CITY OF SEBASTOPOL
RESOLUTION NO. 25-01

A RESOLUTION OF THE DESIGN REVIEW/TREE BOARD OF THE CITY OF SEBASTOPOL
APPROVING DESIGN REVIEW AND A TREE REMOVAL PERMIT FOR THE PROPOSED
PROJECT AT 7580 WASHINGTON

WEHREAS, the owner of the 7580 Washington has proposed the construction of Single-Family residence with an Accessory Dwelling Unit (ADU) and removal of one Oak Tree on the property (the "Project"); and

WHEREAS, the Zoning Code does not normally require design review for a new single-family home and ADU, design review is required for any development on the lot as a condition of approval of prior lot split pursuant to City Council Resolution 5462; and

WHEREAS, this project will meet the requirement of the design of the proposal to be compatible with the neighborhood and the general visual character of Sebastopol, in that the project incorporates a single-family residence with a detached Accessory Dwelling Unit (ADU) that will complete the 4-lot subdivision; and

WHEREAS, the design provides appropriate transitions and relationships to adjacent properties and the public right-of-way, in that this project will meet this requirement with the proposed landscaping plan and new tree plantings; and

WHEREAS, this project will not impair the desirability of investment or occupation in the neighborhood, in that this project will increase the desirability of this neighborhood, as it proposes to develop a vacant lot with a single-family residence and detached ADU; and

WHEREAS, the design is internally consistent and harmonious, in that this project will meet this requirement; and

WHEREAS, the design is in conformity with any guidelines and standards adopted pursuant to this chapter, in that this project meets Design Guideline A.2, as the site is naturally sloped and the proposed plan integrates this slope into the design without a substantial amount of grading work. Design Guideline B.1. as the buildings are related to the street and proper setbacks are provided to reinforce existing street frontages. Design Guideline E.1. as the project minimizes the amount of grading on site and uses the natural topography within the design of the two structures; and

WHEREAS, consistent with Sebastopol Municipal Code section 8.12.060(D)(4) The removal of the on-site trees is needed to facilitate the construction of the project and will be mitigated by the replanting of trees listed in the landscape plan.

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.), the project fits the Categorical Exemption of Section 15303.a *"Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure."* in that it is a new construction of single-family residence within an urbanized area in a residential zone; and

WHEREAS, the project is consistent with the General Plan, in that it conforms to the following: 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 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 LU 7-1: Maintain an inventory of developable and appropriately zoned office, commercial, industrial, and mixed-use land sufficient to attract and provide regional services. 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; and

WHEREAS, the project is consistent with the applicable Sections of the Zoning Ordinance, in that the project is on a Single-Family Residential (R4) parcel, which allows for the construction of Single-Family dwelling units up to 8.7 units per acre. Additionally, the parcel does allow for the construction of an ADU of up to 850 square feet on parcels less than 10,000 square feet per Section 17.220 of the Sebastopol Municipal Code. Therefore, the construction of the single-family home and ADU are allowed by right under the Sebastopol Municipal Code. Although the Zoning Code does not normally require design review for a new single-family home and ADU, design review is required for any development on the lot as a condition of approval of the prior lot split pursuant to City Council Resolution 5462; and

WHEREAS, on August 19, 2025, the Sebastopol Design Review/Tree Board opened a duly-noticed public hearing to review the Design Review project for consistency with the adopted General Plan, heard a staff report and public testimony, and deliberated.

WHEREAS, after deliberations, the Design Review/Tree Board voted to approve the project with the conditions as stated; and

NOW, THEREFORE, THE DESIGN REVIEW/TREE BOARD hereby adopts the findings

specified in Exhibit A, attached hereto and incorporated herein.

BE IT FURTHER RESOLVED that the design review and a tree removal permit for the proposed Project are hereby approved, subject to the conditions of approval in Exhibit B and Exhibit C, attached hereto and incorporated herein.

Approved on August 19, 2025, by the following vote:

VOTE:
AYES:
NOES:
ABSTAIN:
ABSENT:

Certified: _____

Mary Gourley, Interim City Manager