



## City of Sebastopol Planning Commission Staff Report

Meeting Date: March 12<sup>th</sup>, 2024  
Agenda Item: 6A  
To: Planning Commission  
From: John Jay, Associate Planner  
Subject: Public Hearing for the Canopy Residential Project at 5 1009-1011 Gravenstein Hwy North  
Recommendation: Hold a public hearing, deliberate, and adopt the Resolutions

Applicant/Owner: Samantha Hauser/City Ventures LLC  
File Number: 2022-095  
Address: 1009-1011 Gravenstein Highway North  
CEQA Status: Environmental Impact Report  
General Plan: Office Light Industrial (OLI)  
Zoning: Office/Light Industrial (OLM)

### **Introduction:**

The proposed project would involve the construction of 80 solar all-electric, three-story townhome-style condominiums, with the potential for up to 16 ADA ADUs. The project will require the City's approval of a Conditional Use Permit for a 100% residential development in a commercial/light industrial zone; a Vesting Tentative Map to subdivide the property; site development review; and, design review, tree removal permits. In addition, the project applicant proposes the use of a State Density Bonus to allow for a waiver to increase the building height to three stories.

An Environmental Impact Report (EIR) has been drafted and made public since December 7, 2023, for the Canopy Residential Project at 1009-1011 Gravenstein Highway North ("Project"). This project is a residential housing development proposing 80 units with a potential of 16 American Disabilities Act (ADA) Accessory Dwelling Units's (ADUs). The Final EIR evaluates impacts on the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

As the project includes the subdivision of land, the City Council is the final review authority for certification of the EIR and Conditional Use Permit, Vesting Tentative Map, and Density Bonus applications. The Planning Commission is responsible for review of these entitlements at a public hearing (tonight's hearing) and providing a recommendation on these to the City Council. The design review and tree permits would be reviewed after the City Council decision, and by the Design Review/Tree Board.

**Project Description:**

The proposed project would involve the construction of 80 solar all-electric, three-story townhome-style condominiums, with the potential for up to 16 ADA ADUs. The project proposes 20 buildings spread out across the two parcels where there is a mix of 3 to 4 units per building and one building would hold up to 8 units. All 20 proposed buildings would be up to 37' tall and three stories. Access to the proposed residential units and garages would be taken from newly constructed private streets between the buildings, which would connect to Gravenstein Highway North. Access to the site via Gravenstein Highway North would be provided by two new inlet and outlet points at the northwest and southwest portions of the site on either side of the existing O'Reilly Media Center site.

The project would include a total of 160 parking spaces in individual unit garages and 58 surface spaces across the site. The project would include construction of landscaped internal walkways throughout the site, including a new, enhanced 6-foot-wide pedestrian pathway to connect the West County Trail to Gravenstein Highway along the southern border of the site; a bicycle repair station is proposed at the same location. The project would include 96 bicycle parking spaces, with 80 long-term spaces located in each residential garage and 16 spaces in onsite bicycle racks.

The proposed project would involve the removal of 21 trees (20 protected native trees including Oaks, Redwoods and Douglas Fir) while preserving the remaining 111 trees primarily along the perimeter of the site. An existing large, mature coast live oak tree would be retained at the primary entrance to the project entry. Proposed landscaping would include new plantings throughout the open spaces, along drive aisles, roadways, and streets, and surrounding the proposed buildings. Other amenities, including gardens, active and passive seating areas, children's play areas, and a meditation hammock garden are also proposed.

**Project Location and Surrounding Land Uses:**

The project site is located at 1009-1011 Gravenstein Highway North, on the east side of Gravenstein Highway North southeast of its intersection with Mill Station Road, within the City of Sebastopol. The project site encompasses approximately 6.1 acres across two parcels. The project site consists of Assessor's Parcel Numbers (APNs) 060-261-028 and 060-261-026 and is adjacent to the City of Sebastopol's northwestern boundary. The project site is roughly bounded by the O'Reilly Media Center office building to the west, along with other commercial uses along Gravenstein Highway North (Hwy 116), the Charter School and West County Trail to the north, and residential uses to the east and south.

The 6.1 acre site was originally part of the O'Reilly development and annexation approved in 1996, and was slated to have five buildings and one 25,000 square foot parking structure. These later phases of the approved O'Reilly project never transpired due to economic changes in the need for office space.

**General Plan Consistency:**

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

- *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.*
- *Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.*
- *Policy LU 1-7: Encourage new development to be contiguous to existing development, whenever possible.*

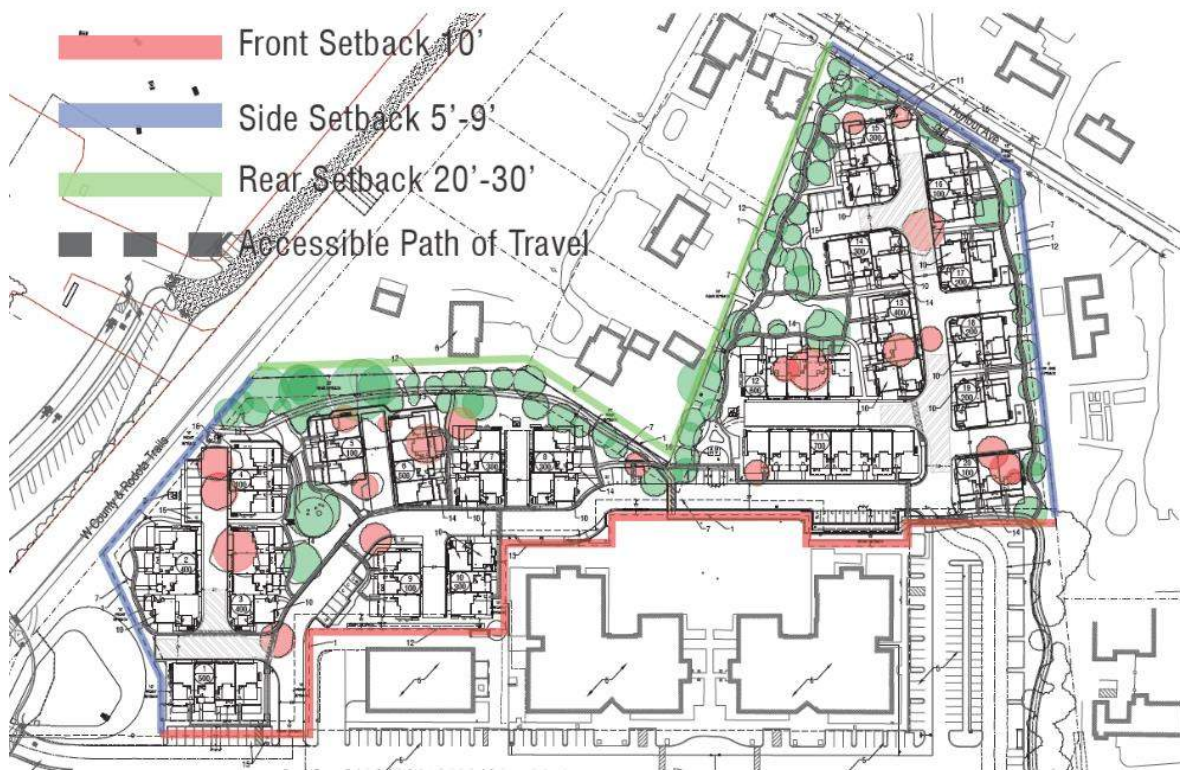


- *Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.*
- *Policy LU 6-1: Promote increased residential densities.*
- *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.*
- *Policy CIR 1-5: When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users, including those with disabilities, ensuring that pedestrians, bicyclists, and transit riders are considered preeminent to automobile drivers.*
- *Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.*
- *Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners*

### **Zoning Ordinance Consistency:**

The project site is designated as Office/Light Industrial (OLM) and according to Section 17.25.010 of the Sebastopol Municipal Code (SMC), the purpose of the OLM District is to implement the “Office/Light Industrial” land use category of the General Plan and to provide areas for well-planned, integrated business parks that may include office and related uses. Section 17.25.020 of SMC lists the allowed uses of the OLM district, which includes R7-Multifamily Residential (12.1-25 du/ac), with Planning Commission review and approval of a conditional use permit. The originally approved development of parking structure and additional office space was never built due to economic factors and changes in demand for office space. At the same

	Required (R7)	Proposed
Front Setbacks	10'	10' (facing Highway 116) Shown in red in image below
Side Setbacks	5'-9'	9' (Adjacent to Hurlbut Ave on eastern edge of property and adjacent to West County Trail on Northern property line) Shown in blue in image below
Rear Setbacks	20'-30'	20'-30' (Eastern facing property lines) Shown in green in image below
Maximum density	153	80 with 16 potential ADUs*
Minimum density	74	80 with 16 potential ADUs*
Building Height	30', 2 stories	Up to 40' with State Density bonus waiver, 3 stories
Lot coverage	40%	26%



### **Required Findings:**

Listed below are the findings required for the multiple entitlements being proposed on this project.

### **Conditional Use Permit:**

Conditional use permits are discretionary and shall be granted only when the review authority determines that the proposed use or activity complies with all of the following findings:

1. A. The proposed use is consistent with the General Plan and all applicable provisions of this title.
2. B. 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.

### **Tentative Map for 5 or more parcels:**

A. In recommending approval or conditional approval or in approving or conditionally approving a tentative map, the Planning Commission or City Council as applicable shall find:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and other applicable provisions of this code; and

2. Except for condominium conversion projects where no new structures are added, that 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.

B. In making recommendations or in disapproving, or in approving or in approving at a lower density a housing development which is in compliance with the applicable plans, zoning and development policies in effect at the time the project's application was determined to be complete, the Planning Commission or City Council, as applicable shall make written findings based upon substantial evidence in the record that both of the following conditions exist:

1. The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density.

2. There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified other than disapproval of the housing development project or approval upon condition that the project be developed at a lower density.

C. (not applicable to this development)

D. The Planning Commission may recommend, and the City Council may deny, approval of the tentative map on any grounds provided by law including, without limitation, a finding that the discharge of waste from the proposed subdivision into an existing community sewer system would result in, or add to, violation of existing requirements prescribed by a State regional water quality control board.

A tentative map shall be denied if any of the following findings are made:

1. That the proposed map is not consistent with the General Plan, applicable specific plans, or other applicable provisions of this code;

2. That the design or improvement of the proposed subdivision is not consistent with the General Plan, applicable specific plans, or other applicable provisions of this code;

3. That the site is not physically suitable for the type of development;

4. That the site is not physically suitable for the proposed density of development;

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the City Council may approve such a tentative map if an environmental impact report was prepared with respect to the project and a finding was made pursuant to Section 21081 of CEQA that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;

6. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
7. That the design of the subdivision or the type of improvements will conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the City Council may approve a map if they find that alternate easements for access or for use will be provided and that those will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Planning Commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision;
8. That all requirements of the California Environmental Quality Act and the rules and procedures adopted by the City Council pursuant thereto have not been met;
9. That the applicant has failed to submit complete or adequate information;
10. Subject to Section 66474.4 of the State Subdivision Map Act, that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.

**Analysis:**

This project was first introduced to the Planning Commission at a preliminary review at their October 8<sup>th</sup>, 2019 meeting where they here a staff report and presentation from the applicant. At the time of that preliminary review the applicant had proposed to develop 100 units on this site with no ADU options. The Planning Commission at that time was supportive of the project, and provided comments related to the site, including: reviewing and reducing number of trees proposed for removal; potential pedestrian and bicycle connection to Hurlbut for the trail, and/or considering vehicle access there, increasing setbacks to the properties along Winona Lane; and, consideration of the topography and hill at the northeast side of site (bounded by the Trail and Winona Lane). The Commission also expressed concerns regarding the Ceres Garden, which has since been relocated to the Charter School.

The Commission's comments regarding the proposal for housing is that the site (requiring the Conditional Use Permit) was that an all-residential project was an appropriate use for the site. The Commission asked the developer to consider providing a variety of units, additional ADA or universally designed units. Opinions regarding the project size (number of units) varied among the Commissioners, however most expressed a desire for workforce housing in addition to the market rate housing proposed.

Since that meeting the applicant has refined the project, and in doing so revised the number of units to 80 townhomes, with an optional 16 ADA ADU's should owners want that as an option (this would be the conversion of a bedroom to an ADU within the townhome units). During the City's Housing Element update, this project was discussed and included as part of the "pipeline" projects to fulfill the City's requirements to show the ability to meet the City's Regional Housing Needs Allocation (RHNA) target. The proposed 80 units (along with any ADUs developed) will

count towards the City's Above Median Income (i.e. market rate) and Moderate Income RHNA targets.

This project was submitted under SB 330, which is the Housing Accountability Act and the requirements for this are as follows. Under the Housing Accountability Act, a housing project cannot be denied, or the density reduced, unless the project is either: (1) inconsistent with objective general plan, zoning, and subdivision standards and criteria; or (2) the City can make the following finding for denial:

*"The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. A "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete; and "There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."*

#### Density Bonus Request

The project site is adjacent to the O'Reilly office buildings where there was an approved EIR and development plan for the entire site. Since the first phase of the project was completed the remaining parcels behind, the two proposed parcels were sold off and the project was not completed. As part of the public comment period for the Draft EIR many of the comments that were heard in the public meeting were related to the proposed building height and how it is not in scale with the surrounding neighborhood. However, the approved plans for the two vacant parcels had office buildings at 50' in height. Below is an image that shows the comparison of building heights of the previously approved O'Reilly development and the proposed Canopy development.







**Building 600**

Comparison of the original approval for the parcels and the new proposal.  
*Even with the proposed Density Bonus concession to increase the height, the building height is less than the originally approved development for the site.*

With the approval of the concession and the waiver, the project conforms with all objective standards. There is no evidence that the project would have a significant impact on public health or safety. Therefore, under the Housing Accountability Act, the project cannot be denied, or the density reduced.

However, the Commission may add conditions of approval so long as they do not have the effect of reducing the density of the project.\

#### Inclusionary Housing

This project is subject to the Inclusionary Housing Requirements set forth in Section 17.250 of the Sebastopol Municipal Code. Section 17.250.050.A provides the following percentage requirements.

In projects of five or more units, inclusionary units shall be provided as follows:

1. Fifteen percent of the units shall be inclusionary units affordable to households earning 120 percent or less of AMI; or
2. Ten percent of the units shall be inclusionary units affordable to households earning 80 percent or less of AMI; or

3. Five percent of the units shall be inclusionary units affordable to households earning 50 percent or less of AMI.

The project plans indicate which buildings will host the required inclusionary units. Staff has reviewed the locations and are in agreement with the proposed locations as they are evenly distributed throughout the development.

The project as proposed is an all-electric development that provides low water and maintenance landscaping throughout the site and includes public access connections to the West County Trail. The landscaping, as proposed, will incorporate local plant material and Sonoma County features. The landscape plans have local Gravenstein Apple trees as a proposed planting throughout the site paying homage to the City of Sebastopol.

The project was also presented to the Design Review and Tree Board as a preliminary project at their August 21, 2019 meeting where the board provided feedback on the project. If the project is recommended for approval by the Planning Commission and approved by City Council, the applicant will need to return to the DRB for a formal Design Review public hearing and approval.

**Environmental Review:**

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

Mitigation measures were identified that would reduce these potential impacts to a less than significant level. The mitigation measures will be applied to the project as Conditions of Approval. As part of the CEQA EIR process a public hearing was held for comments on the Draft EIR on January 23, 2024 where members of the public were invited to mail in comments or speak during the hearing. Of those comments received, revisions to sections of the Draft EIR have been addressed and implemented into the Final EIR and no major changes to the document itself were noted.

As mitigated by the EIR and additional COAs, the project is found to be consistent with the City's General Plan and Zoning Ordinance. The Planning Commission should review the EIR and determine if it is adequate.

**City Departmental Comments:**

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

**Public Comment:**

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property.

Public comments received as of this staff report are included in the Attachments to this staff report. Additionally, comments received as part of the January 23, 2024 hearing on the draft EIR are included in the Final EIR document.

**Recommendation:**

Based on the facts, findings, and analysis set forth in this staff report, staff recommends that the Planning Commission:

- 1) Adopt Planning Commission Resolution 24-02, recommending City Council certify the Environmental Impact Report (EIR), subject to the Findings and Mitigations included therein, as well as the Mitigation Monitoring Reporting Program and adopt the Findings of Fact in the Resolution; and,
- 2) Adopt Planning Commission Resolution 24-03, recommending City Council approve the Conditional Use Permit, Tentative Subdivision map, and Density Bonus for additional building height, subject to the findings and Conditions included in Exhibit A: Recommended Findings for Approval, the Conditions of Approval included in Exhibit B: Recommended Conditions of Approval, and Standard Conditions of Approval included in Exhibit C.

Alternatively, the Commission could continue action on the Project to obtain additional information or for other specified reasons; or find that the Project is incompatible with the site as proposed and provide either conditions of approval for modifications or direct the applicant to make specific modifications and return to the Commission for further review. Under State law, the project could only be denied if there are significant health and safety concerns that could not be mitigated.

**Attachments:**

Application Materials

Planning Commission Resolution 24-02 of CEQA Findings with recommendations to City Council

Planning Commission Resolution 24-03 with recommendations to City Council

Exhibit A – Tentative Map

Exhibit B – Conditions of Approval

Exhibit C – Standard Conditions of Approval

Exhibit D – Mitigation Measures and Reporting Program (MMRP)

Exhibit E – Draft and Final Environmental Impact Report

Public Comment

*Additional materials are available at:* <https://www.cityofsebastopol.gov/project/the-canopy-1009-1011-gravenstein-highway-north/>



# THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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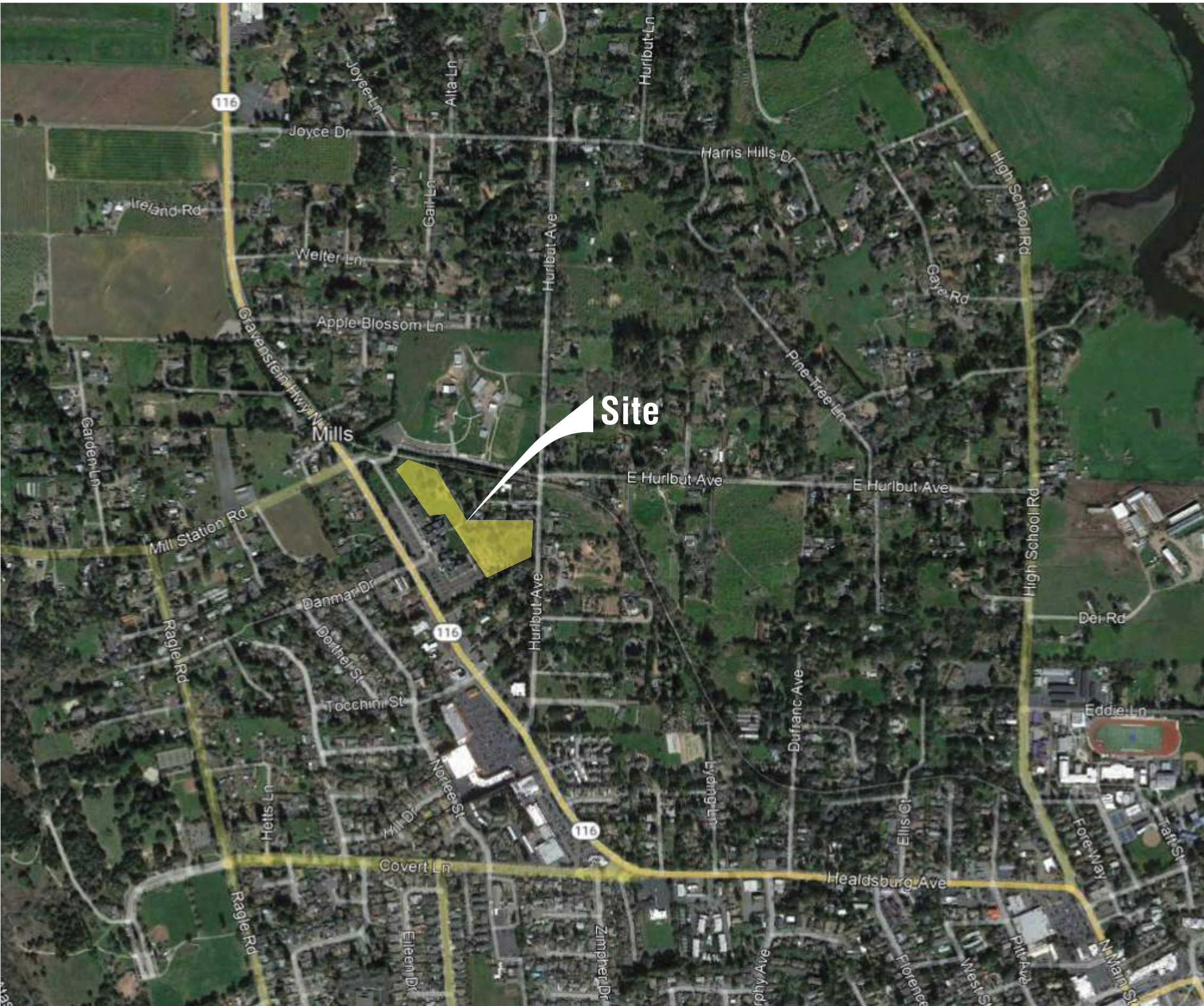
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Vicinity Map



Project Summary

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

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

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

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

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

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

Project Information

**Address:** 1009-1011 Gravenstein Highway North, Sebastopol  
**APN:** 060-261-026 & 028  
**Existing Zoning:** Office/Light Industrial (OLI) - R7 with CUP  
**Proposed Zoning:** Office/Light Industrial (OLI) - R7 with CUP

**Total Site Area:** 6.1 Acres (265,833 sf)  
**Lot Coverage**  
Allowed: 40% or 106,333 sf  
Provided: 26%or 69,317 sf +/-

**Open Space**  
Required: 50 sf/ unit  
Provided: Common Open Space: 1,340 sf/ unit  
Private Open Space at grade: 216 sf/ unit average  
Private Open Space at upper level decks: 75 sf - 230 sf/ unit

**Parking**  
Required: 218 spaces  
(0) Required for Accessory Dwelling Units  
(22) 3 bedroom x 2 spaces = 44 spaces  
(58) 4 bedroom x 3 spaces = 174 spaces  
Provided: 218 spaces  
160 garage spaces  
41 standard surface spaces  
17 compact surface spaces

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

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

**Unit Summary:** 80 Total Units  
(11) Plan 1: 3 Bedroom 1,503 sf  
(11) Plan 2: 3 Bedroom 1,354 sf  
(14) Plan 3: 3 Bedroom (Optional Bed 4) 1,773 sf  
(15) Plan 4: 3 Bedroom (Optional Bed 4) 1,736 sf  
(13) Plan 5: 3 Bedroom (Optional Elevator and/or Bed 4) 1,926 sf  
(16) Plan 6: 3 Bedroom (Optional ADU or Bed 4) 2,017 sf

**Density**  
Allowed: 12.1 to 25 DU/acre = 73.8 to 1,525 DU/acre  
Provided: 13.1 DU/acre

**Maximum Height**  
Allowed: 30' and 2 stories  
Provided: Density Bonus Waiver (Up to 40' +/- and 3 stories)

**Setbacks**  
Allowed: Front: 10'  
Side: 5'-9'  
Rear: 20'-25' (20% of lot depth)  
Provided: Front: 10'  
Side: 9'  
Rear: 20'-30' (20% of lot depth)  
2,017 sf

Project and Unit Matrix

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

Building Area Summary						
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
------------------------------	--------

Project Information

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





## Illustrative Site Plan

### The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

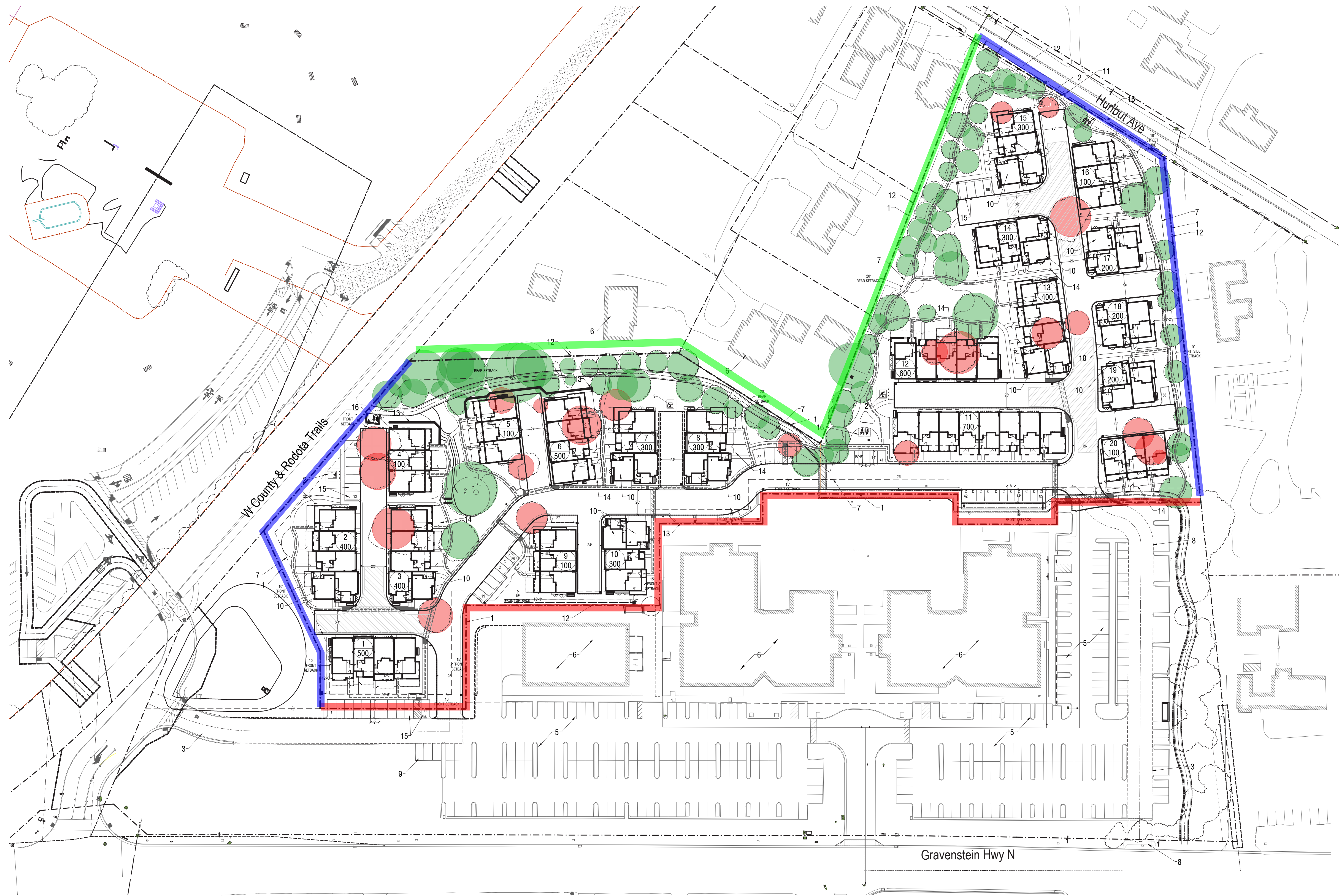
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Scale: 1" = 50' = 0"

A2

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#### Legend

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

#### Keynotes

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

## Site Plan

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

A3

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**Streetscape Elevation at Gravenstien Highway Looking East**

