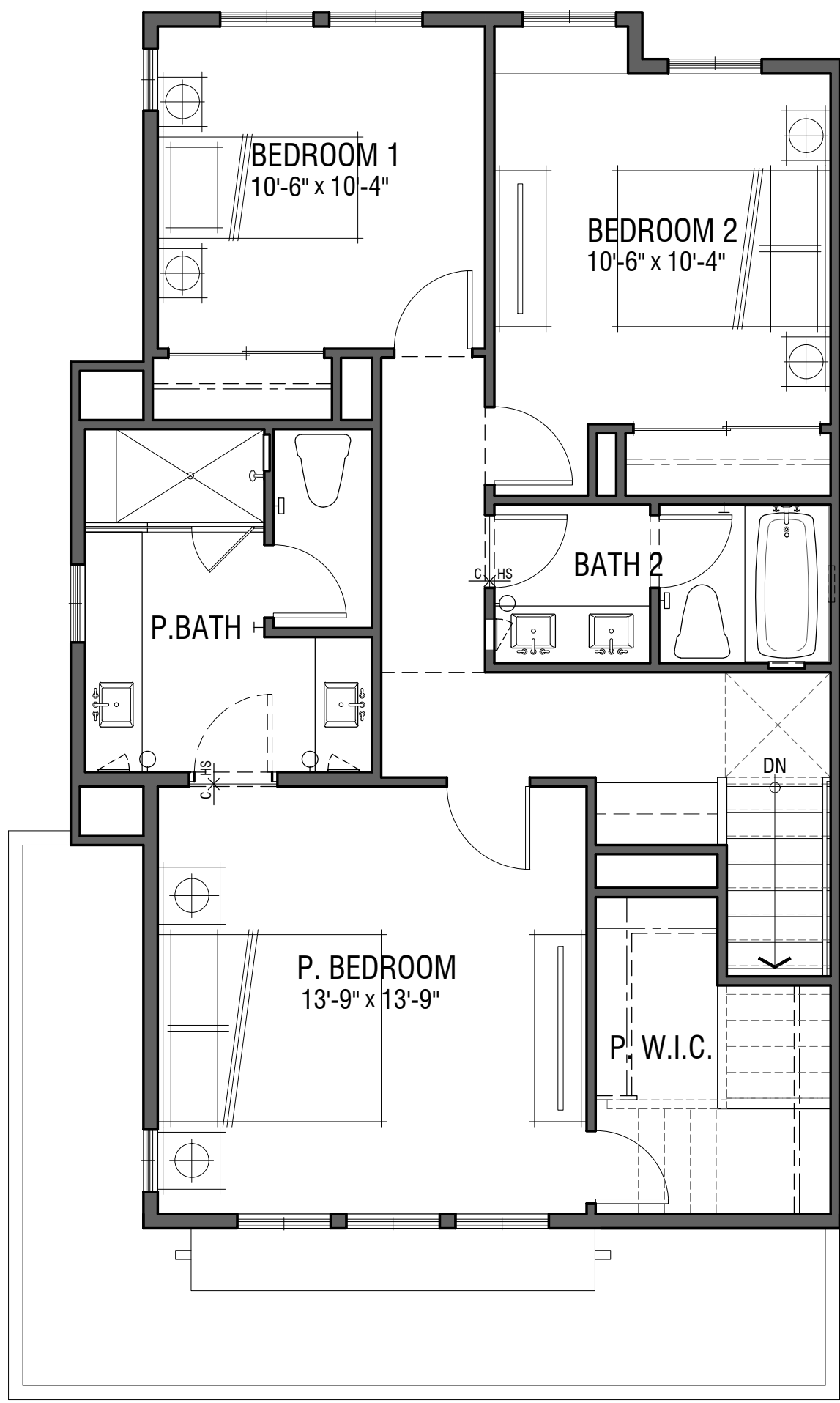
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A25

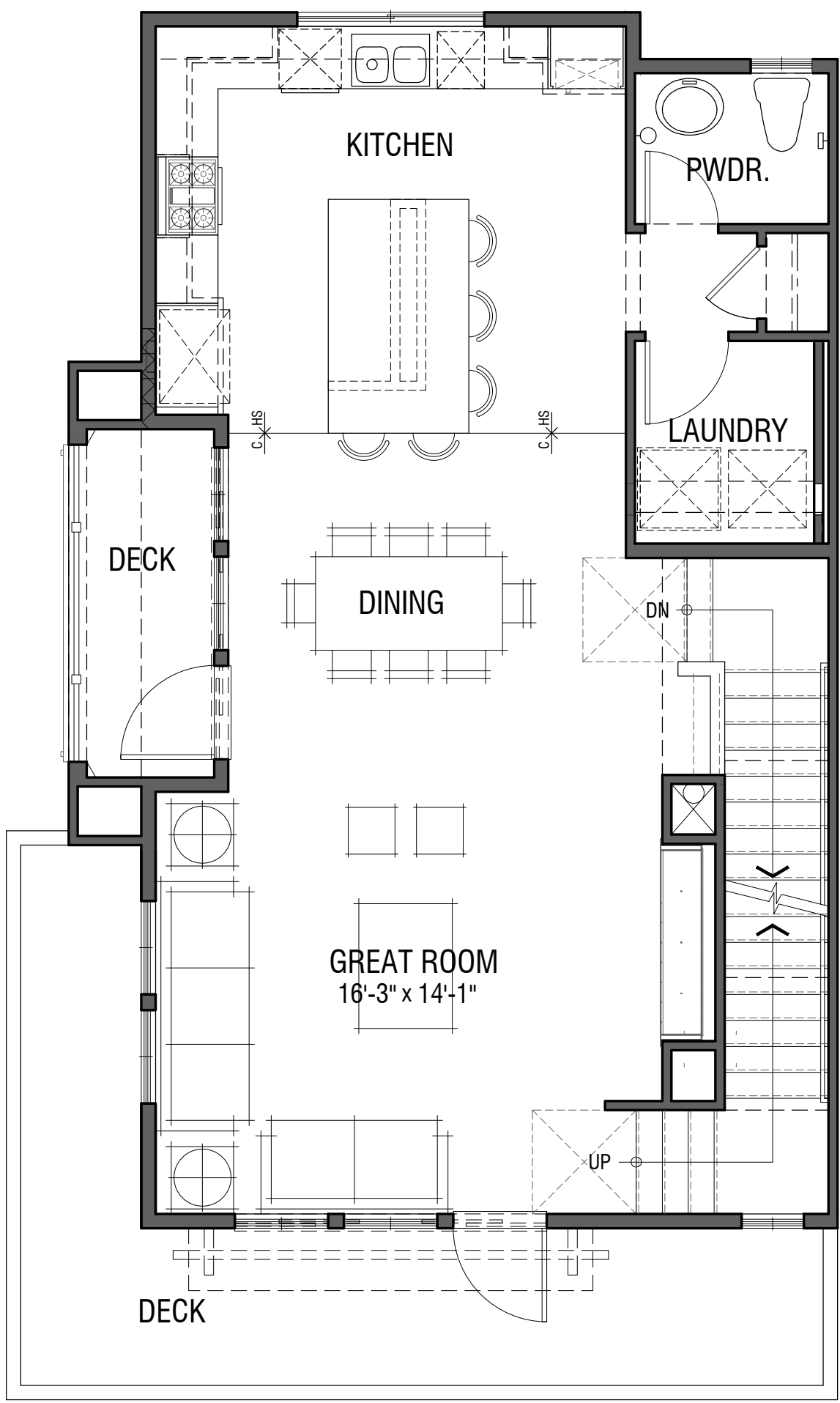
Third Application Submittal

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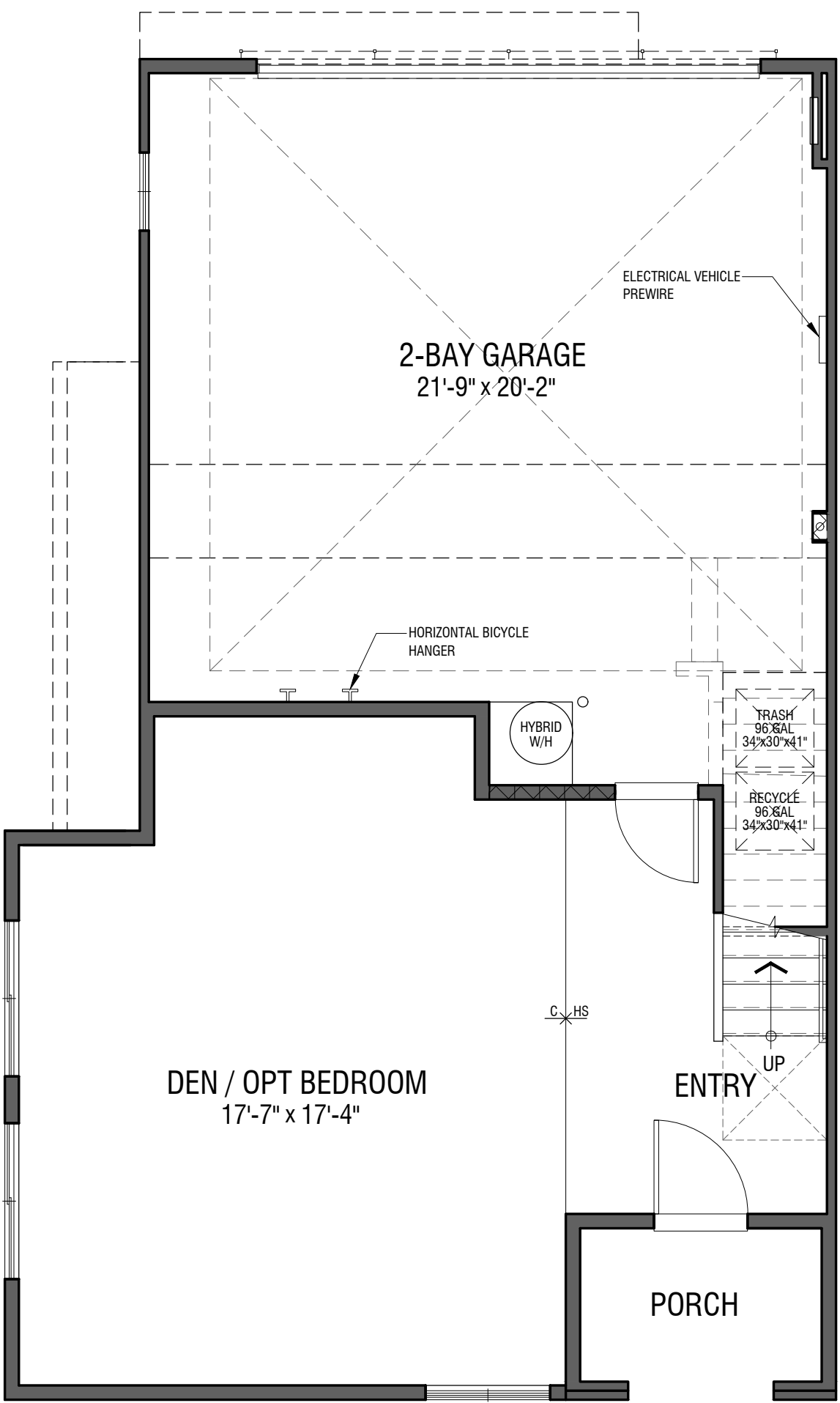




Third Floor



Second Floor



First Floor

Note: For Accessory Dwelling Unit Option
See sheet A25.



