



PERSPECTIVE VIEW-SEBASTPOL AVE

PROJECT TIMELINE

1. 2022-2024: DISCUSSIONS WITH THE CITY ON HOTEL ZONING, DESIGN, AND FLOOD MITIGATION.
 2. MARCH 2023: COMMUNITY MEETING TO DISCUSS THE ECONOMIC BENEFITS OF A HOTEL.
 3. MAY 2024: PLANNING APPLICATION SUBMITTAL.
 4. JULY 2024: COMMUNITY MEETING AT THE YERBA MATTE BUILDING.
 5. AUGUST 2024: RESUBMITTED OUR REVISED DESIGN BASED ON INPUT FROM THE CITY AND THE PUBLIC COMMENTS AT THE COMMUNITY MEETING.
 6. MARCH 2025: PLANNING COMMISSION HEARING – TODAY!
- FUTURE PROPOSED SCHEDULE:**
1. APRIL 2025: CITY COUNCIL MEETINGS.
 2. ESTIMATED: MAY 2025 – DESIGN DRAWINGS AND CONSTRUCTION DRAWINGS WOULD PROCEED.
 3. ESTIMATED: Q3/4 2025 – BUILDING PERMIT SUBMITTAL
 4. ESTIMATED: Q4 2025 – Q1 2026 – BUILDING PERMIT APPROVAL.
 5. ESTIMATED: Q1 2026 – CONSTRUCTION START.
 6. ESTIMATED Q3/Q4 2027: CONSTRUCTION COMPLETE.

PROJECT'S KEY BENEFITS



THE BARLOW HOTEL

SEBASTOPOL, CA

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ECONOMIC BENEFITS

1. \$31.4 MILLION IN GUEST SPENDING (NET OF TAXES).

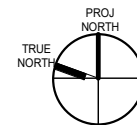
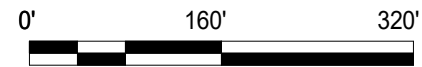
A. \$23.4 MILLION OF THIS IS EXPECTED TO OCCUR IN SEBASTOPOL, AND \$8 MILLION ELSEWHERE IN SONOMA COUNTY.

2. WOULD GENERATE APPROXIMATELY \$9.8 MILLION IN LABOR INCOME AND SUPPORT APPROXIMATELY 210 JOBS.

3. FOR THE CITY OF SEBASTOPOL, THIS PROJECT WOULD GENERATE APPROXIMATELY \$1.5 MILLION IN ANNUAL TRANSIENT OCCUPANCY TAXES, ABOUT \$350,000 IN SALES TAXES, AS WELL AS ADDED PROPERTY TAXES.

4. IN ADDITION TO THESE DIRECT FINANCIAL BENEFITS, THE VISITOR SPENDING WOULD HELP SUPPORT SEBASTOPOL BUSINESSES, WHICH SERVE BOTH RESIDENTS AND VISITORS, AND THE LOCAL TAX INCOME WOULD SUBSTANTIALLY ENHANCE THE CITY'S ABILITY TO PROVIDE IMPORTANT PUBLIC SERVICES, MAINTENANCE, AND IMPROVEMENTS, MAINTAINING AND IMPROVING ECONOMIC VITALITY AND THE QUALITY OF LIFE IN SEBASTOPOL.

