

## City Council

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## City of Sebastopol

### General Plan Consistency Analysis for Barlow Hotel Project January 2025

The following General Plan Goals and Policies are applicable to the Barlow Hotel project:

#### LAND USE ELEMENT

**GOAL LU 7:** Emphasize and Advance Sebastopol's Role as a Market and Service Center for the West County by Providing for a Vibrant Downtown, Diversified Uses, and Community Services and Facilities

**Policy LU 7-2:** Maintain the Downtown as a focal point for West County- serving commercial, civic, and cultural uses.

**Policy LU 7-3:** Provide and maintain opportunities for community gathering and social interaction through cultural and art centers, park facilities, the Laguna, and community centers.

**Policy LU 7-6:** Encourage mixed-use developments throughout the city.

**Policy LU 7-7:** In mixed use, commercial, office, and other non-residential developments, encourage non-residential uses on the ground floor while allowing residential uses on the ground floor where appropriate.

**Analysis of Project Consistency with Land Use Element:** The Barlow Hotel project provides consistency with the Land Use Element of the Sebastopol General Plan. It advances Sebastopol's role as a market and service center for the west county by bringing visitors downtown; provides non-residential uses on the ground floor; provides community gathering spaces; and increases the diversity of uses downtown.

#### CIRCULATION ELEMENT

**GOAL CIR 5:** Reduce Vehicle Miles Traveled (VMT) in Order to Reduce Congestion and Help Achieve Regional Efforts to Reduce Greenhouse Gas (GHG) Emissions

**Policy CIR 2-4:** Require development projects to construct frontage sidewalks, missing sidewalk sections, paths, and nearby enhanced crosswalks in a manner that is consistent with the City's goals and policies in this General Plan and the *Sebastopol Bicycle and Pedestrian Plan*, and as dictated by the location of other activity centers, transit stops and common pedestrian destinations.

**Policy CIR 2-5:** Evaluate opportunities for pedestrian or other circulation and mobility connections to the circulation network in review of major development projects and require appropriate improvements.

**Policy CIR 2-14:** Provide secure bicycle racks in places such as the Downtown, at commercial areas, park and ride transit facilities, schools, multiple unit residential developments, and other locations where there is a concentration of residents, visitors, students, or employees.

**Policy CIR 2-15:** Ensure that all crossings where trails and roads meet include best practices for crossing design for these conflict points.

**Policy CIR 3-10:** Require new development to include effective linkages to the surrounding circulation system for all modes of travel, to the extent feasible.

**Policy CIR 5-3:** Support the establishment and expansion of a regional network of electric vehicle charging stations and encourage the expanded use of electric vehicles.

**Policy CIR 6-1:** Maximize the use of existing downtown parking areas, emphasizing the use of shared parking wherever possible, including provision of multi-purpose parking facilities that serve both residential and commercial uses.

**Analysis of Project Consistency with Circulation Element:** The Barlow Hotel project consistent with the Circulation Element of the Sebastopol General Plan. It utilizes shared parking and a “park once” strategy to combine vehicle trips and thus reduces vehicle miles traveled, or VMT, in the local area and the region. As proposed and conditioned, it provides bike racks at both parking lot locations, including at the Laguna Overlook. It provides a new Laguna promenade, makes new trail connections, provides a new high-visibility pedestrian crosswalk and makes appropriate ADA improvements to the existing crossing at Morris Street and Laguna Park Way.

### **COMMUNITY SERVICES & FACILITIES ELEMENT**

**Policy CSF 1-7:** Require the payment of impact fees for all new development.

**Policy CSF 1-12:** Encourage new large-scale development projects to incorporate community features such as meeting spaces/rooms that may be used by the City, community organizations, local non-profits, etc. for little to no cost.

**Analysis of Project Consistency with Community Services Element:** The Barlow Hotel project is consistent with the Community Services & Facilities Element of the Sebastopol General Plan. As proposed and conditioned, it would pay impact fees towards the future provision of community facilities, with partial offsets for the provision of specific facilities including the provision of a community meeting room; the Laguna promenade and overlook, with benches, bicycle parking and interpretive signs; a new ADA-accessible high visibility crosswalk at Morris Street and Laguna Park Way; new pathways; a dedication of land over the existing AmeriCorps trail; and the provision of a permanent open space easement over the Laguna de Santa Rosa.