Plan 6
3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
2017 sf

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

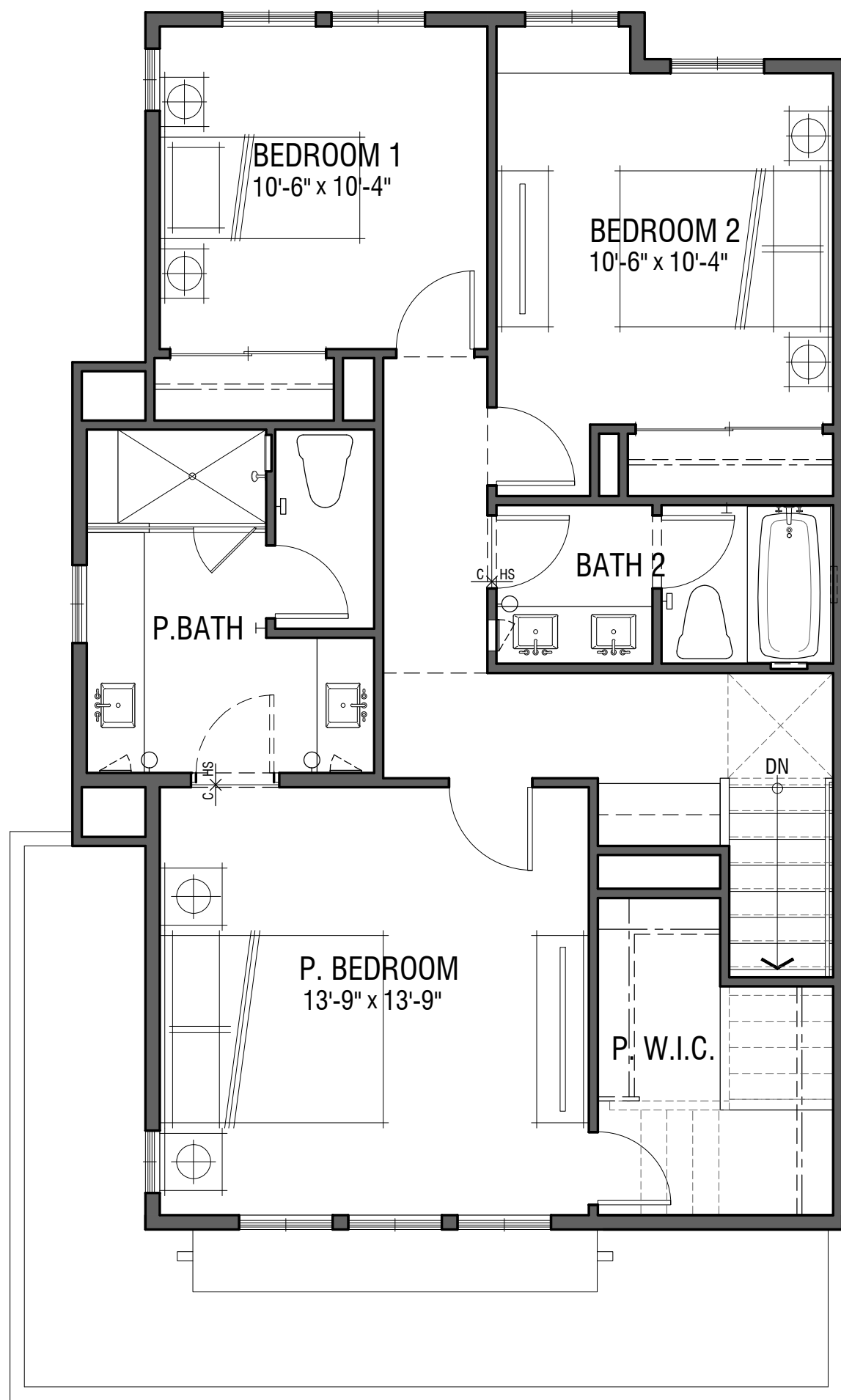
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A26

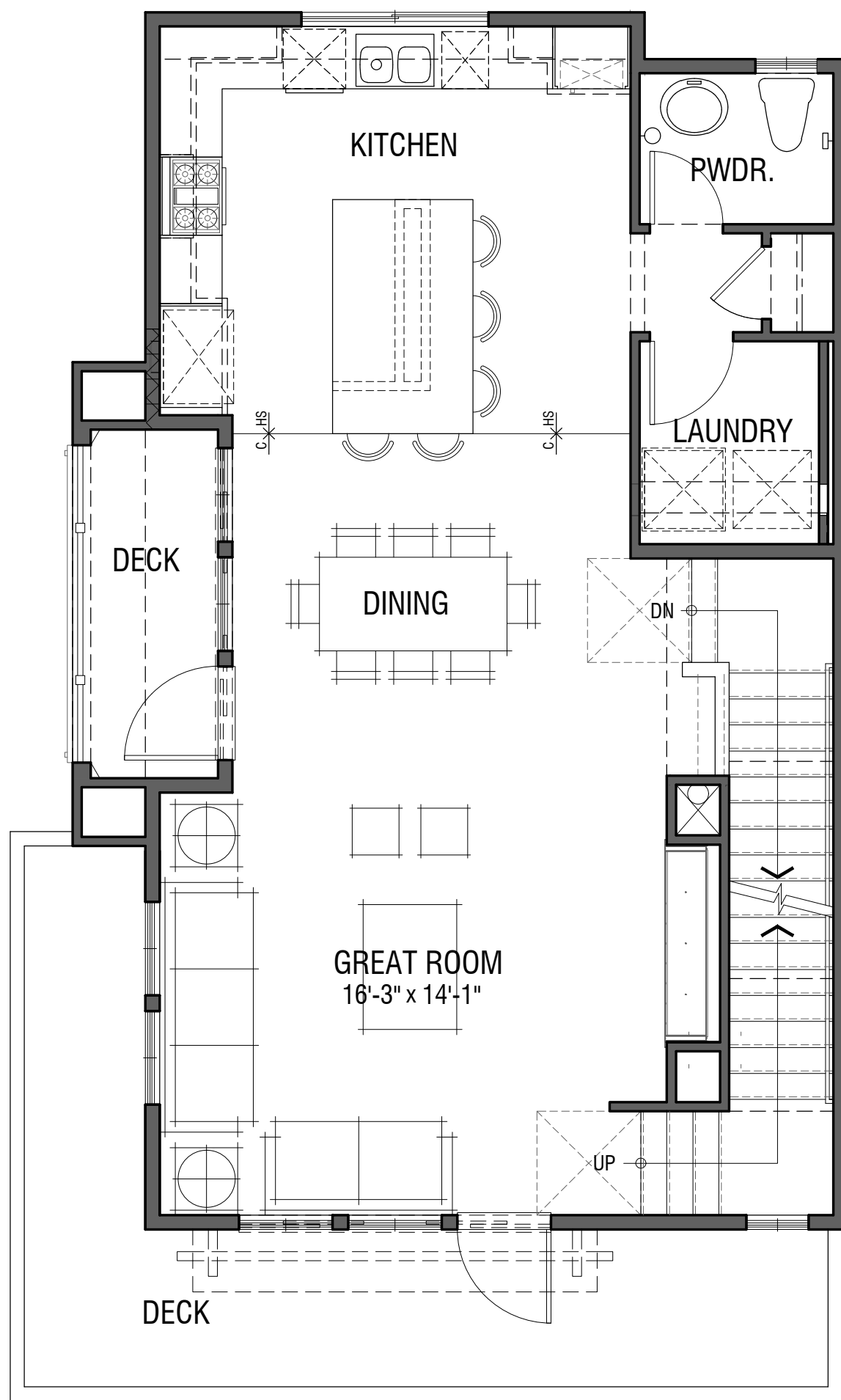
Third Application Submittal

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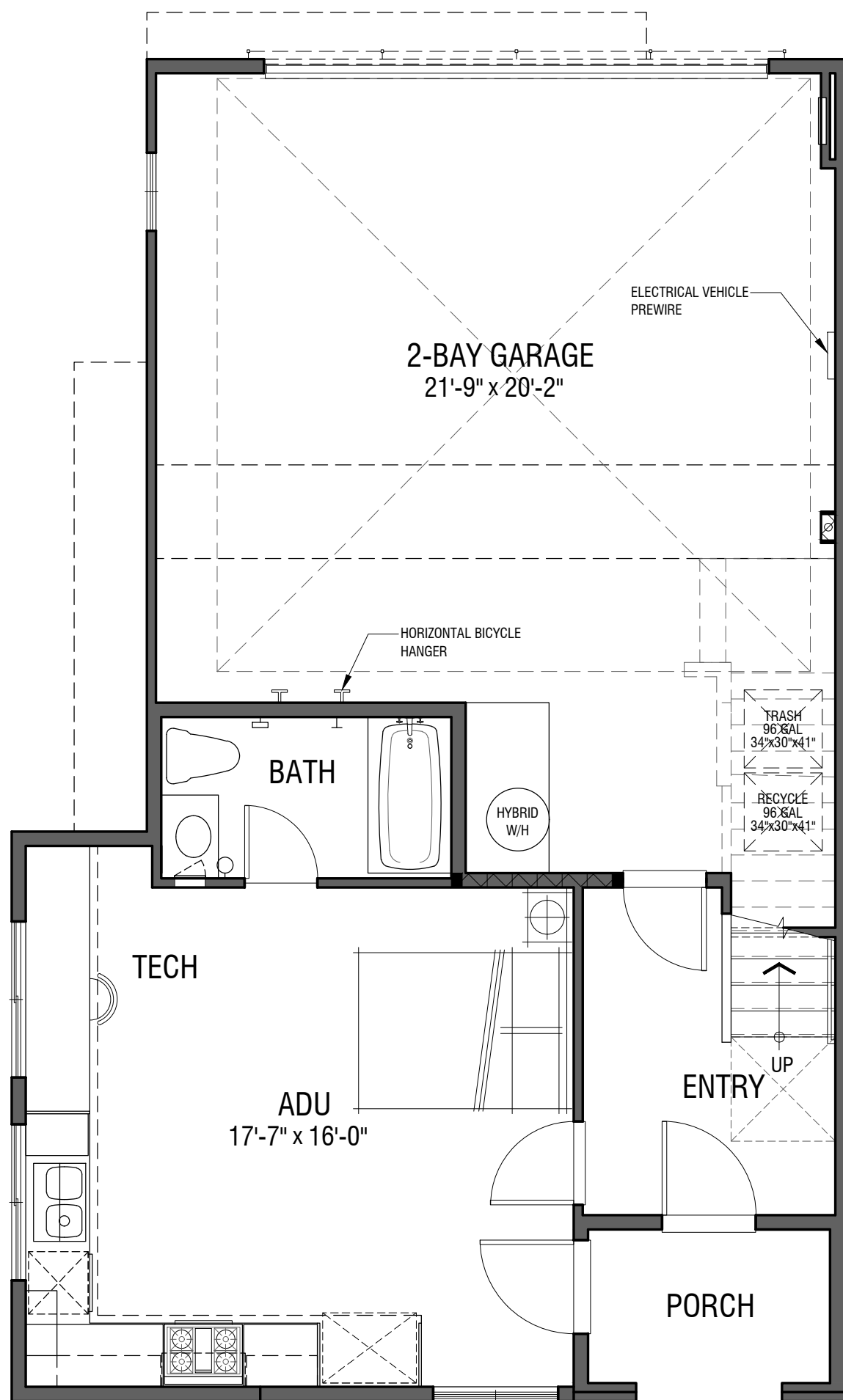




Third Floor



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



Scale: 1/4" = 1' = 0"

A27

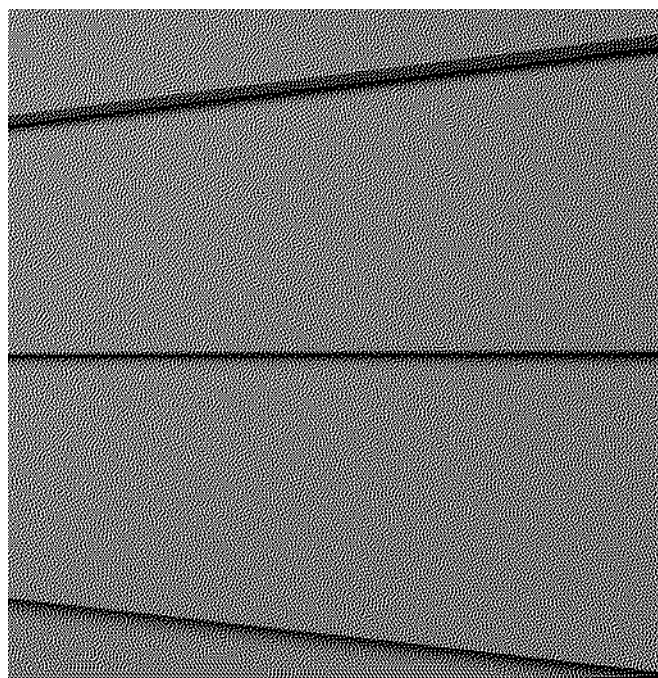
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Area Lights - See Sheet L-6



Fiber Cement Lap Siding



Composition Shingle Roof



Bracing



Area Lights - See Sheet L-6



Building 100 Front Elevation



Trellis



Ashbery Path Light



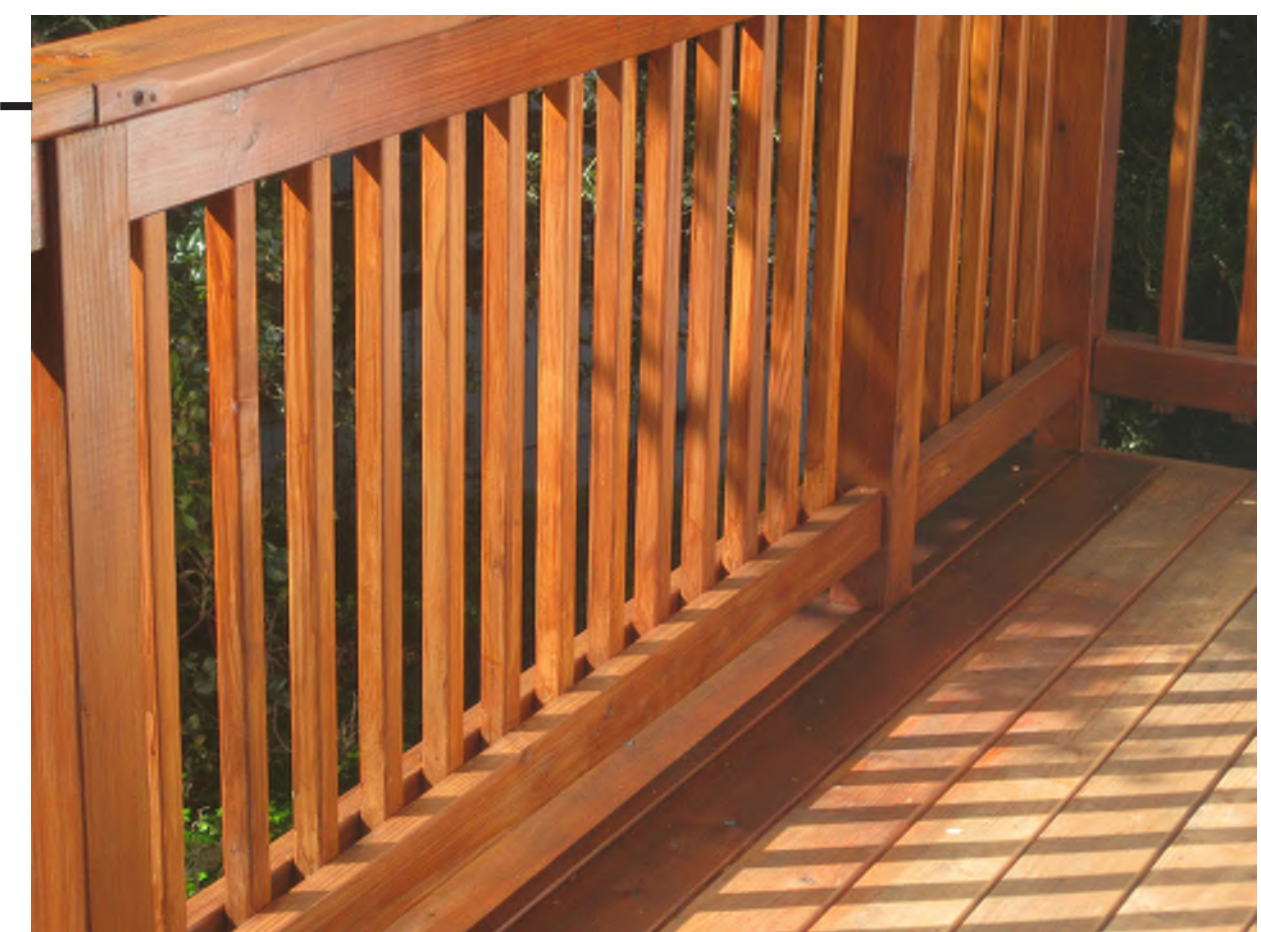
Dark Vinyl Windows with White Fiber Cement Trim