PROJECT'S KEY BENEFITS



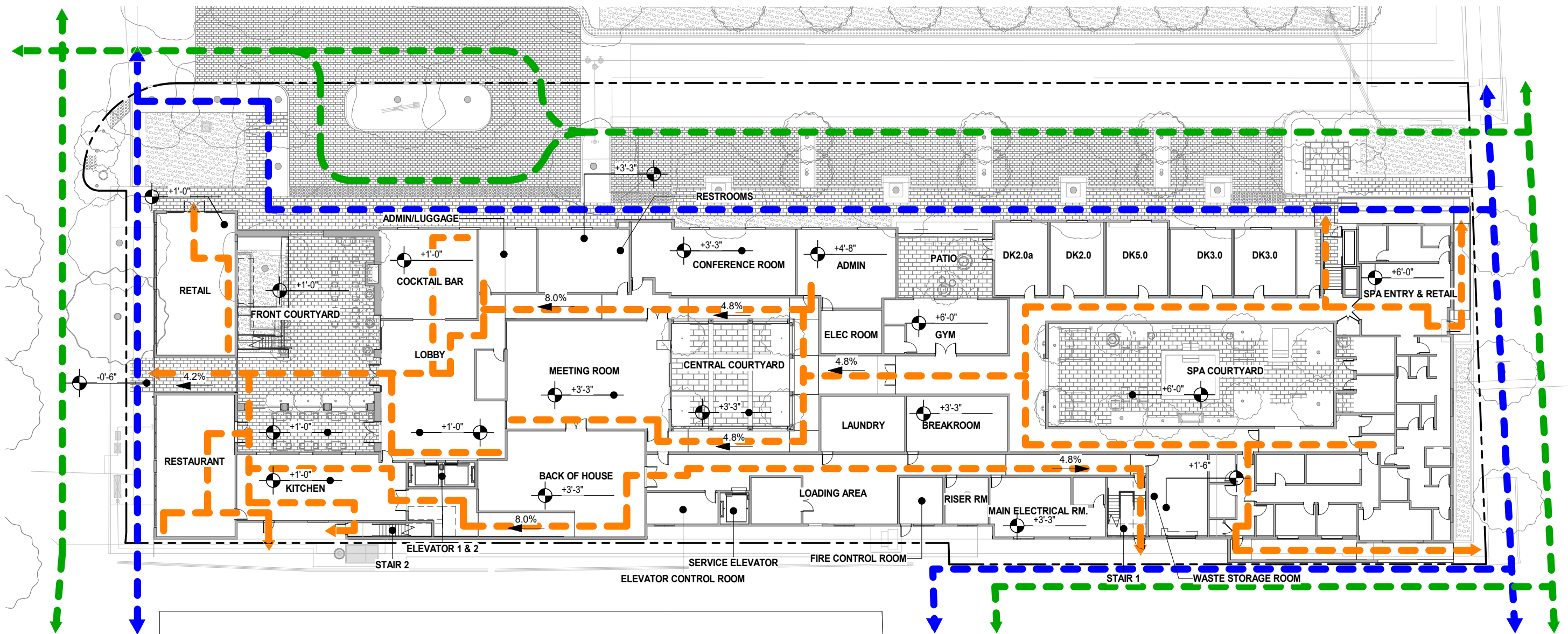
1"=160'-0"