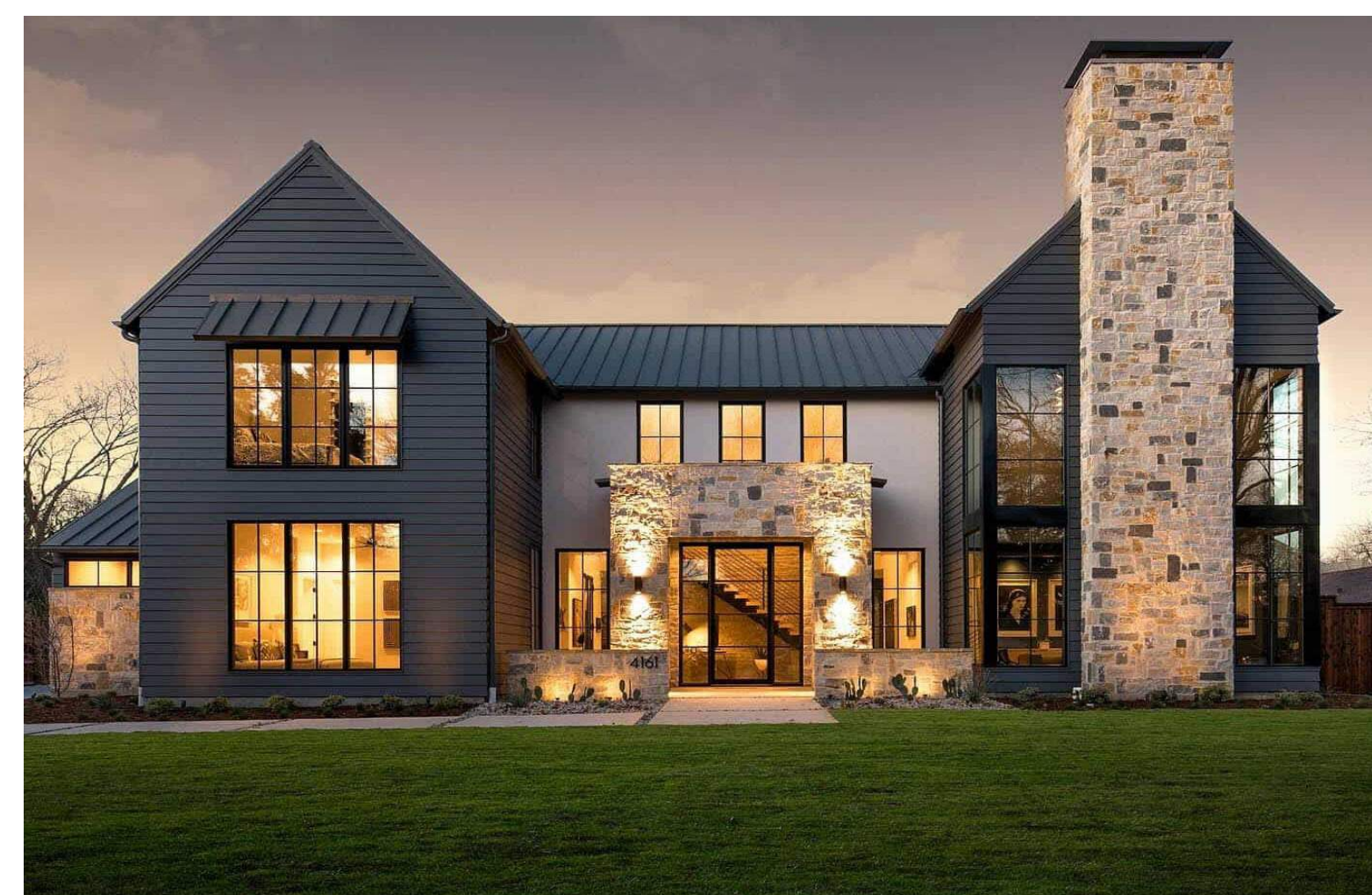
**The Canopy**

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



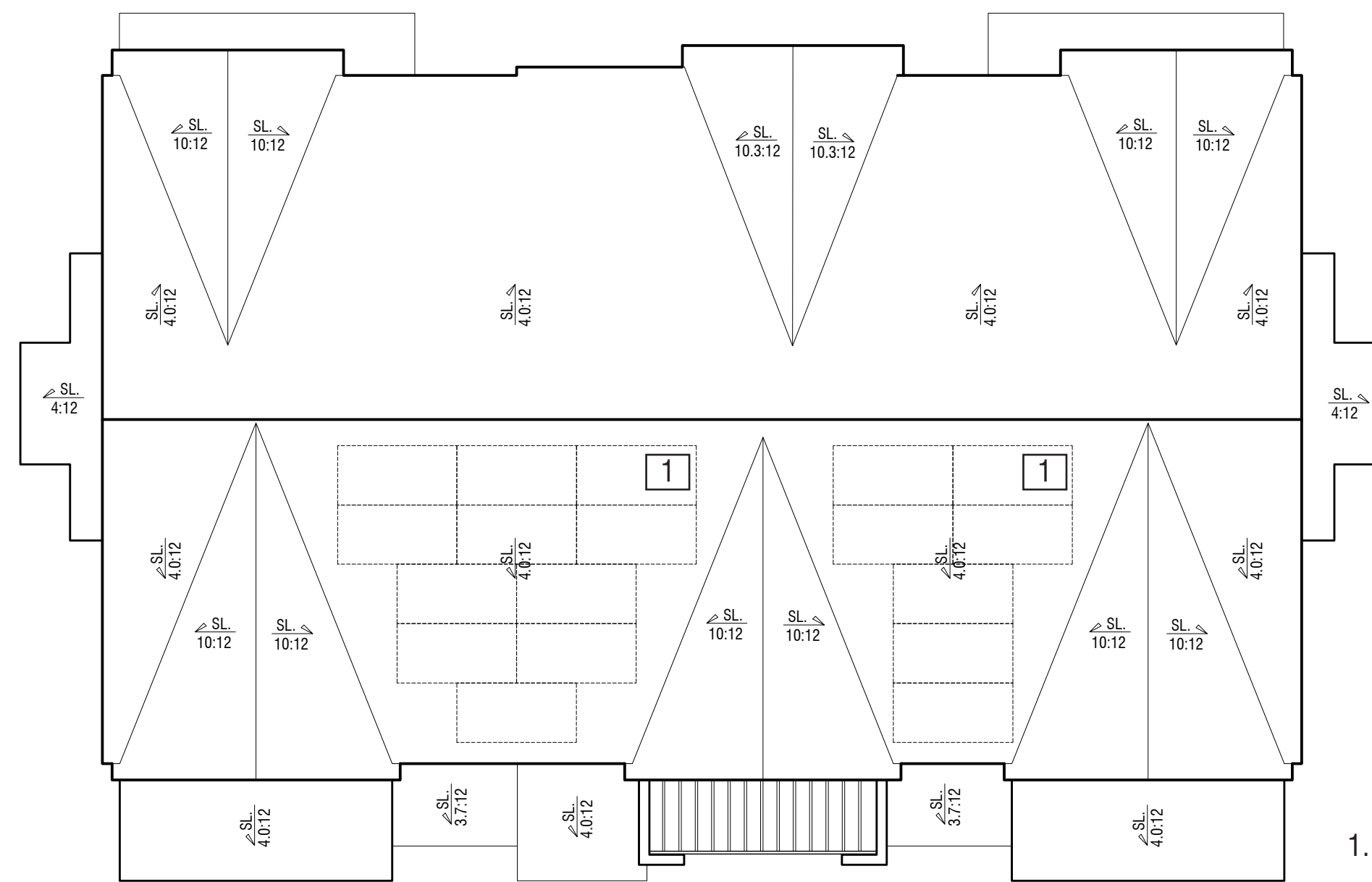
Left Elevation

## Building 100 Conceptual Elevations

### The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





Plan 5 Plan 3 Plan 5

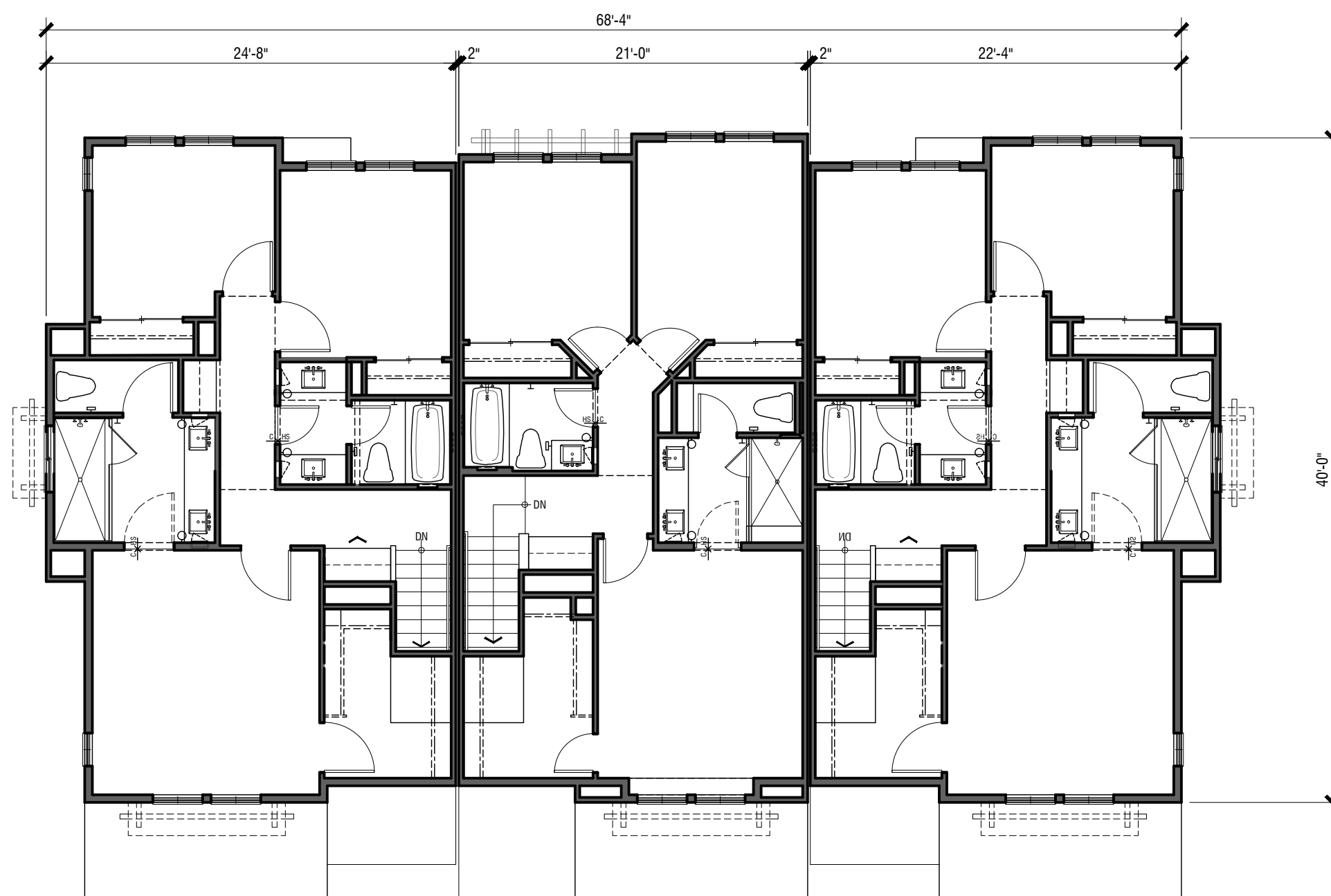
Roof Plan

1. Conceptual Solar Locations



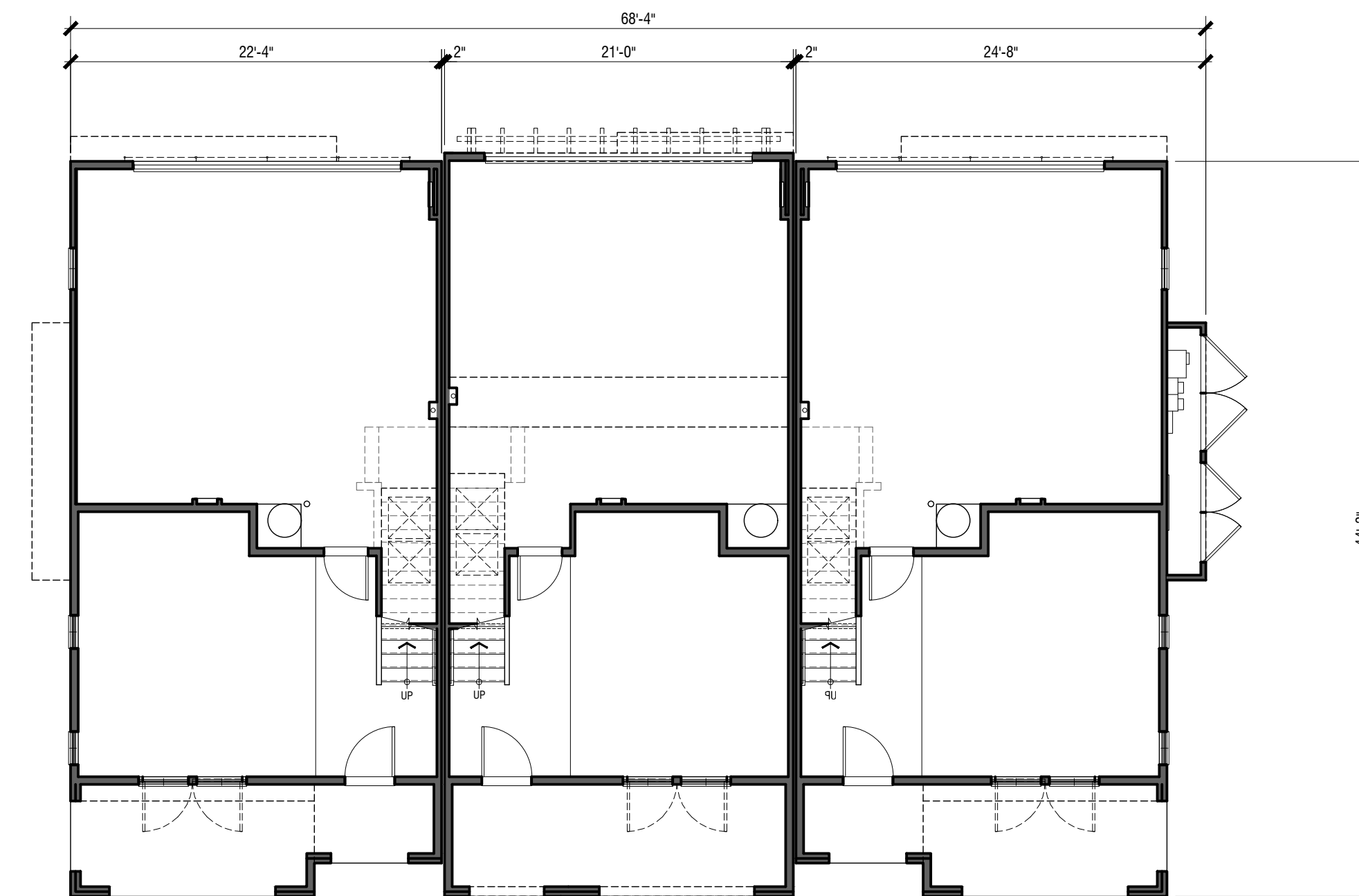
Plan 5 Plan 3 Plan 5

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
<b>Total:</b>	<b>8,575 sf</b>

## Building 100 Floor & Roof Plans

# The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



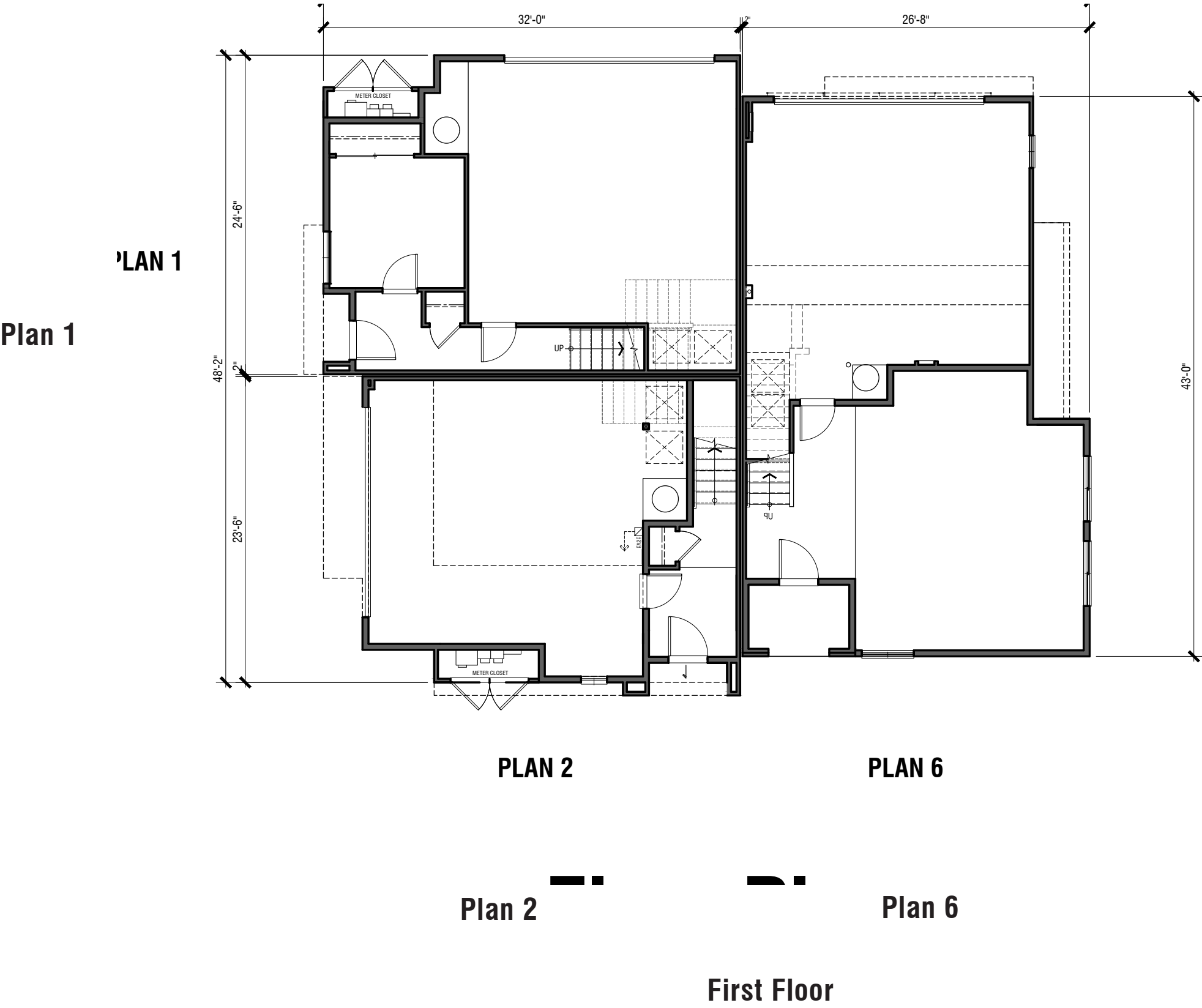
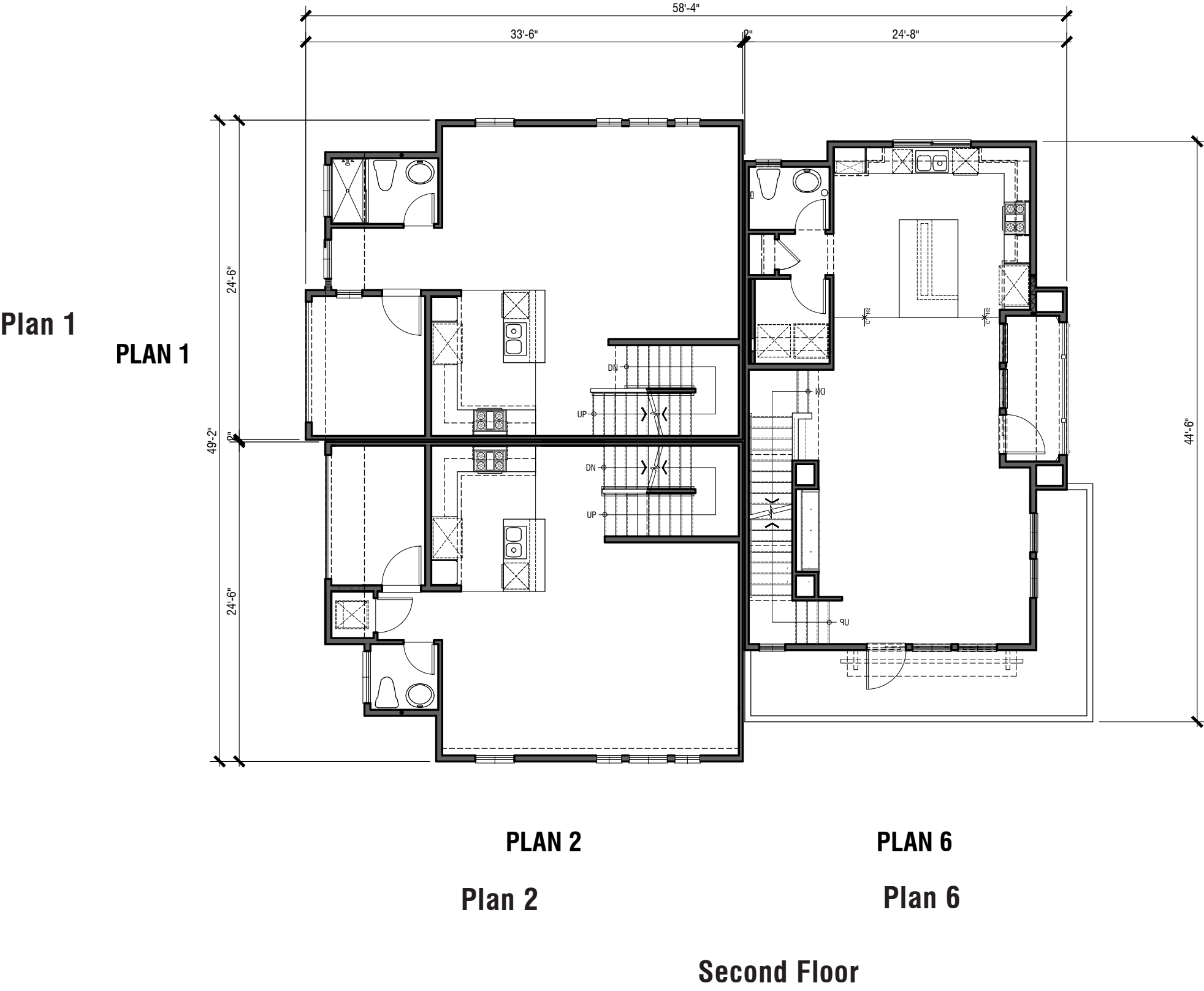
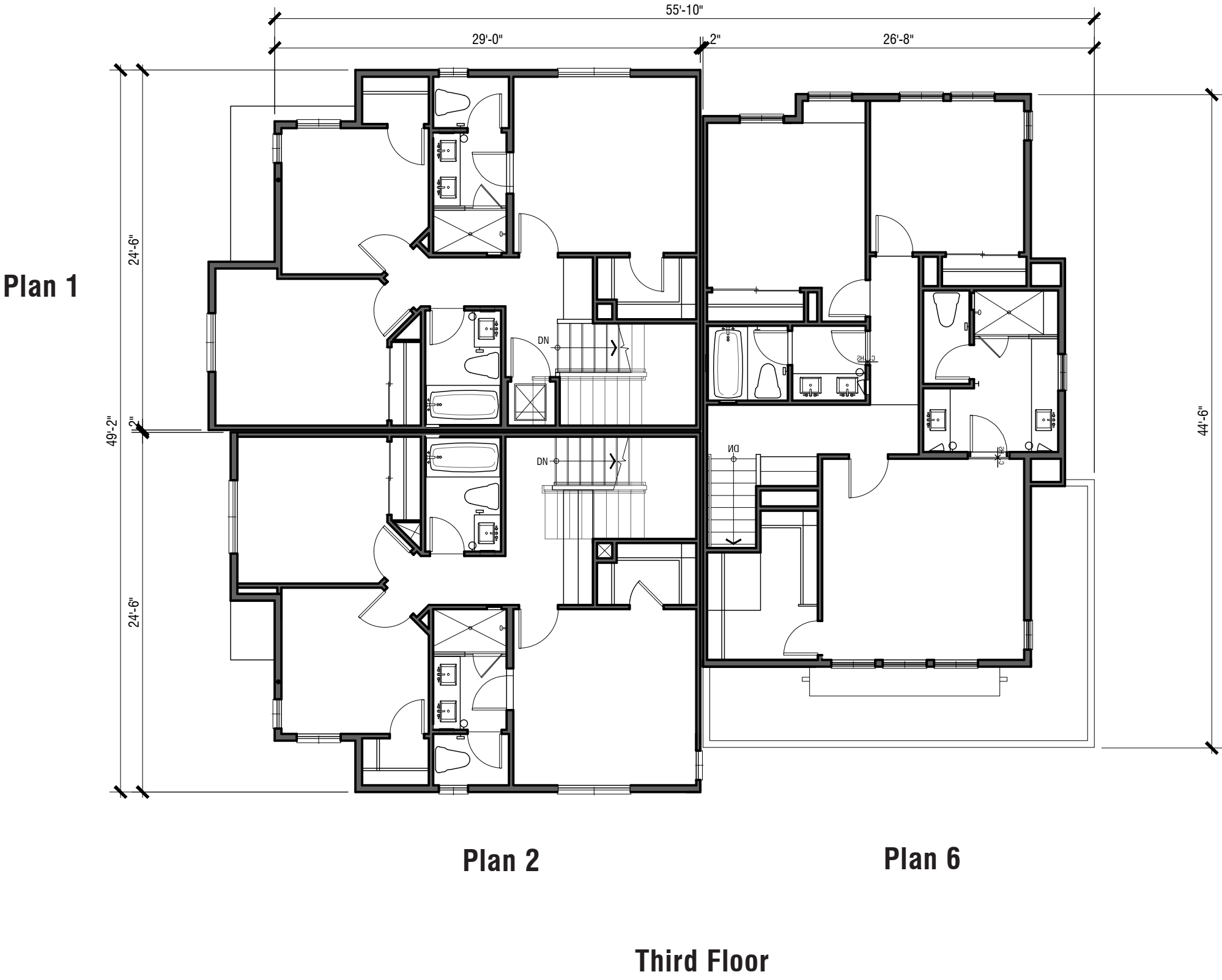
Building 200 Floor Plans

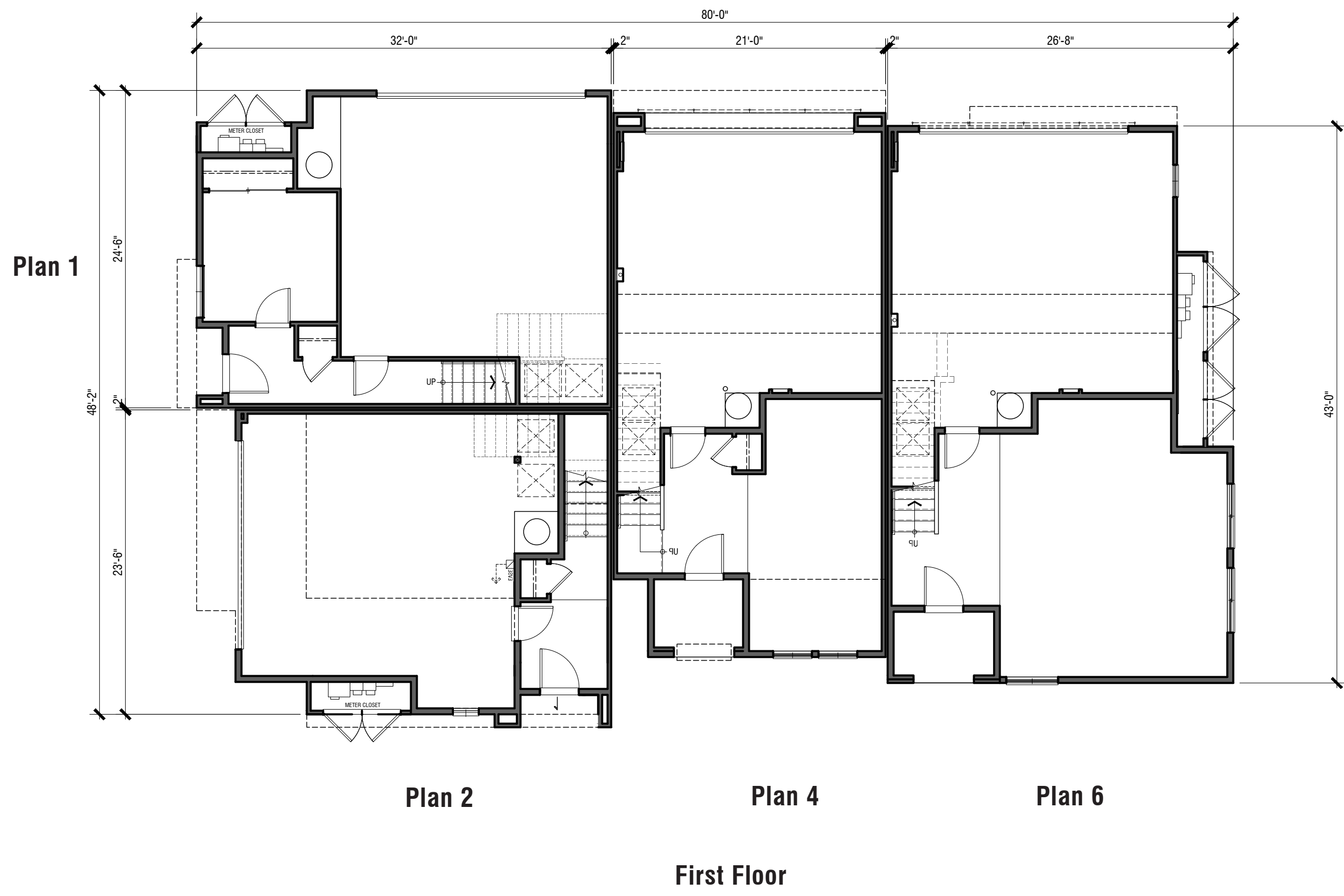
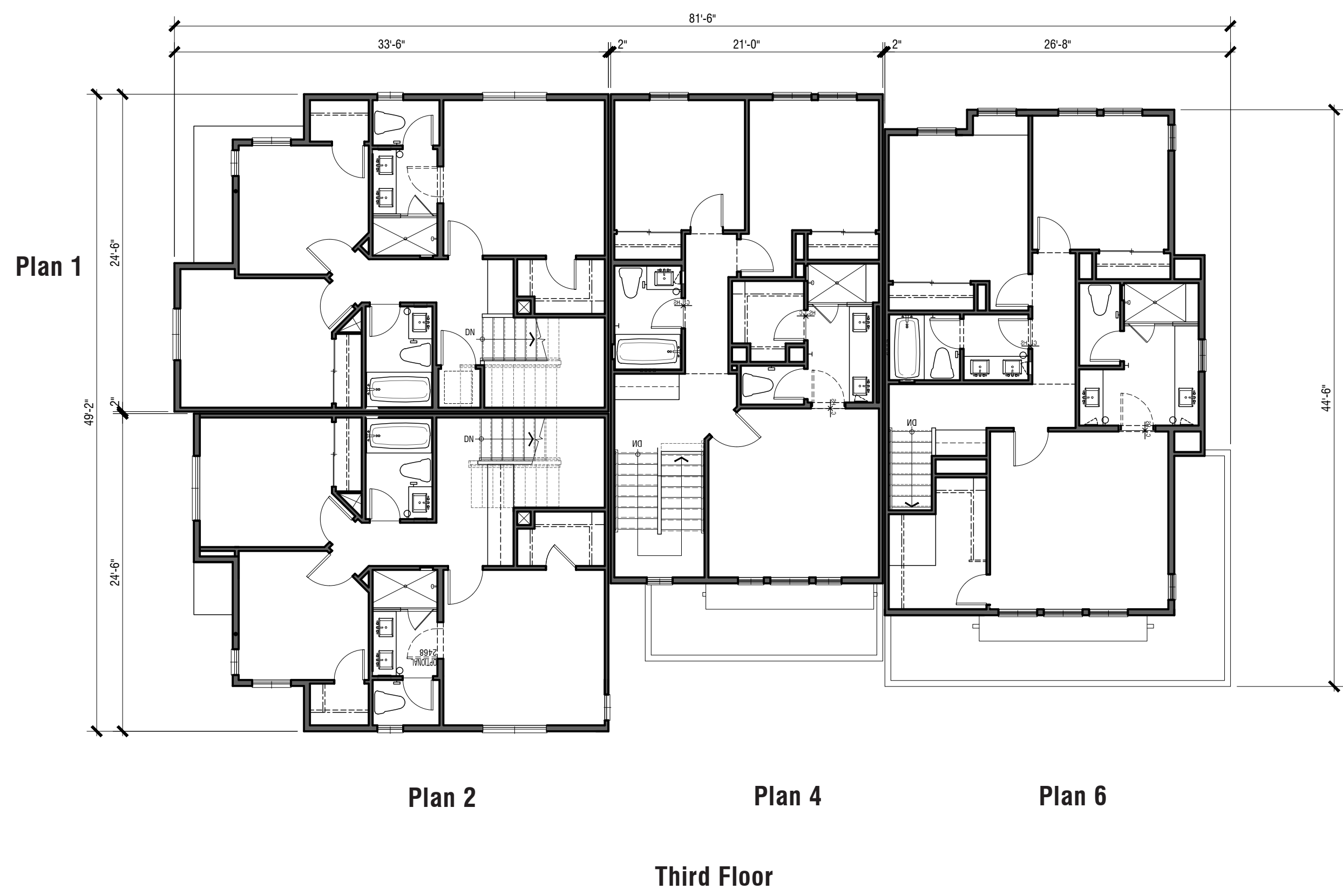
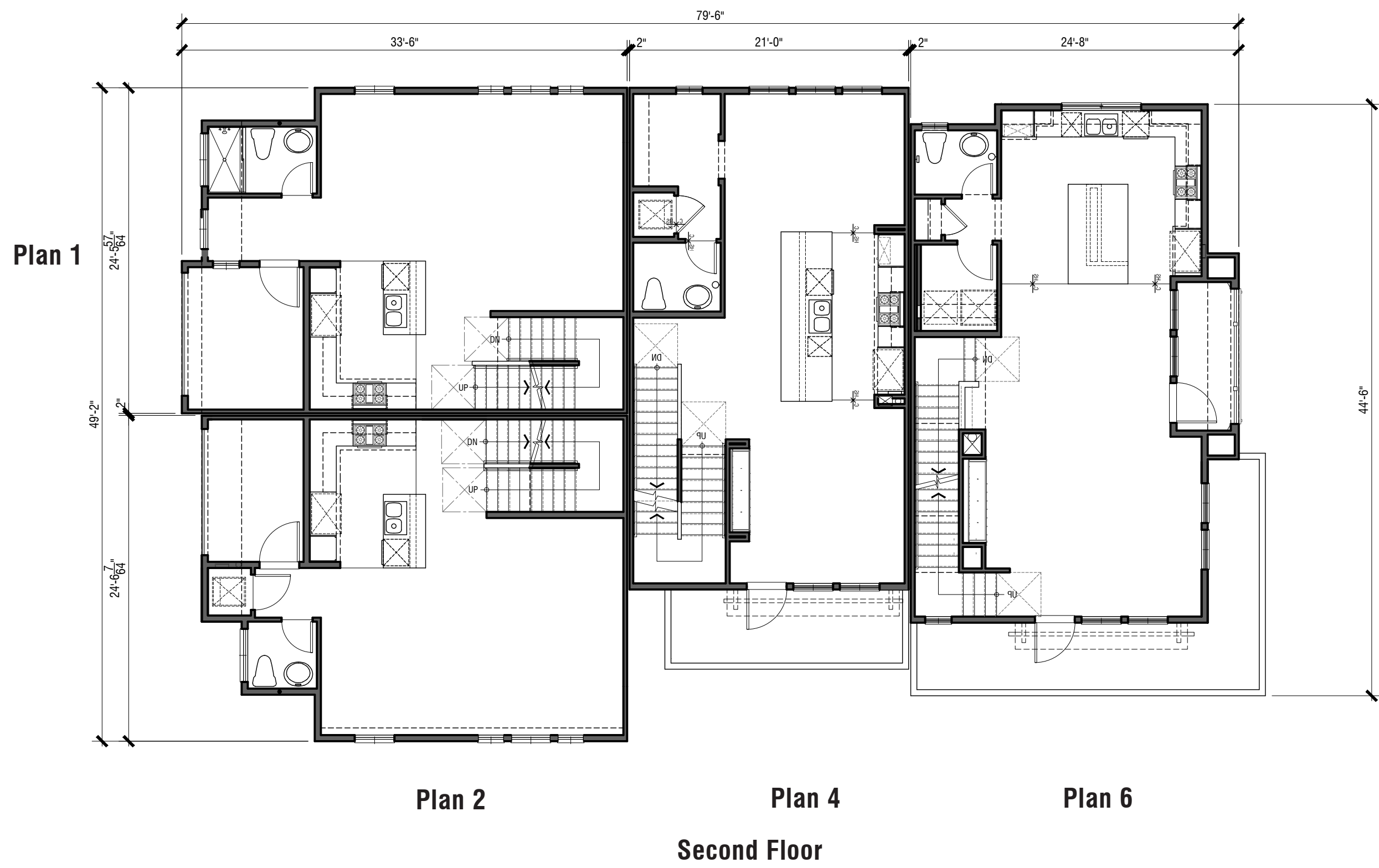
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