Colored Doors with White Fiber Cement Trim



White Exterior Decorative Shutters



Guardrail

Conceptual Colors and Materials

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



1



2



3



4



5



6



7



8



9



10



Existing Site Photos

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



11



12



13



14



15



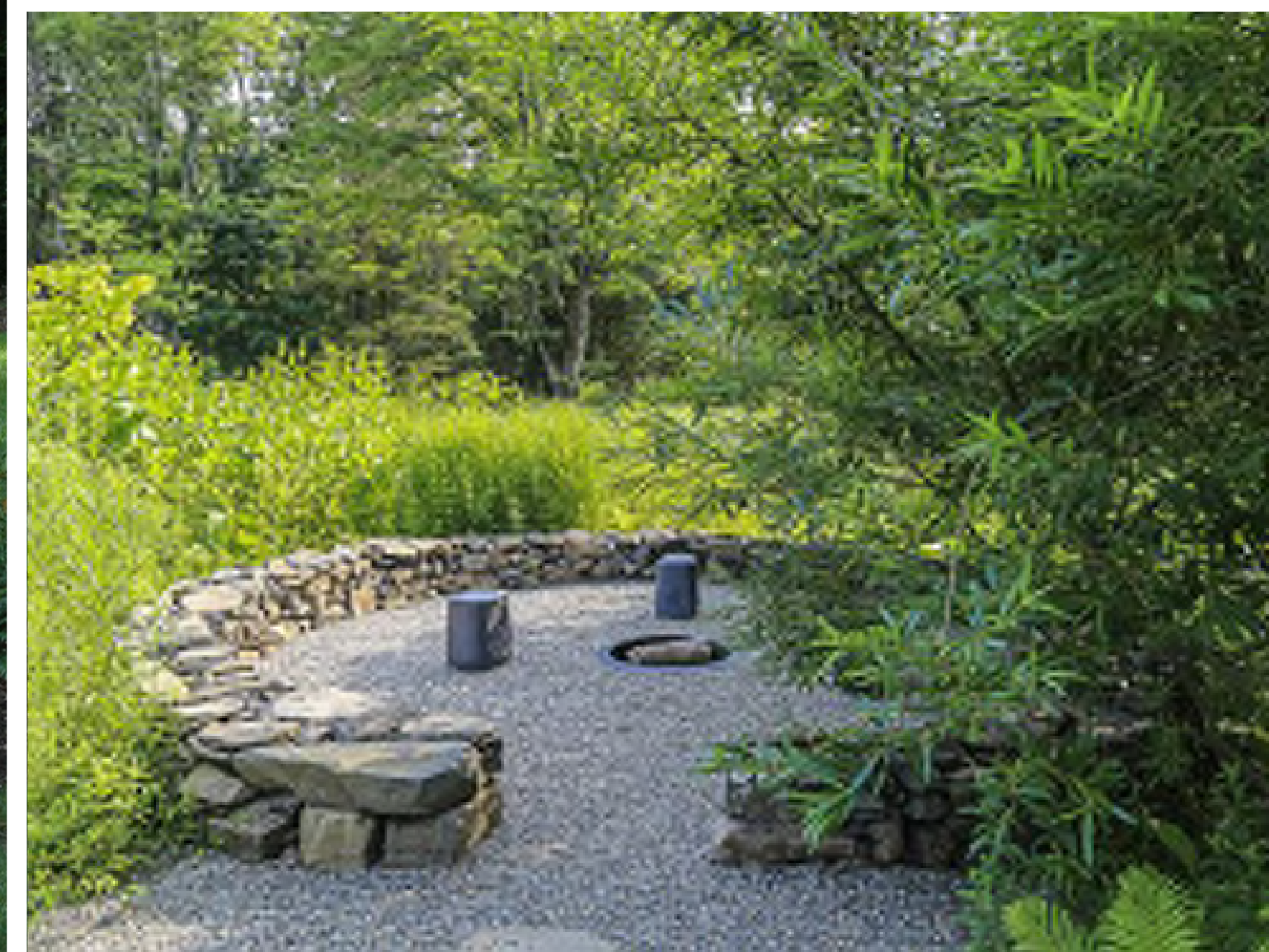
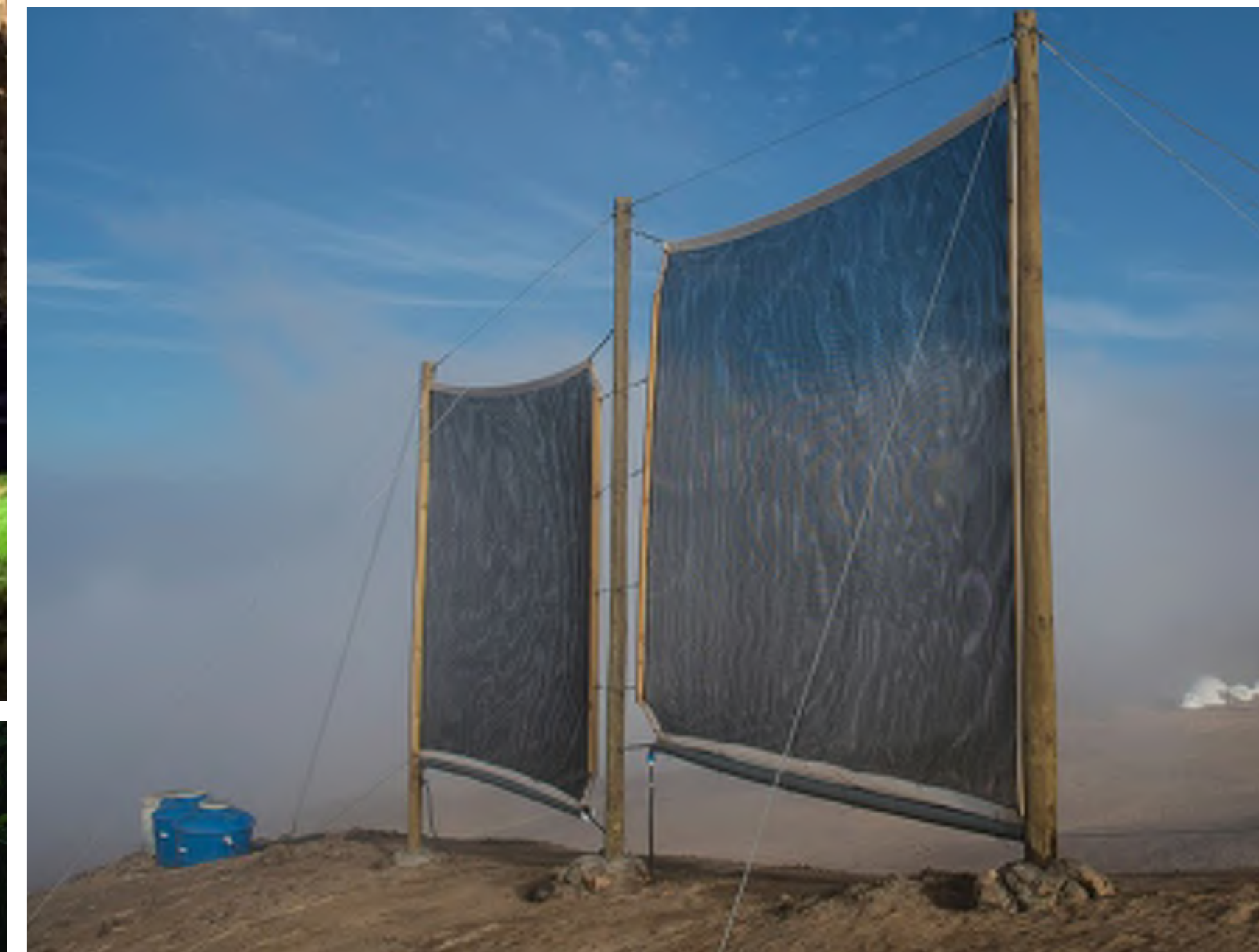
16



Existing Site Photos

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



CONCEPTUAL DESIGN IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-1

First Application Submittal
APRIL 21, 2023





LEGEND

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

CONCEPTUAL SITE PLAN

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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

CONCEPTUAL HERITAGE TREE SOCIAL SPACE AND AMENITY PATH CONNECTION

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA




LEGEND

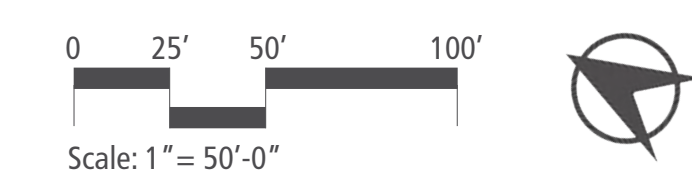
- 1 Homes per Architect
- 2 Street per Civil Engineer
- 3 Common Area Walks (4' Wide)
- 4 Private Yards
- 5 Common Area Landscape
- 6 Recreation Area
 - Organic Children's Play Area
 - Hammock Garden
 - Seating
- 7 Fog Catchers
- 8 Property Line
- 9 Existing Trees to Remain
- 10 A/C Units
- 11 Vegetated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