AREA DEVELOPMENT PLAN

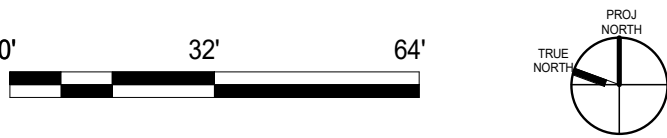




BARLOW HOTEL ROOF SITE PLAN



- CIRCULATION LEGEND**
- EGRESS PATH
 - PUBLIC PEDESTRIAN PATH
 - VEHICULAR CIRCULATION



BARLOW HOTEL ROOF SITE CIRCULATION

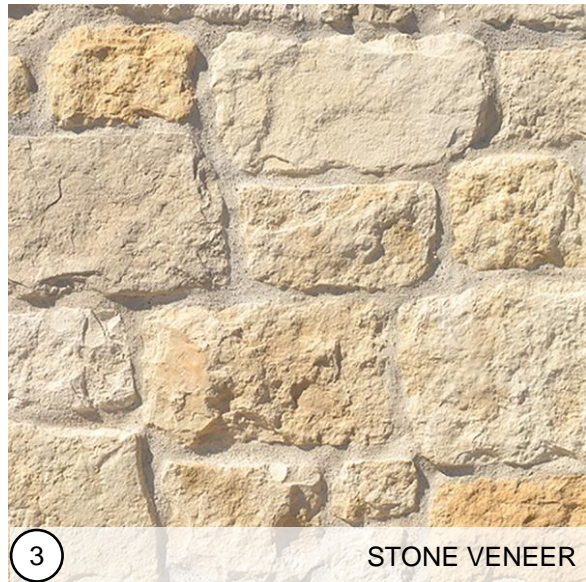


PERSPECTIVE VIEW-GRAVESTEIN COURT



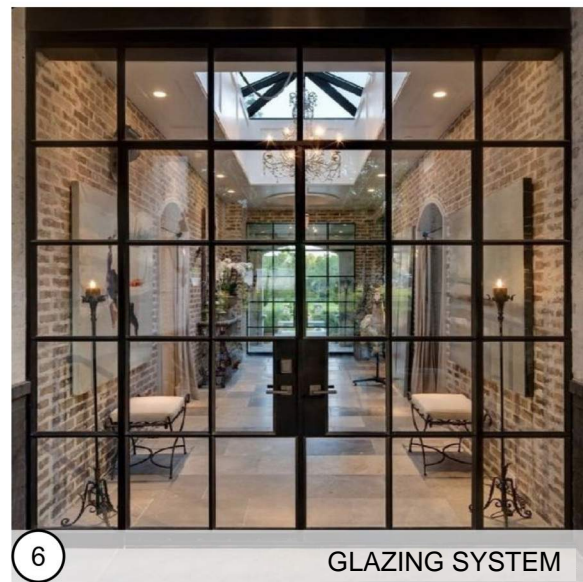
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WOOD TONE SIDING



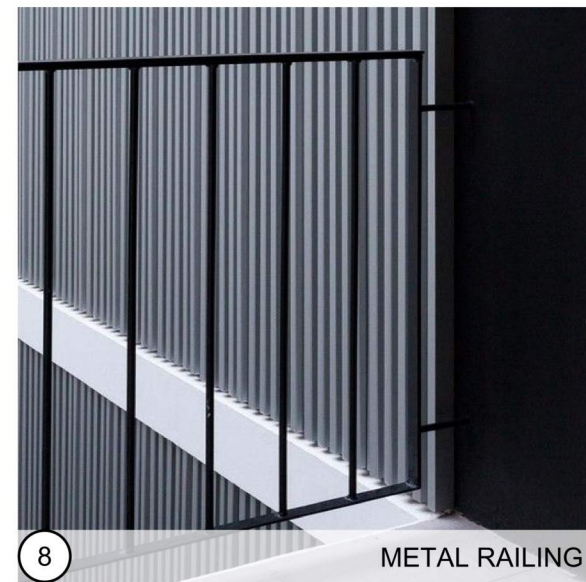
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STONE VENEER



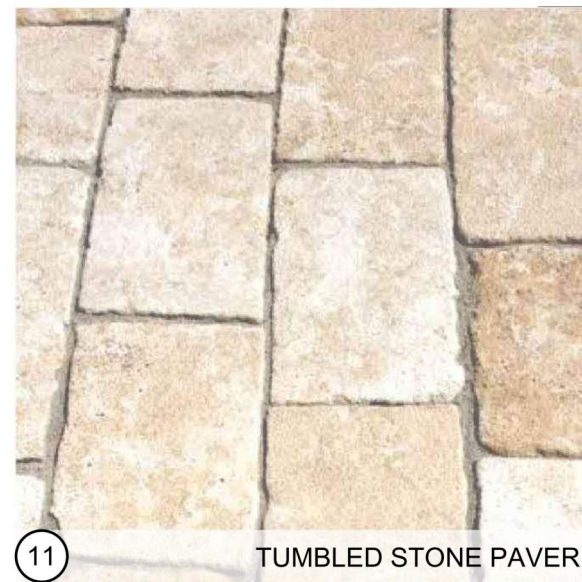
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GLAZING SYSTEM