**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
<b>Total:</b>	<b>7,487 sf</b>





## Building 300 Floor Plans

### The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

#### 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**

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

A9

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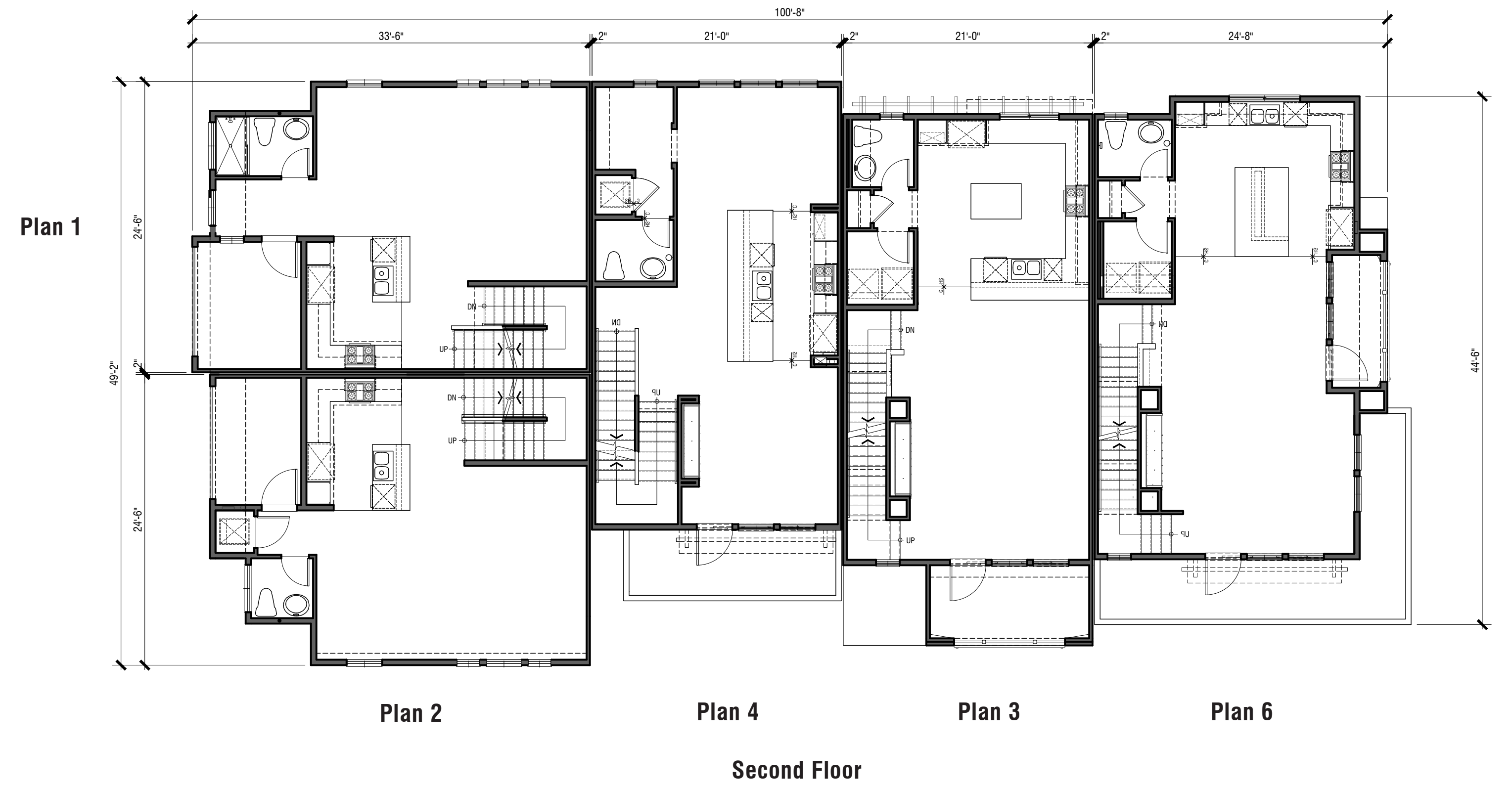
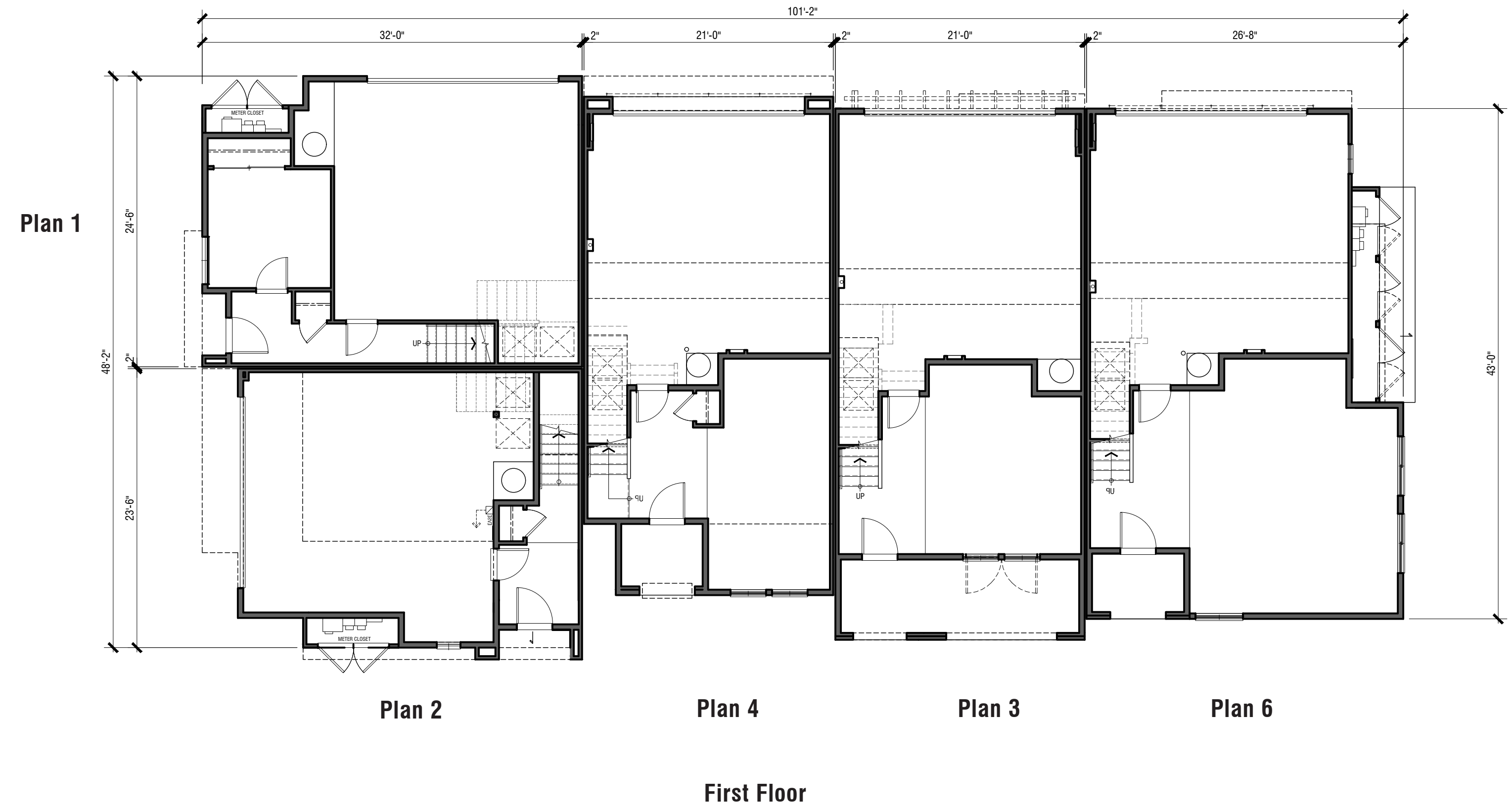
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**Building 400**  
5 Units  
(1) Plan 1  
(1) Plan 2  
(1) Plan 4  
(1) Plan 3  
(1) Plan 6

First Floor: 4,351sf  
Second Floor: 4,428sf  
Third Floor: 4,008 sf  
**Total: 12,787 sf**

## Buidling 400 Floor Plans

### The Canopy







Building 500 - Conceptual Perspective



Precedent Imagery

# Building 500 The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





Front Elevation



Right Elevation



Rear Elevation



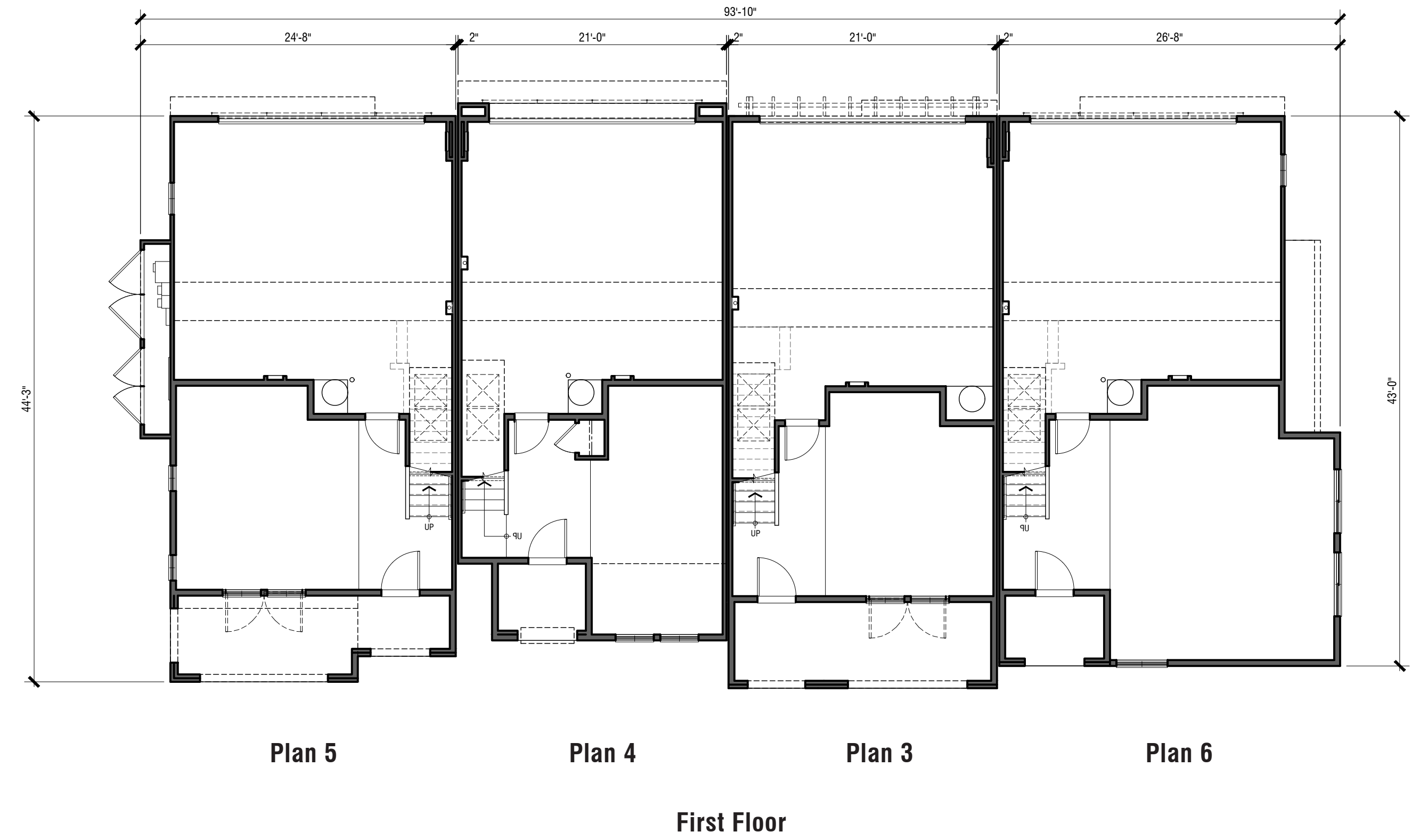
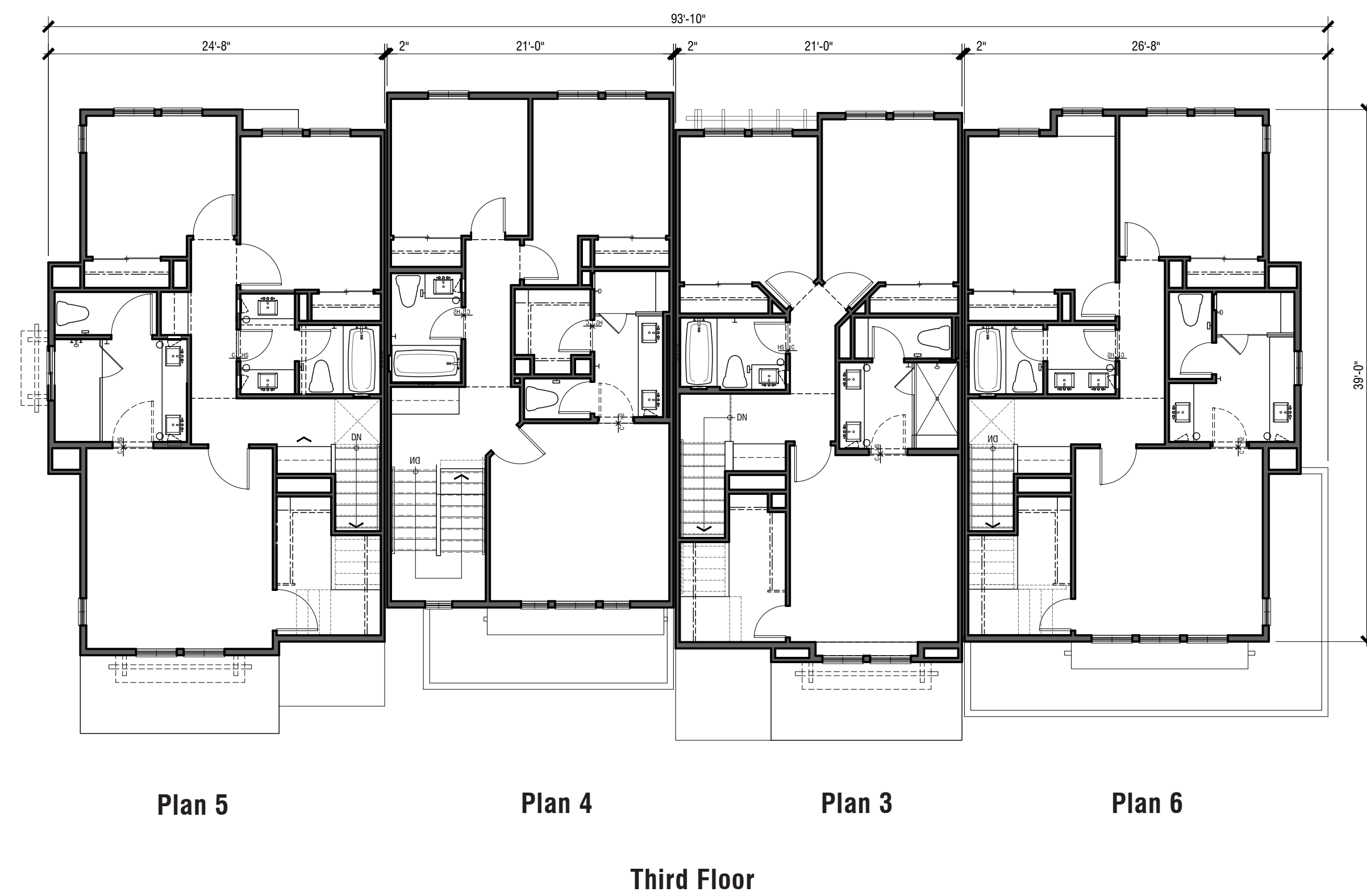
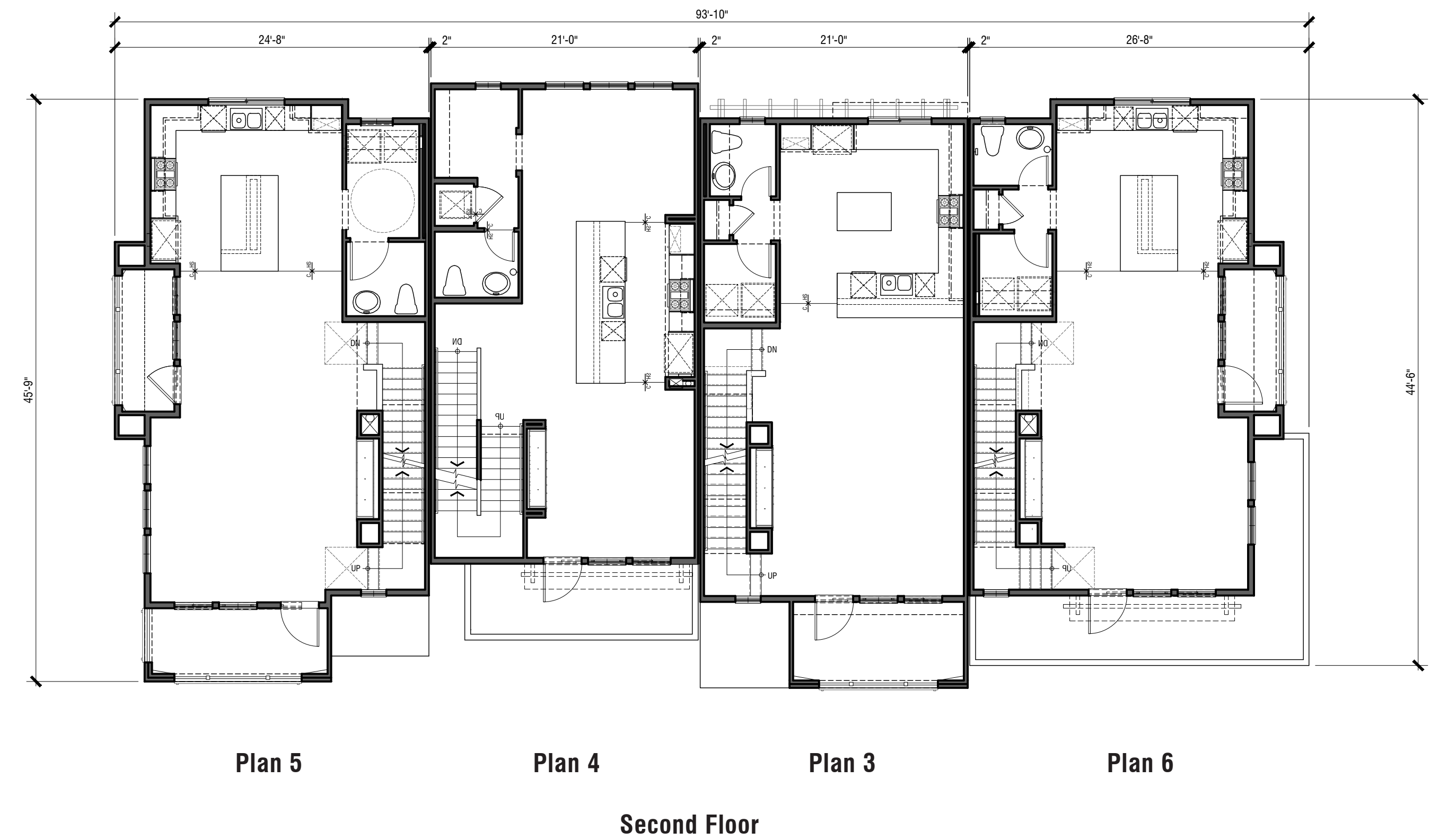
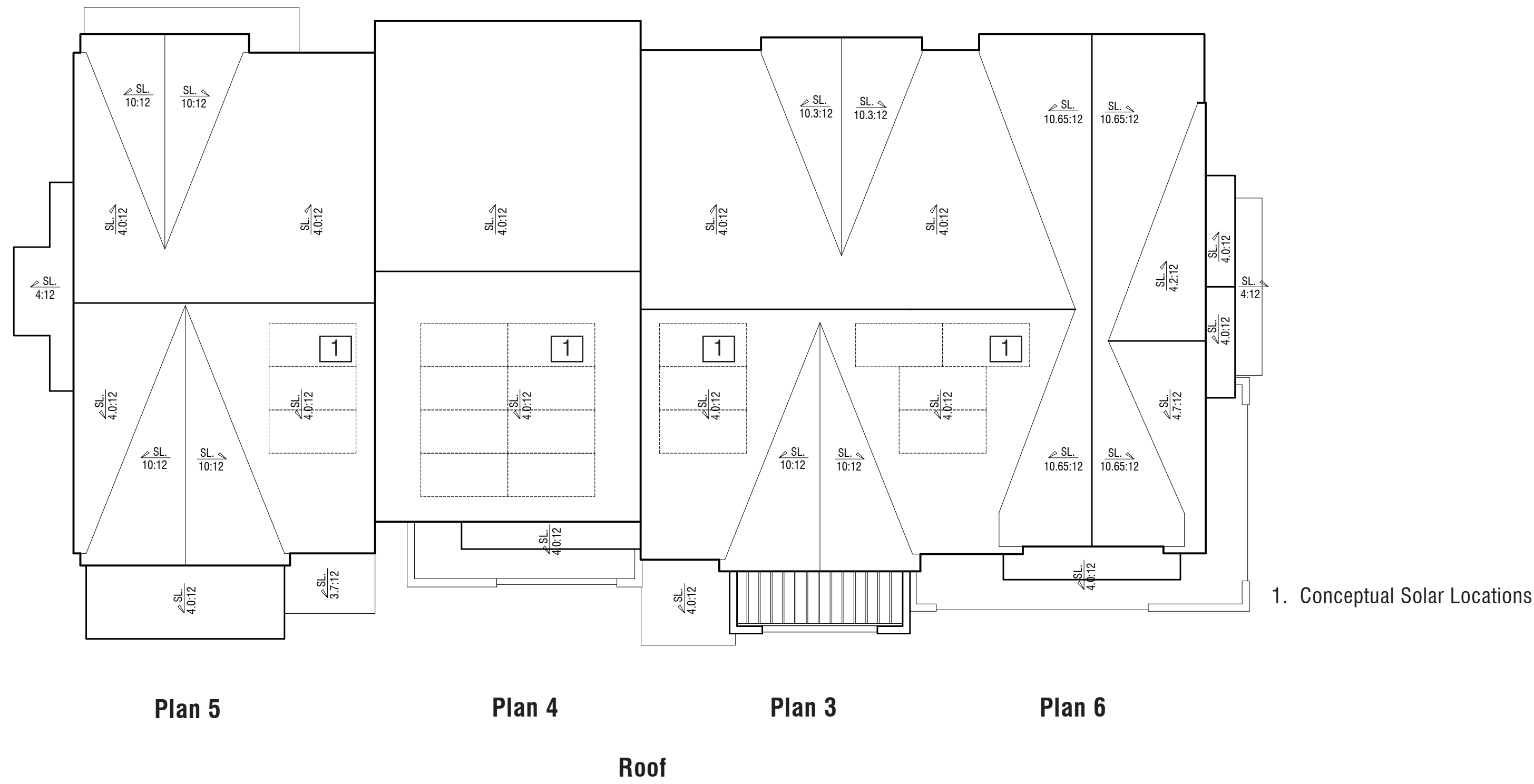
Left Elevation

Building 500 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





#### Building 500

4 Units

(1) Plan 3

(1) Plan 4

(1) Plan 5

(1) Plan 6

First Floor: 3,874 sf

Second Floor: 3,910 sf

Third Floor: 3,440 sf

Total: 11,224 sf

## Building 500 Floor & Roof Plans

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

A13

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Building 600 - Conceptual Perspective



Precedent Imagery

# Building 600

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





Front Elevation



Right Elevation



Rear Elevation



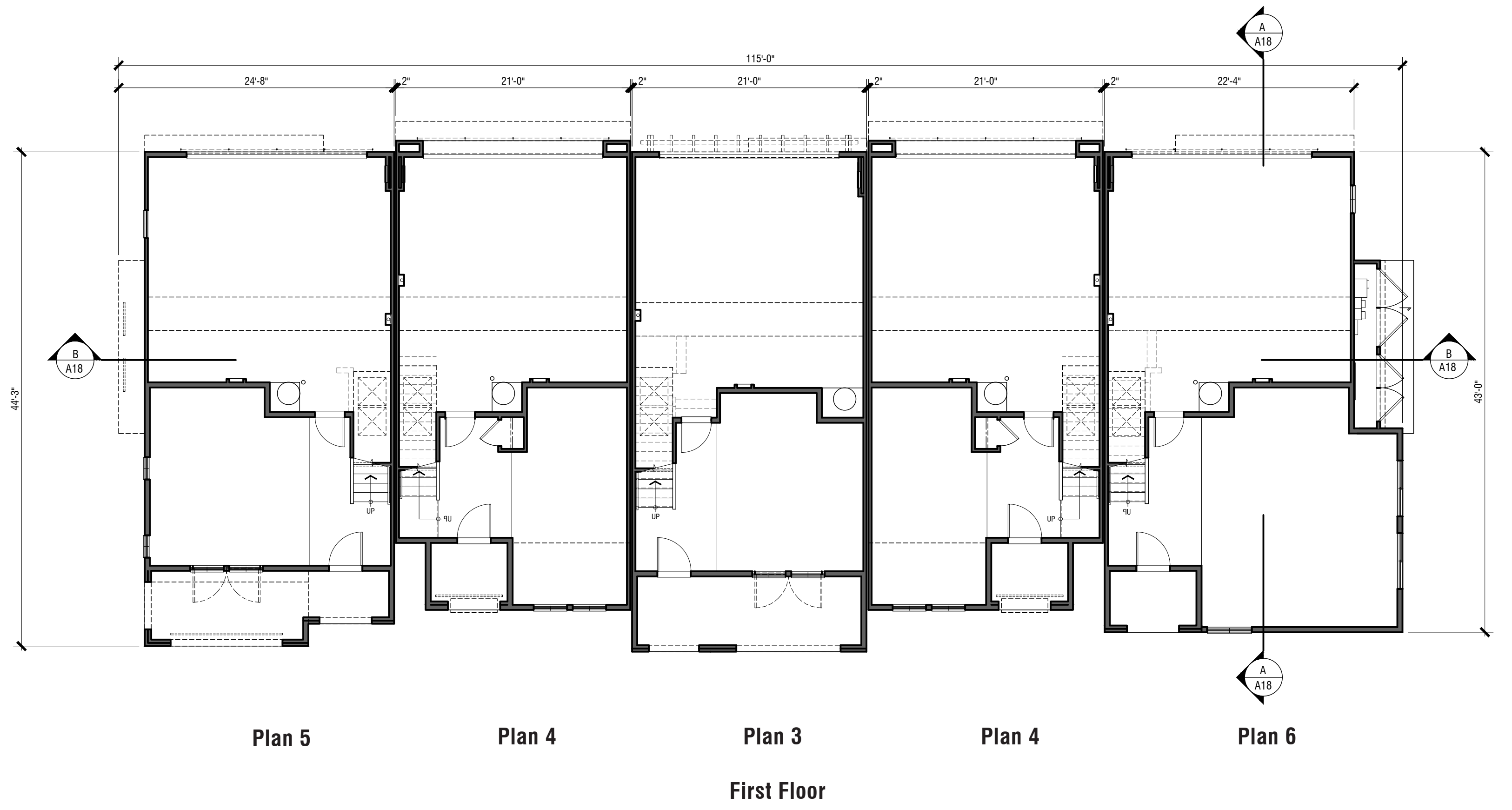
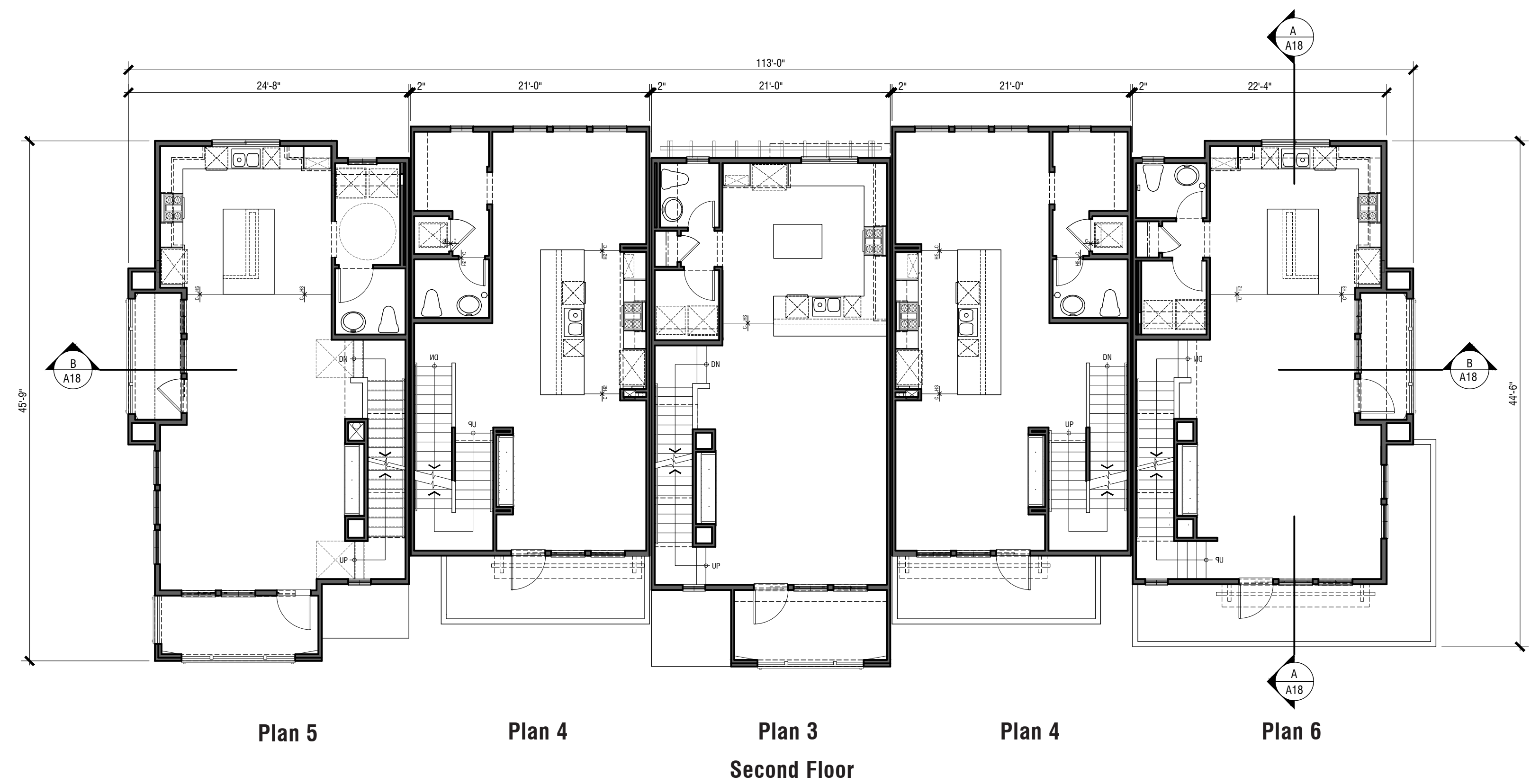
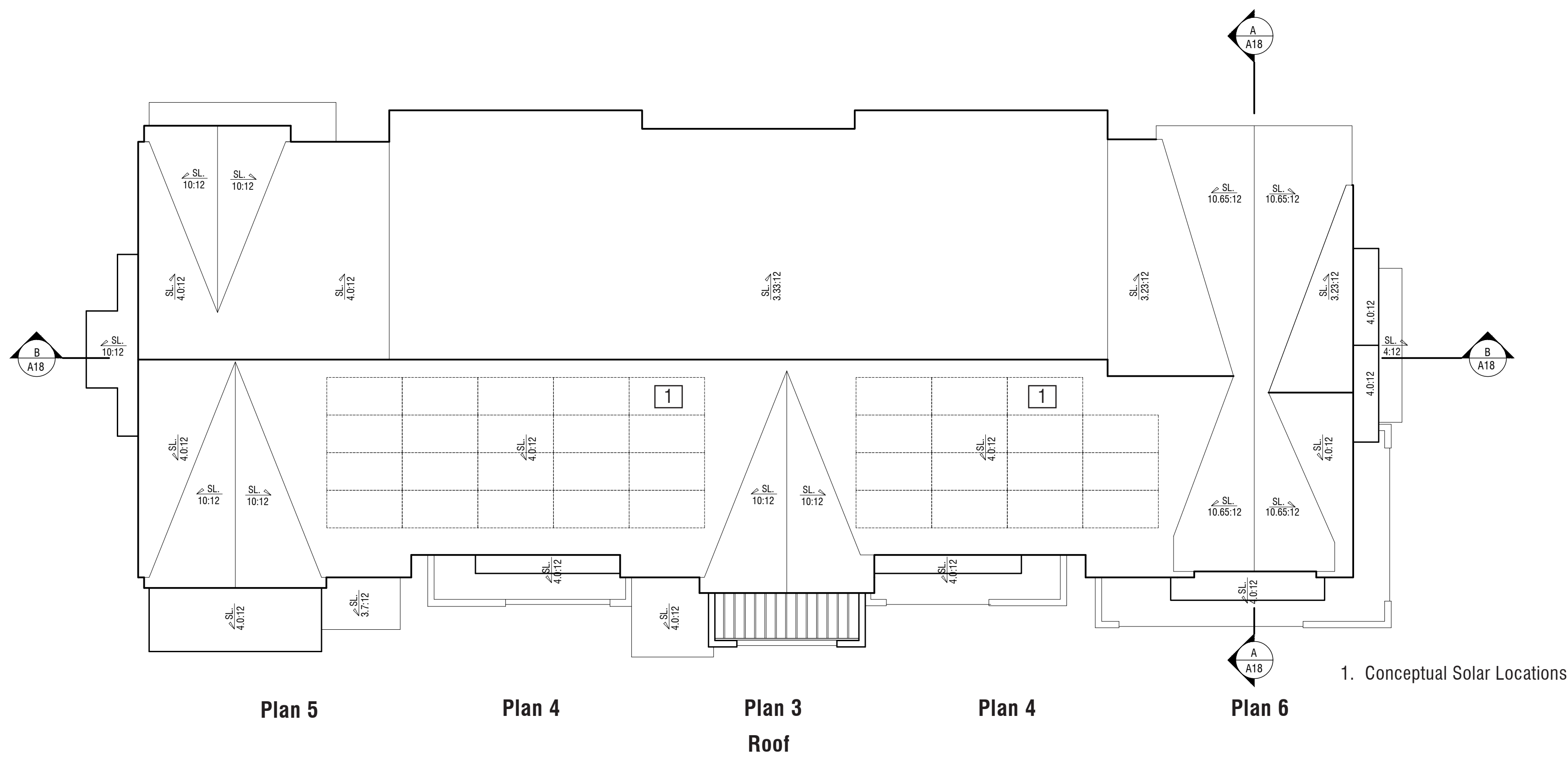
Left Elevation