CONCEPTUAL RECREATION AREA
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

LEGEND

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



CONCEPTUAL WALL AND FENCE PLAN

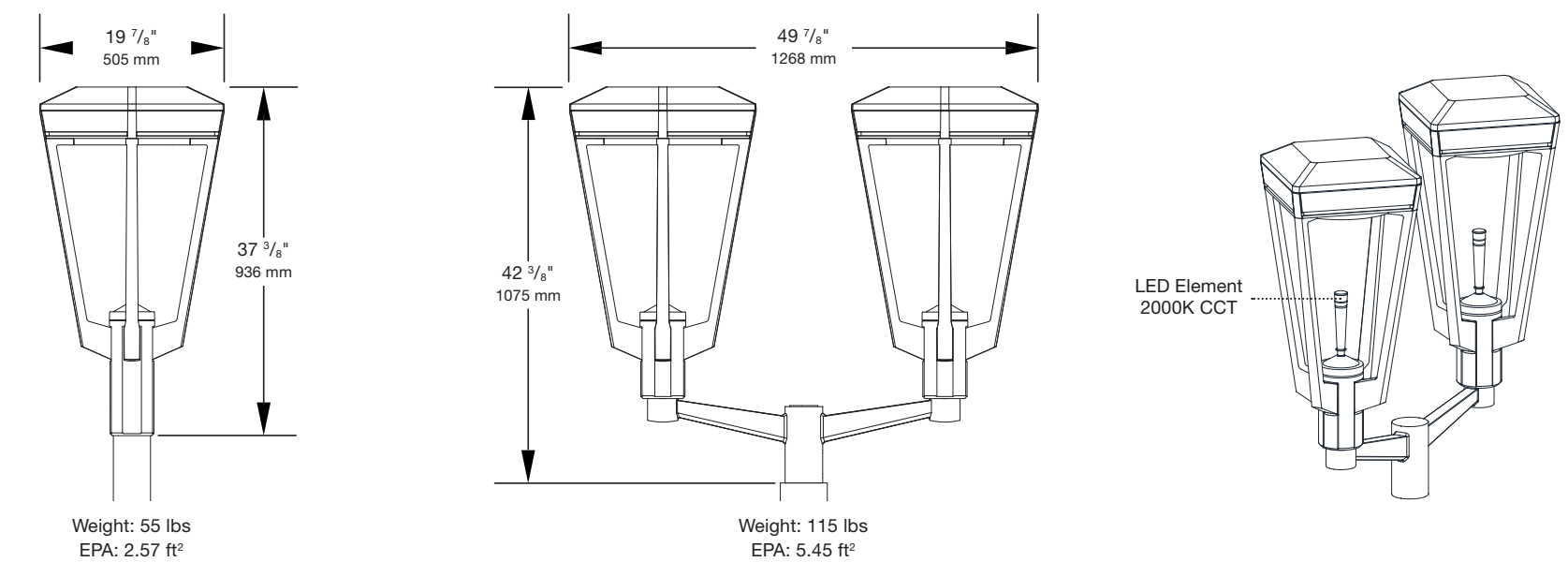
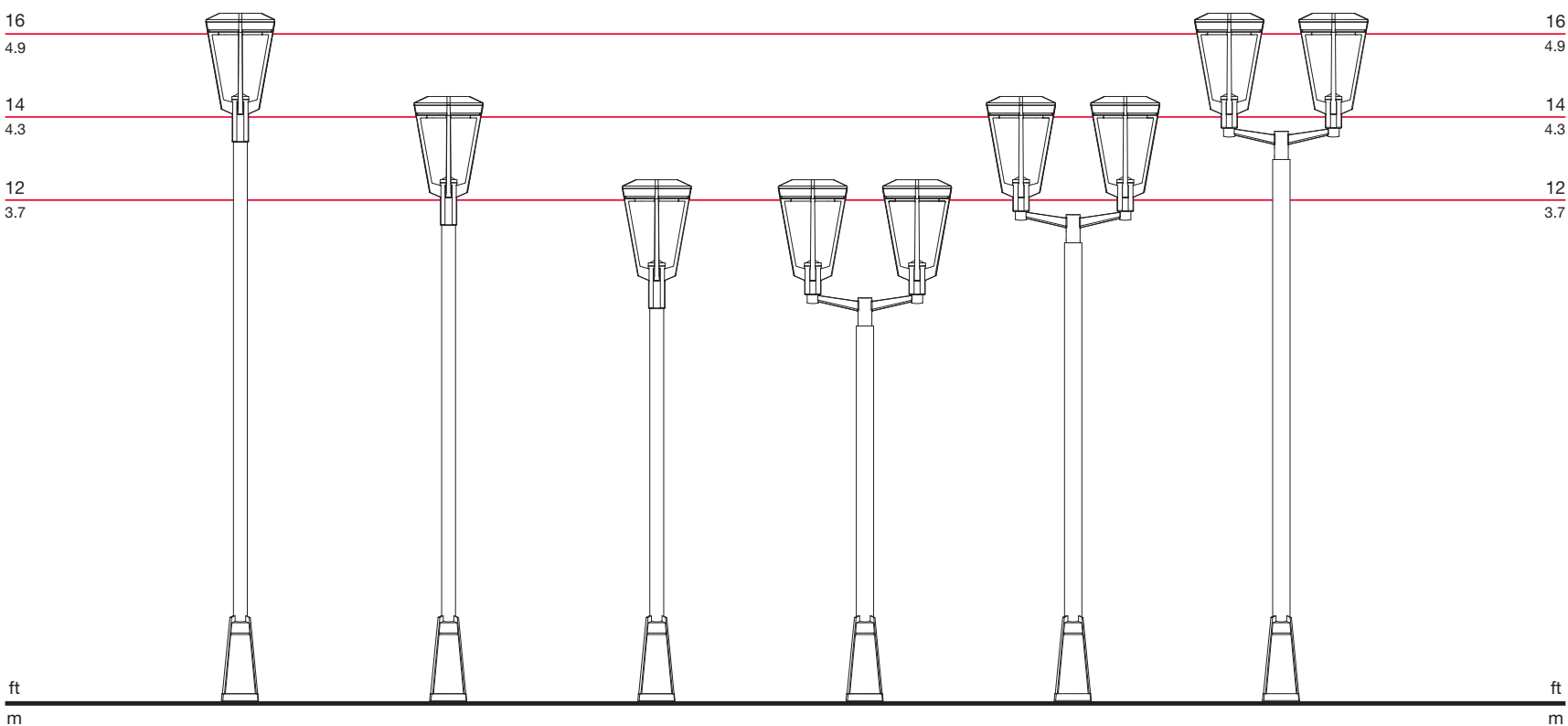
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

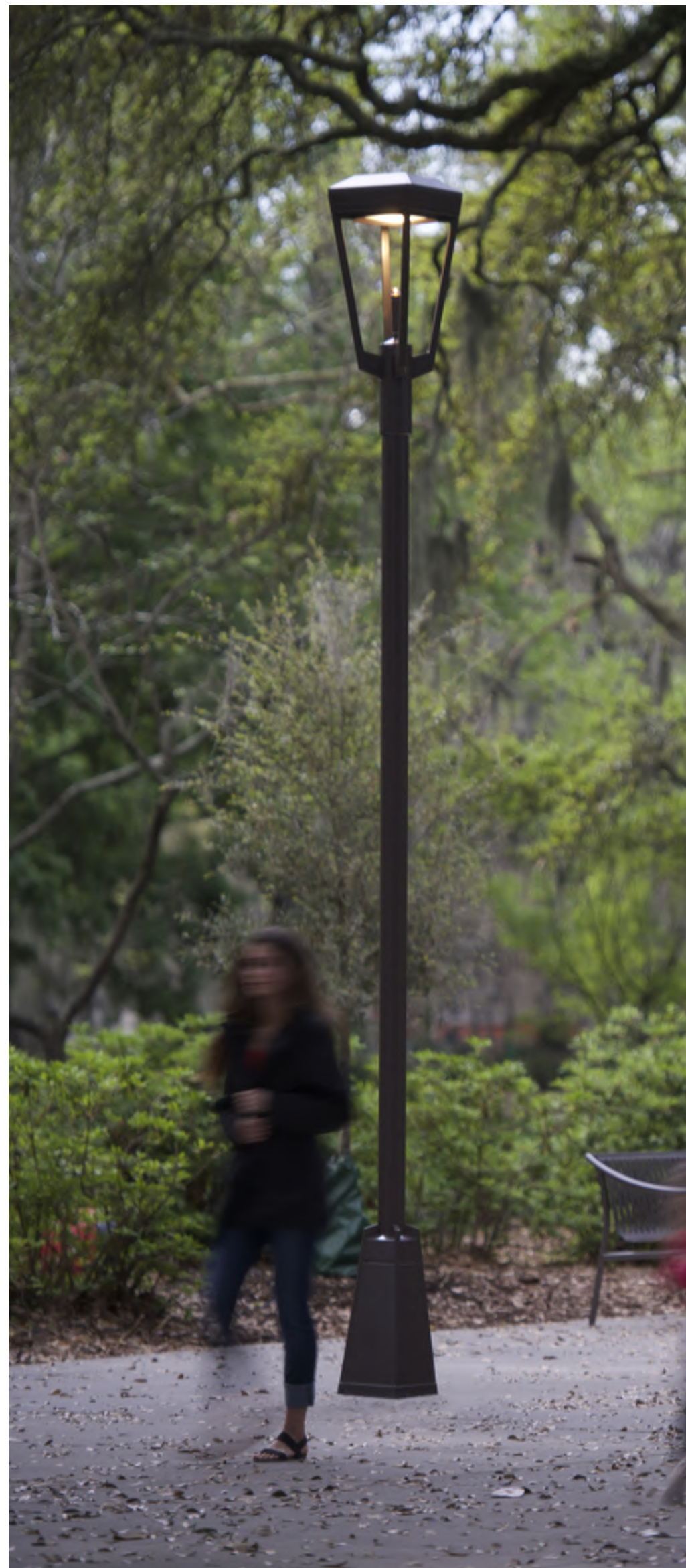
Ashbery Area Light

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 49048



Ashbery Path Light

Product Data Sheet

landscapeforms



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)
	35K (3500K)				
	30K (3000K)				
	27K (2700K)				
	012L5 (12 LED, Type 5)				

EXAMPLE: AP – 006L4 – 035F – 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.

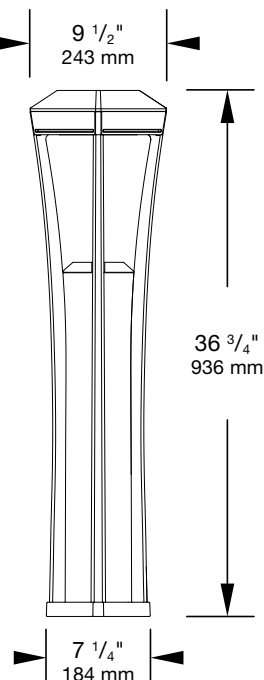
Warranty
LED lighting products are warranted for six years.

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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landscapeforms.com | specify@landscapeforms.com

2 Revised July 05, 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

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
APRIL 21, 2023

CONCEPTUAL PLANT PALETTE

EXISTING TREES

SCIENTIFIC NAME

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

COMMON NAME

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

PROPOSED TREES

SCIENTIFIC NAME

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

COMMON NAME

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

SHRUBS, GRASSES, AND GROUND COVER

SCIENTIFIC NAME

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

COMMON NAME

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

VINE AND ESPALIER

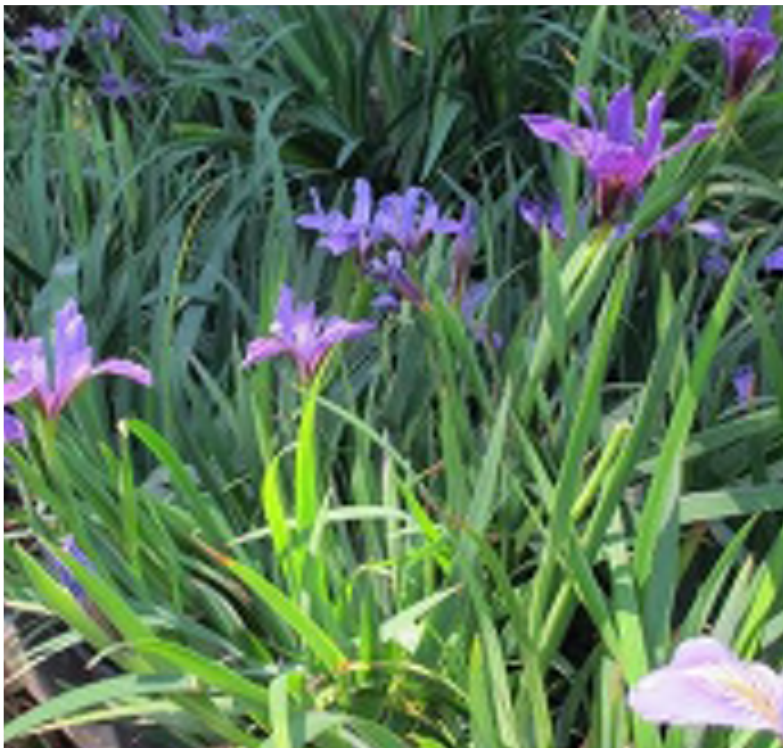
SCIENTIFIC NAME

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

COMMON NAME

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

NOTE: SUBJECT TO CHANGE DUE TO MWELO AND AVAILABILITY



CONCEPTUAL PLANT PALETTE AND IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-7

First Application Submittal
APRIL 21, 2023



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(646) 522-4260

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

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

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

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

GRADING QUANTITIES:

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

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

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

LEGEND

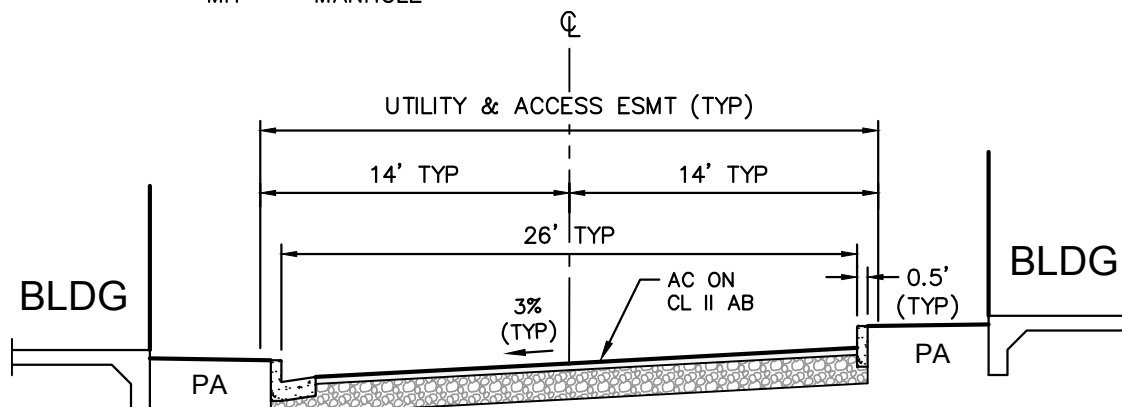
PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STORM DRAIN & CATCH BASIN (CB)
		PVT DWY EASEMENT
		PVT SD EASEMENT
		PVT ACCESS EASEMENT/ PUBLIC UTILITY EASEMENT
		PATH OF VEHICLE TRAVEL
		EXISTING TREE WITH TAG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

HATCHING LEGEND:

