

RESOLUTION NUMBER: XXXX-2025
SEBASTOPOL PLANNING COMMISSION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL RECOMMENDING THE CITY COUNCIL APPROVE A DEVELOPMENT AGREEMENT FOR THE BARLOW HOTEL DEVELOPMENT AND OFF-SITE PARKING AT 6782 SEBASTOPOL AVENUE AND 386 MORRIS STREET

WHEREAS, Highway Partners LLC, Sebastopol Industrial Park LLC, and Barlow Star LLC (collectively "Applicant") have proposed to develop a hotel at 6782 Sebastopol Avenue, with related overflow and valet parking facilities at 385 Morris Street (the "Project"); and

WHEREAS, the Project will include a single, 69,934 square foot structure, consisting of up to 83 guest rooms, a meeting room and a conference room, retail space, spa, lobby restaurant, rooftop pool and deck, and rooftop cafe; and

WHEREAS, the structure will be up to 55 feet in height, except that a rooftop shade structure and certain mechanical facilities will be up to 65 feet in height; and

WHEREAS, the Project will include 305 total parking spaces, including 73 spaces at 6782 Sebastopol Avenue (the "Hotel Site") and 242 new spaces at 385 Morris Street (the "Parking Lot Site"); and

WHEREAS, the Project will involve the removal of one 27" dbh Valley Oak on the Hotel Site pursuant to Sebastopol Municipal Code Section 8.12.060(D)2 &4; and

WHEREAS, the Project will include the addition of 133 new native trees to the Parking Lot Site; and

WHEREAS, the Applicant will be providing a publicly accessible promenade across the Parking Lot Site, connecting to a scenic overlook of the Laguna de Santa Rosa, which will include bicycle parking, benches, trash receptacles, and interpretive signage, and will dedicate a public access easement 10' wide to accommodate the existing AmeriCorps trail where it crosses the northeast corner of the Parking Lot Site; and

WHEREAS, the entire easterly portion of the Parking Lot site, from the 50' ESOS setback line to the easterly parcel boundary, will be dedicated as permanent open space through recordation of an open space easement; and

WHEREAS, the Project will replace the existing 36,402 square foot Guayaki Yerba Mate building at 6782 Sebastopol Avenue; and

WHEREAS, the Project is situated within the Barlow market district, which is a destination for Sebastopol-area residents as well as visitors to the area; and

WHEREAS, the Project Site has a land use designation of Limited Industrial, which allows for a hotel development as well as parking facilities; and

WHEREAS, the Hotel Site is zone Commercial Industrial which allows hotels, and accessory uses, as a conditionally permitted use; and

WHEREAS, the Parking Lot Site is zoned Industrial/Environmental & Scenic Open Space (“ESOS”) Combining Zone, which allows off-site parking facilities as a conditionally permitted use; and

WHEREAS, the Applicant has requested the City enter into a development agreement to govern the project pursuant to Government Code section 65864 *et seq.*; and

WHEREAS, the proposed Development Agreement establishes the terms and conditions for development of the Project, and strengthens the planning process, encourages comprehensive planning, and reduces uncertainty and costs in the development review process; and

WHEREAS, the proposed Development Agreement authorizes the Project, and incorporates each of the land use entitlements that would otherwise be required in absence of the Development Agreement, which consist of:

- A use permit for the hotel;
- A use permit for the sale of alcohol at the hotel;
- A tree removal permit for the removal of a tree on the Hotel Site;
- A use permit for offsite parking and valet parking at the Parking Lot Site;
- A use permit for the construction of a parking lot in the ESOS Zoning District and approval of ESOS setback reduction from 100’ to 50’;
- Design review for the Project;

WHEREAS, the proposed Development Agreement authorizes certain future elements of, and changes to, the Project to be approved administratively, notwithstanding anything to the contrary in the Municipal Code; and

WHEREAS, the Project is expected to generate substantial tax revenue for the City, through increased sales tax, transient occupancy taxes (TOT), and property tax receipts; and

WHEREAS, guests at the hotel will shop locally, which will create an economic benefit for local businesses; and

WHEREAS, the proposed Development Agreement establishes impact fees for the Project that reflect that the Project is providing certain improvements and property in-lieu of paying the Parkland and Development Fee and a portion of the Traffic Impact fee, and authorizes the fees to be paid over a five-year period, commencing upon opening of the Project; and

WHEREAS, in 2016, the Sebastopol City Council certified an Environmental Impact Report for the 2016 Sebastopol General Update (SCH#2016032001) (the “General Plan EIR”), which is incorporated herein by reference; and

WHEREAS, a hotel of up to 90 rooms within the Limited Industrial land use designation was anticipated and studied by the General Plan EIR; and

WHEREAS, pursuant to California Environmental Quality Act (“CEQA”) Regulation Section 15183, when a project is consistent with a general plan for which an EIR was certified, no additional environmental

review is necessary, except to examine whether there are project-specific significant effects which are peculiar to the project or its site; and

WHEREAS, the Applicant retained Environmental Science Associates to review whether the Project included project-specific significant effects which are peculiar to the Project or its site and prepare a Section 15183 Checklist, and such documentation was reviewed by Rincon Consultants on behalf of the City; and