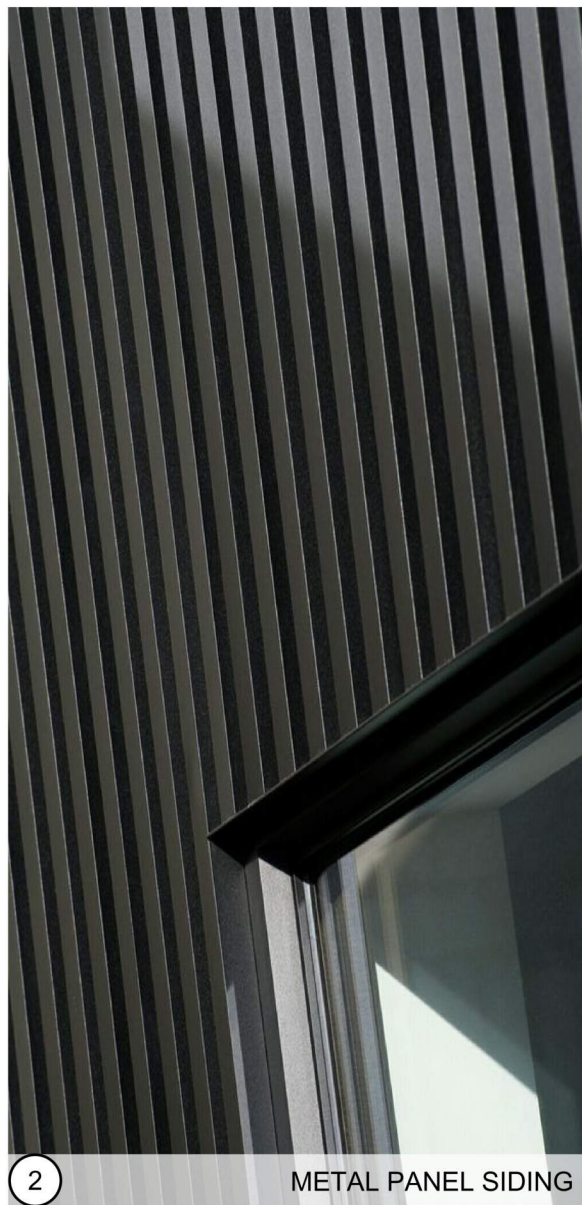
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METAL RAILING



11

TUMBLED STONE PAVER



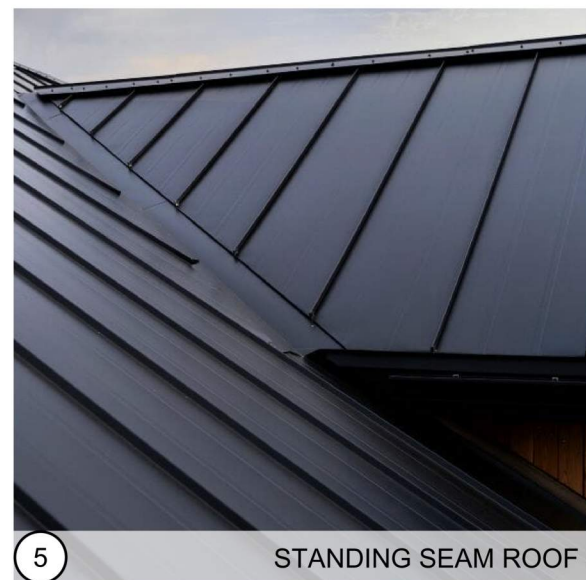
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METAL PANEL SIDING