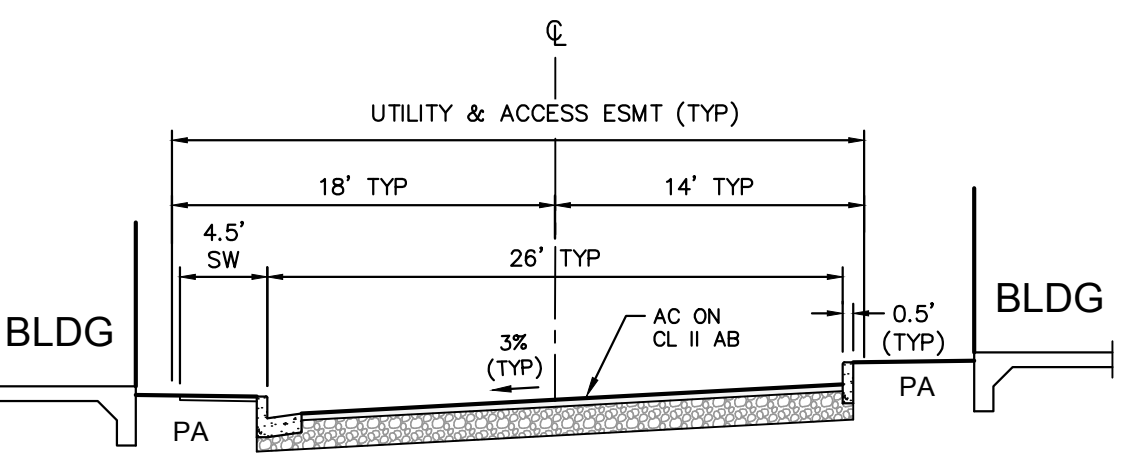
EXISTING/ALTERNATE ACCESS

ABBREVIATIONS

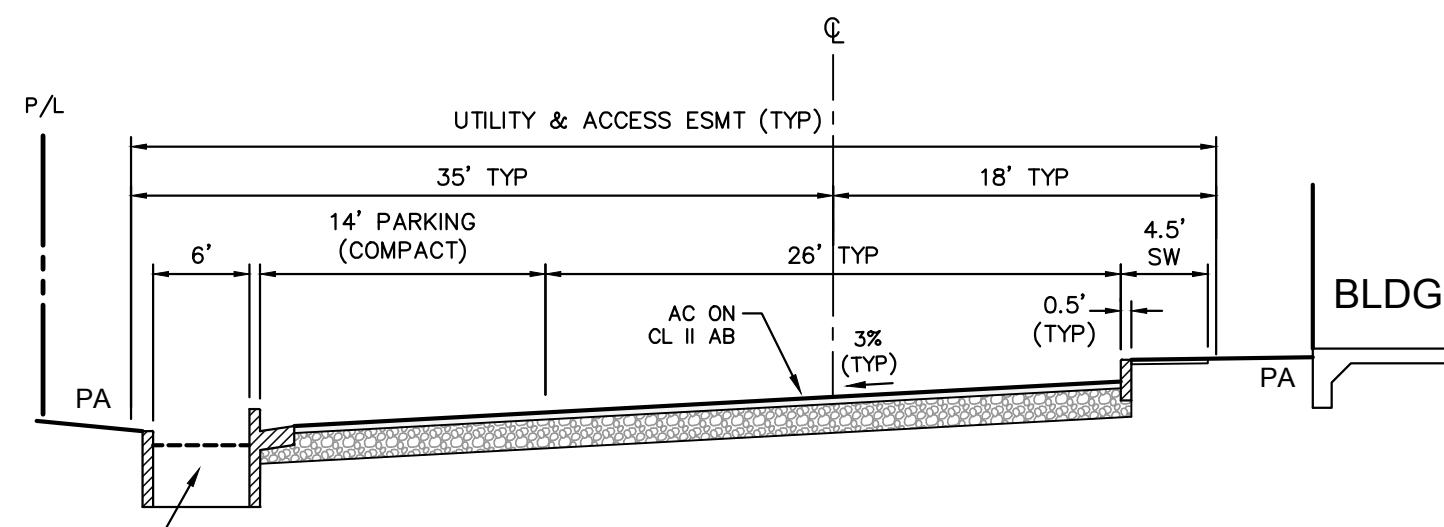
AAI	ADOBE ASSOCIATES, INC.	MIN	MINIMUM
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRE
AD	AREA DRAIN	PAE	PRIVATE ACCESS EASEMENT
AE	ACCESS EASEMENT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PS	PLANTER STRIP
BM	BENCHMARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVT	PRIVATE
CL	CLASS	RCE	REGISTERED CIVIL ENGINEER
CL	CENTERLINE	R/W	RIGHT OF WAY
CO	CLEANOUT	S	SLOPE
DI	DROP INLET	SAP	SEE ARCHITECTURAL PLANS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DWY	DRIVEWAY	SLP	SEE LANDSCAPE PLANS
EG	EXISTING GROUND	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SPV	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		



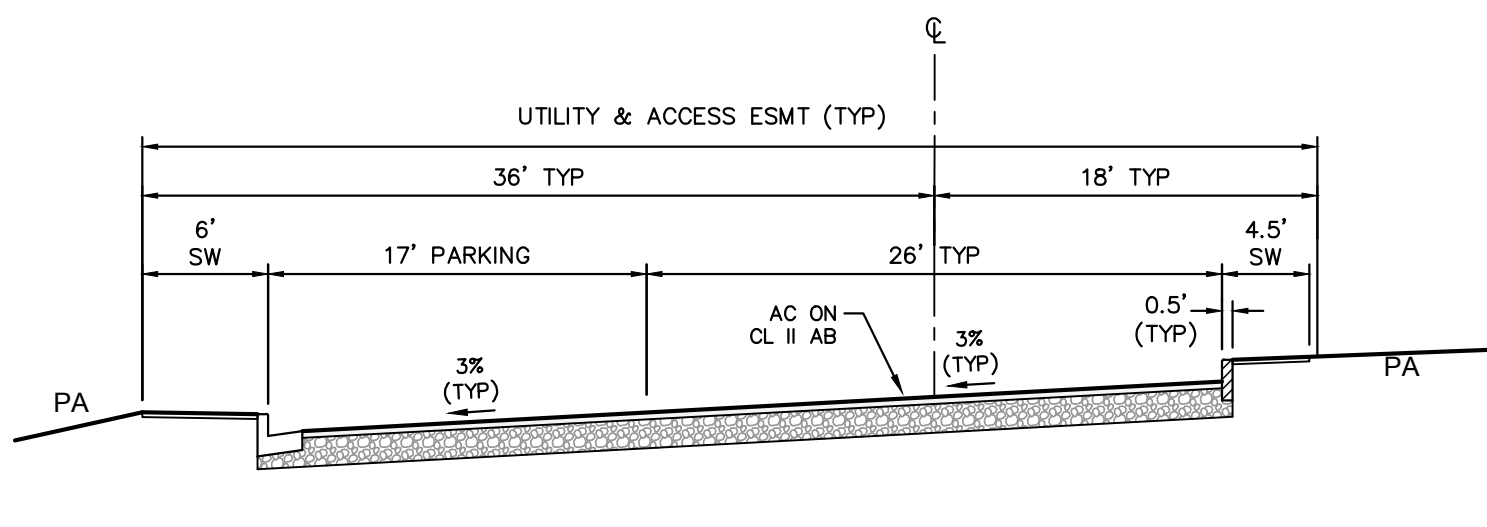
**STREET A - TYPICAL SECTION
(NO SIDEWALK)**



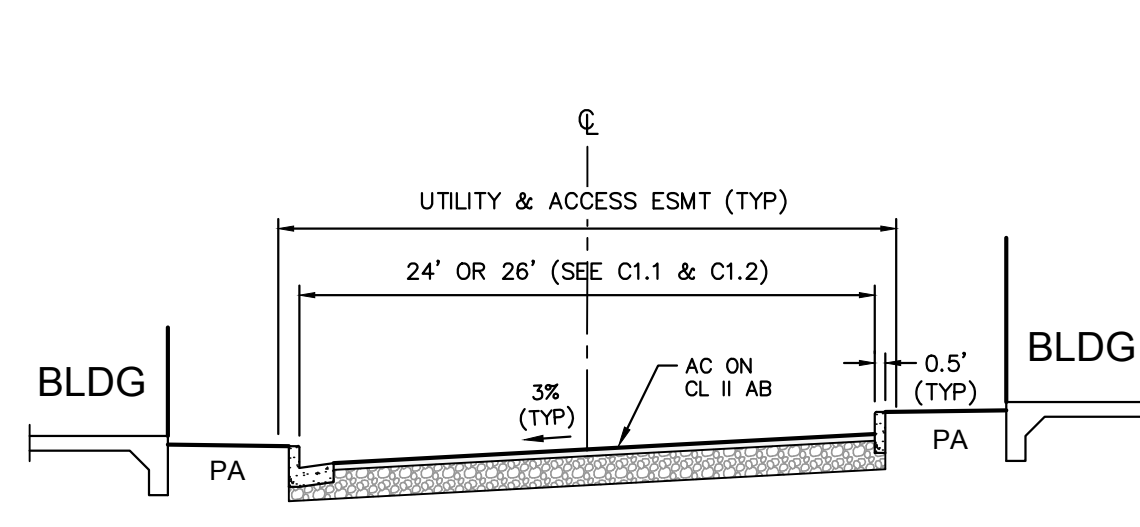
**STREET A - TYPICAL SECTION
(WITH SIDEWALK)**



STREET B - TYPICAL SECTION



STREET B - TYPICAL SECTION



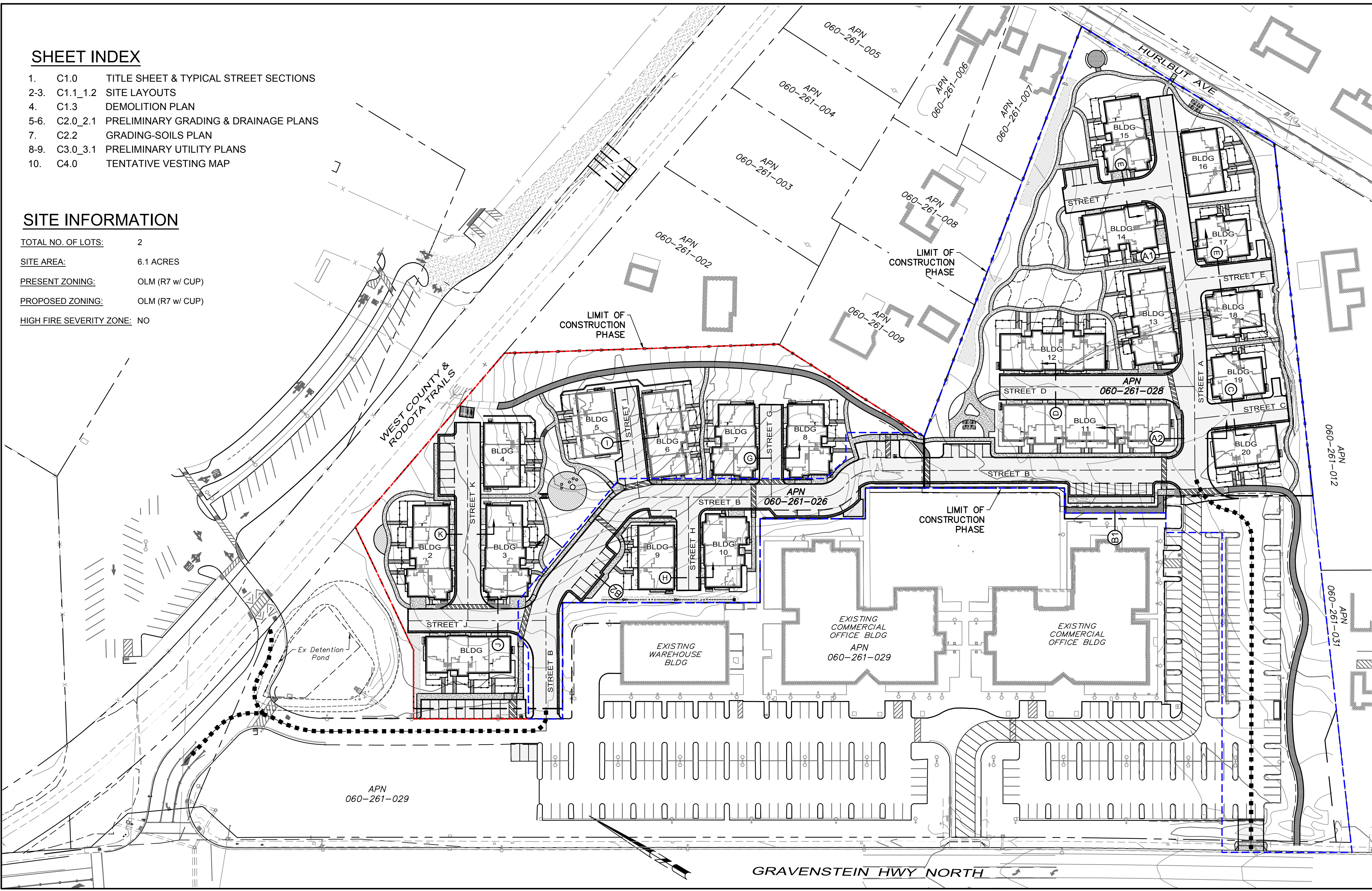
**TYPICAL STREET SECTION
(STREET C ~ K)**