### **CONSERVATION & OPEN SPACE ELEMENT**

**GOAL COS 4:** Proactively Manage, Protect, and Restore the Laguna de Santa Rosa

**Policy COS 2-6:** Maintain Zoning Ordinance provisions to ensure that development proposals for land which is located within, or adjacent to, an environmentally sensitive area include a resources analysis that contains all of the information required in order for the City to determine that impacts to sensitive habitat and natural resources have been reduced, avoided, or mitigated to the greatest extent feasible.

**Policy COS 3-6:** Require the use and site design integration of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.

**Policy COS 3-9:** New development adjacent to creeks and streams should include opportunities for beneficial uses, such as flood control, ecological restoration activities, public access trails, and walkways.

**Policy COS 4-2:** Protect, enhance, and restore sensitive habitats in the Laguna, and recognize that the Laguna provides a myriad of environmental benefits to the region's ecosystem.

**Policy COS 4-3:** Preserve and enhance the visual character of the Laguna.

**Policy COS 4-5:** Continuously seek opportunities to expand Laguna protection and preservation efforts through the acquisition of land within and adjacent to the Laguna.

***Analysis of Project Consistency with Conservation & Open Space Element:*** The Barlow Hotel project provides consistency with the Conservation & Open Space Element of the Sebastopol General Plan. A licensed biologist has provided the requisite resource analysis determining that any impacts to sensitive habitats and natural resources have been avoided, and that the existing poor condition of the batch plant site will be improved by the project, as conditioned. Staff has determined that the purpose and intent of the ESOS District are met. The project incorporates bioswales and native vegetation to remove surface water pollutants and improves stormwater quality. A land dedication is made over the existing AmeriCorps trail and a new Laguna promenade with an overlook featuring benches and interpretive signage is provided to encourage visitors to learn about the Laguna's important ecological benefits. Finally, a permanent open space easement is placed over the Laguna itself from the 50' ESOS setback to the property line.

## **COMMUNITY DESIGN ELEMENT**

**GOAL CD 4:** Support Art of All Types Throughout the Community

**Policy CD 1-2:** Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood.

**Policy CD 1-9:** Promote an attractive system of public and quasi-public spaces throughout the community that support public gatherings and social interaction. Encourage new development to include accessible and attractive common areas including unique courtyards, pocket parks, and plazas.

**Policy CD 4-1:** Support and encourage public art of all types that reflects the cultural values of the community.

**Policy CD 4-3:** Continue to implement and periodically update as necessary the Percent-for-Art Program.

***Analysis of Project Consistency with Community Design Element:*** The Barlow Hotel project provides consistency with the Community Design Element of the Sebastopol General Plan. As proposed and conditioned, its architectural style is in keeping with the immediate neighborhood of The Barlow and provides a pedestrian emphasis important to both The Barlow and to the adjacent downtown. It includes a series of courtyards and will art that is accessible to the public. The Laguna overlook, landscaping, and interpretive signs reflect the value of this important community asset. The project has been conditioned to either provide suitable public art or pay into the Percent-for-Art Program.

## **ECONOMIC VITALITY ELEMENT**

**GOAL EV 1:** Encourage Economic Development that Broadens the City's Employment Base, Attracts High-Quality Jobs, Provides Services and Goods that Reflect the City's Values, and Increases the City's Tax Base

**GOAL EV 4:** Emphasize Sebastopol's Role as a Market, Service, and Tourism Hub for the West County and as a Gateway to the Coast

**GOAL EV 7:** Maintain a Stable and Self-Sustaining Fiscal Base in Order to Generate the Resources Necessary to Provide Desired City Services and Support New Growth that is Consistent with the City's Values and Goals

**Policy EV 4-3:** Encourage amenities needed to support tourism, including hotels, bed-and-breakfasts, eco-lodging, and a variety of restaurants, shopping, and services.

**Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism.

**Policy EV 4-5:** Promote both the City, and the City's open space and natural resources, with emphasis on the Laguna Wetlands Preserve, as a tourist destination.

***Analysis of Project Consistency with Economic Vitality Element:*** The Barlow Hotel project provides consistency with the Economic Vitality Element of the Sebastopol General Plan. It meets the goals of this element by increasing the City's tax base, increases its role as a tourism hub for the west county by providing accommodations for visitors, and increases the City's fiscal base. It provides the amenities necessary to support tourism in a location and with a pedestrian orientation that is designed to increase spending both in The Barlow and within the adjacent Downtown. It promotes the Laguna de Santa Rosa as an important natural resource and tourism destination.