4

SMOOTH CONCRETE



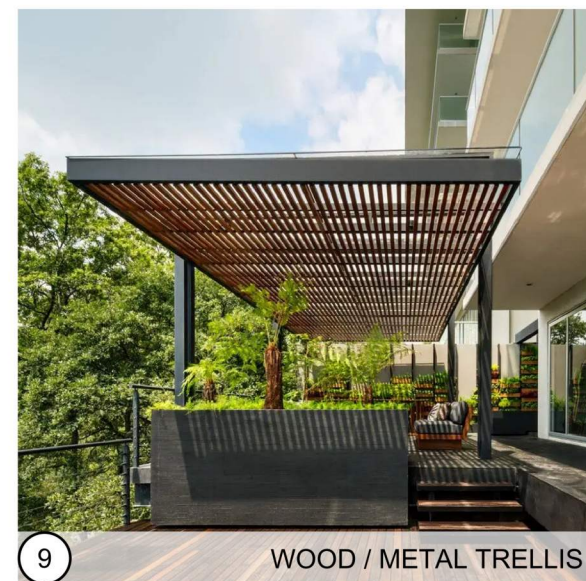
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STANDING SEAM ROOF



7

ALUMINUM/VINYL WINDOW



9

WOOD / METAL TRELLIS



12

PAVING - WASHED CONCRETE



10

METAL AWNING

MATERIAL BOARD

2



3



4



5



1



6



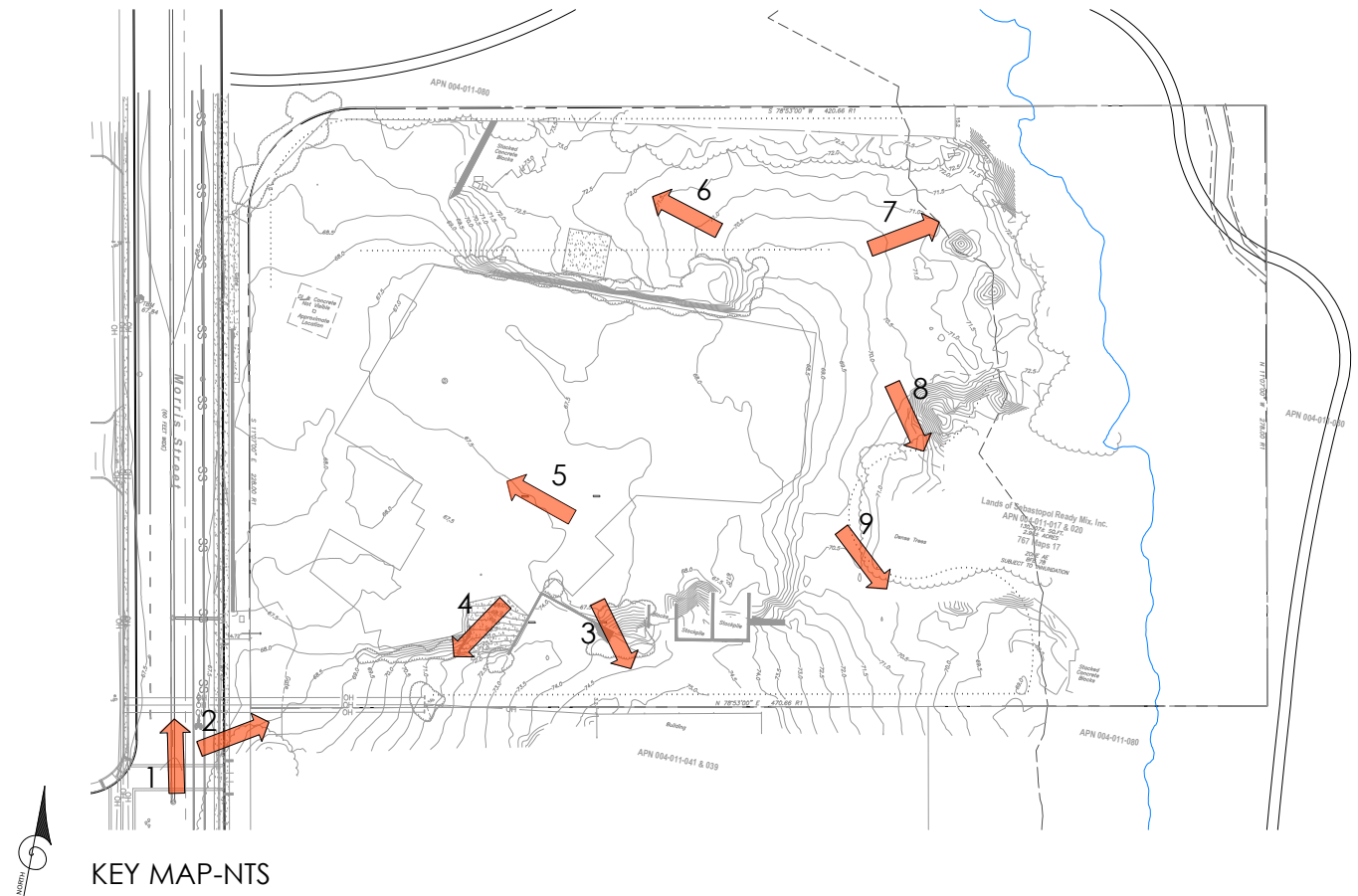
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8