THE CANOPY - VESTING TENTATIVE MAP PACKAGE

1009 & 1011 GRAVENSTEIN HIGHWAY NORTH

Sebastopol, California

APN 060-261-026 & 028



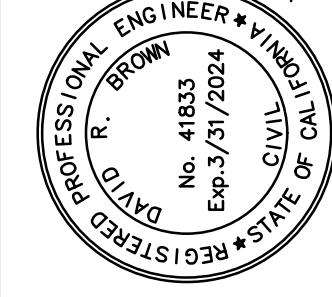
OVERALL SITE PLAN

SCALE : 1" = 60'

Revisions	Description	Approved
No.	Date	

adobe associates, inc.
civil engineering / land surveying / wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

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

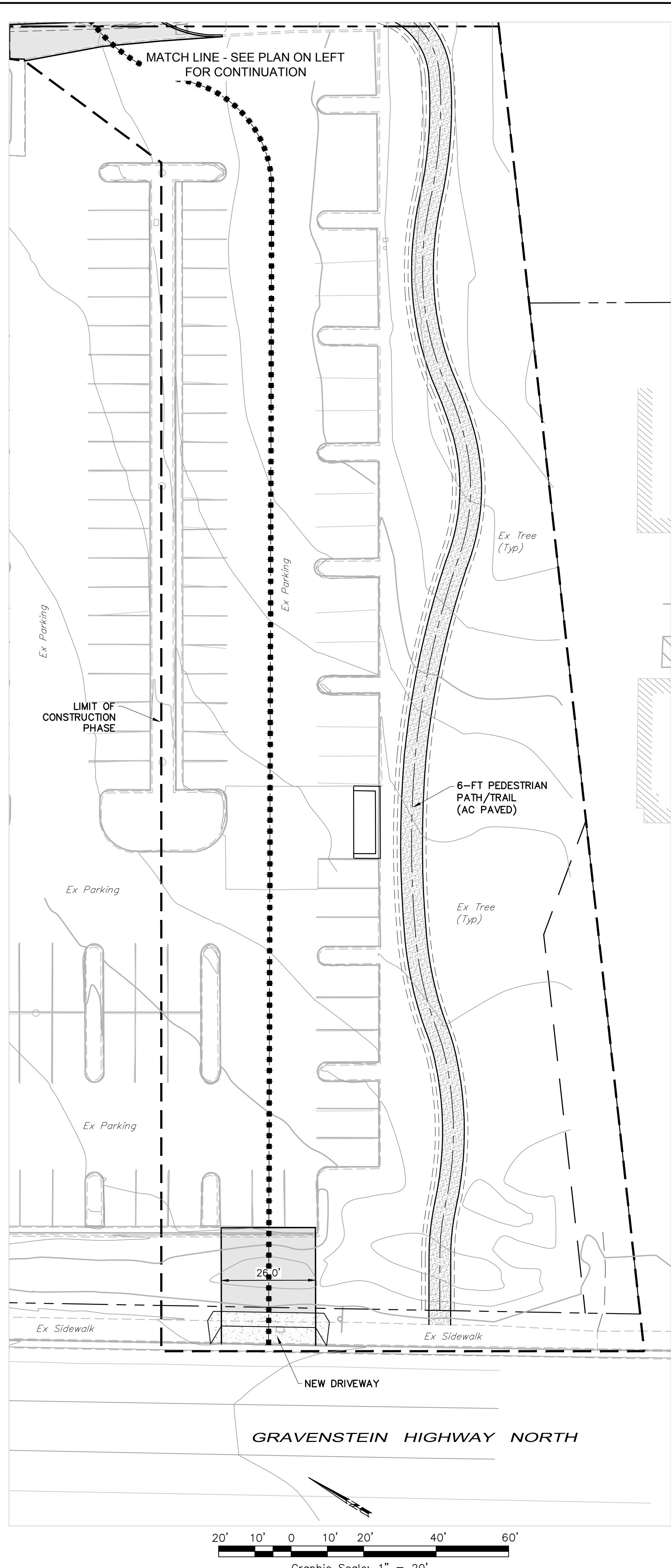
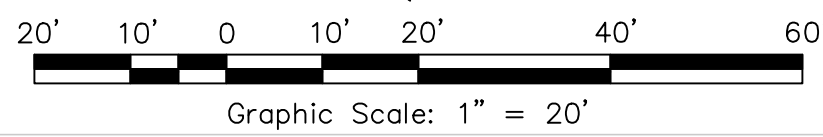


THE CANOPY
VESTING TENTATIVE MAP PACKAGE
TITLE SHEET & TYPICAL STREET SECTIONS
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & -028

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

Sheet
C1.0
1 of 10 Sheets
Job 22181

F:\2022 PROJECTS\22181\dwg\Adobe-Design\Tentative Map\22181_C1.1_1.2 Site Layout.dwg, Quan Nguyen, 4/21/2023 12:18:59 PM



SCALE: AS NOTED

Date: April 2023

Design by: CM/AN

Drawn by: AN

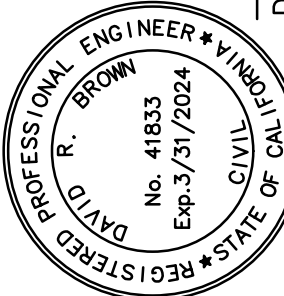
Checked by: DRP

Sheet
C1.1

2 of 10 Sheets
Job 22181

THE CANOPY VESTING TENTATIVE MAP PACKAGE SITE LAYOUT

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



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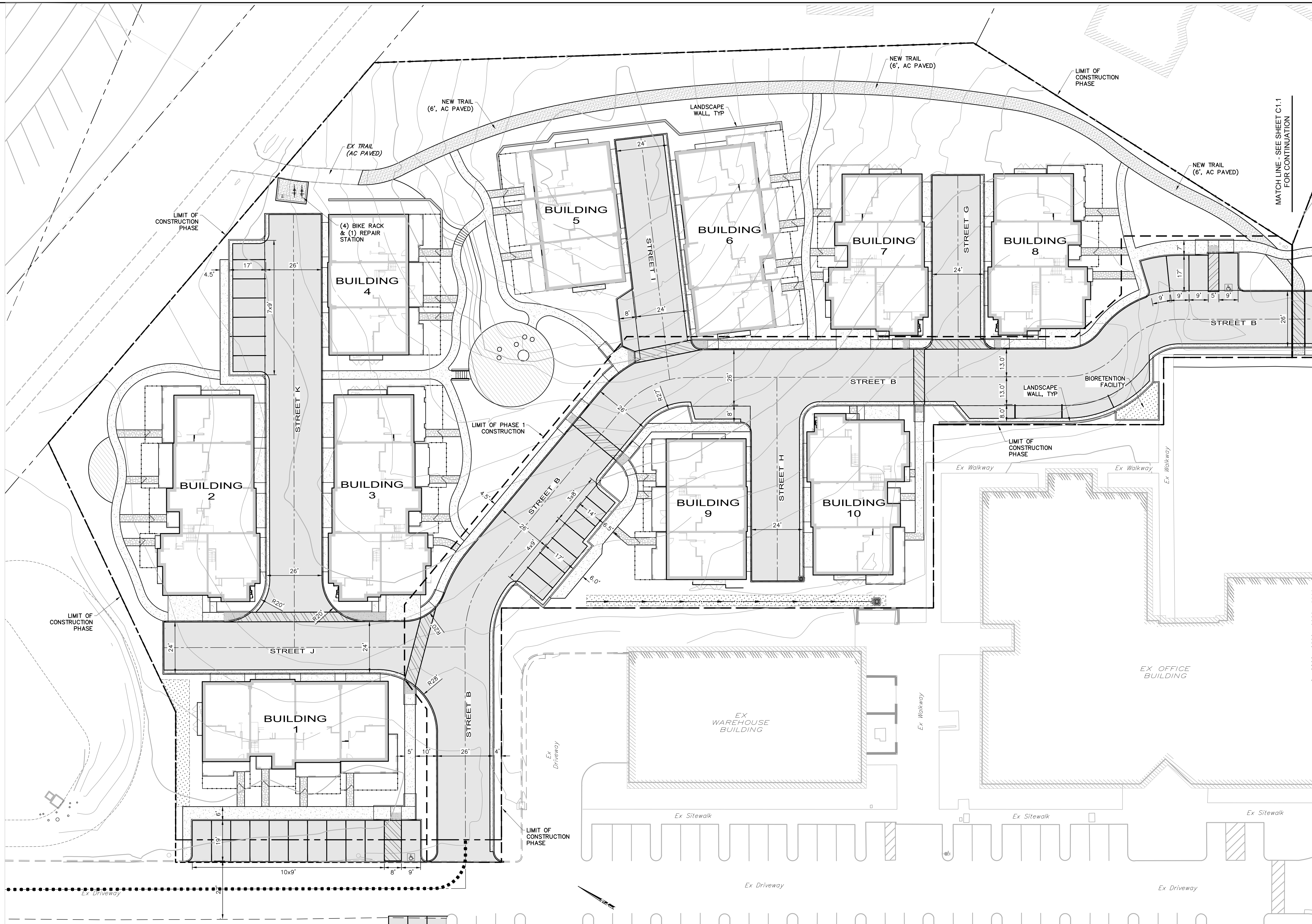
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Revisions	No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION

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SCALE: AS NOTED

Date: April 2023

Design by: CM/AN

Drawn by: AN

Checked by: DRP

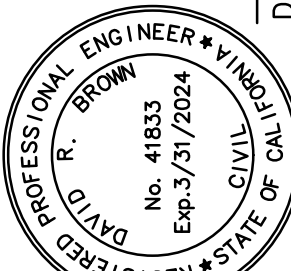
Sheet

C1.2

3 of 10 Sheets
Job 22181

THE CANOPY
VESTING TENTATIVE MAP PACKAGE
SITE LAYOUT

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



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

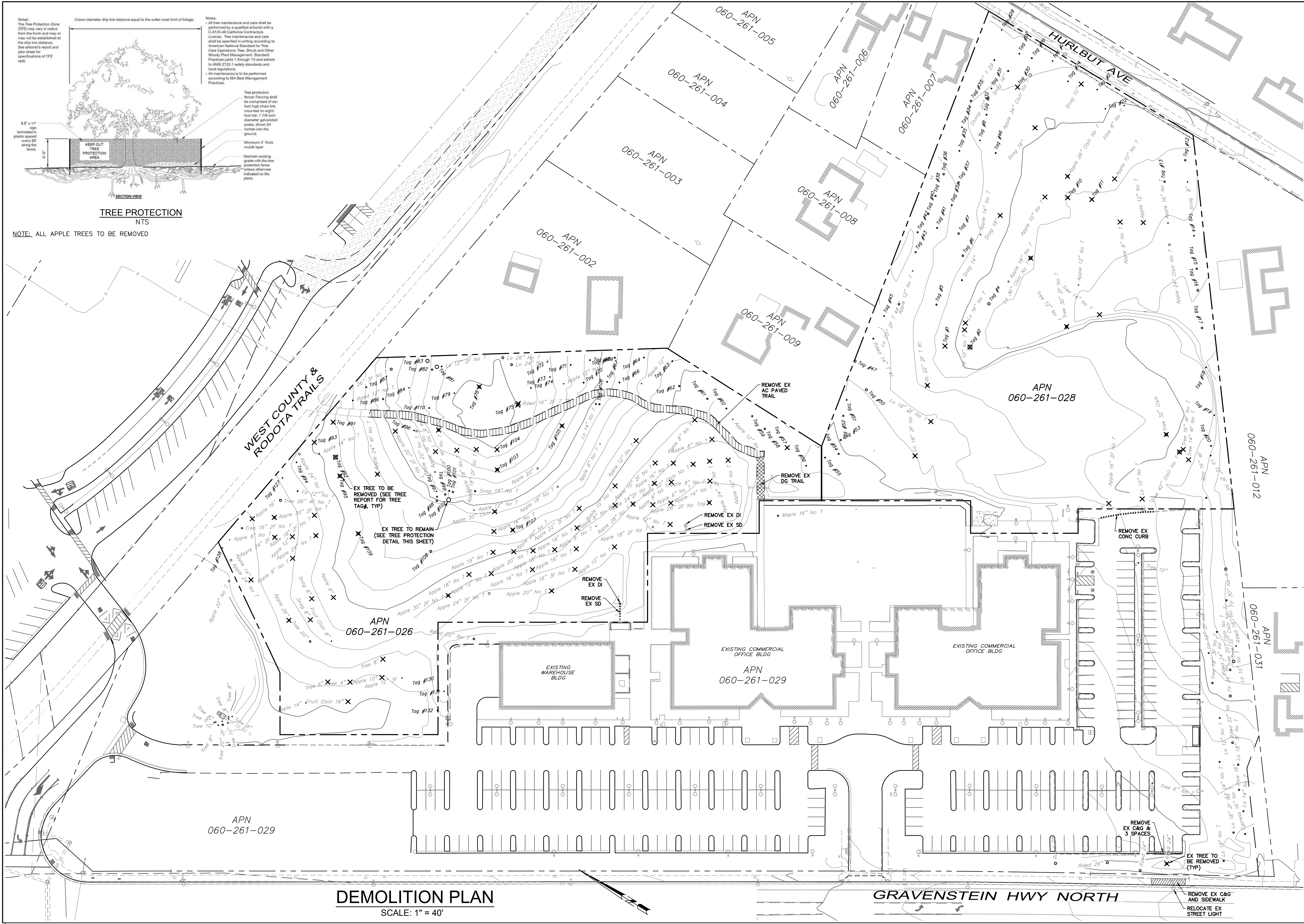
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THE CANOPY
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DEMOLITION PLAN
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