WHEREAS, the 15183 Checklist confirmed that there are no project-specific environmental effects which are peculiar to the project or its site, and all potential significant effects were previously discussed by the General Plan EIR; and

WHEREAS, a May 2024 Biological Assessment by WRA Consultants, provided as an attachment to the CEQA 15183 Checklist, provides substantial evidence that resources of potential concern do not occur on the Parking Lot Site in the area to be developed; and

WHEREAS, the addition of 133 native trees and dedication of a permanent open space easement over the Laguna portion of the Parking Lot Site from the 50' setback line east clearly results in an environmentally and visually superior condition than currently exists on the site, which is a former concrete batch facility, and thus no additional visual and scenic analysis is necessary; and

WHEREAS, the full scope of studies called for by Sebastopol Municipal Code section 17.46.050(D) are not required for the parking facilities to be constructed on the Parking Lot Site because specific resources of potential concern do not occur on the property or will not be affected by the Project, as specified herein; and

WHEREAS, a staff report dated March 25, 2025, and incorporated herein by reference, described and analyzed the proposed Development Agreement and related Section 15183 Checklist for the Planning Commission; and

WHEREAS, on March 25, 2025 the Planning Commission reviewed the staff report and the Section 15183 Checklist at a duly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission has determined that the Development Agreement will (1) ensure the productive use of property and foster orderly growth and quality development in the City; (2) allow development of the Project to proceed in accordance with the goals and policies set forth in the Sebastopol General Plan and will implement the City's stated General Plan policies; (3) facilitate the City receiving increased tax revenues that can be used for a variety of purposes; and (4) benefit local business by bringing more visitors to the City.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Sebastopol that the above recitals are true and correct and made part of this resolution.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council find that Project is consistent with the General Plan EIR previously certified by the City, that there are no impacts peculiar to the Project or its site that were not analyzed in the General Plan EIR, and that no additional environmental review is required for the Project pursuant to Pursuant to CEQA Guidelines Section 15183.

BE IT FURTHER RESOLVED THAT the Planning Commission hereby recommends that the City Council adopt an ordinance to approve the proposed Development Agreement, as shown in attached **Exhibit A**, based on the following findings and considering the staff report and the whole of the record related to the Project:

- A. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan.
- B. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the district in which the real property is located.
- C. The Development Agreement is in conformity with public convenience, general welfare and good land use practice.
- D. The Development Agreement will not be detrimental to the public health, safety and general welfare.
- E. The Development Agreement will not adversely affect the orderly development of property.
- F. The Development Agreement will provide sufficient benefit to the City to justify entering into the agreement.

BE IT FURTHER RESOLVED THAT the Planning Commission's recommendation is based on the following findings for the issuance of entitlements that otherwise would be required for the Project in absence of the Development Agreement, and considering the staff report and the whole of the record related to the Project:

Use Permit for the Project

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

Alcohol Use Permit

- A. The sale of alcohol as part of the Project will not adversely affect the health, safety or welfare, result in undue concentration of alcoholic beverage outlets, or detrimentally affect nearby communities.

Use Permit for Parking Facilities

- A. The number of parking spaces conveniently available to the use will be sufficient for the Project's safe, convenient and efficient operation.
- B. A greater number of parking spaces than required by the Development Agreement will not be necessary to mitigate adverse parking or traffic impacts of the use on surrounding properties.
- C. The use of valet parking is appropriate due to the type of use, scale of use, or other factors.
- D. The configuration of parking spaces and operation of the parking facility will ensure that the use has adequate parking availability.
- E. The proposed parking facilities will not create an impairment to public safety, impede safe and efficient pedestrian or vehicle traffic flow, or otherwise interfere with the operation of area uses or functions.

Use Permit for Parking Facilities in ESOS Zone and Fifty Foot (50') Setback from the Laguna de Santa Rosa wetland/riparian boundary:

- A. The required resource analysis is consistent with the requirements of Sebastopol Municipal Code Chapter 17.40
- B. The proposed project complies with all applicable standards required by Sebastopol Municipal Code Chapter 17.40
- C. No wetlands or vernal pools will be eliminated
- D. There are no Project specific impacts to identified resources, so no mitigation measures are proposed.
- E. Due to the existing character of the property or the size, nature, or scope of the proposed project or previous development of the property, the full scope of studies called for by Sebastopol Municipal Code section 17.46.050(D) is not necessary, on the basis of substantial evidence provided by a qualified professional, that specific resources of potential concern do not occur on the Parking Lot Site or will not be affected by the Project.
- F. The addition of 133 native trees and dedication of a permanent open space easement over the Laguna portion of the Parking Lot Site from the 50' setback line east results in an environmentally and visually superior condition than currently exists on the site.

The above and foregoing Resolution was duly passed, approved, and adopted at a special meeting by the Sebastopol Planning Commission on the 25th day of March, 2025 by the following vote:

VOTE:

Ayes:

Noes:

Absent:

Abstain:

APPROVED: _____
Chair

ATTEST: _____
Planning Commission Secretary