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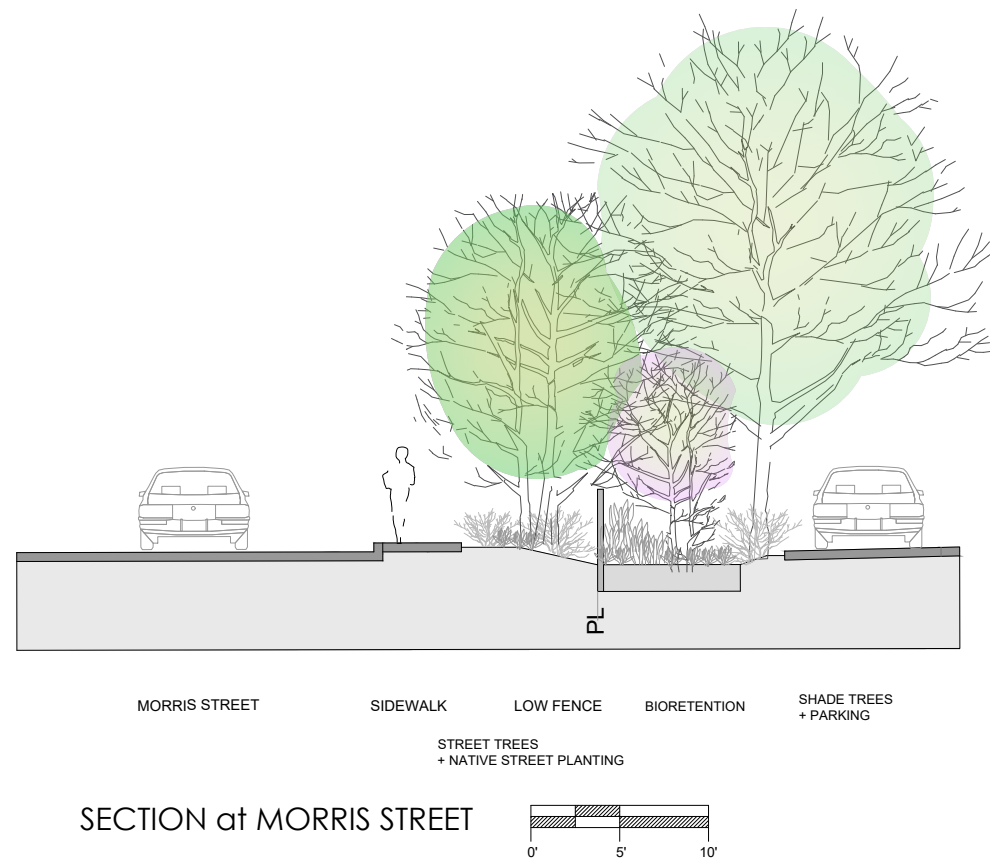