# Building 600 Conceptual Elevations

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





#### Building 600

5 Units

(1) Plan 3

(2) Plan 4

(1) Plan 5

(1) Plan 6

First Floor: 4,708 sf

Second Floor: 4,818 sf

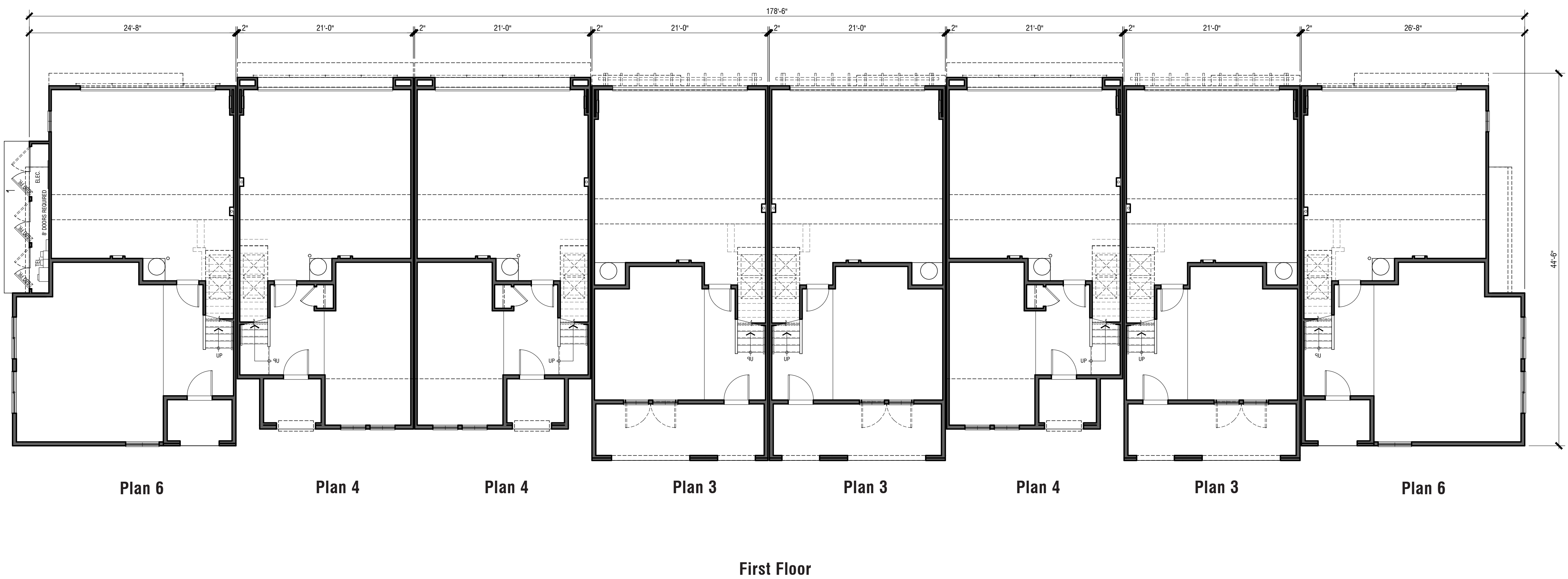
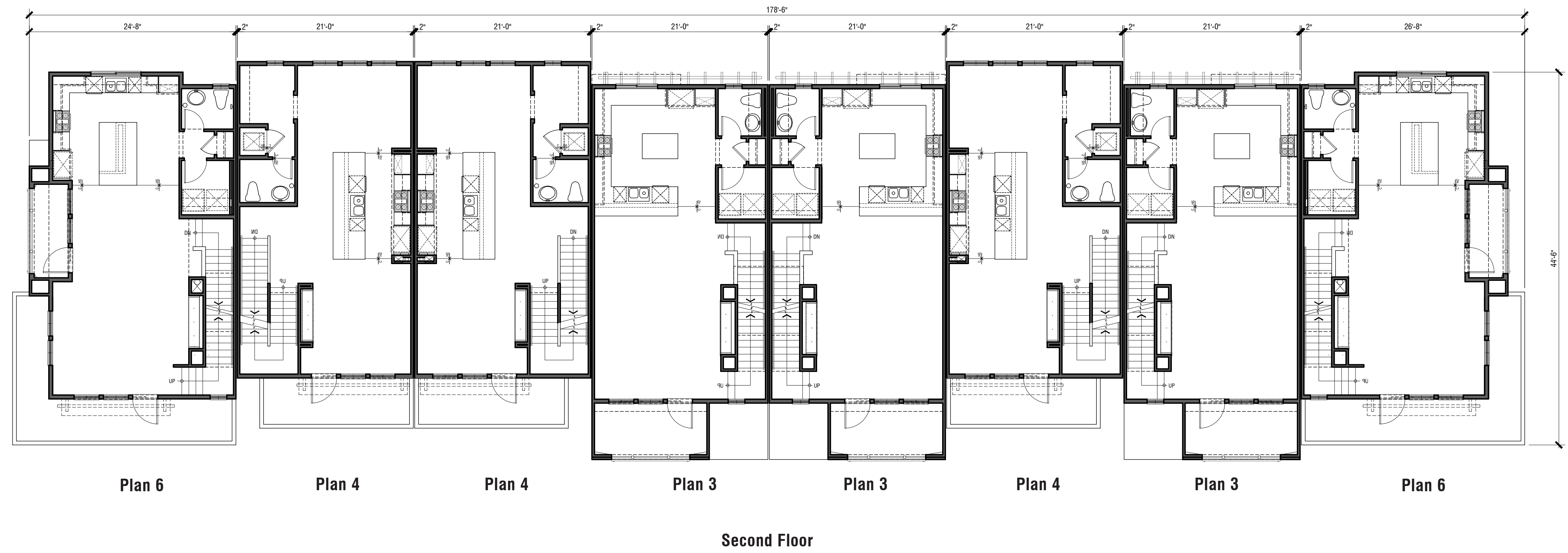
Third Floor: 4,238 sf

Total: 13,764 sf

## Building 600 Floor & Roof Plans

# The Canopy

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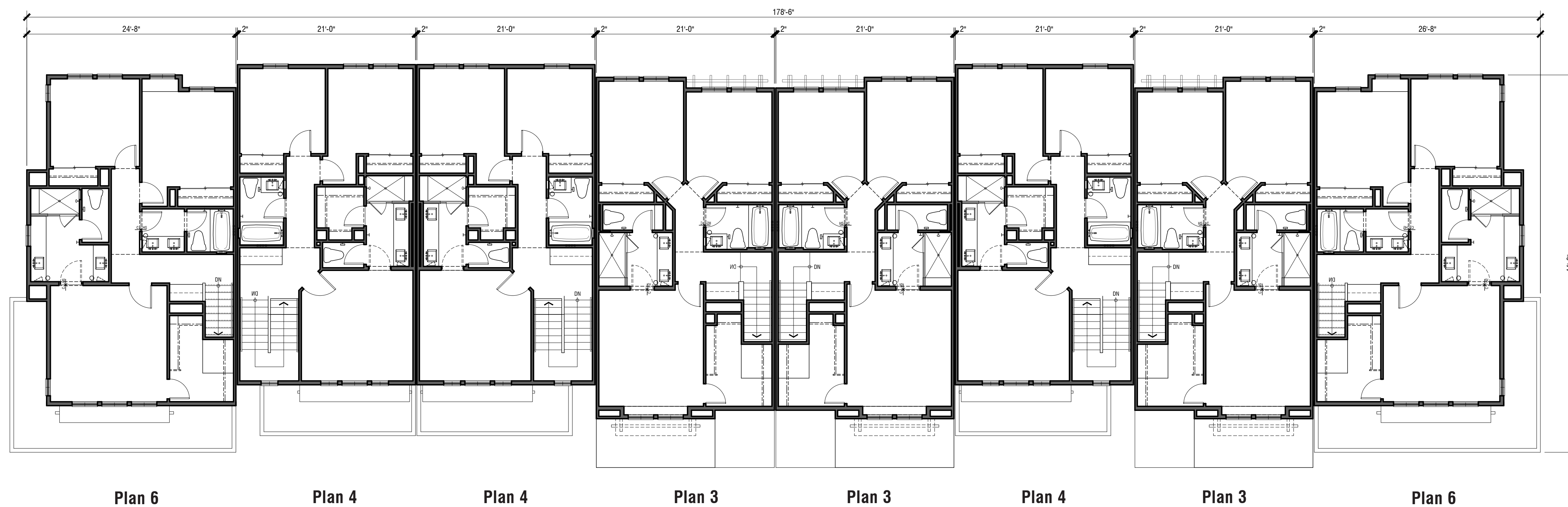


## Building 700 Floor Plans

# The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

<b>Building 700</b>	
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
<b>Total:</b>	<b>21,869 sf</b>



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
<b>Total:</b>	<b>21,869 sf</b>

**Building 700 Floor Plans**

**The Canopy**

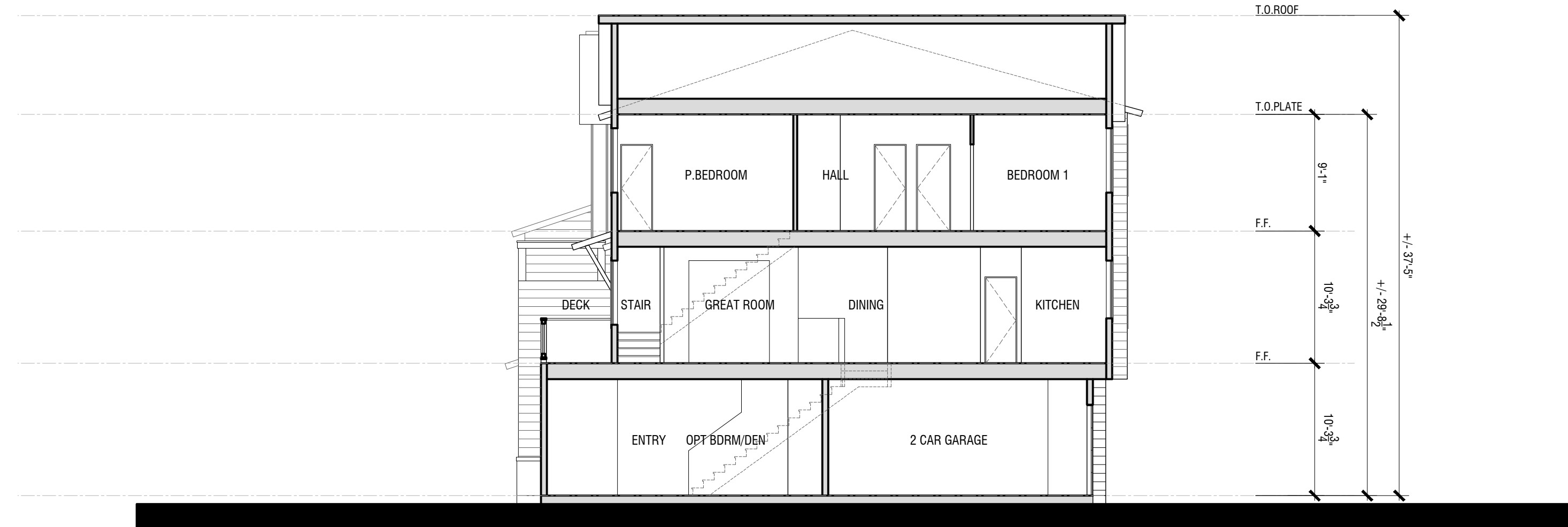
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0 2 4 8  
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**A18**

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Plan 6



Plan 5

Plan 4

Plan 3

Plan 4

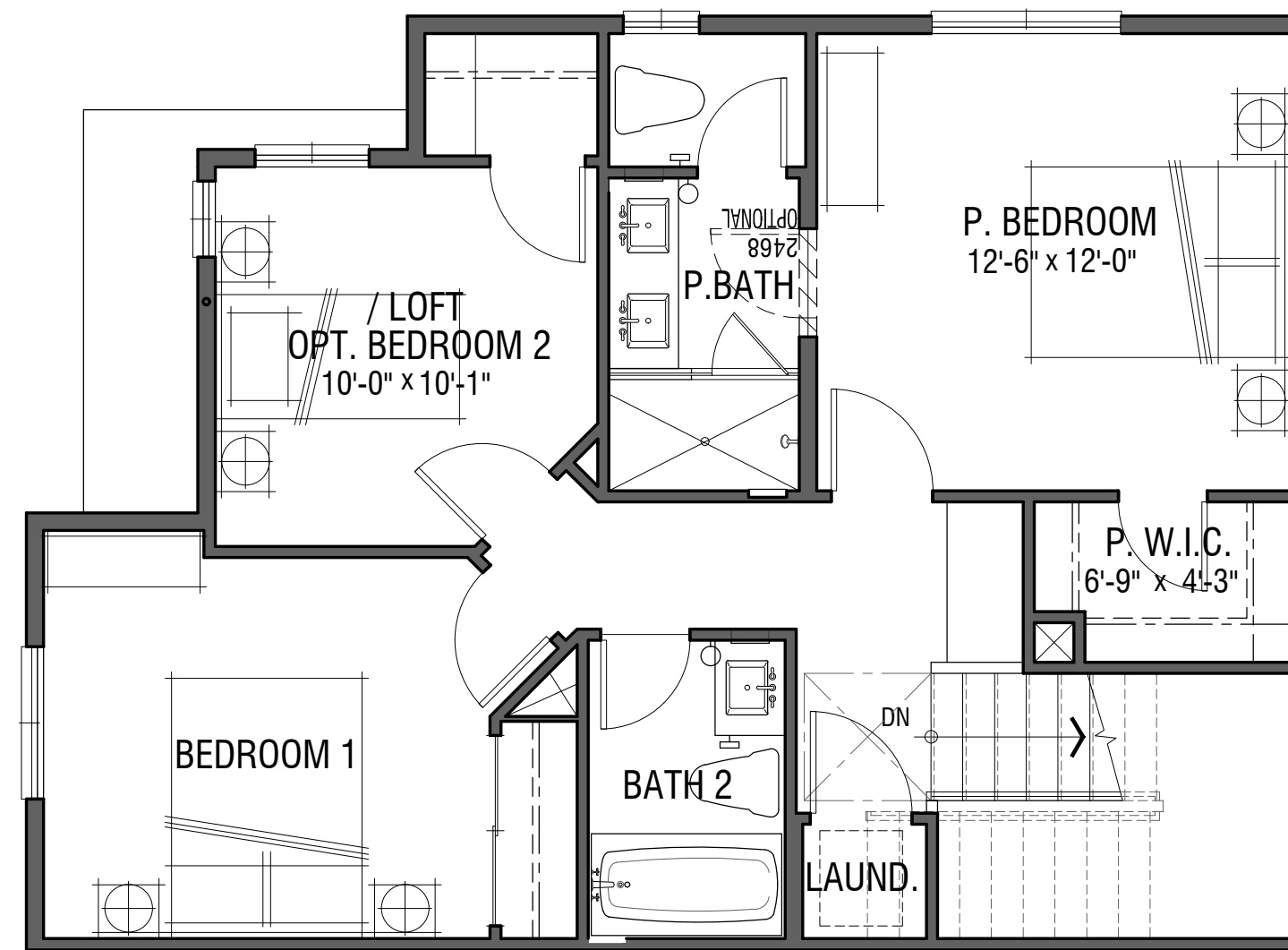
Plan 6

## Representative Building Sections

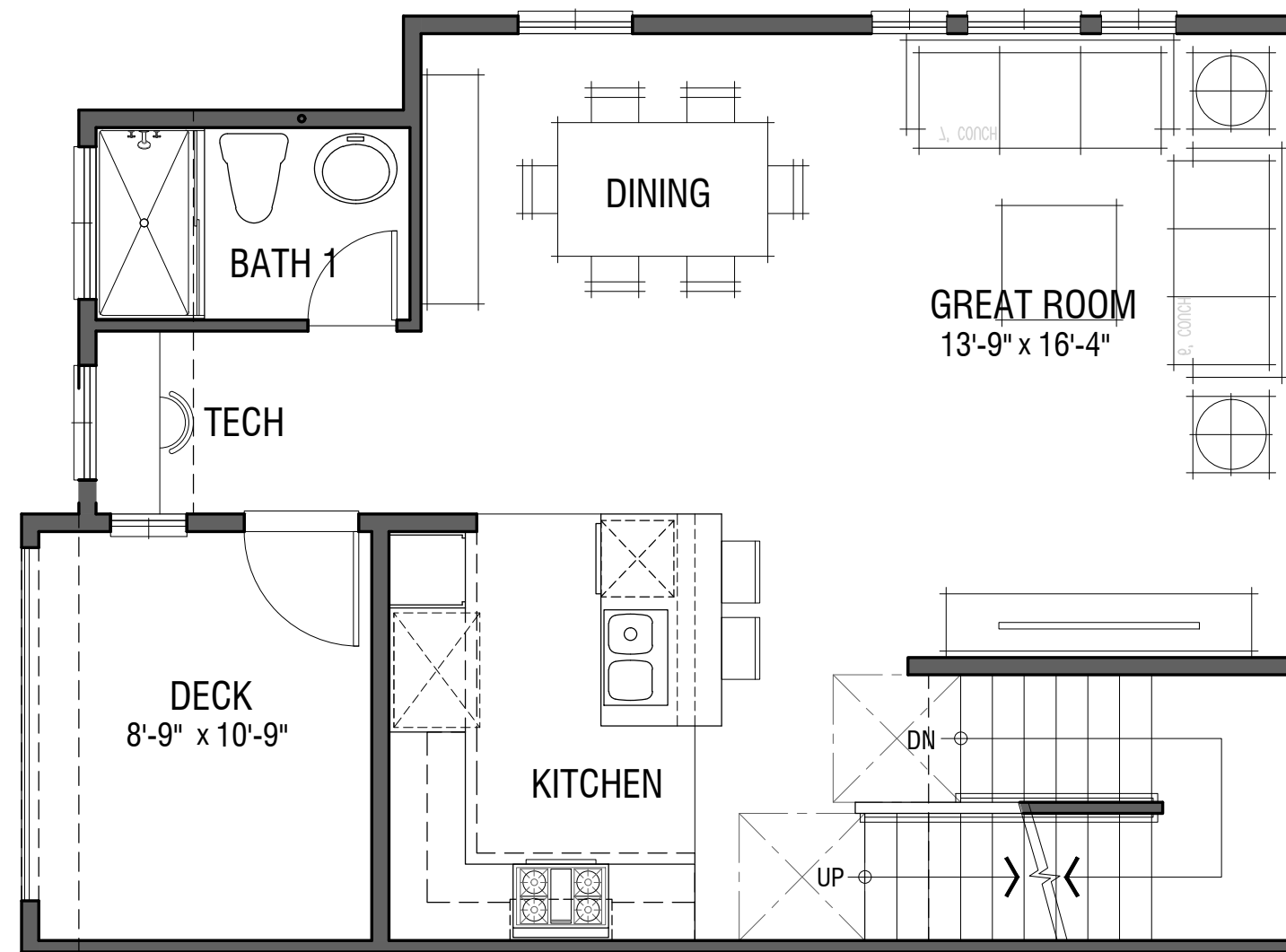
### The Canopy

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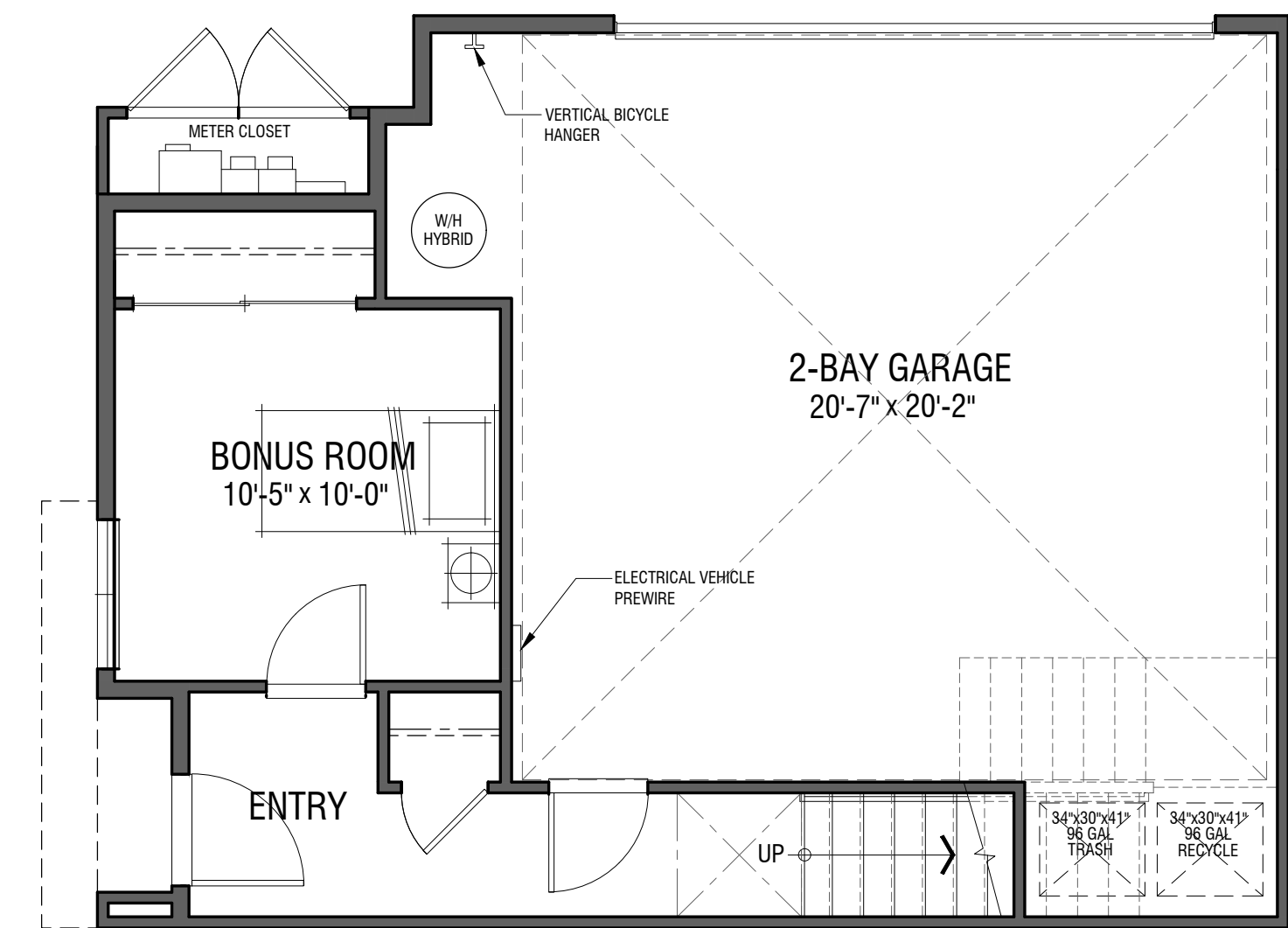




Third Floor



Second Floor



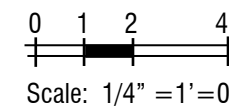
First Floor

# Plan 1

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

## The Canopy

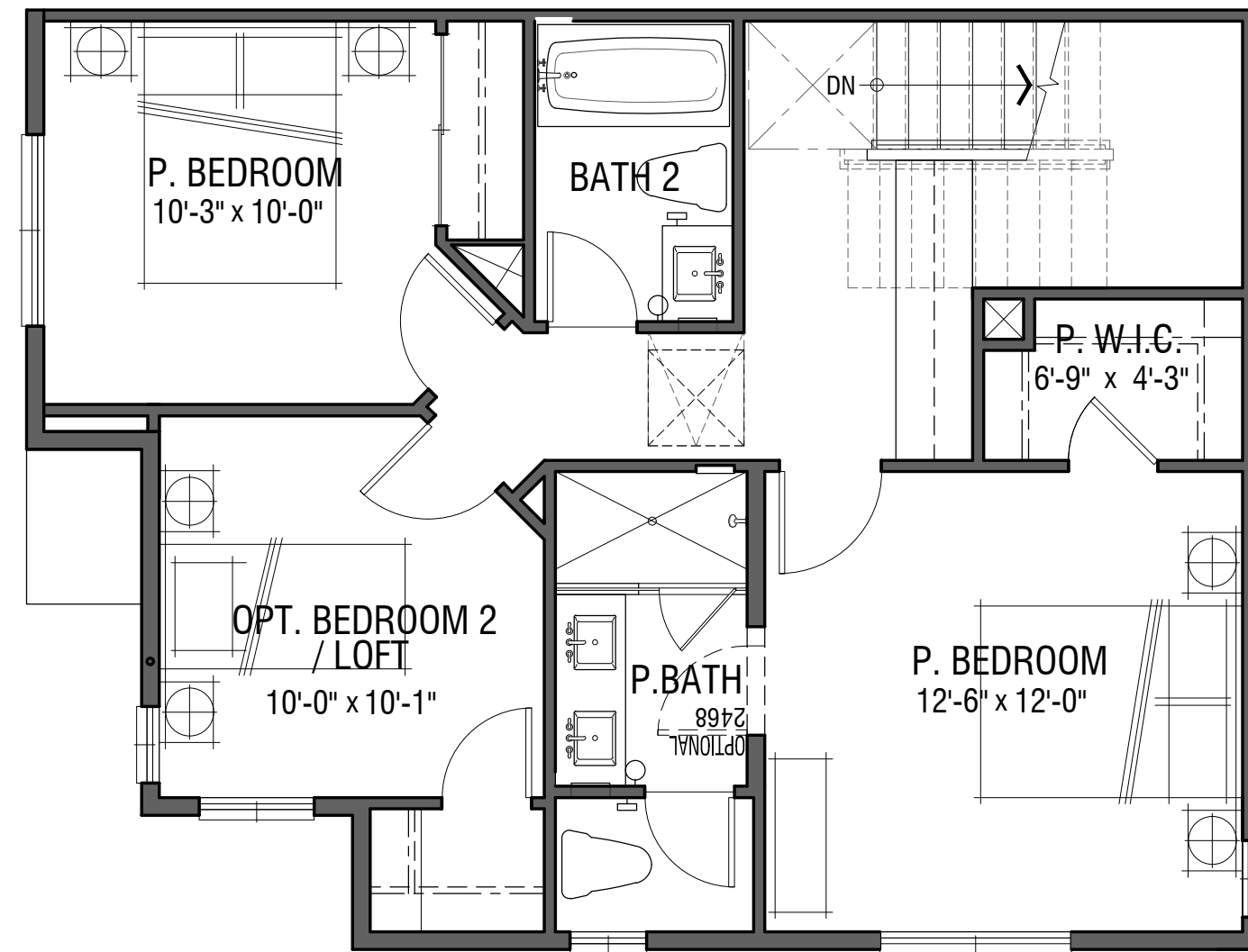
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



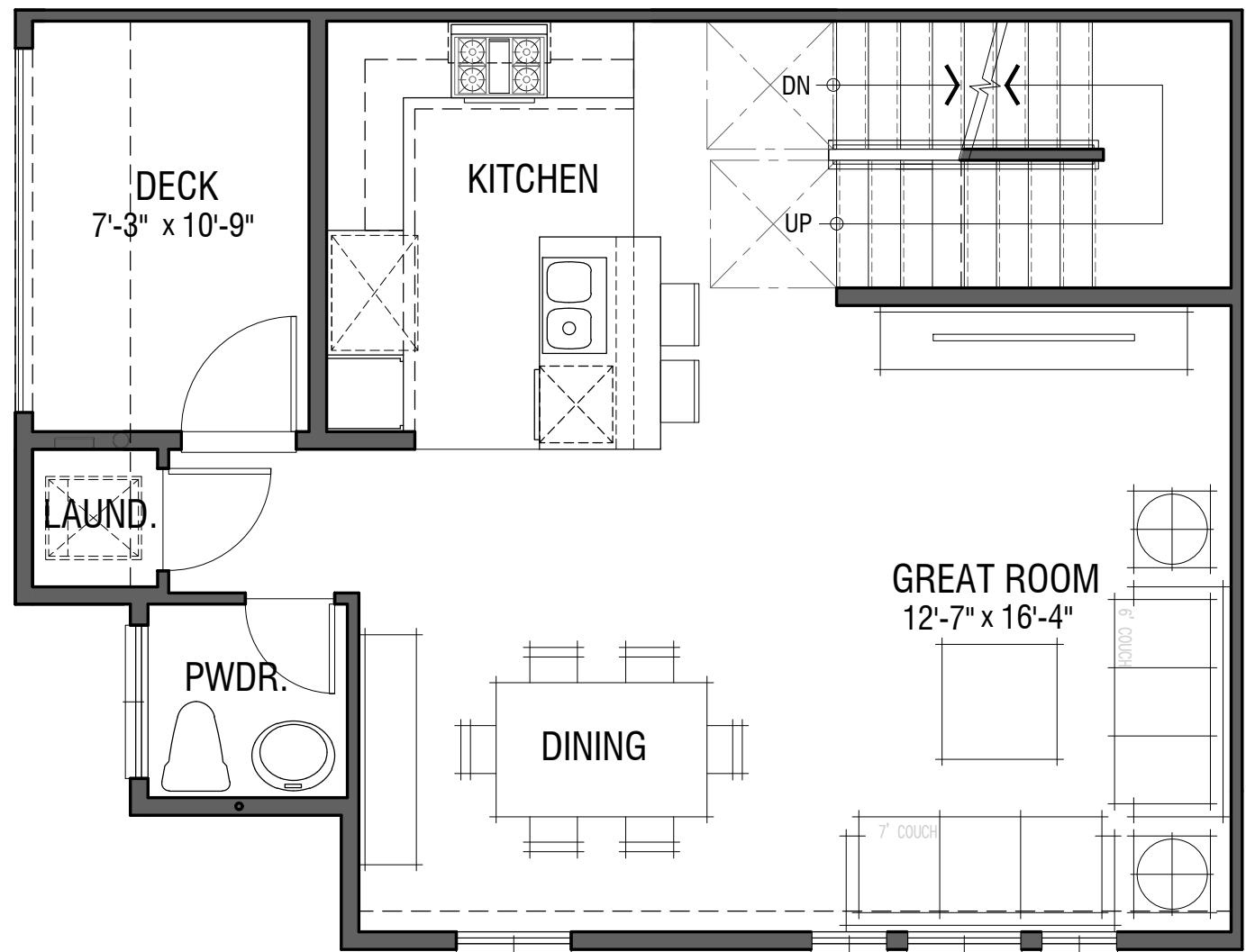
A20

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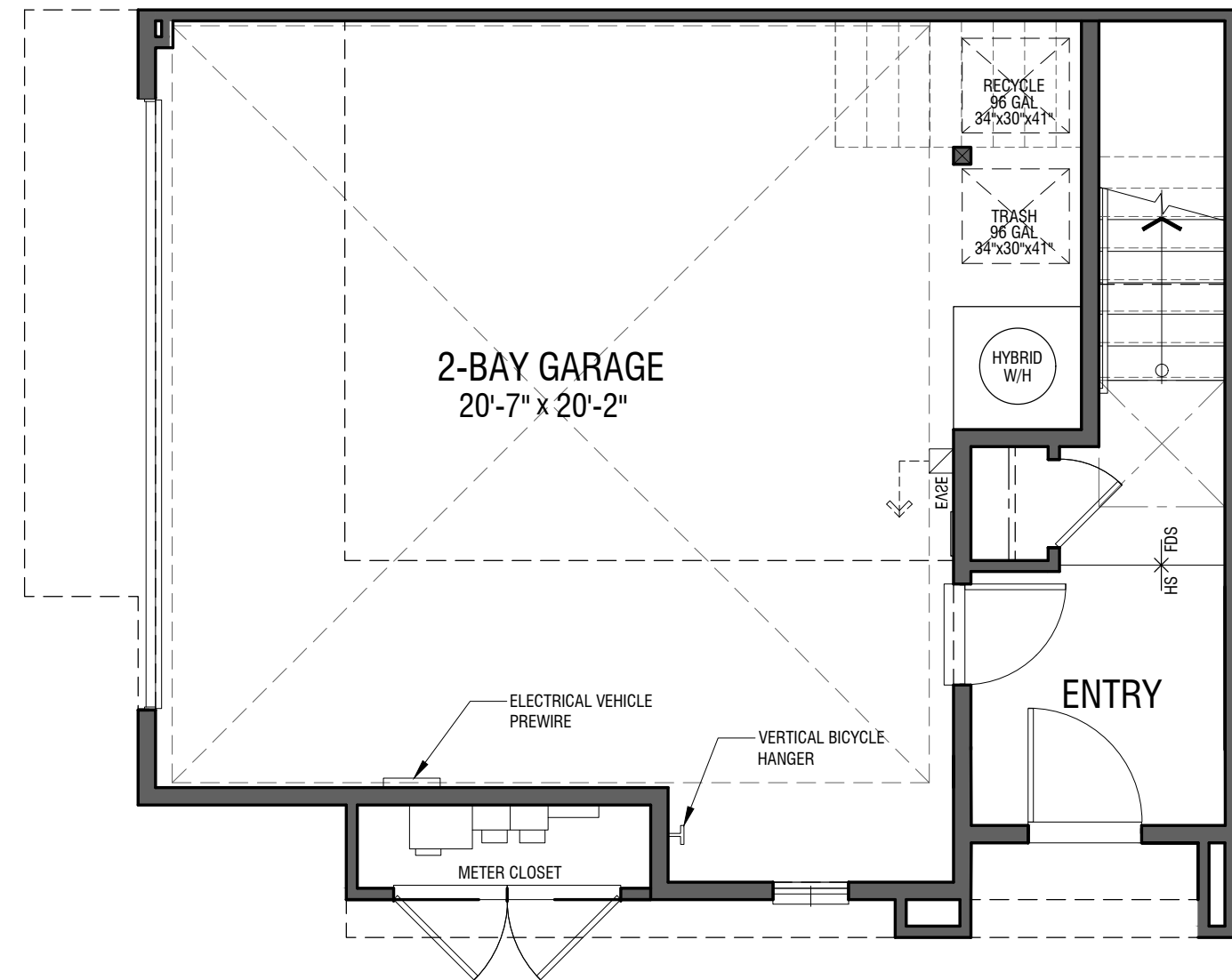
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Third Floor