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

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4 of 10 Sheets
Job 22181

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SCALE: AS NOTED

DATE: April 2023

DESIGN BY: *CM/GRN*

DRAWN BY: *GRN*

CHECKED BY: *DRP*

THE CANOPY

VESTING TENTATIVE MAP PACKAGE

PRELIMINARY GRADING & DRAINAGE PLAN

1009 & 1011 Gravenstein Highway North

Sebastopol, California

APN 060-261-026 & .028

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DAVID R. BROWN

REGISTERED PROFESSIONAL ENGINEER - CIVIL

No. 41833

Exp. 3/31/2024

My license expires 3/31/2024

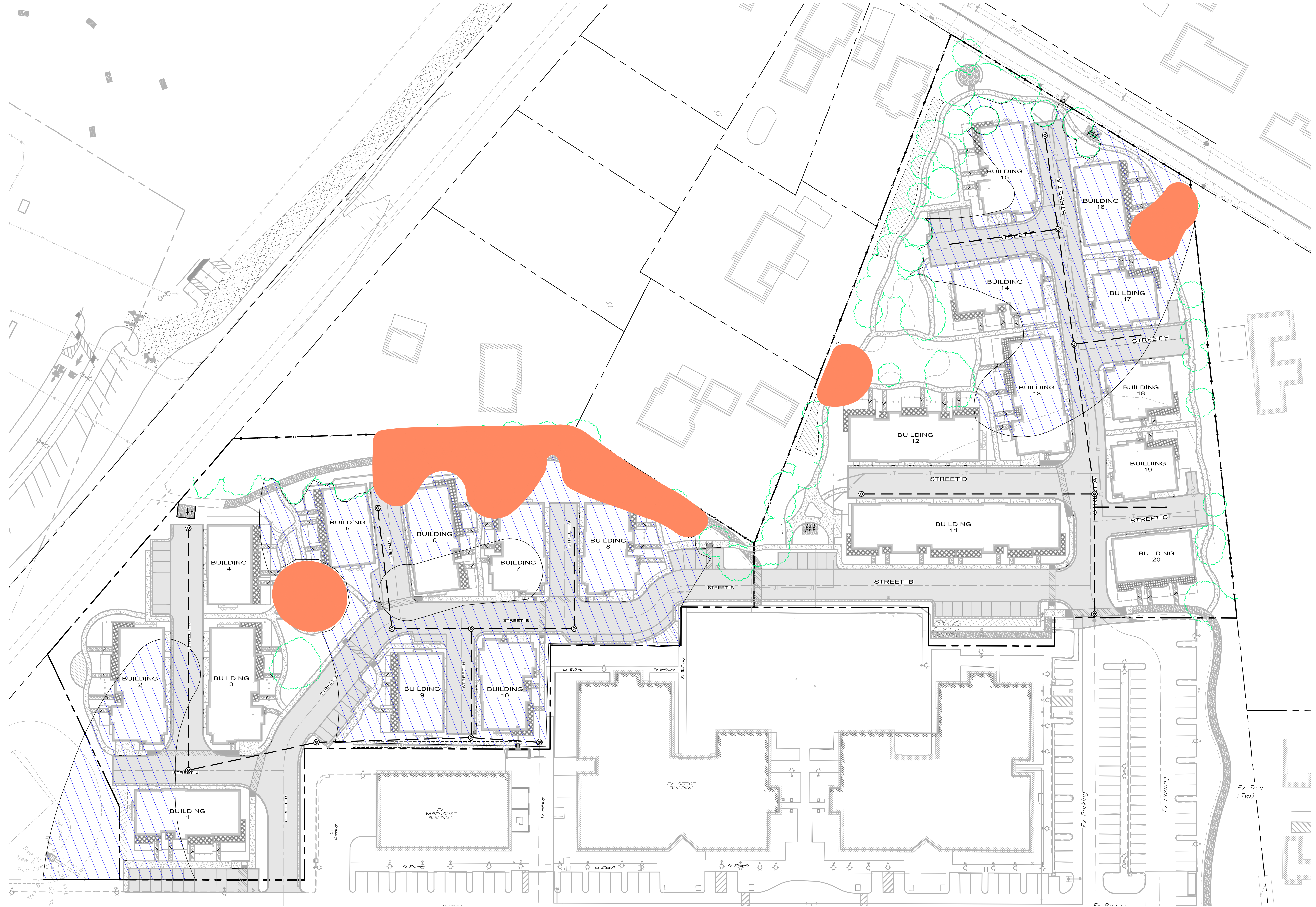
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HATCHING LEGEND

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



GRADING-SOILS PLAN

Graphic Scale: 1" = 40'

THE CANOPY
VESTING TENTATIVE MAP PACKAGE
GRADING SOILS PLAN

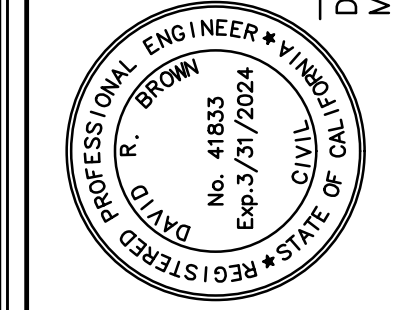
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

SCALE: AS NOTED
Date: April 2023
Design by: CM/AN
Drawn by: AN
Checked by: DSP

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SCALE: AS NOTED

Date: April 2023

Design by: CM/GRN

Drawn by: GRN

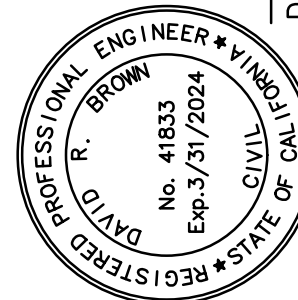
Checked by: DRP

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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



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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

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/AN

Drawn by: AN

Checked by: DRP

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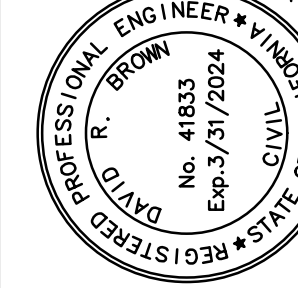
9 of 10 Sheets
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Phased Vesting Tentative Map

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.

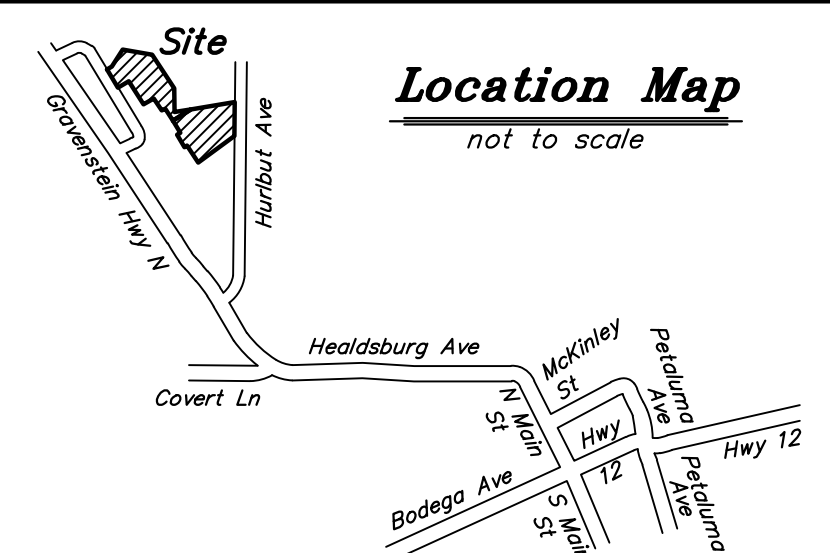
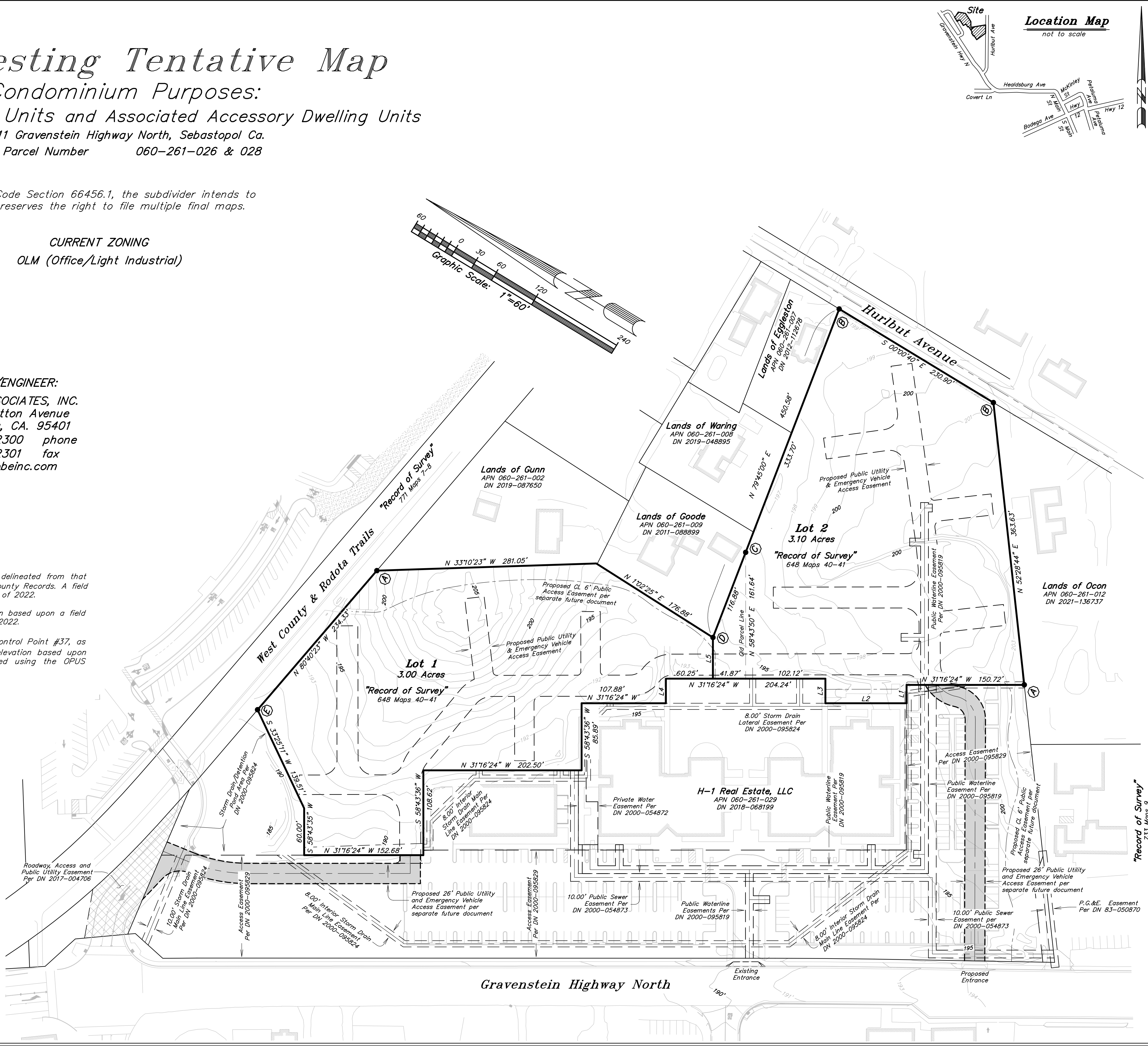
Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in August and September of 2022.

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:

- (A) Found 1/2" Iron Pipe, LS 4483
(B) Found 1/2" Iron Pipe, LS 5143
(C) Found 1/2" Iron Pipe, No Tag, In Fence Line
(D) Found 3/4" Rebar & Flagging
(E) Found 1/2" Iron Pipe, No Tag, Bent, Set Nail At Point Of Rotation

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'



Revisions

No.	Date	Description	Approved

Scale: 1" = 60'

Date: April 2023

Design by: Jiggs

Drawn by: Jiggs

Checked by: ARS

C4.0

10 of 10 sheet

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Vesting Tentative Map

City Ventures Homebuilding LLC

1009 & 1011 Gravenstein Highway North, Sebastopol Ca.