KEY MAP-NTS

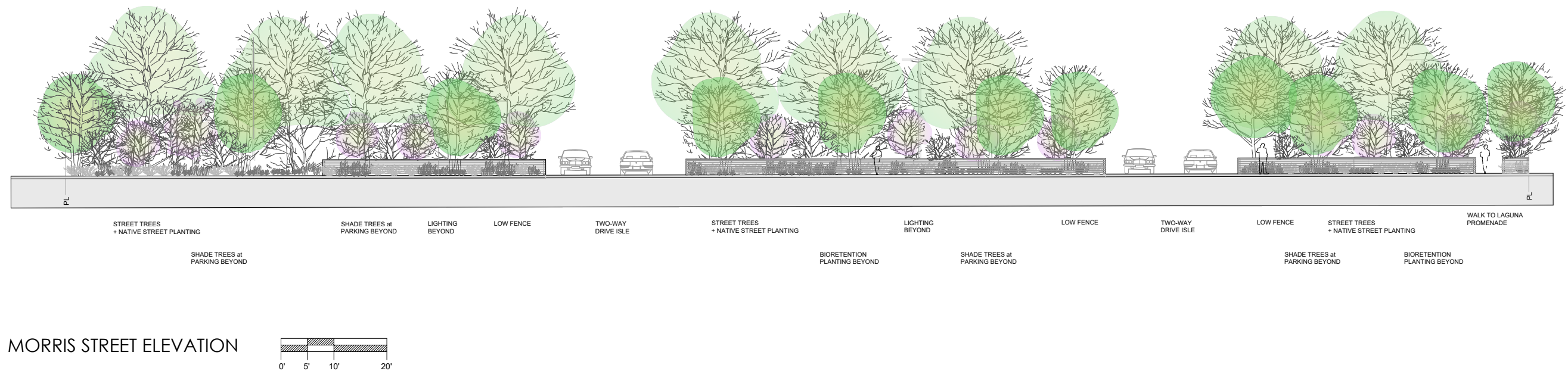
BATCH PLANT-BEFORE SITE PHOTOS



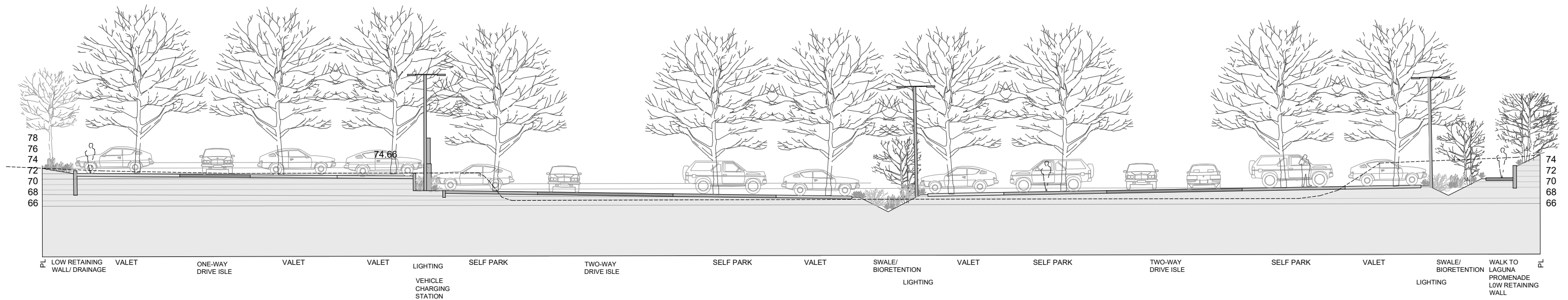
BATCH PLANT SITE PLAN



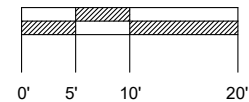
EXISTING CONDITIONS at MORRIS STREET



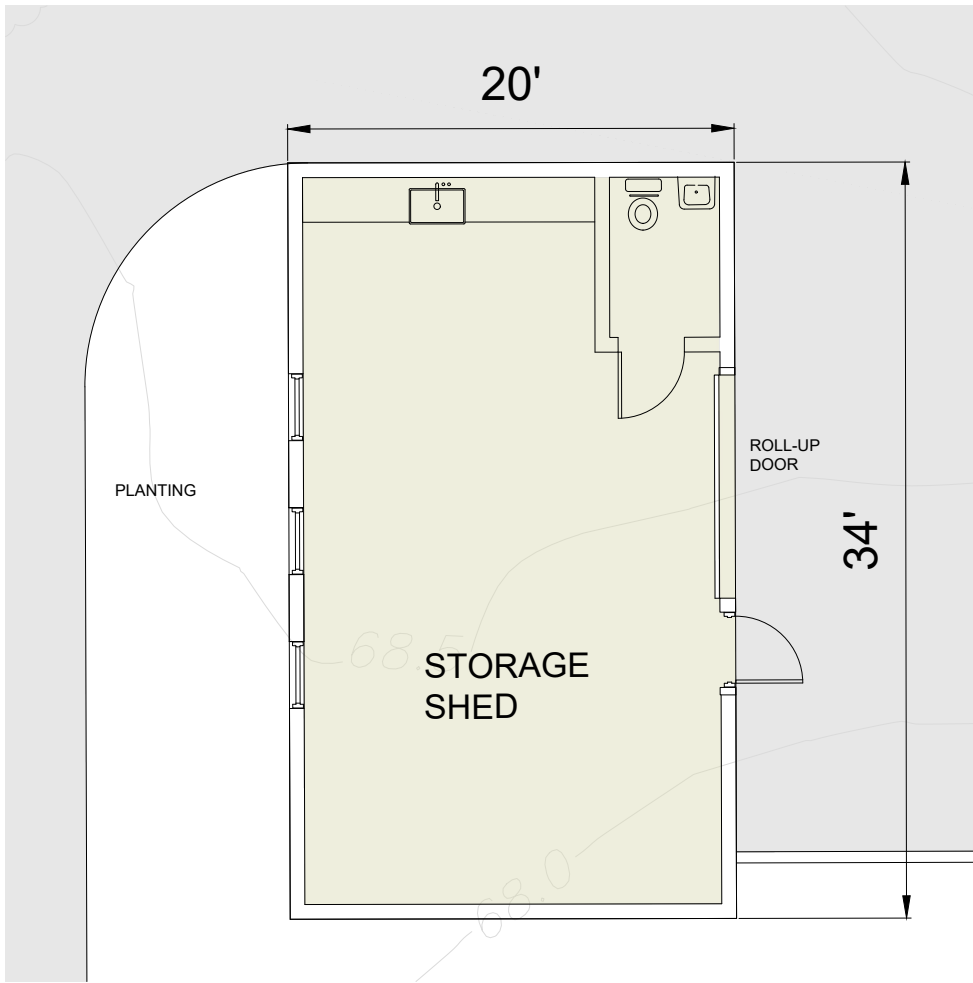
BATCH PLANT STREETScape



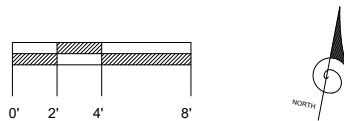
LANDSCAPE SECTION A-A



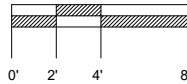
BATCH PLANT SITE SECTION



CONCEPTUAL PLAN



EAST ELEVATION



NOTE:
ARCHITECTURAL STYLE AND MATERIALS TO MATCH THE BARLOW

BATCH PLANT SHED



BATCH PLANT - OVERLOOK VIEW



BATCH PLANT - AERIAL VIEW

THANK YOU!