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

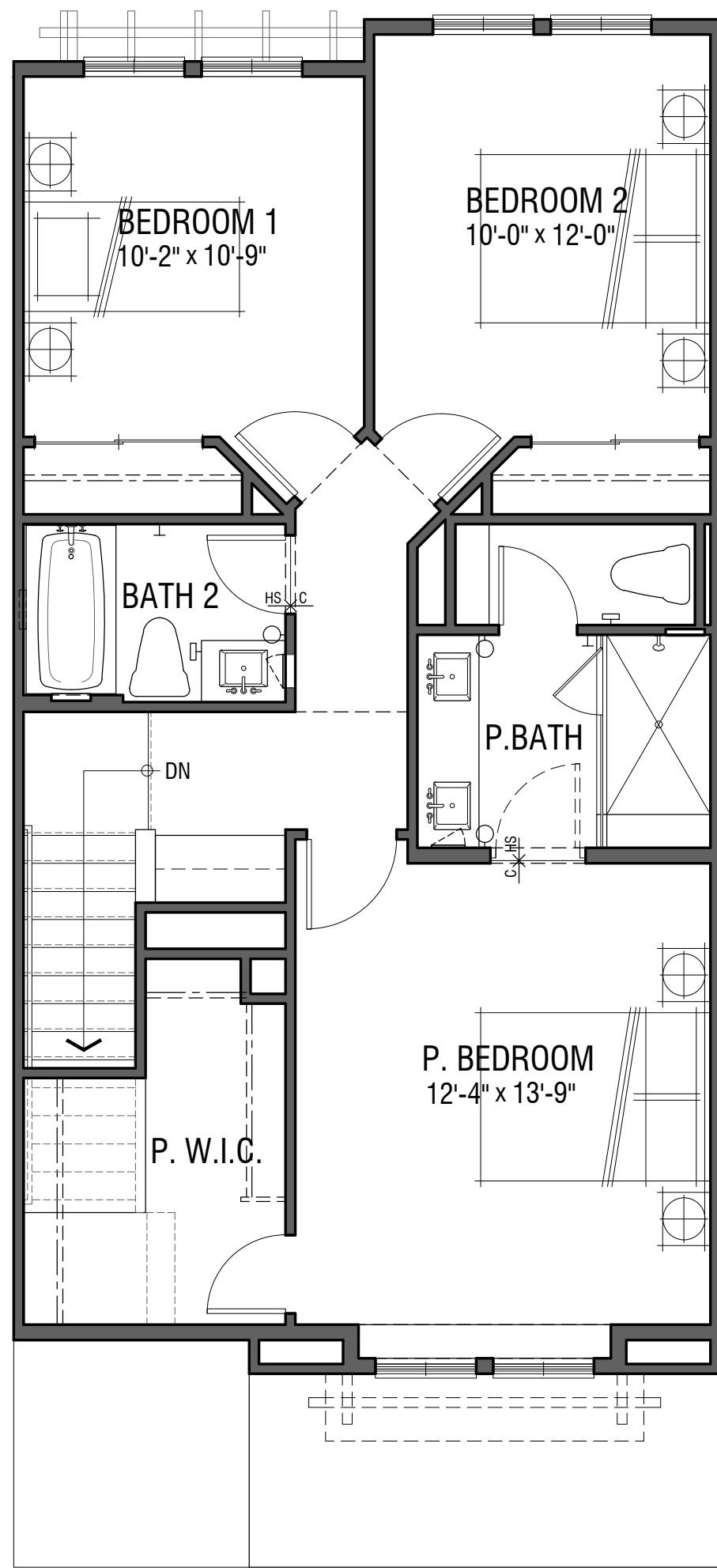
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A21

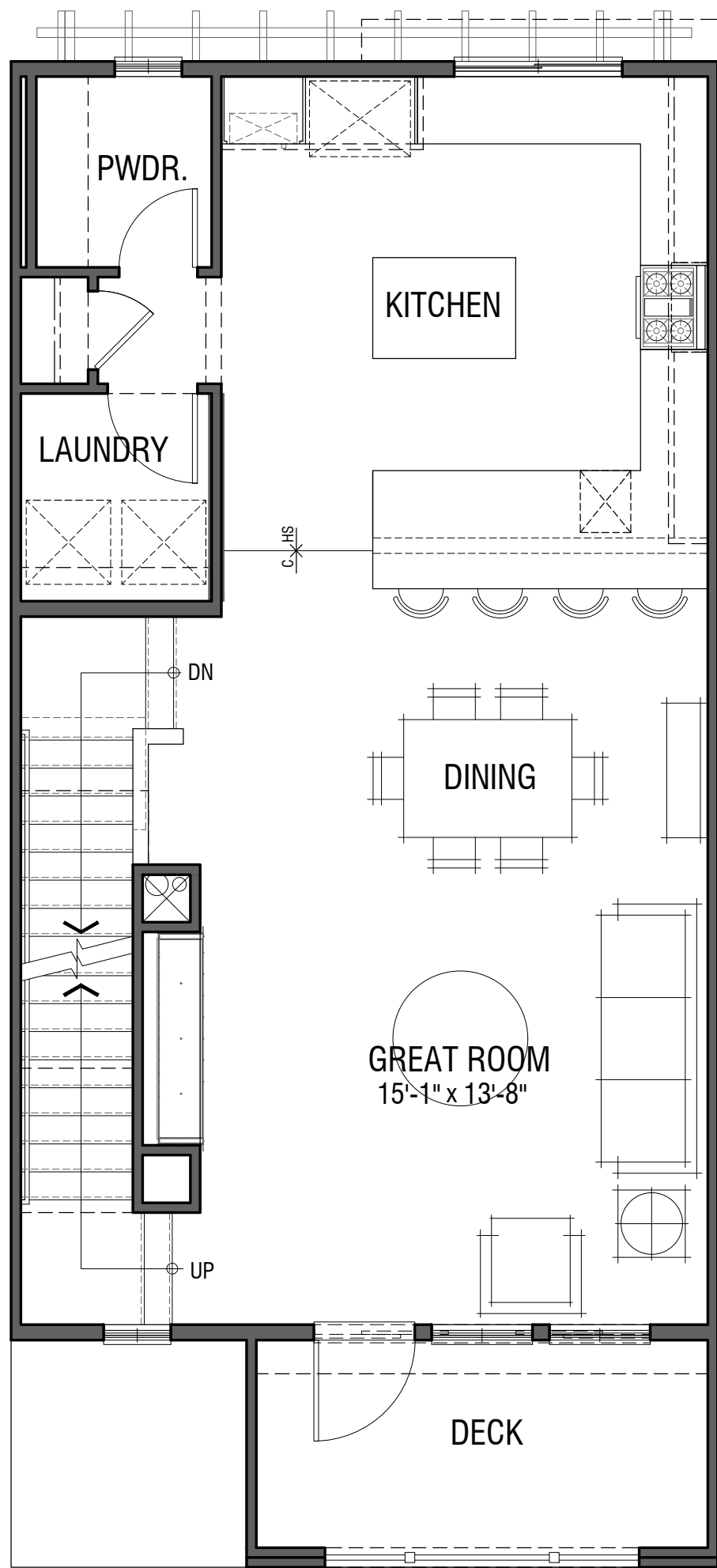
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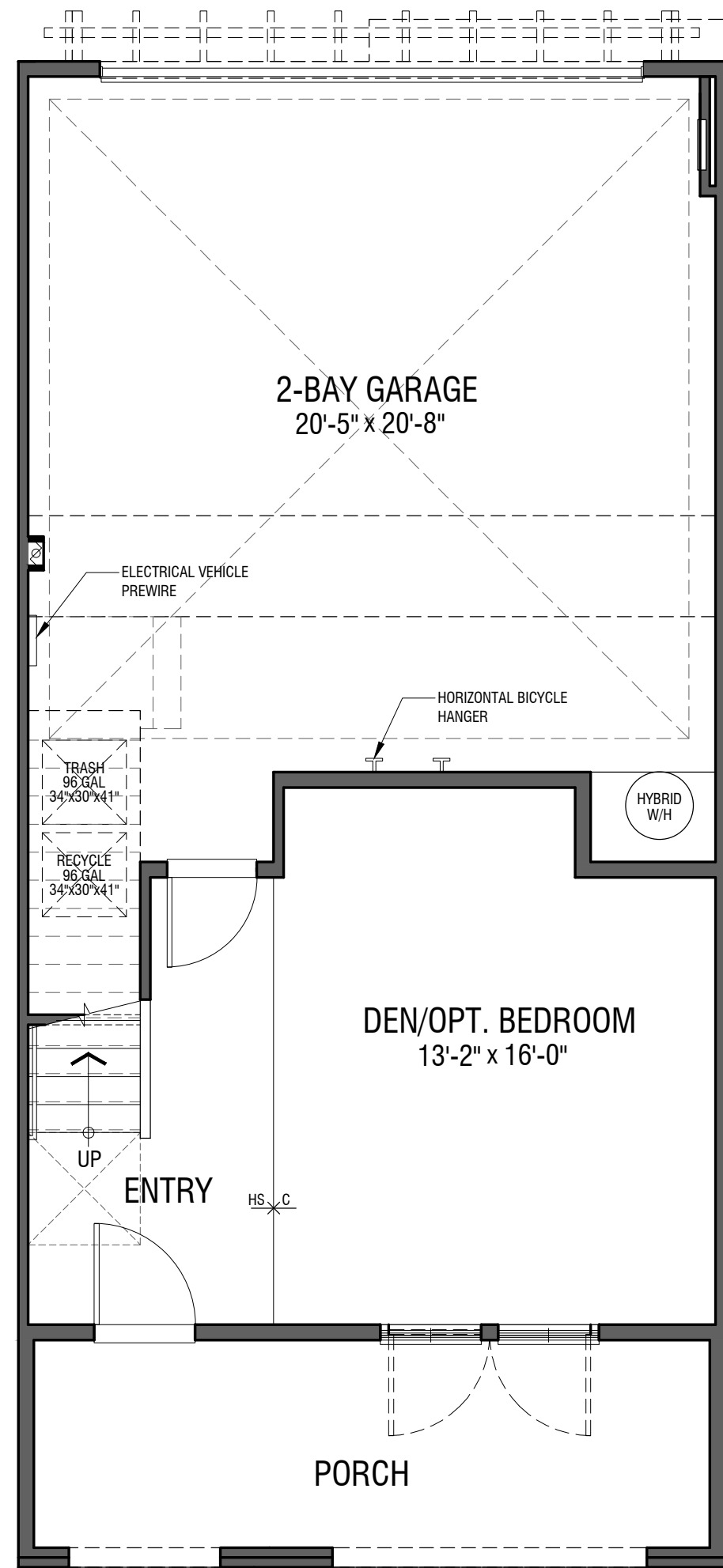
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ORANGE COUNTY - LOS ANGELES - BAY AREA - SACRAMENTO



Third Floor



Second Floor



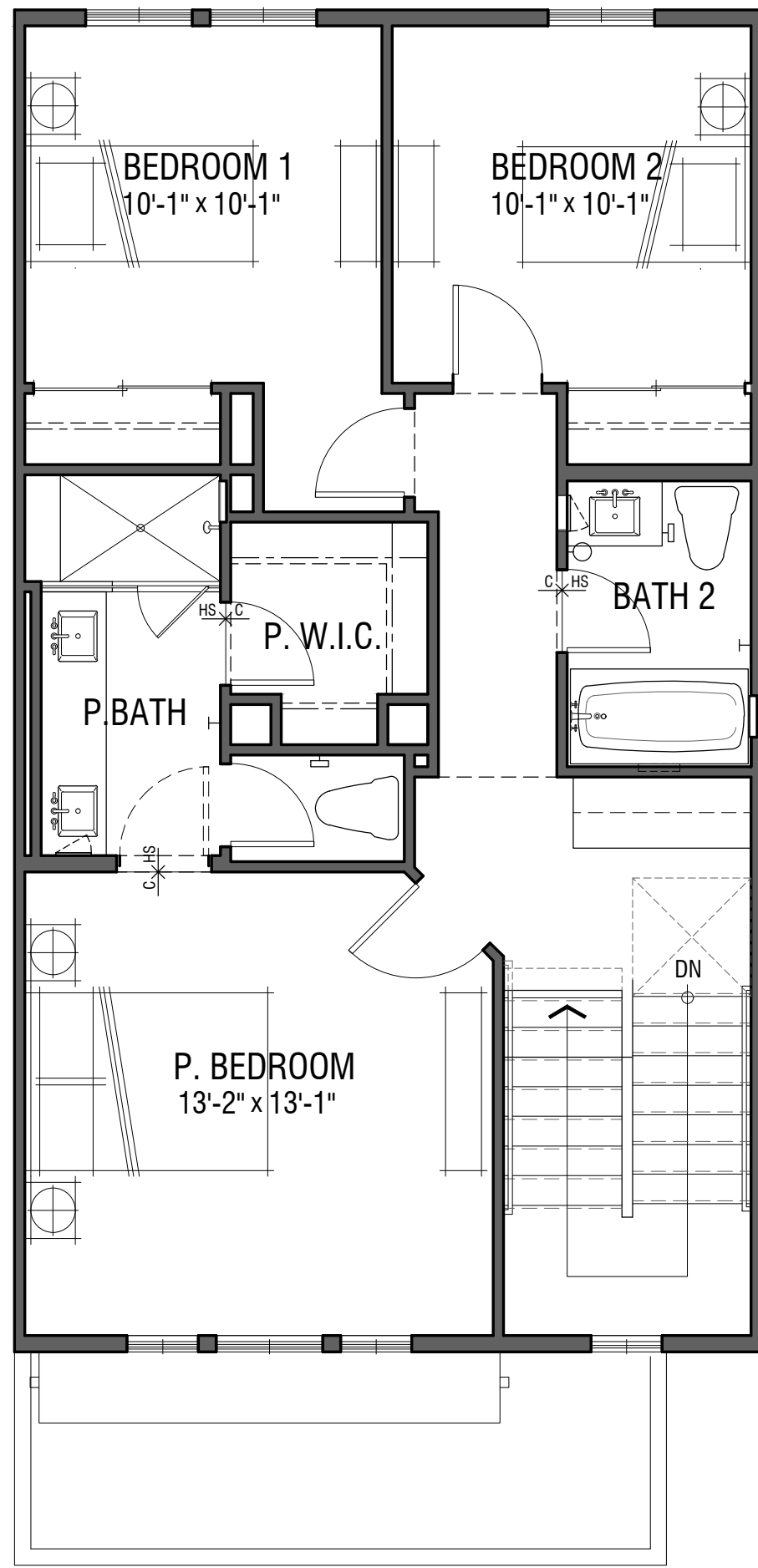
First Floor

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

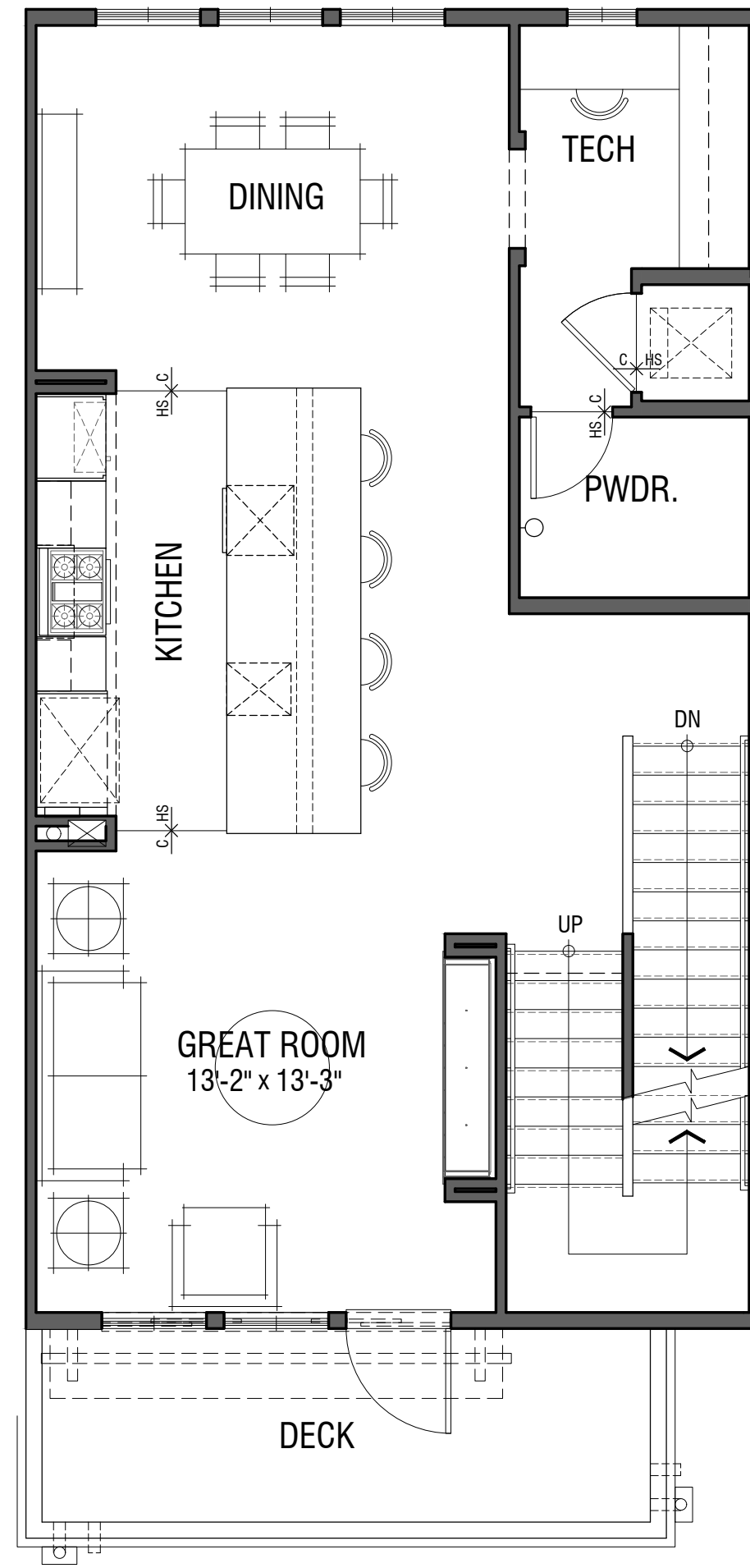
**The Canopy**

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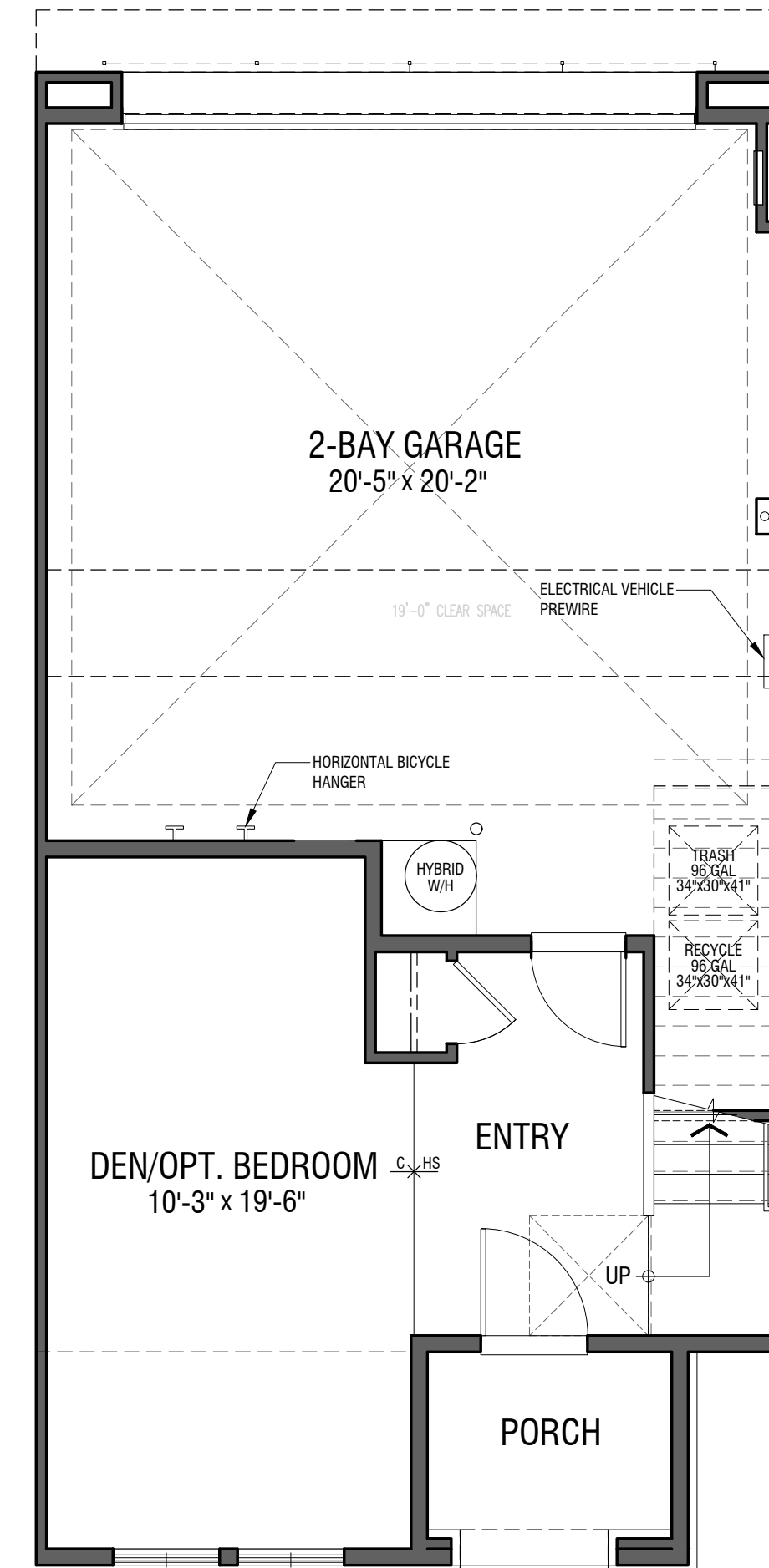




Third Floor



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



City Ventures



City Ventures

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

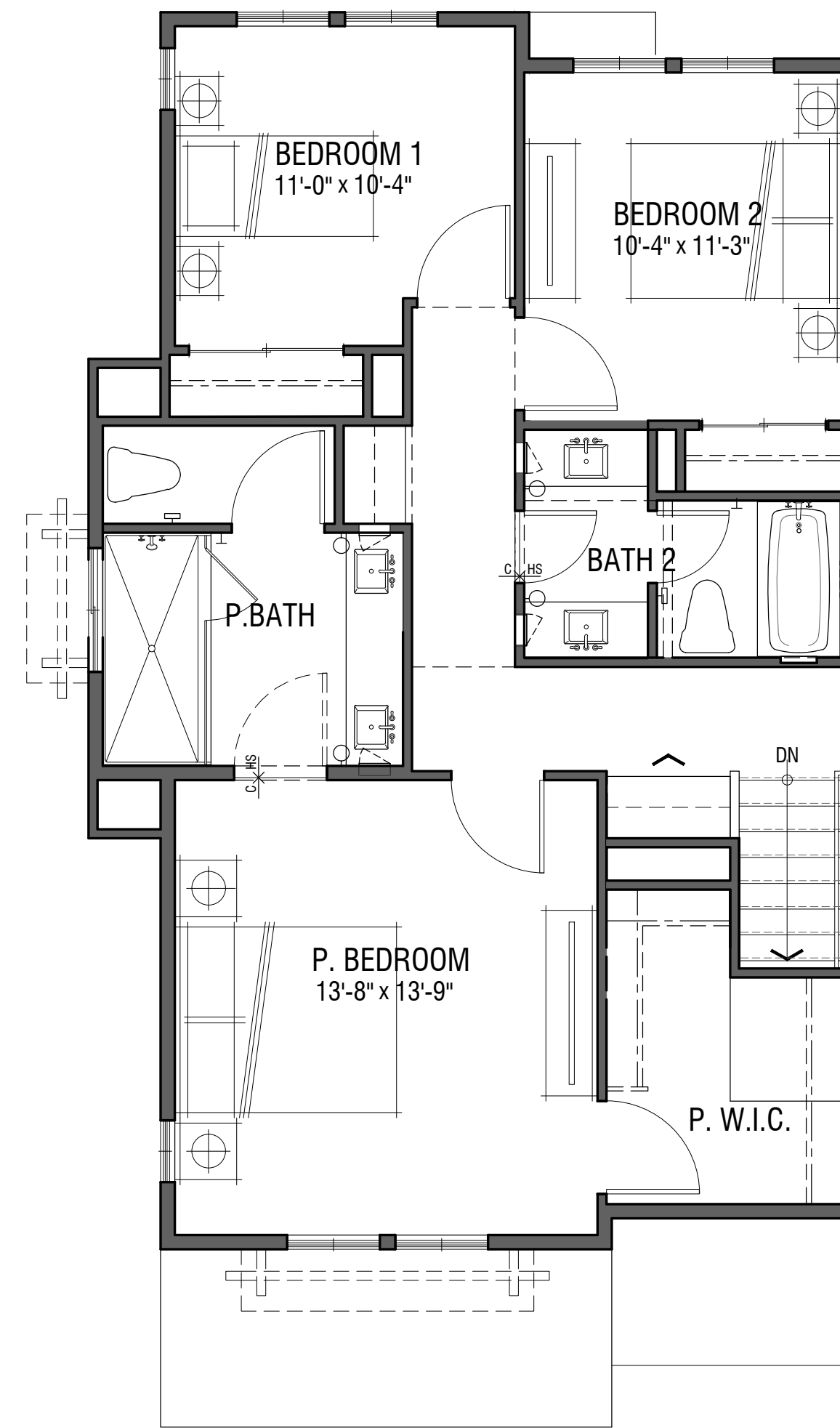
A23

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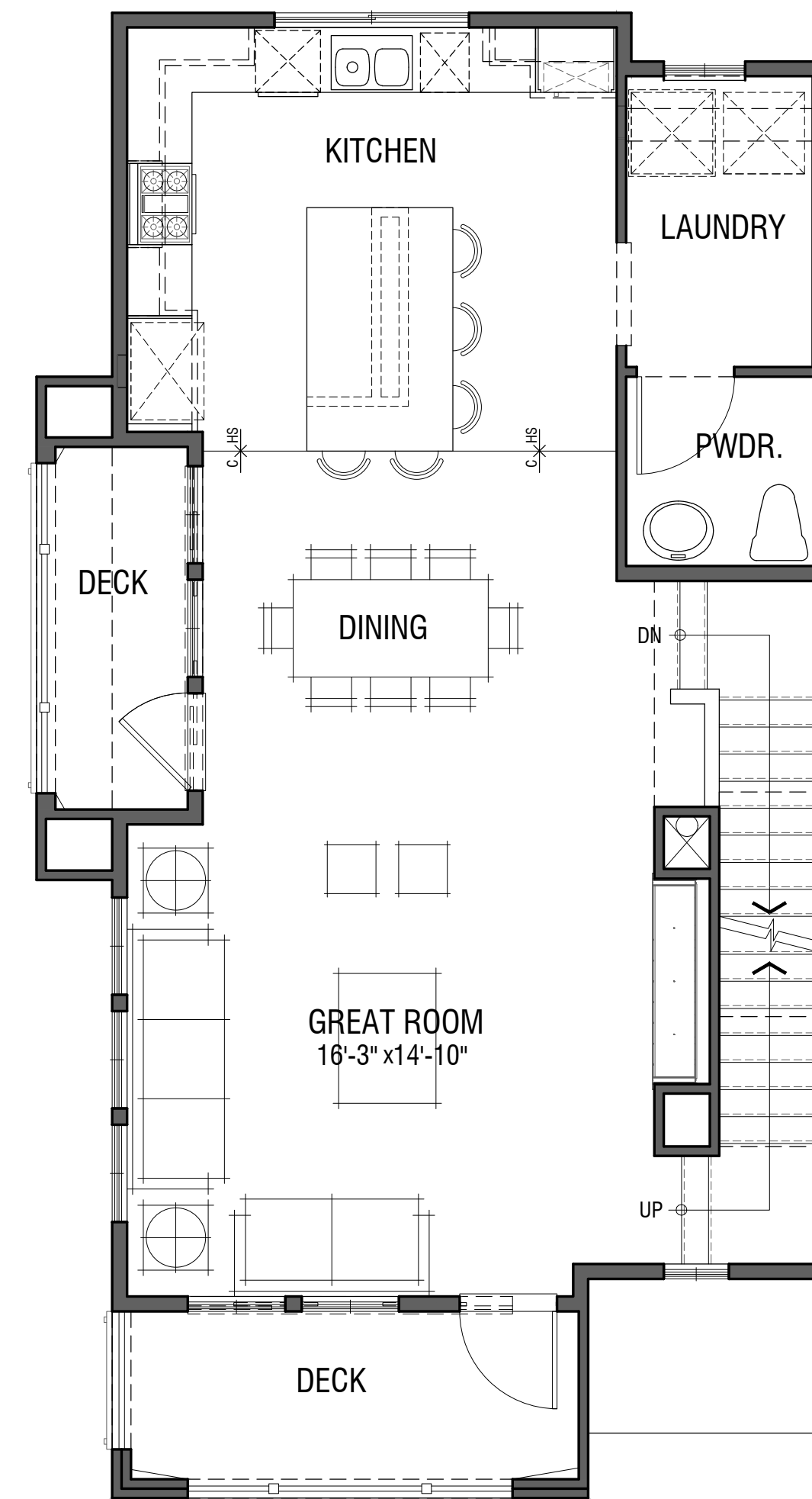
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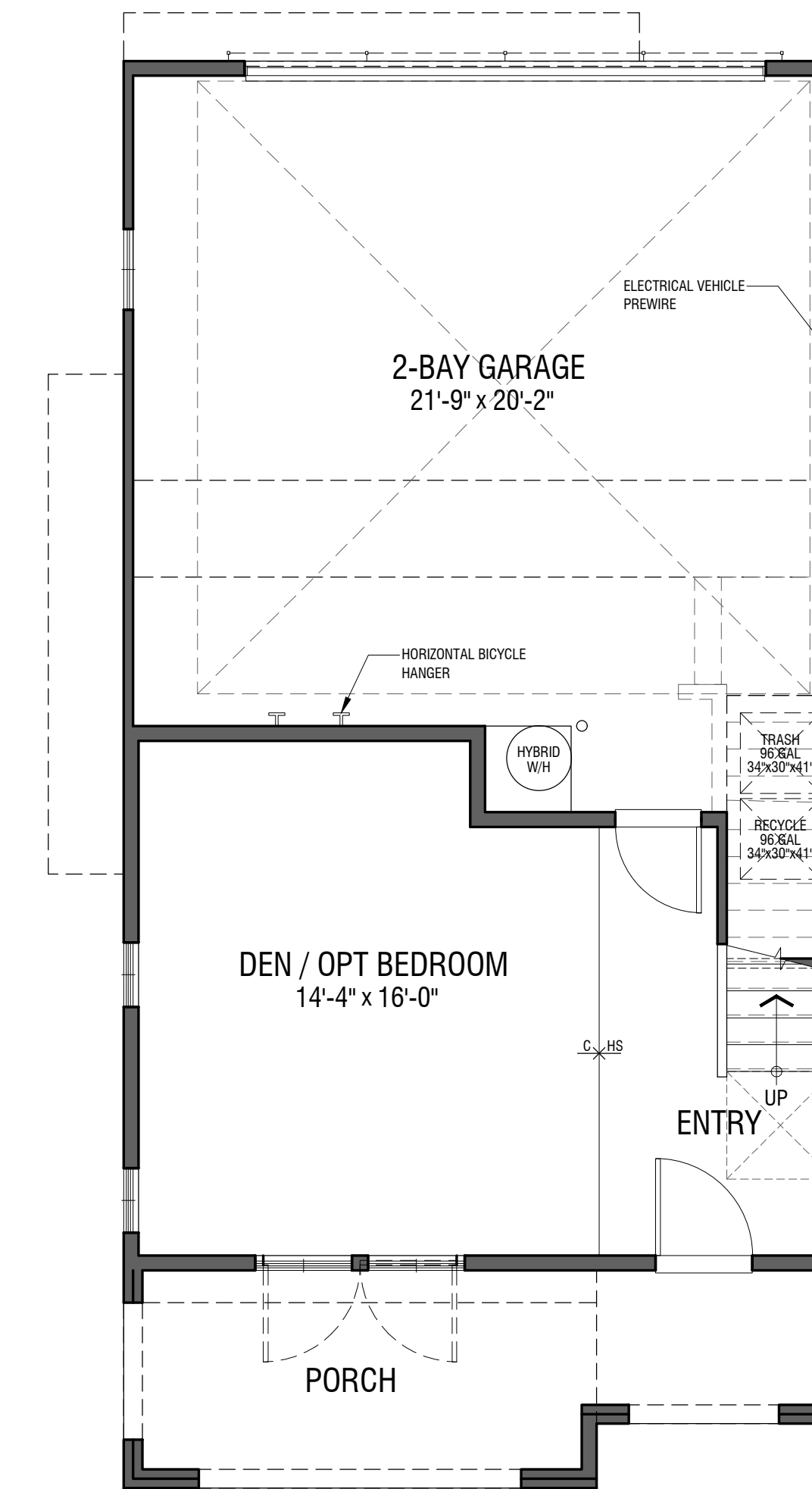




Third Floor



Second Floor



First Floor

Note: For personal elevator option, see Sheet A24.