Assessor's Parcel Number 060-261-026 & 028

Aaron R. Smith

Professional Land Surveyor

No. L 7901

State of California

Aaron R. Smith, PLS 7901

PLANNING COMMISSION RESOLUTION NO. 24-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL RECOMMENDING THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT (EIR) AND ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE PROPERTY AT 1009 AND 1011 GRAVENSTEIN HIGHWAY NORTH (APN 060-261-026, 060-261-028)

WHEREAS, an application for a Conditional Use Permit for residential development in a Office Light Industrial district, a State Density Bonus for building height, and a Vesting Tentative Map for an 80-Unit townhome project known as Canopy (the “Project”), was filed on April 21st, 2023, by Samantha Hauser / City Ventures, which consists of subdividing two vacant parcels, 6.1 acres (APN 060-261-026, 060-261-028) into 80 lots and 107,200 square feet of private open space, to be developed with 80 townhome units, landscaped areas, and parking. Parking will be provided via a surface parking lot on site as well as garage parking for all of the units; and

WHEREAS, the Project was the subject of an Environmental Impact Report prepared in compliance with the California Environmental Quality Act (CEQA), which was circulated for public comment from December 7, 2023 to January 24, 2024, including CEQAnet and the Federated Indians of the Graton Rancheria, consistent with local and State CEQA requirements;

WHEREAS, two comments were received from State agencies (CalTrans and Department of Toxic Substances) and are included within the Final EIR response to comments, and no tribal consultation pursuant to California Public Resources Code Section 21080.3.1 was requested by the Federated Indians of Graton Rancheria; and

WHEREAS, thirteen written public comments and one written memo of comments received via phone call were received related to the Draft Environmental Impact Report component of the Project; and

WHEREAS, the Environmental Impact Report identifies significant impacts reduced to less than significant with the implementation of mitigation measures for the following sections; Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soil, Greenhouse Gas, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources; and

WHEREAS, there are available feasible mitigation measures listed below that would reduce these impacts below less than significant and would be applied to the Project as conditions of approval refer to the MMRP (Exhibit D) for the full mitigation measures identified in the Final EIR and adopted and incorporated into the project:

1.Aesthetics Impact AES-2. The proposed project would not substantially damage

- scenic resources including trees, rock outcroppings, or historic buildings within view of a state scenic highway. Potentially significant impacts related to trees would be reduced to a less than significant level with implementation of Mitigation Measure BIO-2.
2. **Aesthetics Impact AES-4.** The proposed project would introduce nighttime light sources associated with lighting of proposed buildings and could introduce glare associated with onsite residences and associated passenger vehicles. The project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area. Potentially significant impacts related to outdoor lighting would be reduced to a less than significant level with Mitigation Measure AES-4.
 3. **Air Quality Impact AQ-3.** The project would not increase carbon monoxide concentrations such that it would create carbon monoxide hotspots. However, project construction could potentially expose sensitive receptors to substantial pollutant concentrations in the form of toxic air contaminant emissions given the proximity to surrounding and future onsite sensitive receptors. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure AQ-1.
 4. **Biological Resources Impact BIO-1.** The project would have the potential to result in a substantial adverse effect on special status animal species. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure BIO-1(a), BIO-1(b), and BIO-1(c).
 5. **Biological Resources Impact BIO-3.** The project could conflict with the City of Sebastopol Municipal Code tree protection ordinance. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure BIO-2.
 6. **Cultural Resource Impact CUL-2.** Grading and excavation required for the proposed project would have the potential to unearth and adversely change or damage previously unidentified historical and archaeological resources. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure CUL-2.
 7. **Geology and Soils Impact GEO-1.** The project has the potential to significantly impact paleontological resources. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure GEO-1.
 8. **Greenhouse Gas Impact GHG-1.** The proposed project would be consistent with BAAQMD's GHG thresholds for buildings and transportation with implementation of Mitigation Measure GHG-1. Therefore, the project would not generate GHG emissions that may have a significant impact on the environment. Potentially significant impacts related to electrical vehicle parking requirements would be reduced to a less than significant level with implementation of Mitigation Measure GHG-1 and in accordance with CALGreen Tier 2.
 9. **Hazards and Hazardous Materials Impact HAZ-2.** Sebastopol Independent Charter School is located within 0.25 mile of the proposed project. The proposed project

- would not emit or handle hazardous or acutely hazardous materials. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure HAZ-3(b).
- 10. Hazards and Hazardous Materials Impact HAZ-3.** While not listed on Government Code Section 65962.5(a), which constitutes DTSC's portion of the Cortese List, the project site is associated with an active Voluntary Agreement cleanup case with regulatory agency oversight by the DTSC (DTSC 2023a). There are known hazardous material impacts to soil at the project site. However, compliance with applicable regulations and mitigation for impacts from potential soil and/or groundwater contamination at the project site would minimize hazards from the proposed project. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measures HAZ-3(a) and HAZ-3(b).
 - 11. Hydrology and Water Quality Impact HYD-5.** The proposed project would alter drainage patterns and increase runoff in the area but would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional polluted runoff. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measures HAZ-3(a) and HAZ-3(b).
 - 12. Hydrology and Water Quality Impact HYD-6.** The proposed project would not conflict with or obstruct the North Coast RWQCB Basin Plan or Santa Rosa Plain Subbasin GSP, pursuant to compliance with applicable water quality regulations. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measures HAZ-3(a) and HAZ-3(b).
 - 13. Noise Impact NOI-1.** Construction of the project would temporarily increase ambient noise levels, but noise levels would not exceed applicable standards. Ambient noise in the project vicinity would increase from on-site activities and increased traffic. Traffic noise increases would be less than significant. operational stationary source noise would exceed standards established by the City. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure NOI-1.
 - 14. Transportation Impact TRA-1.** The project would conflict with General Plan Action CIR 1f relating to pedestrian facilities. Incorporation of Mitigation Measure TRA-1 would ensure compliance with all relevant plans, programs, ordinances and policies. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure TRA-1.
 - 15. Tribal Cultural Resources Impact TCR-1.** Grading and excavation required for the proposed project would have potential to unearth and impact or damage Tribal Cultural Resources. Potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measure TCR-1.

WHEREAS, the Project complies with CEQA Guidelines Section 15090 as detailed below:

- a. Prior to approving a project the lead agency shall certify that:
 - a. The final EIR has been completed in compliance with CEQA;

- b. The final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and
- c. The final EIR reflects the lead agency's independent judgment and analysis.

WHEREAS, the project complies with CEQA Guidelines Section 15091 as detailed below:

- a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - a. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 - i. *In that the attached Mitigation Monitoring Responsibility Program (MMRP) labeled Exhibit D requires modifications to mitigate potential significant environmental effects; the MMRP, and*
 - b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - i. *In that the attached Mitigation Monitoring Responsibility Program identifies the City Department or outside agency responsible monitoring the mitigation.*
 - c. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
 - i. *in that no mitigations required to reduce any potentially significant impacts to less than significant are found to be infeasible.*
- b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
 - a. *In that the project will be required to submit the final subdivision map to the City Engineer for approval pursuant to the Subdivision Map Act.*
- c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully

enforceable through permit conditions, agreements, or other measures.

- a. *In that the attached Mitigation Monitoring Responsibility Program is attached to this Resolution as Exhibit D.*
- e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
 - a. *In that a copy of the Final EIR and MMRP's will be on file with the City of Sebastopol Planning Department for public viewing.*

WHEREAS, on August 21, 2019, the Design Review Board and on October 8, 2019, the Planning Commission conducted a preliminary review of the proposed project, heard public comment, and provided comments to the applicant; and

WHEREAS, on March 12, 2024, the Planning Commission opened a duly noticed public hearing to review the proposed residential development with the following entitlements of a use permit, vesting tentative map, and density bonus for building height, heard a staff report and public testimony, and deliberated.

NOW, THEREFORE, BE IT RESOLVED THAT, The Planning Commission of the City of Sebastopol, California, does hereby recommend the City Council Certify the Environmental Impact Report and adoption of findings pursuant to the California Environmental Quality Act as set forth above, with the mitigation measures set forth above and in the Environmental Impact Report, which are hereby incorporated into the Project and made Conditions of the Project.

The above and foregoing Resolution was duly passed, approved and adopted at a meeting by the Planning Commission on the 12th day of March 2024, by the following vote:

VOTE:

Ayes:	Chair Fritz, Vice Chair Hanley, Commissioners Fernandez, Oetinger
Noes:	None
Abstain:	None
Absent:	Commissioner Burnes

Certified: 

Kari Svanstrom, Planning Director

Attachments:

Exhibit D: Mitigation Monitoring Reporting Program

RESOLUTION NO. 24-03

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL
RECOMMENDING THE CITY COUNCIL APPROVE A USE PERMIT, VESTING TENTATIVE MAP,
AND DENSITY BONUS FOR THE PROPERTY AT 1009-1011 GRAVENSTEIN HIGHWAY
NORTH (APN 060-261-026, 060-261-028)

WHEREAS, the City of Sebastopol completed a comprehensive General Plan update with adoption of a new General Plan on November 15, 2016; and

WHEREAS, the City of Sebastopol completed a Housing Element Update to the General Plan with adoption of a new Housing Element on January 3, 2023, and Certified by the State of California Department of Housing and Community Development (HCD) on March 7, 2023; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (14 CCR, § 15000 et seq.), on November 15, 2016, the City Council certified and adopted an Environmental Impact Report (EIR) for the Sebastopol General Plan (the “Project”; State Clearinghouse No. 2016032001); and

WHEREAS, an application for a Conditional Use Permit for residential development in a Office Light Industrial district, a State Density Bonus for building height, and a Vesting Tentative Map for an 80-Unit townhome project known as Canopy (the “Project”), was filed on November 8th, 2023, by Samantha Hauser / City Ventures, which consists of subdividing two vacant parcels, 6.1 acres (APN 060-261-026, 060-261-028) into 80 lots and 107,200 square feet of private open space, to be developed with 80 townhome units, landscaped areas, and parking. Parking will be provided via a surface parking lot on site as well as garage parking for all of the units; and

WHEREAS, the project, as conditioned, is consistent with the General Plan, in that it conforms to the following goals/programs/policies; and,

- *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.*
- *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.*
And,

WHEREAS, granting a Conditional Use Permit for the Project is appropriate as it complies with SMC 17.415.030 as detailed below:

1. The proposed use is consistent with the General Plan and all applicable provisions of this title in that residential development in an Office Light Industrial zoning district is allowed with the approval of a Conditional Use Permit.
2. The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that:
 - i. The proposed use of a residential development is compatible with the surrounding uses of residential, office, and scholastic.
 - ii. The Project maintains the existing trees and screening to the adjoining residential areas, as well as appropriate setbacks from adjoining properties.
 - iii. The Project maintains pedestrian and bicycle connections to the West County Trail which will remain public, and will enhance the pedestrian connectivity by providing new pedestrian and bicycle access to both Gravenstein Highway north and Hurlbut Avenue.
 - iv. The Project will provide a range of housing, including market rate townhomes, Accessory Dwelling Units, and deed-restricted Moderate income housing.
 - v. The Project is consistent with the R7 Multi-family housing zoning requirements.
 - vi. The Project, with the approval of a Use Permit, is consistent with the Office and Light Industrial Zoning District.
 - vii. The Project underwent an Environmental Impact Report (EIR), which requires mitigations related to noise, drainage, soil remediation, air quality, and light glare to ensure health and safety to the community and the new residents.
 - viii. And,

WHEREAS, granting a Tentative Map for the Project is appropriate as it complies with SMC 16.28.070(A) in that:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan as detailed above, and other applicable provisions of SMC Chapter 16 and the State Subdivision Map Act (SMA); and
2. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the City Council.
 - i. The Project is required to comply with the California Green Building Standard Code (CalGreen) requirements for energy efficient buildings and appliances,

including Tier 2 standards required by the City of Sebastopol (which are higher than the base State requirements for green design). CalGreen Standards require that buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant - emitting finish materials. The project also incorporates many sustainable features which help reduce energy consumption, such as:

- All-electric construction
- Low water use landscape
- Native Plant materials
- Accessible/adaptable features in all buildings

WHEREAS, the project was subject to an Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act (CEQA), which was circulated for public comment on December 7, 2023, to January 24, 2024, including CEQAnet and the Federated Indians of the Graton Rancheria, consistent with local and State CEQA requirements, and complies with CEQA Guidelines Section 15074 as detailed in the CEQA Resolution; and,

WHEREAS, on August 21, 2019, the Design Review conducted a preliminary review of the proposed project and provided comments to the applicant; and,

WHEREAS, on October 8, 2019, the Planning Commission conducted a preliminary review of the proposed project and provided comments to the applicant; and,

WHEREAS, on January 23rd, 2024, the Planning Commission held a duly noticed public hearing to receive comments on the Draft Environmental Impact Report; and,

WHEREAS, on March 12, 2024, the Planning Commission held a duly noticed public hearing to review the proposed residential development with the following entitlements of a use permit, tentative map, and density bonus for building height, heard a staff report and public testimony, and deliberated; and,

WHEREAS, The City of Sebastopol Planning Commission recommended the adoption of an Environmental Impact Report for the “Canopy” Project (the “Project”) located at 1009 and 1011 Gravenstein Highway North in a separate Resolution based on the findings of fact of the Adopting of Resolution No. 24-02.

NOW, THEREFORE, BE IT RESOLVED THAT, The Planning Commission of the City of Sebastopol, California, does hereby recommend approval to the City Council, based on the findings above and subject to the Conditions of Approval in Exhibit B and Exhibit C:

1. A use permit for residential development in an Office Light Industrial district.
2. A tentative map for the creation of two new lots and 80 condominium units as shown in Exhibit A.

3. A density bonus for the increase in building height from the allowable 30' and two stories as required in the zoning ordinance to 40' and three stories

Approved on March 12, 2024 by the following vote:

AYES: Chair Fritz, Vice Chair Hanley, Commissioners Fernandez, Oetinger

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Burnes

Certified: 

Kari Svanstrom, Planning Director