## Plan 5

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

## The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



City Ventures



City Ventures

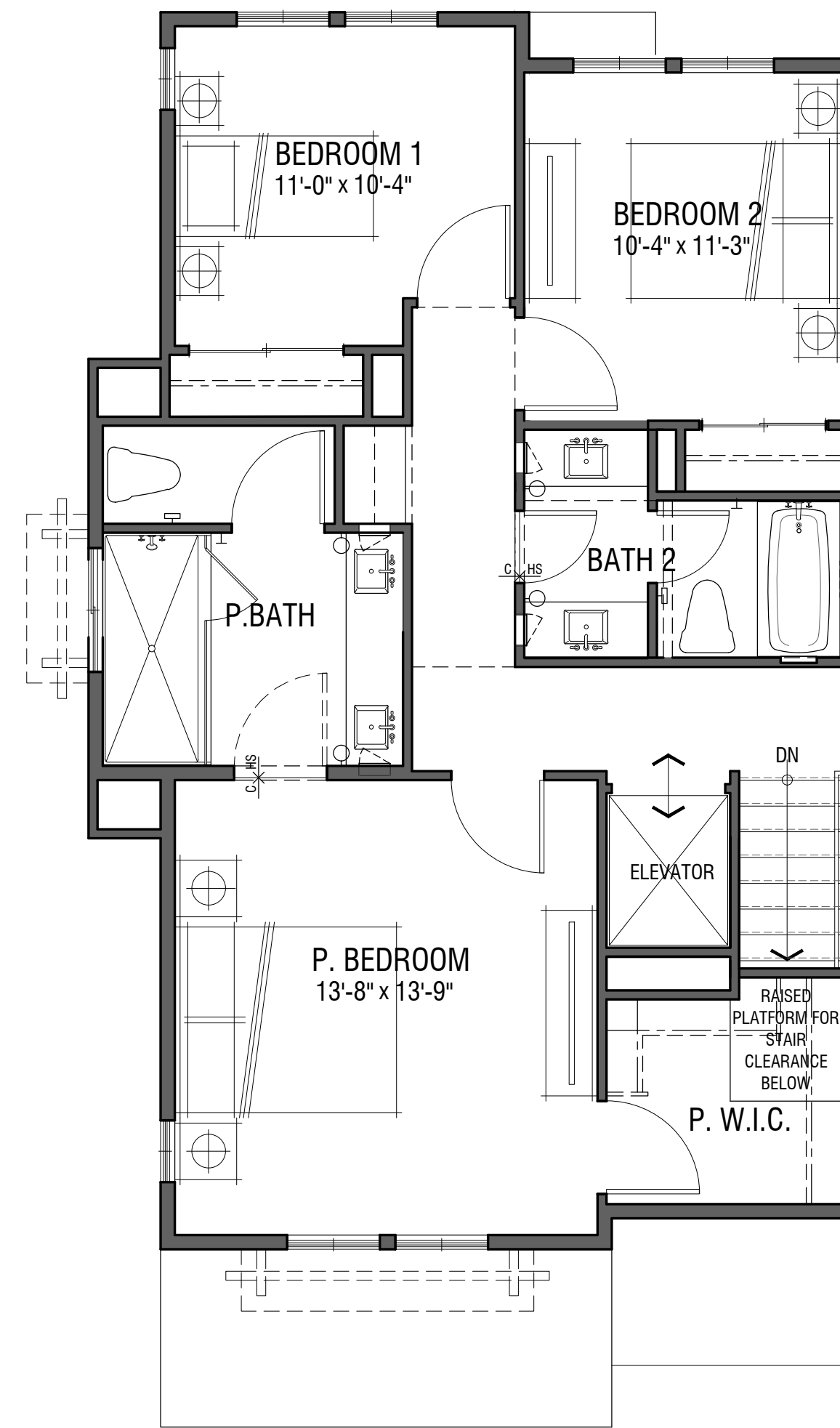
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A24

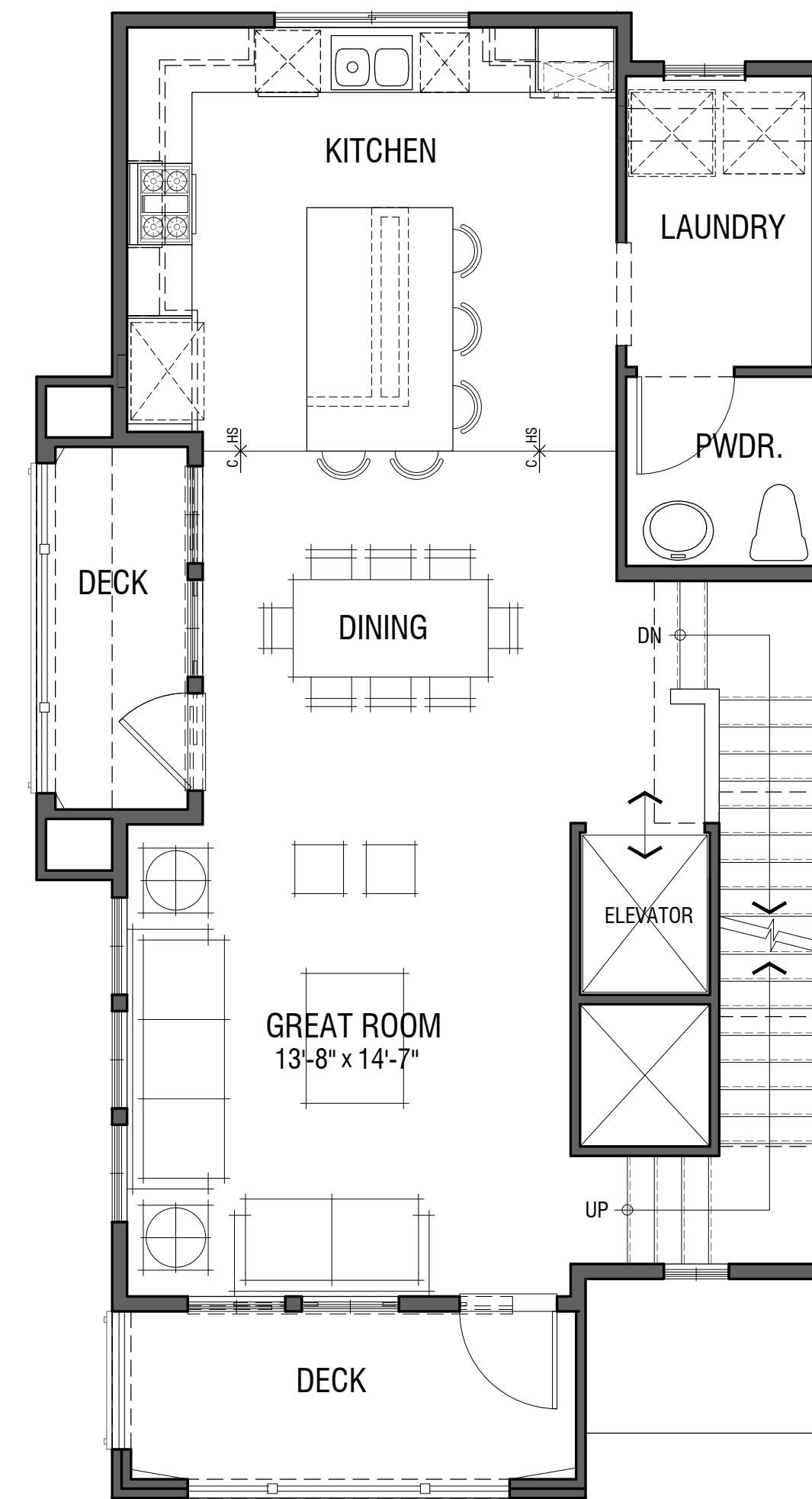
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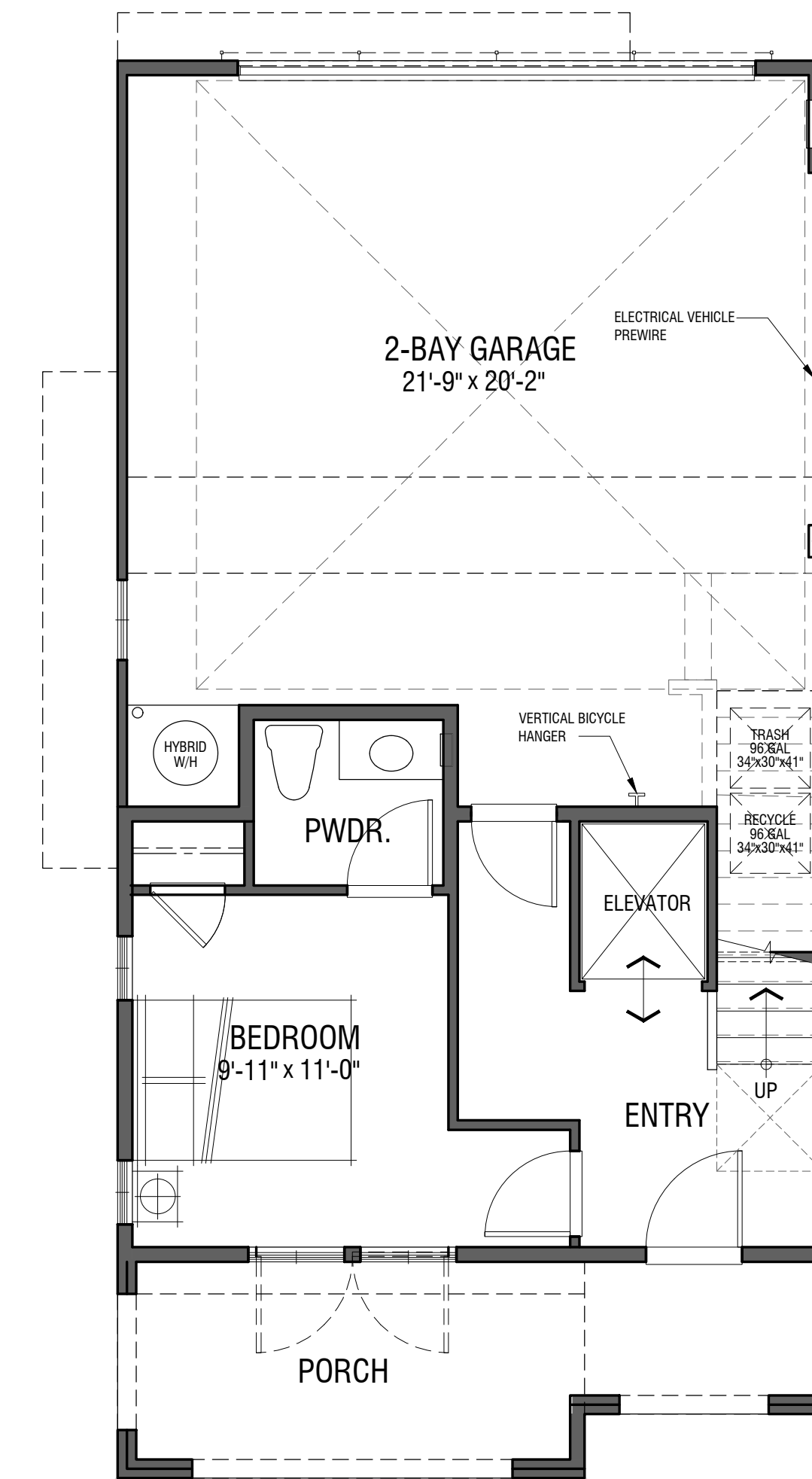
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Third Floor



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



City Ventures



City Ventures

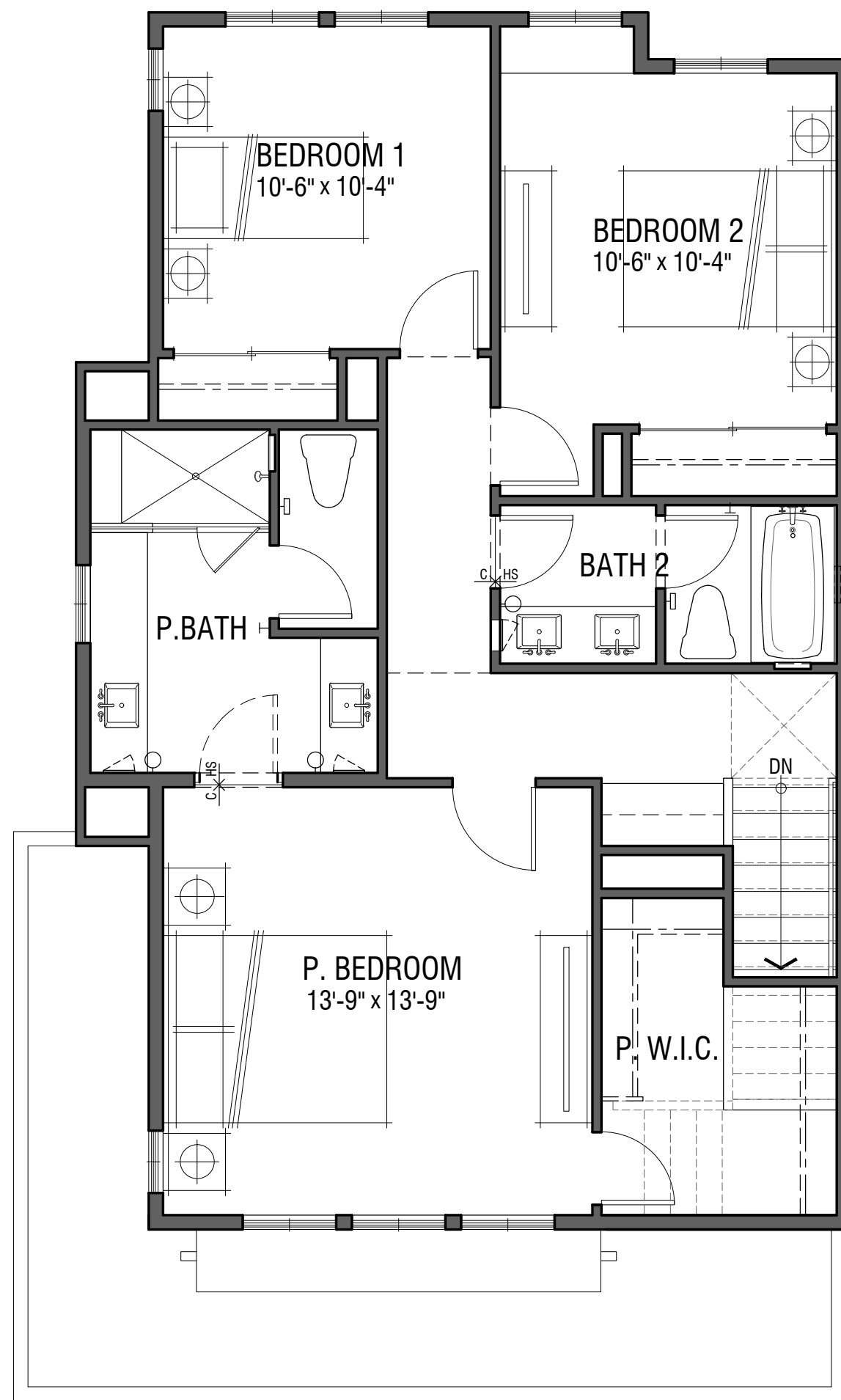
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A25

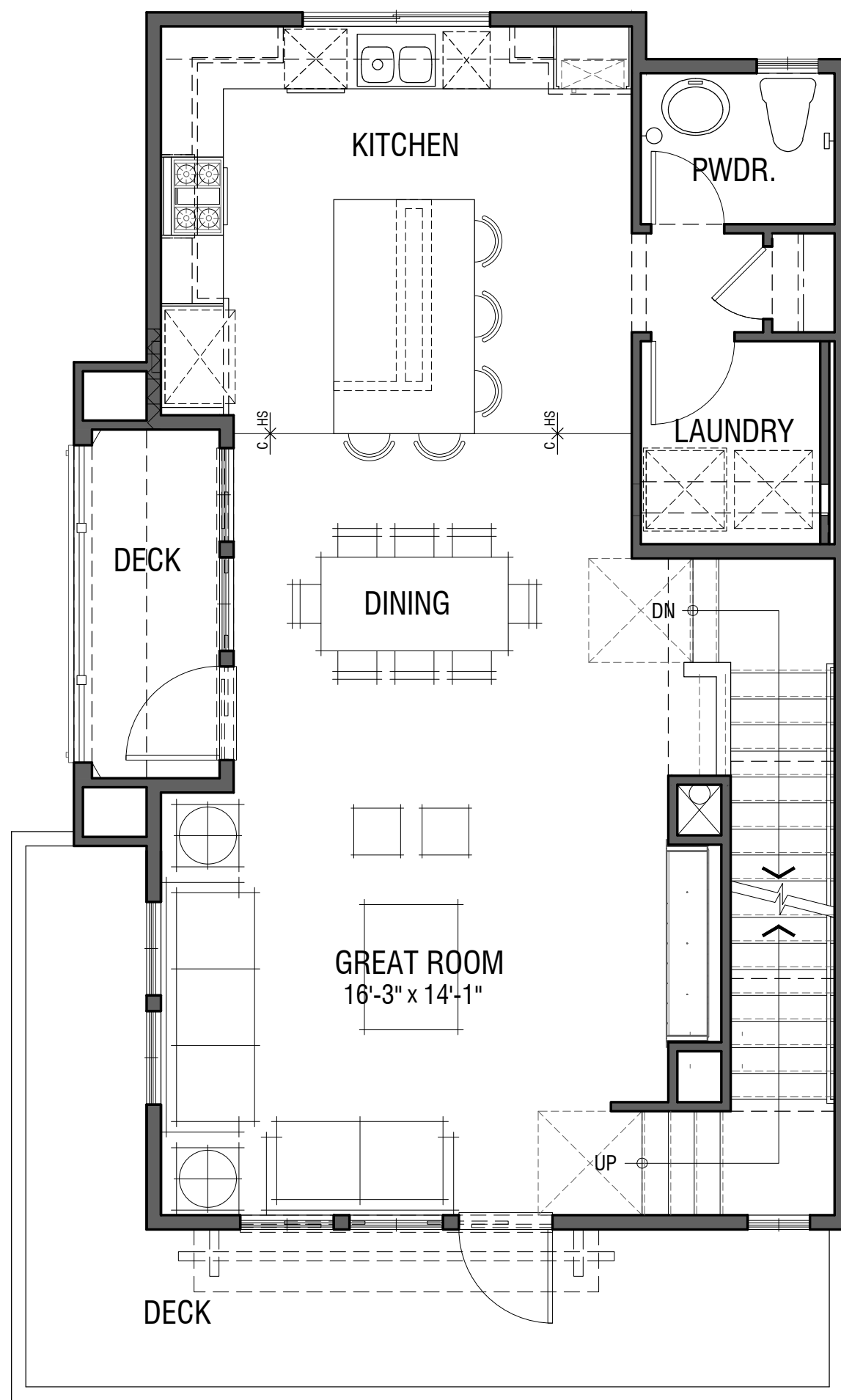
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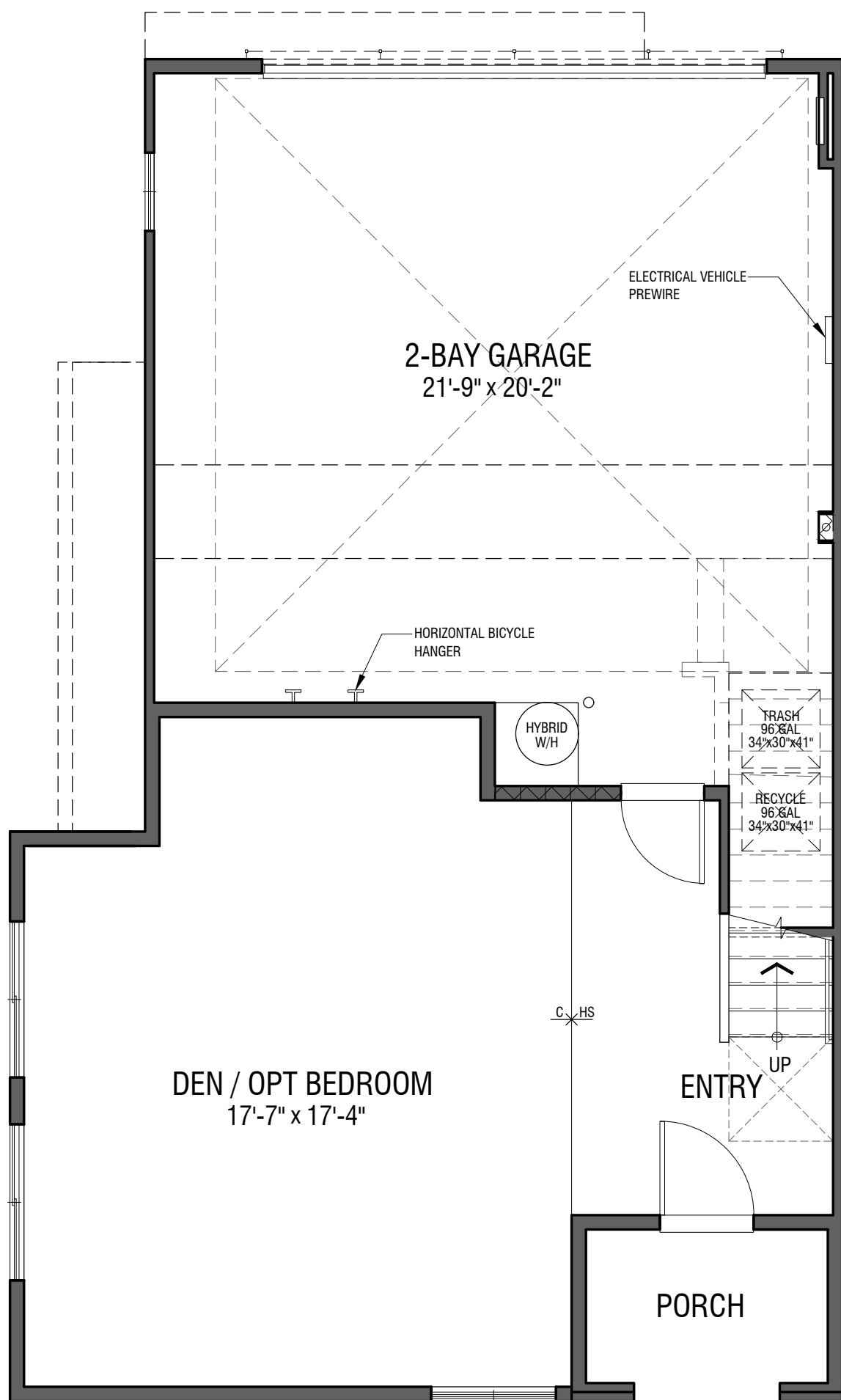
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**WHA.**  
ORANGE COUNTY - LOS ANGELES - BAY AREA - SACRAMENTO



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



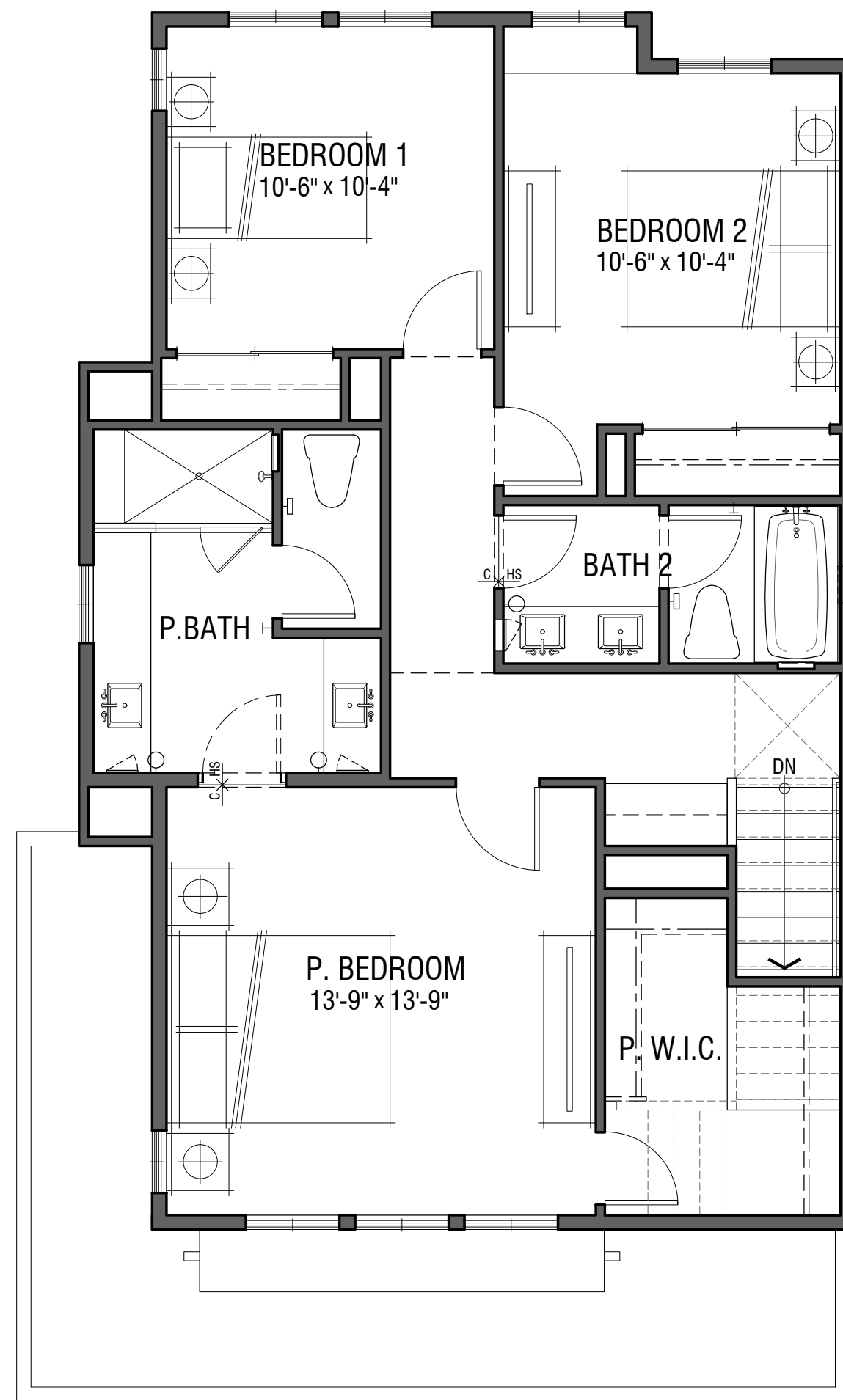
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A26

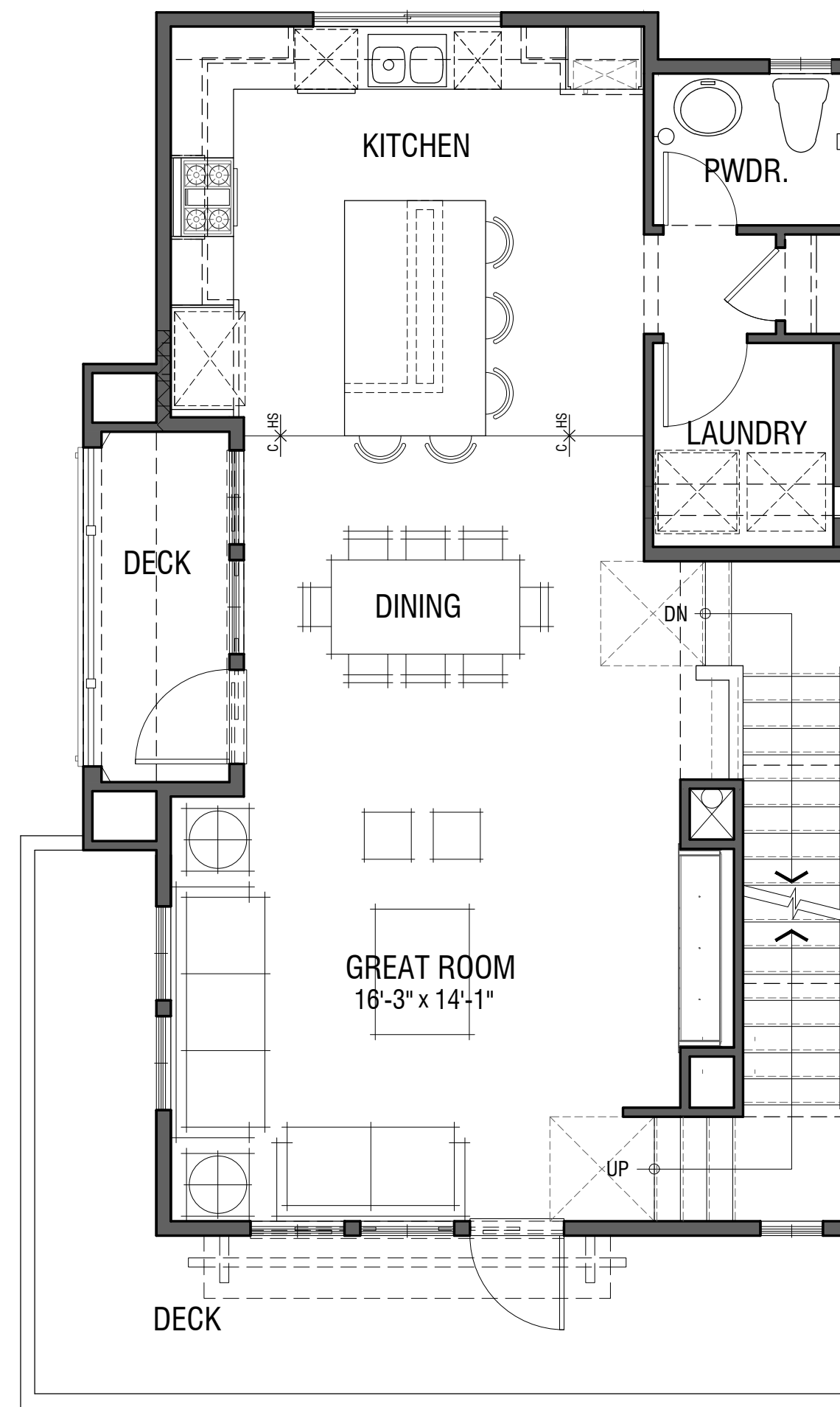
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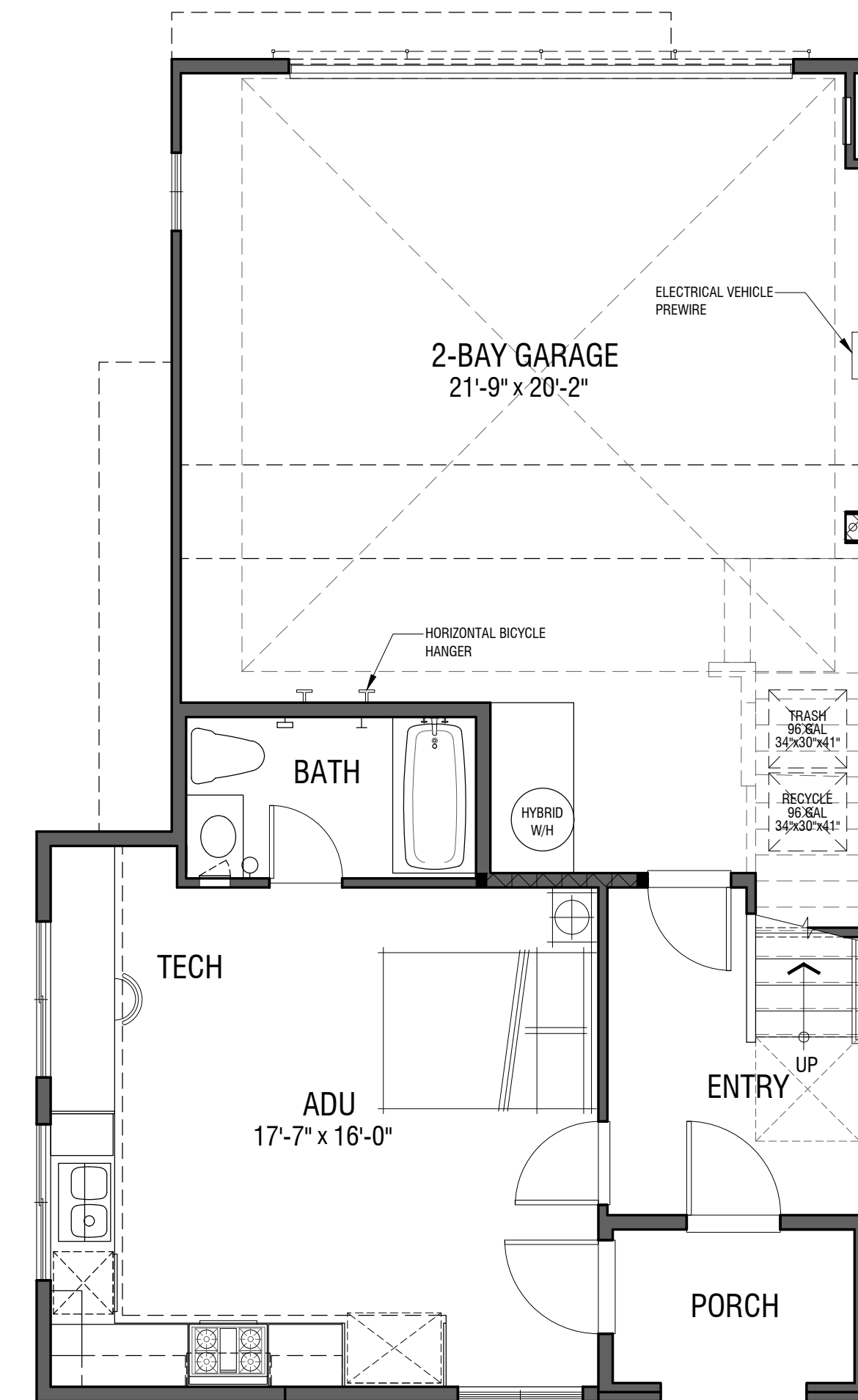




Third Floor



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

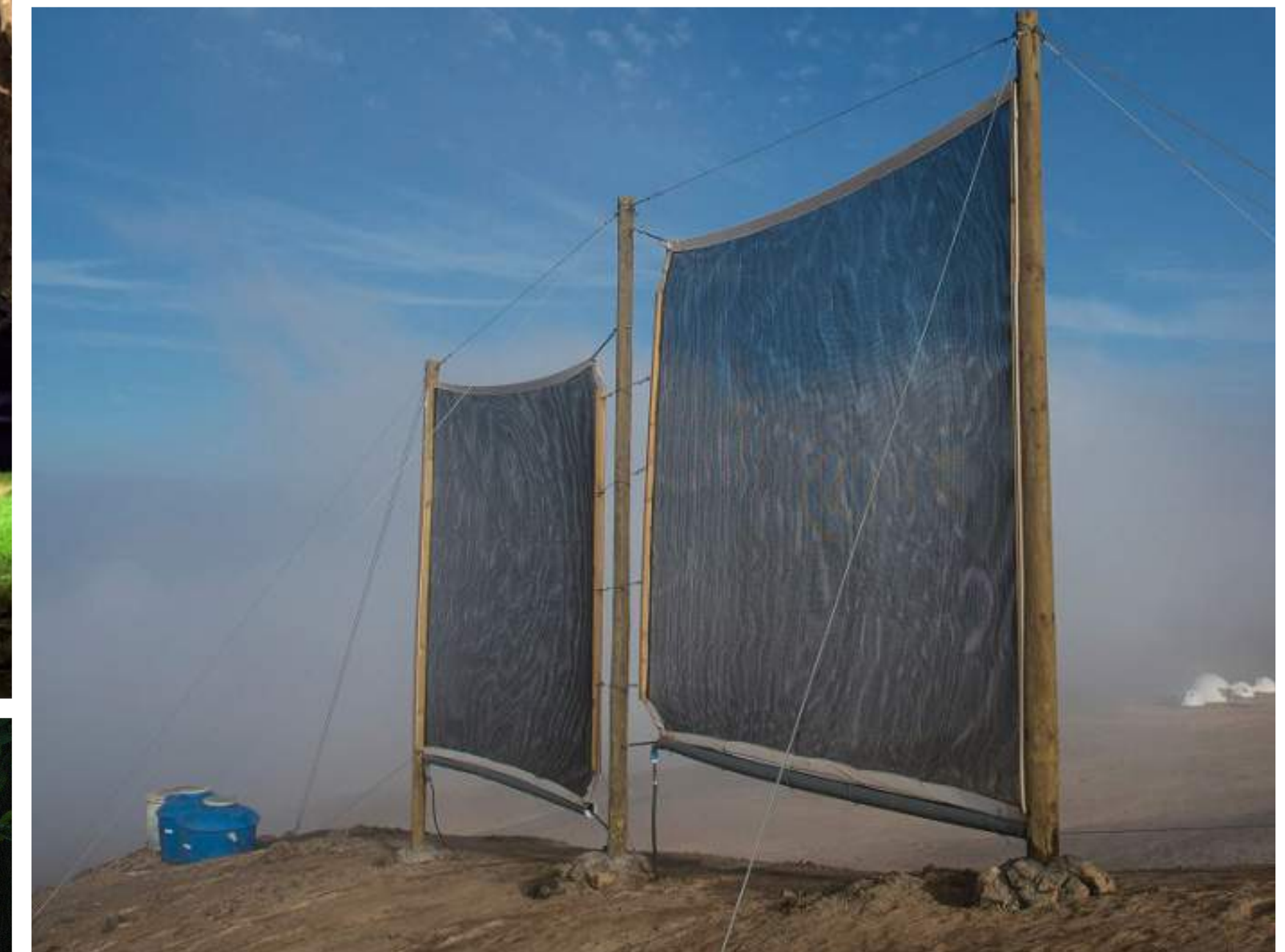


Existing Site Photos

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

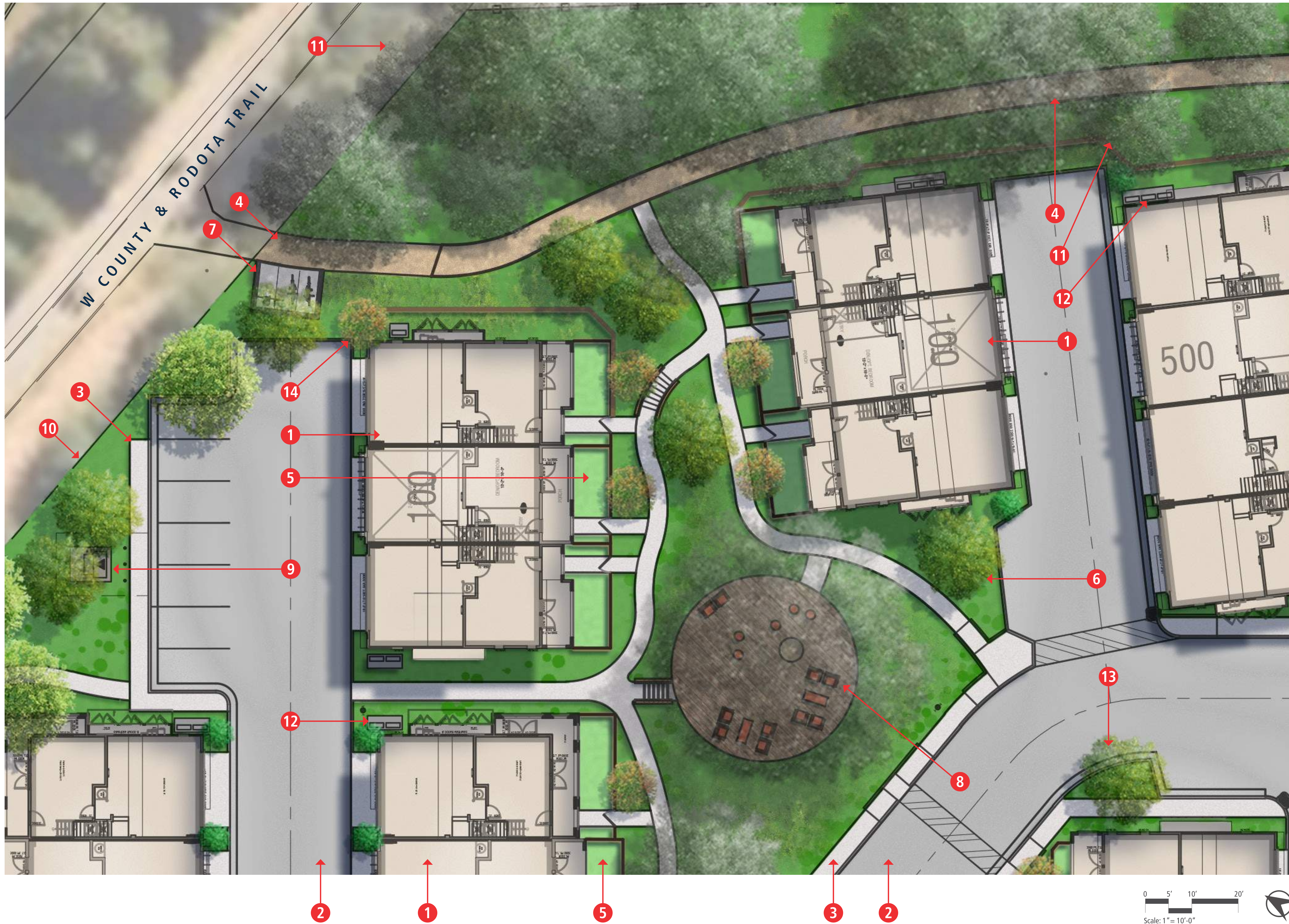
## CONCEPTUAL SITE PLAN The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-2

First Application Submittal  
APRIL 21, 2023





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

CONCEPTUAL HERITAGE TREE SOCIAL SPACE AND AMENITY PATH CONNECTION

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





# LEGEND

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

## CONCEPTUAL RECREATION AREA

### The Canopy

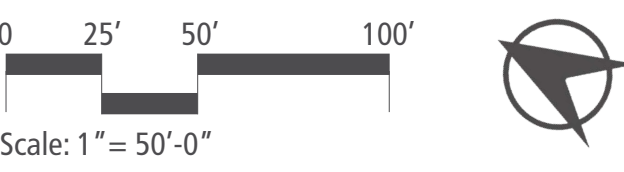
1009 - 1011 Gravenstein Highway North, Sebastopol, CA





LEGEND

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



CONCEPTUAL WALL AND FENCE PLAN

The Canopy

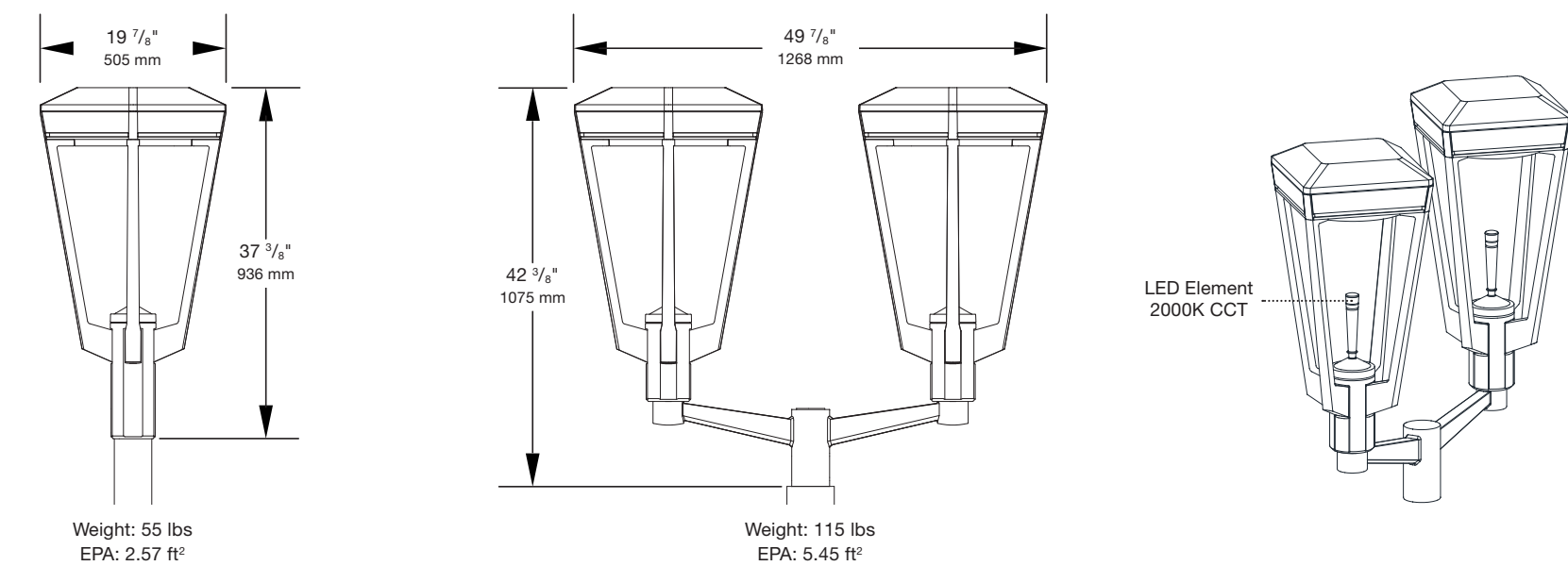
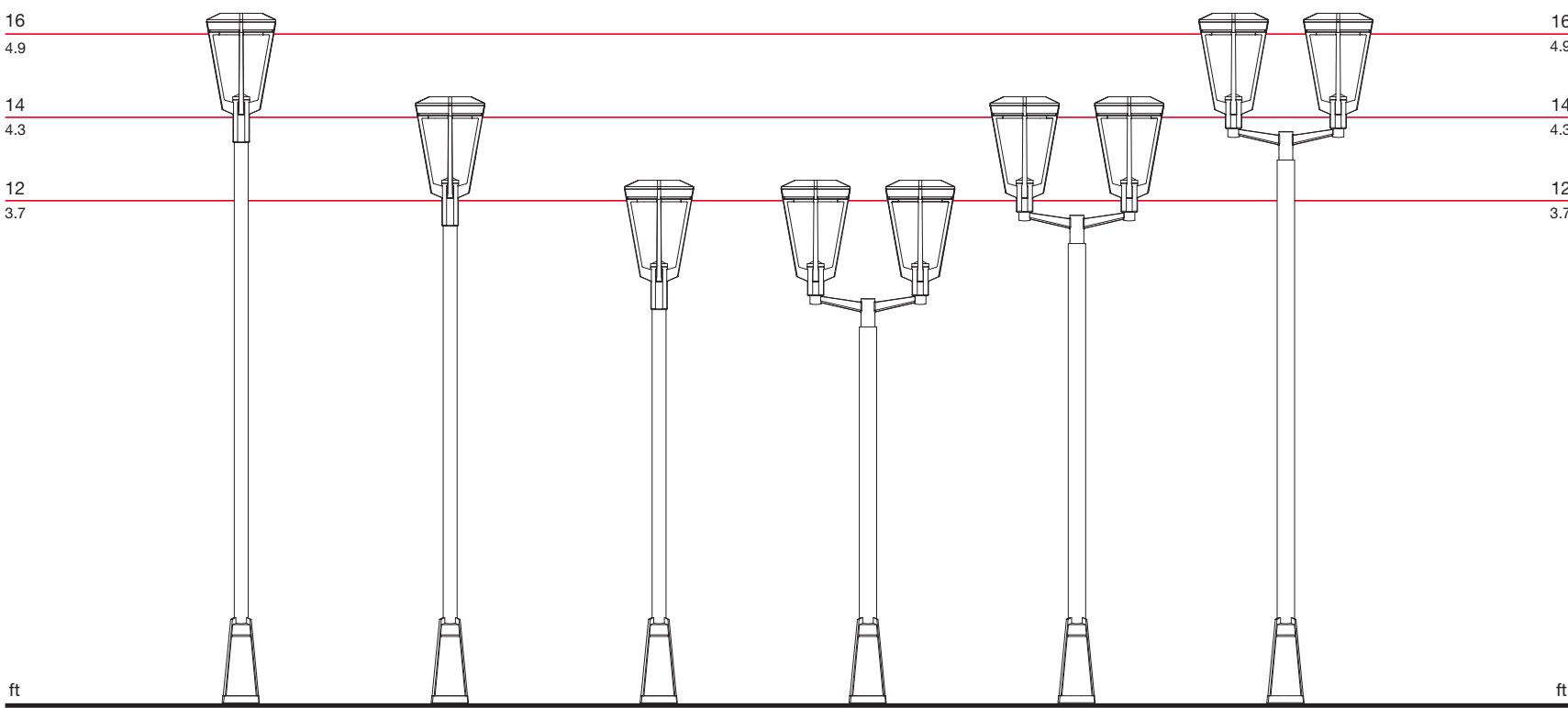
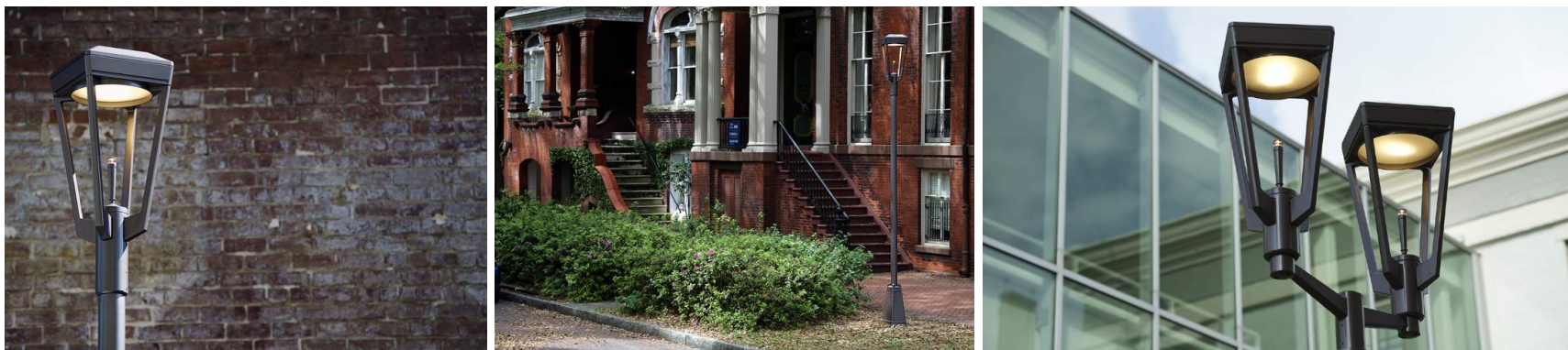
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



# 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 )				

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.

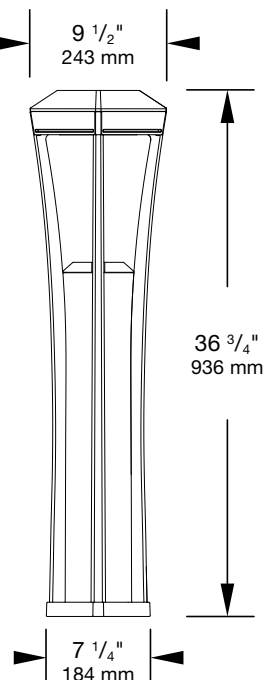
**Warranty**  
LED lighting products are warranted for six years.

**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.



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

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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 PLANT PALETTE

EXISTING TREES

SCIENTIFIC NAME

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

COMMON NAME

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

PROPOSED TREES

SCIENTIFIC NAME

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

COMMON NAME

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

SHRUBS, GRASSES, AND GROUND COVER

SCIENTIFIC NAME

Arctostaphylos spp.  
Calycanthus occidentalis  
Camellia spp.  
Carex tumulicola  
Ceanothus sp.  
Cornus sericea  
Cornus sericea ssp. Occidentails  
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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San Francisco, CA 94105  
(646) 522-4260

ARCHITECT  
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1201 J Street, Suite 200  
Sacramento, CA, 95814  
Phone: (949) 622-8737

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San Clemente, CA 92672  
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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 strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

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

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

**LEGEND**

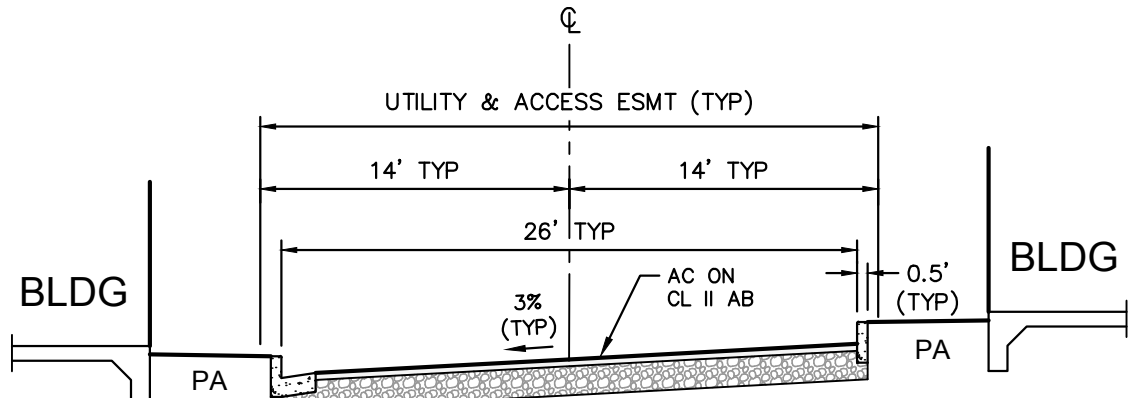
PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
---	---	SANITARY SEWER & MANHOLE
---	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	STORM DRAIN & CATCH BASIN (CB)
---	---	PVT DWY EASEMENT
---	---	PVT SD EASEMENT
---	---	PVT ACCESS EASEMENT/ PUBLIC UTILITY EASEMENT
---	---	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:**

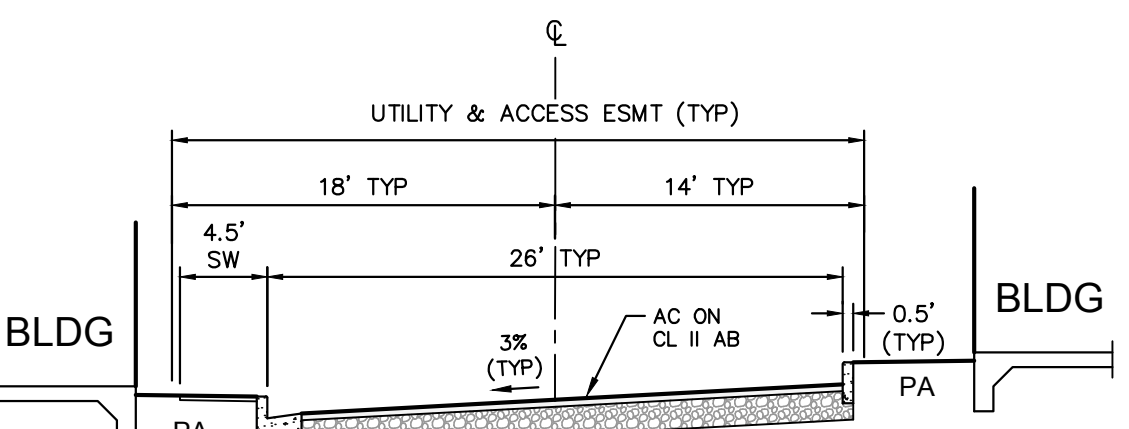
HATCHING	DESCRIPTION
---	EXISTING/ALTERNATE ACCESS

**ABBREVIATIONS**

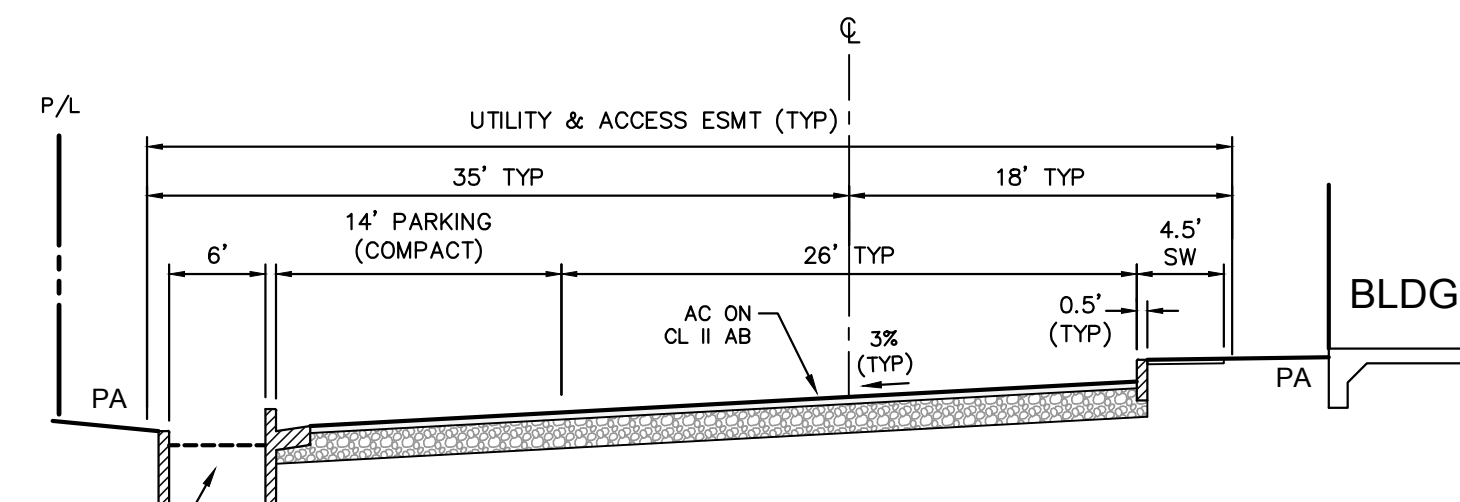
AAI	ADOBE ASSOCIATES, INC.	MIN	MINIMUM
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRE
AD	AREA DRAIN	PAE	PRIVATE ACCESS EASEMENT
AE	ACCESS EASEMENT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PS	PLANTER STRIP
BM	BENCHMARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVT	PRIVATE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



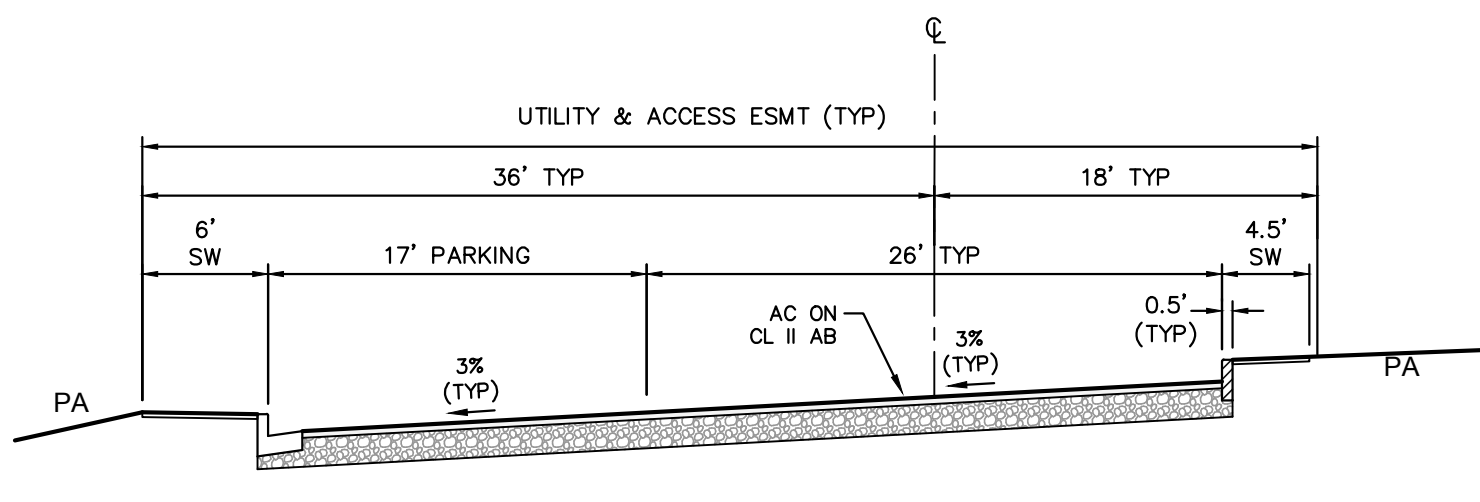
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(NO SIDEWALK)



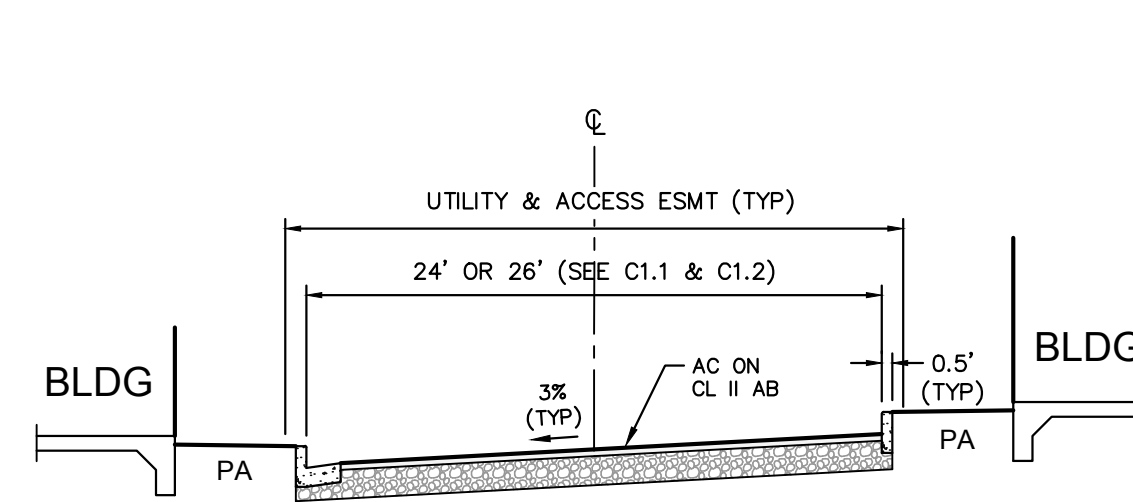
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(WITH SIDEWALK)



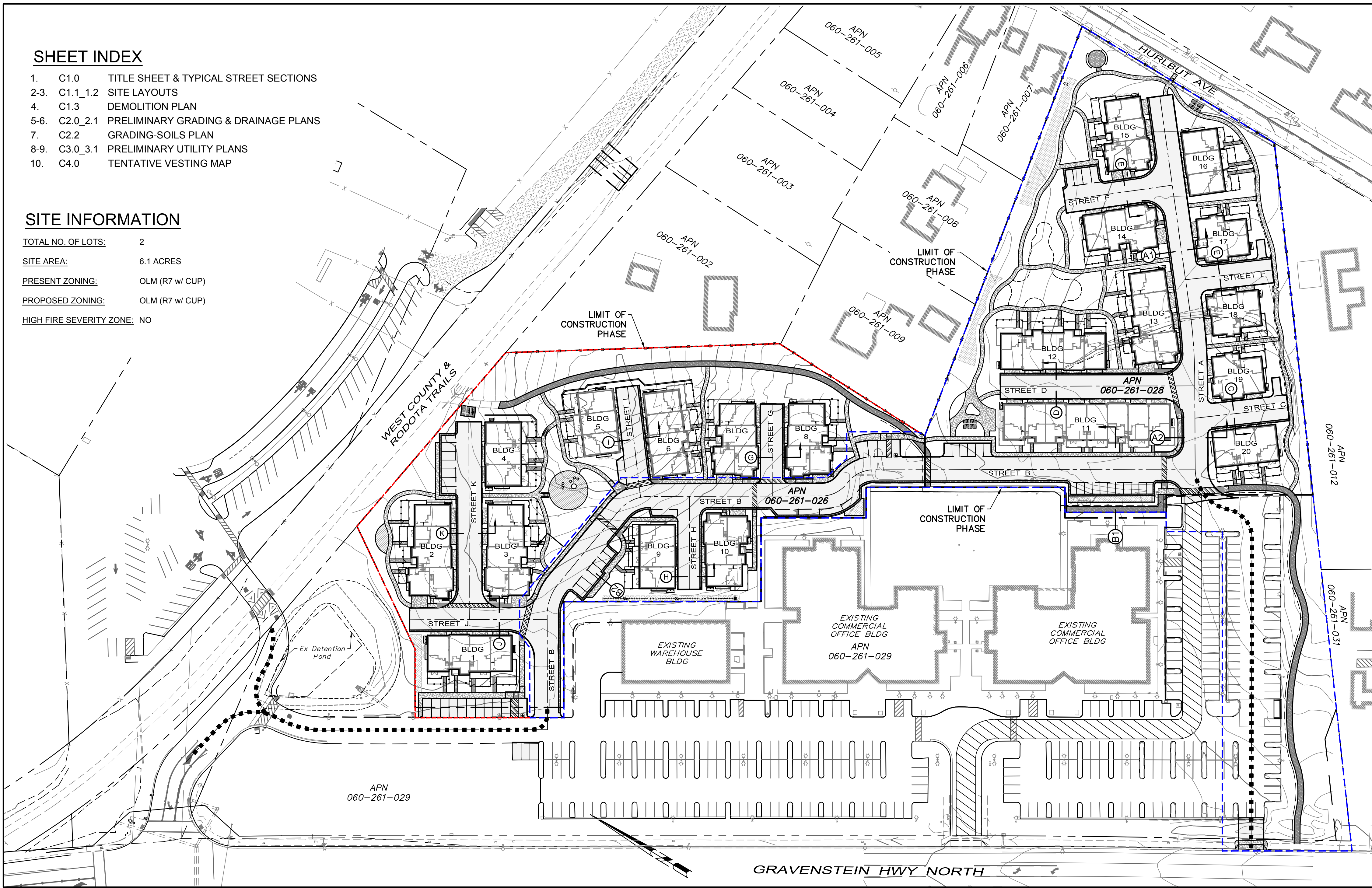
STREET B - TYPICAL SECTION



STREET B - TYPICAL SECTION



TYPICAL STREET SECTION  
(STREET C ~ K)



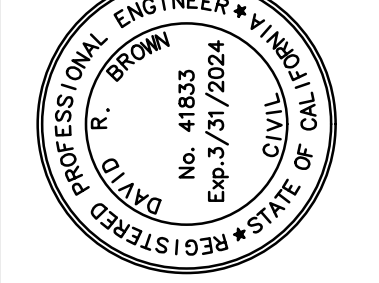
OVERALL SITE PLAN

SCALE: 1" = 60'

Revisions	No.	Date	Description	Approved

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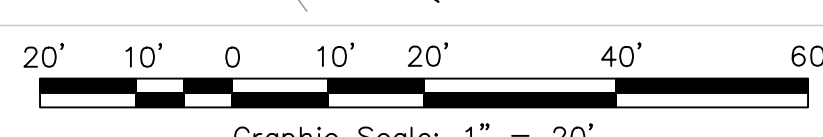
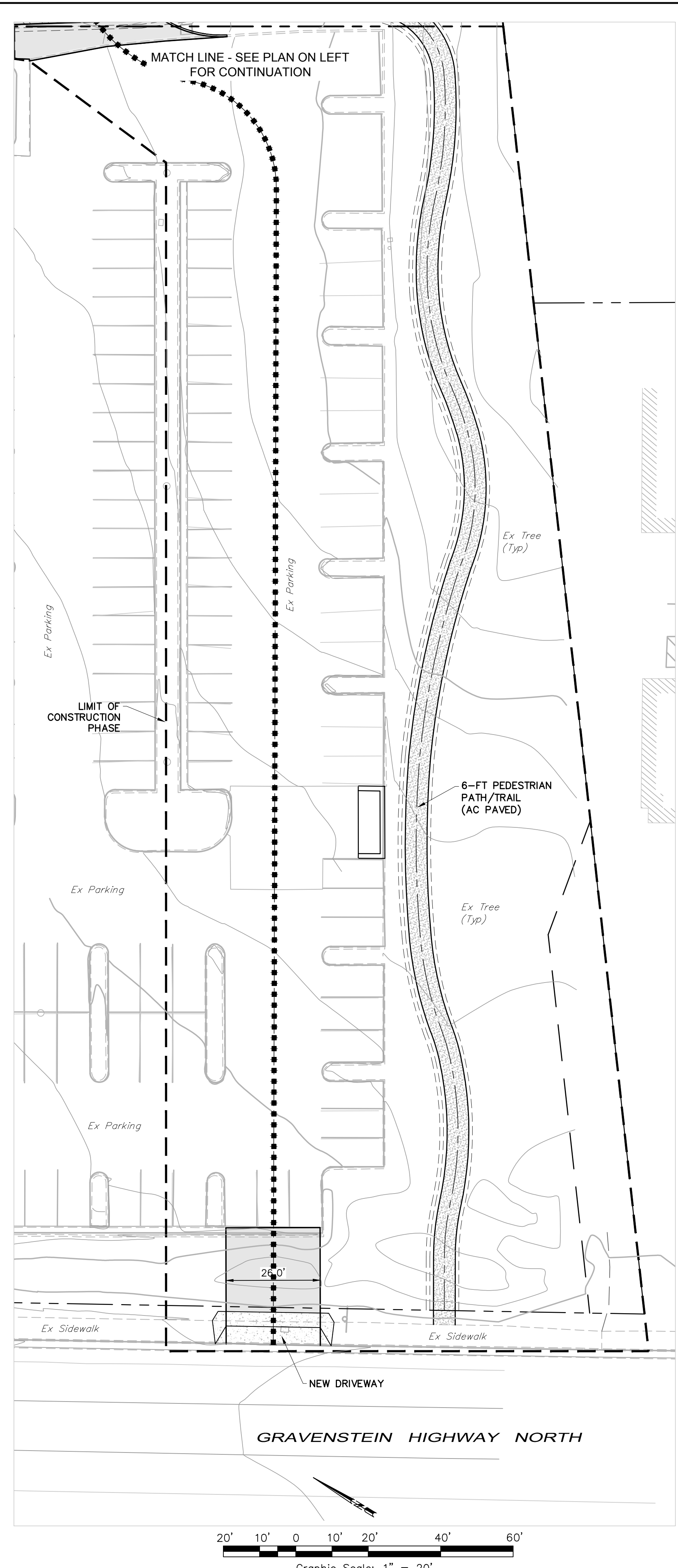
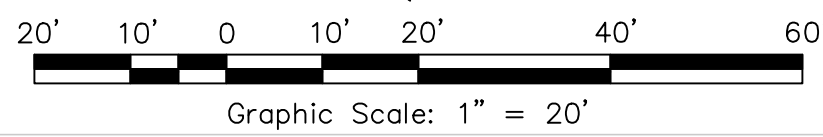


THE CANOPY  
VESTING TENTATIVE MAP PACKAGE  
TITLE SHEET & TYPICAL STREET SECTIONS  
1009 & 1011 Gravenstein Highway North  
Sebastopol, California  
APN 060-261-026 & -028

SCALE: AS NOTED  
Date: April 2023  
Design by: CM/AN  
Drawn by: AN  
Checked by: DSP  
Sheet  
C1.0  
1 of 10 Sheets  
Job 22181



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THE CANOPY  
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SITE LAYOUT

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APN 060-261-026 & .028

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Professional Engineer Seal for David R. Brown, No. 41833, Exp. 3/31/2024, State of California.

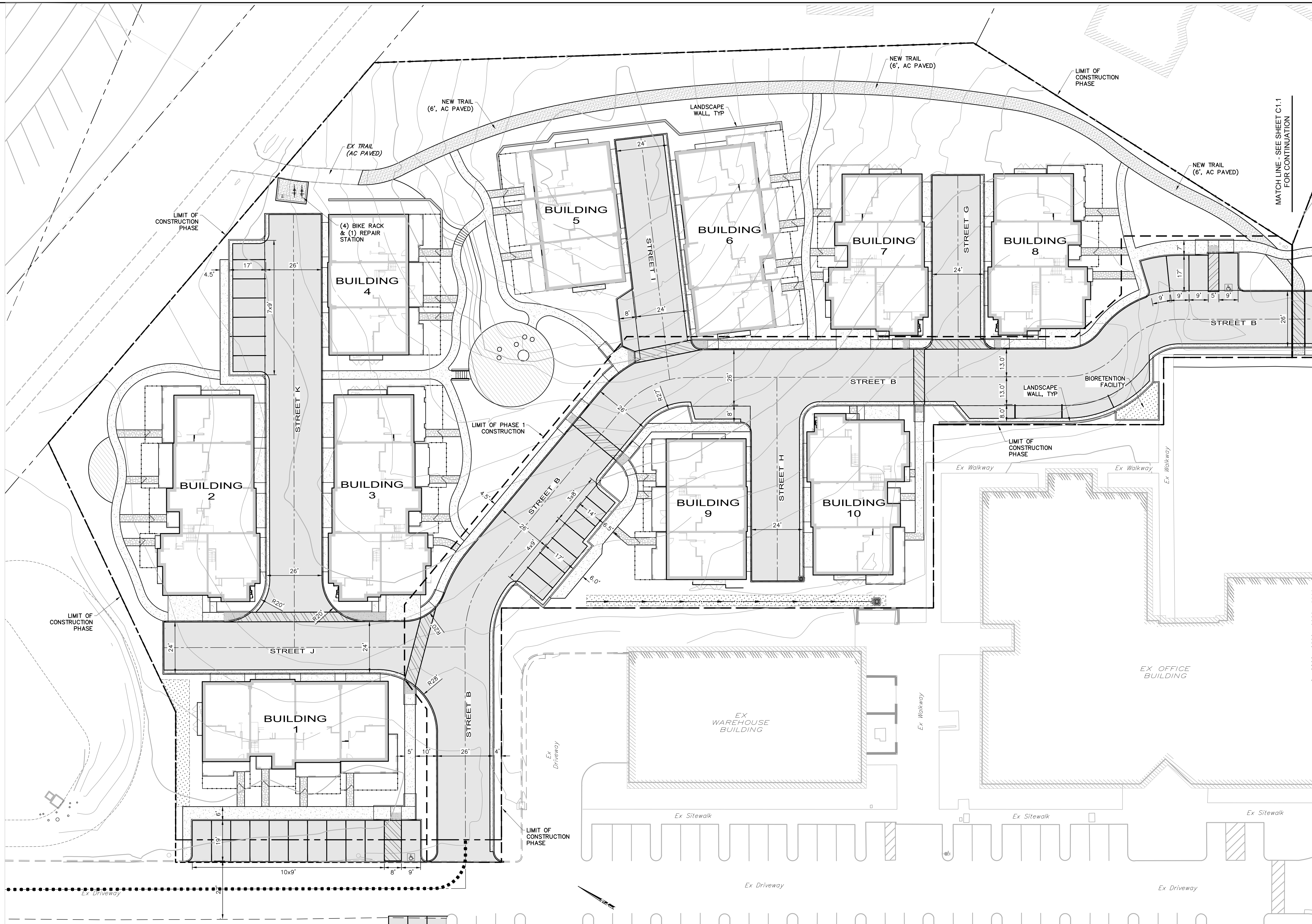
Revisions		
No.	Date	Description

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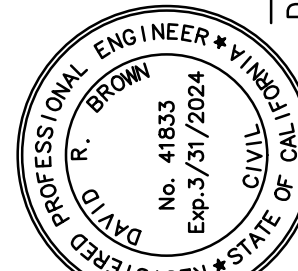
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3 of 10 Sheets  
Job 22181

THE CANOPY  
VESTING TENTATIVE MAP PACKAGE  
SITE LAYOUT

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



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SCALE: AS NOTED

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Drawn by: GRN

Checked by: DRP

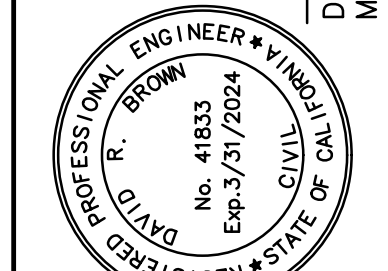
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**C2.0**

5 of 10 Sheets  
Job 22181

**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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No.	Date	

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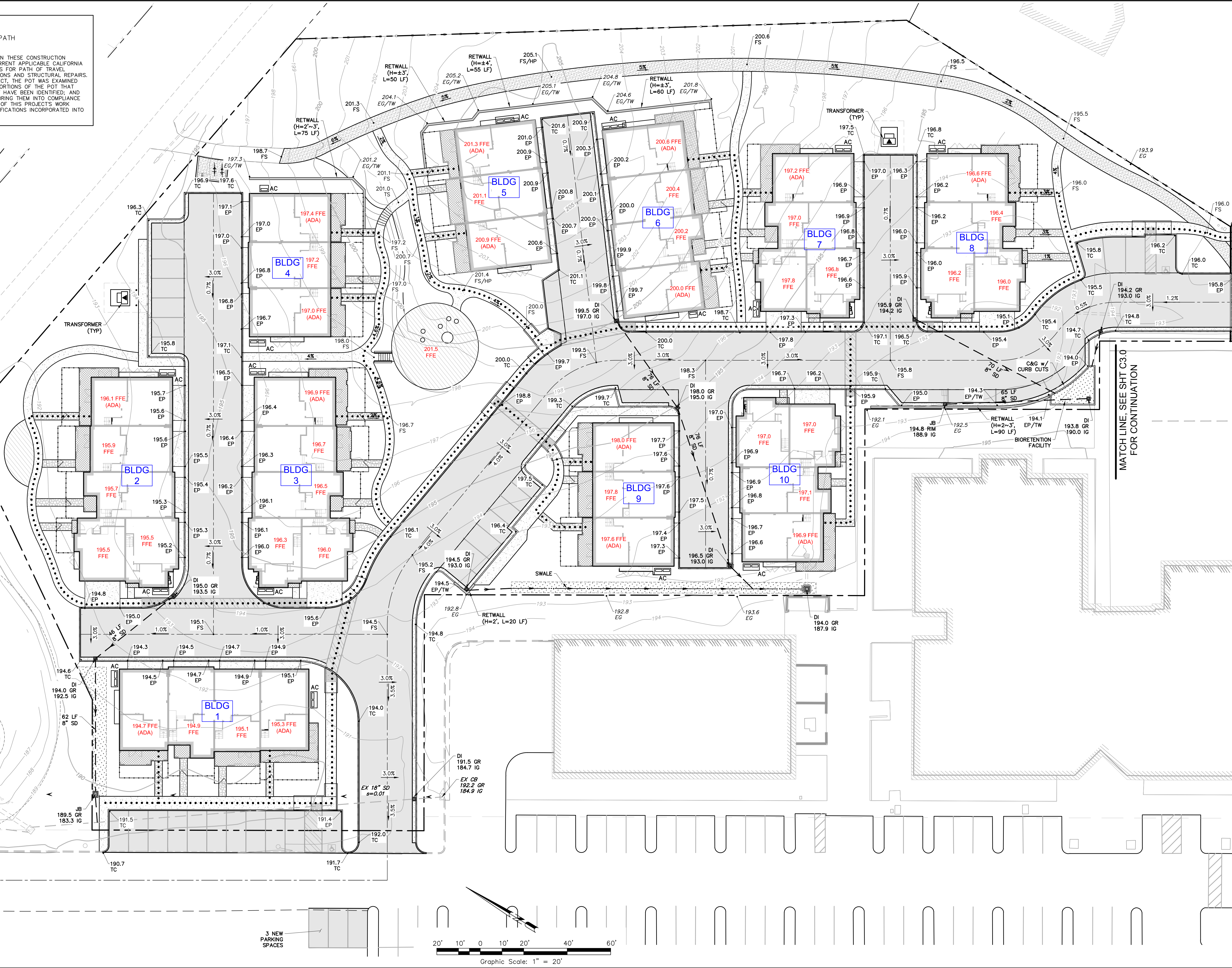


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#### LEGEND

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

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



## THE CANOPY VESTING TENTATIVE MAP PACKAGE PRELIMINARY GRADING & DRAINAGE PLAN

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

SCALE: AS NOTED

Date: April 2023

Design by: CM/GRN

Drawn by: GRN

Checked by: DRP

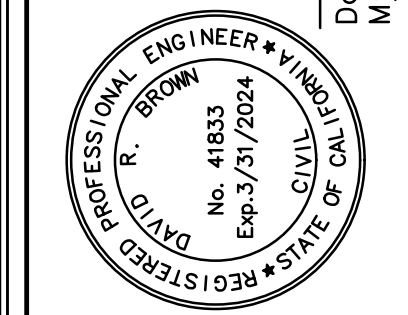
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Revisions

No.	Date	Description	Approved

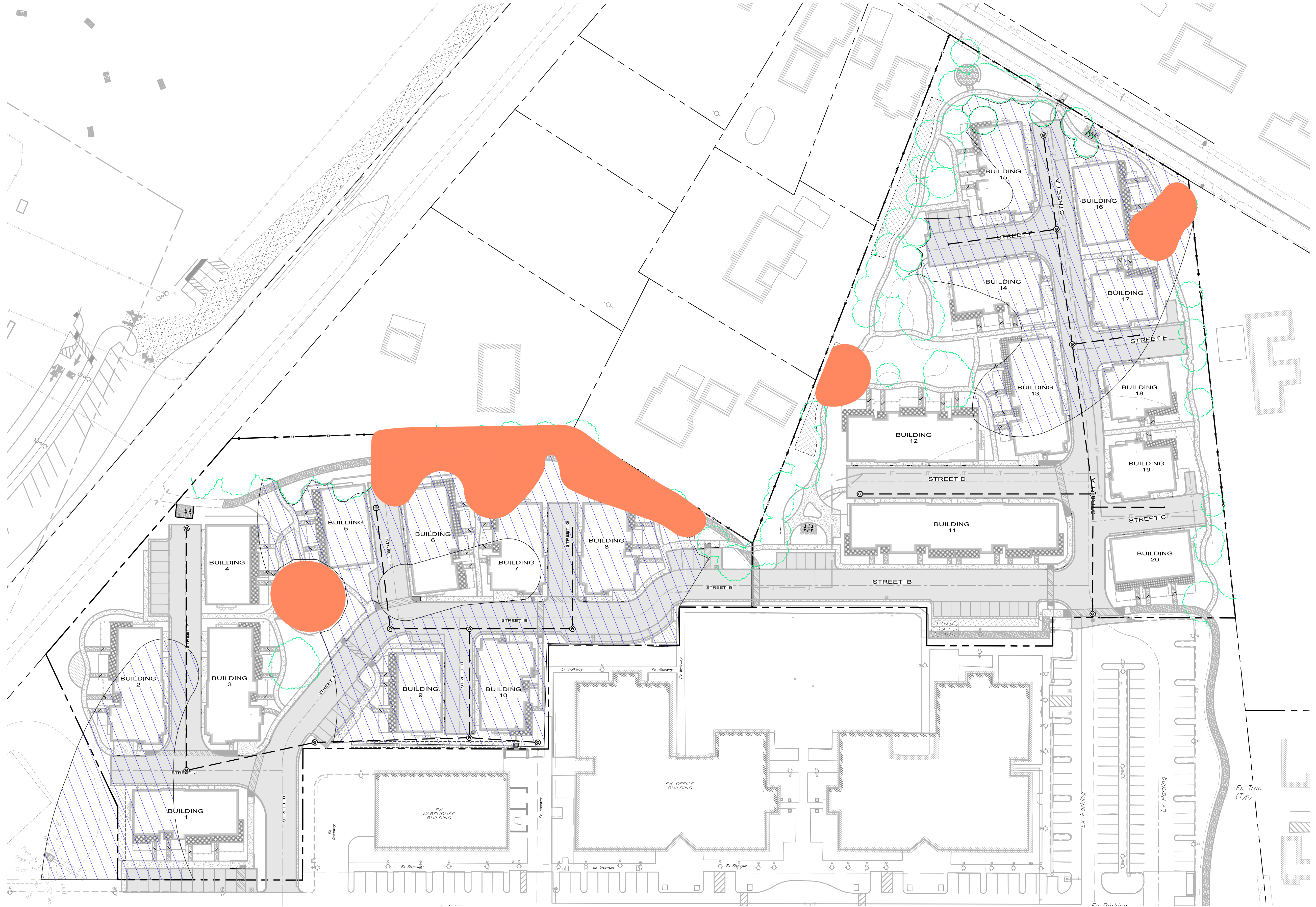
TENTATIVE MAP - NOT FOR CONSTRUCTION



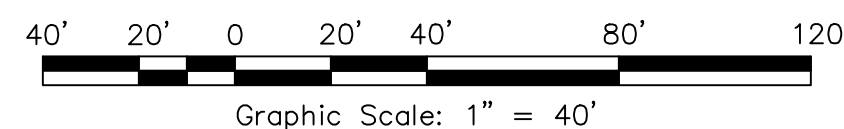
F:\2022 PROJECTS\22181\dwg\Adobe-Design\Tentative Map\22181 C2.2 Grading Soils Plan.dwg, Quan Nguyen, 4/21/2023 1:01:37 PM

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 EXITING TREES TO REMAIN



GRADING-SOILS PLAN



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  
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No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION



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#### UTILITY KEY NOTES

##### SEWER:

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

##### WATER:

- FIRE HYDRANT PER SCWA STD.-212
- WATER LINE TRENCHING PER SCWA STD.-200
- WATER VALVE PER SCWA STD.-208
- BLOW-OFF VALVE PER SCWA STD.-210
- 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/GRN

Drawn by: GRN

Checked by: DRP

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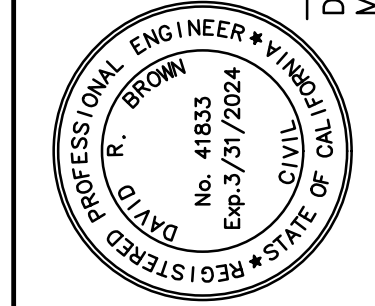
8 of 10 Sheets  
Job 22181

**adobe associates, inc.**  
civil engineering / land surveying / wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401  
P. (707) 541-2300 F. (707) 541-2301  
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My license expires 3/31/2024



Revisions

No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION



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#### UTILITY KEY NOTES

##### SEWER:

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

##### WATER:

- FIRE HYDRANT PER SCWA STD.-212
- WATER LINE TRENCHING PER SCWA STD.-200
- WATER VALVE PER SCWA STD.-208
- BLOW-OFF VALVE PER SCWA STD.-210
- 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

Sheet

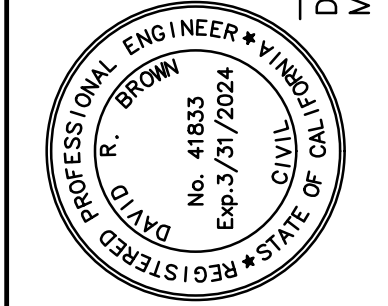
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9 of 10 Sheets  
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Revisions

No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION



# Phased Vesting Tentative Map

For Condominium Purposes:

80 Residential Condo Units and Associated Accessory Dwelling Units

1009 & 1011 Gravenstein Highway North, Sebastopol Ca.

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

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

CURRENT ZONING  
OLM (Office/Light Industrial)

## OWNER/SUBDIVIDER:

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

## SURVEYOR/ENGINEER:

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

## General Notes

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

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

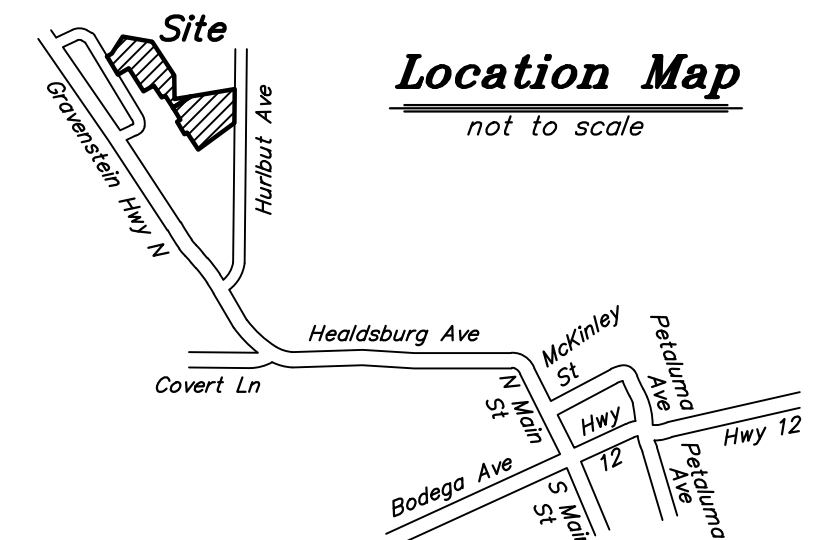
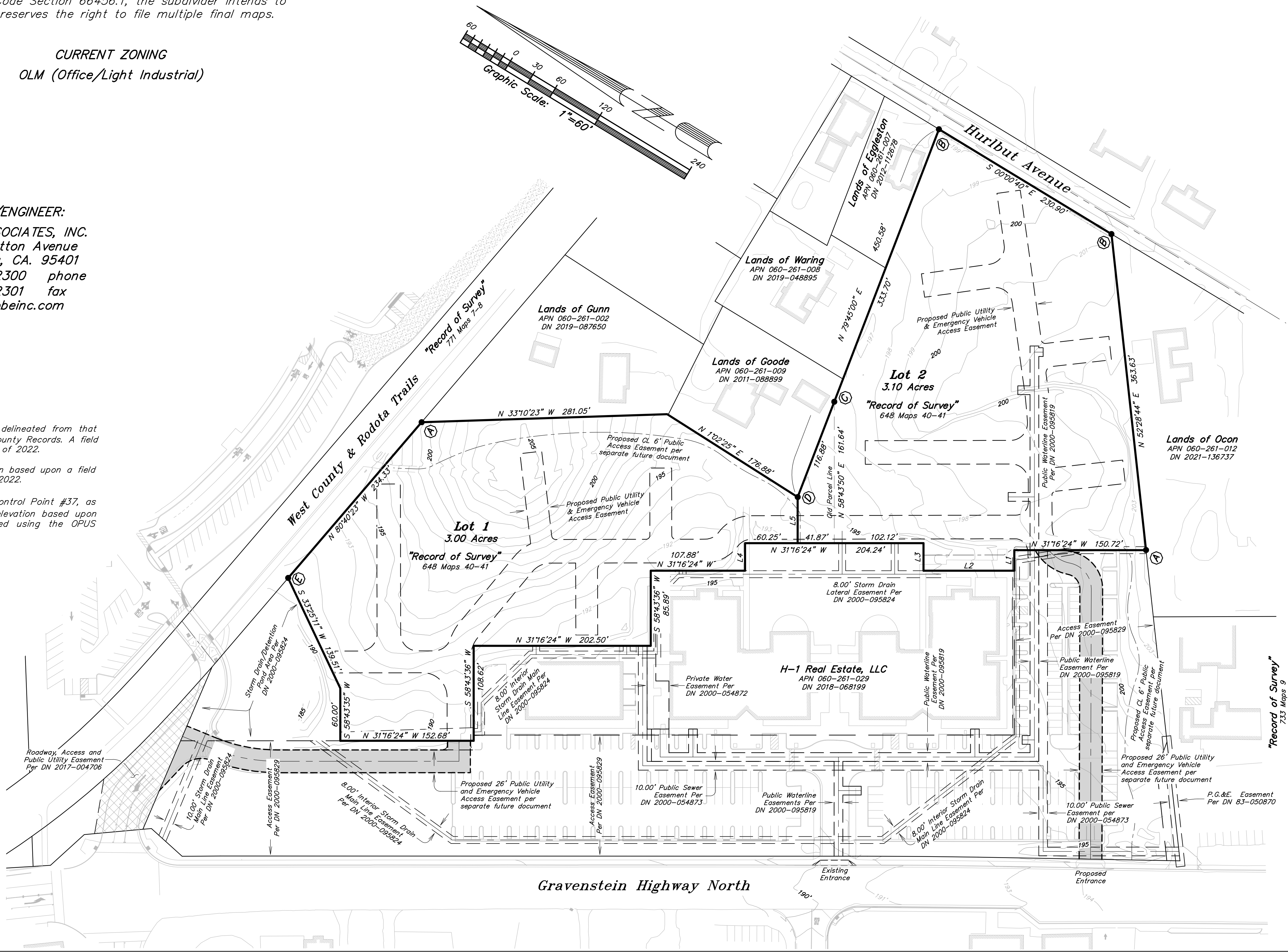
**Bench Mark:** Set "Mag" Nail & Flagging, Adobe Associates, Inc. Control Point #37, as shown hereon. Elevation = 198.0'. This elevation is a GPS NAVD 88 elevation based upon static GPS measurements collected September 7, 2022 and adjusted using the OPUS Adjustment tool according to Geoid 18.

## Monument Table:

- (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'

File: T:\2022 PROJECTS\22181\Map\Adobe-Tentative-Map-22181-C4.0-Tentative-Map.dwg, Time: Apr 21, 2023 - 1:07pm



Revisions

No.	Date	Description	Approved

Site

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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

Scale: 1" = 60'

Date: April 2023

Design by: Jaggs

Drawn by: Jaggs

Checked by: ARS

C4.0

10 of 10 sheet

Job No. 22181



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 21<sup>st</sup>, 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 12<sup>th</sup> day of March 2024, by the following vote:

**VOTE:**

Ayes:

Noes:

Abstain:

Absent:

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 April 21<sup>st</sup>, 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). 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.
- 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. And,

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

2. 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
3. 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 23<sup>rd</sup>, 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 80 new lots 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:

NOES:

ABSTAIN:

ABSENT:

Certified: \_\_\_\_\_

Kari Svanstrom, Planning Director