



City of Sebastopol Planning Commission Staff Report

Meeting Date: September 22, 2026
Agenda Item: 6A
To: Sebastopol Planning Commission
From: John Jay, Contract Associate Planner
Subject: 8100 Valentine Avenue Subdivision – Vesting Tentative Map, Design Review, State Density Bonus Application, and CEQA Section 15183 Consistency Determination
Applicant/Owner: Rob Toste for Grupe Investment Company, Inc./The Church of Jesus Christ of Latter-day Saints (LDS)
File Number: 2025-067
Address: 8100 Valentine Avenue
CEQA Status: Exempt from additional environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)
General Plan: Medium Density Residential (MDR)
Zoning: R-4 (Medium-Density Residential)

Introduction:

The proposed subdivision application involves a Vesting Tentative Map, Design Review, and a State Density Bonus for the provision of the Inclusionary units on-site. The proposal would first create a 20-lot, for-sale single-family residential subdivision on the 2.69-acre site located at 8100 Valentine Avenue (APN 008-510-054). This equals a density of 7.43 units per acre, which is within the 5 to 8.7 units per acre density range allowed in this medium-density residential general plan designation and the R4 Zone District.

Project Description:

Following the creation of the 20-lot subdivision, single-family homes would be constructed. Homes will range in size from 1,422 to 1,640, and each will have 3 or 4 bedrooms and 2 baths. Each lot would then have the ability under state law to develop an Accessory Dwelling Unit (ADU) subject to just a Building Permit (no discretionary review). Once ADUs have been constructed on each lot (19 detached ADUs are envisioned), the applicant proposes to utilize AB 1033 and the City's local enabling ordinance to file condo maps allowing each ADU to be sold separately, for a total of up to 39 for-sale homes. Pursuant to Government Code Sections 66314(c) and 66319, ADUs do not count toward density, and thus the proposal remains consistent with the densities allowed under the General Plan and Zoning.

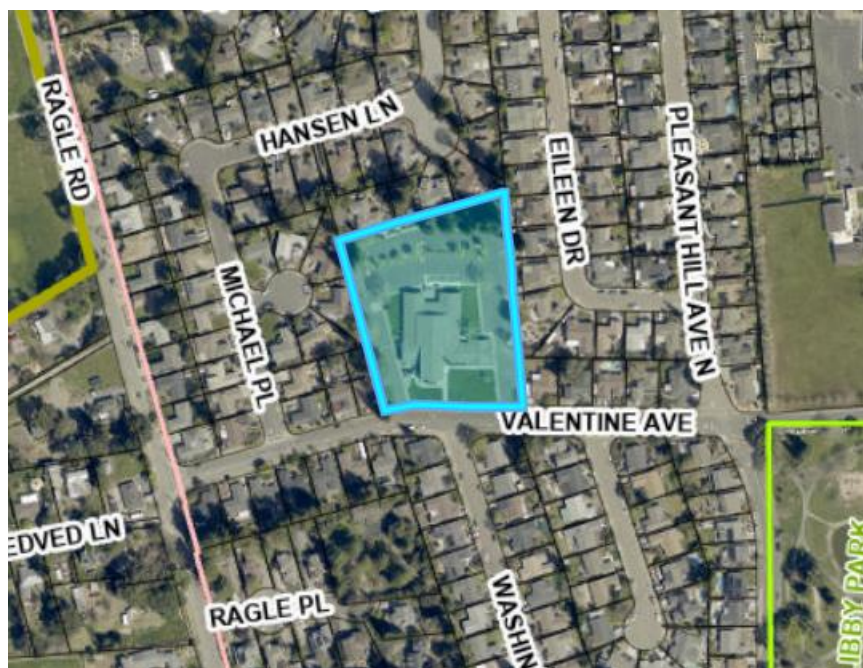
As stated in the Applicant's written project description, the project targets the "missing middle" housing market segment, providing an alternative to for-sale homeownership opportunities without reliance on public subsidies. Three (3) of the single-family homes would be provided as affordable to moderate-income households in perpetuity. The project requests waivers and concessions under State Density Bonus Law from certain development standards and has been

reviewed for environmental compliance under CEQA Guidelines Section 15183 as a project consistent with the City's General Plan and Zoning.

Project Location and Surrounding Land Uses:

The project site is located at 8100 Valentine Avenue in Sebastopol, on the west side of Valentine Avenue within an established residential neighborhood (see *Figure 1*, below). The 2.69-acre parcel is currently developed with a religious facility building (formerly the LDS Church) and associated parking. The church ceased operations approximately 18 months ago, and would be removed to allow the residential development. Surrounding land uses consist of existing single-family residential development to the north, south, east, and west, consistent with the site's Medium Density Residential (MDR) General Plan designation and R-4 zoning.

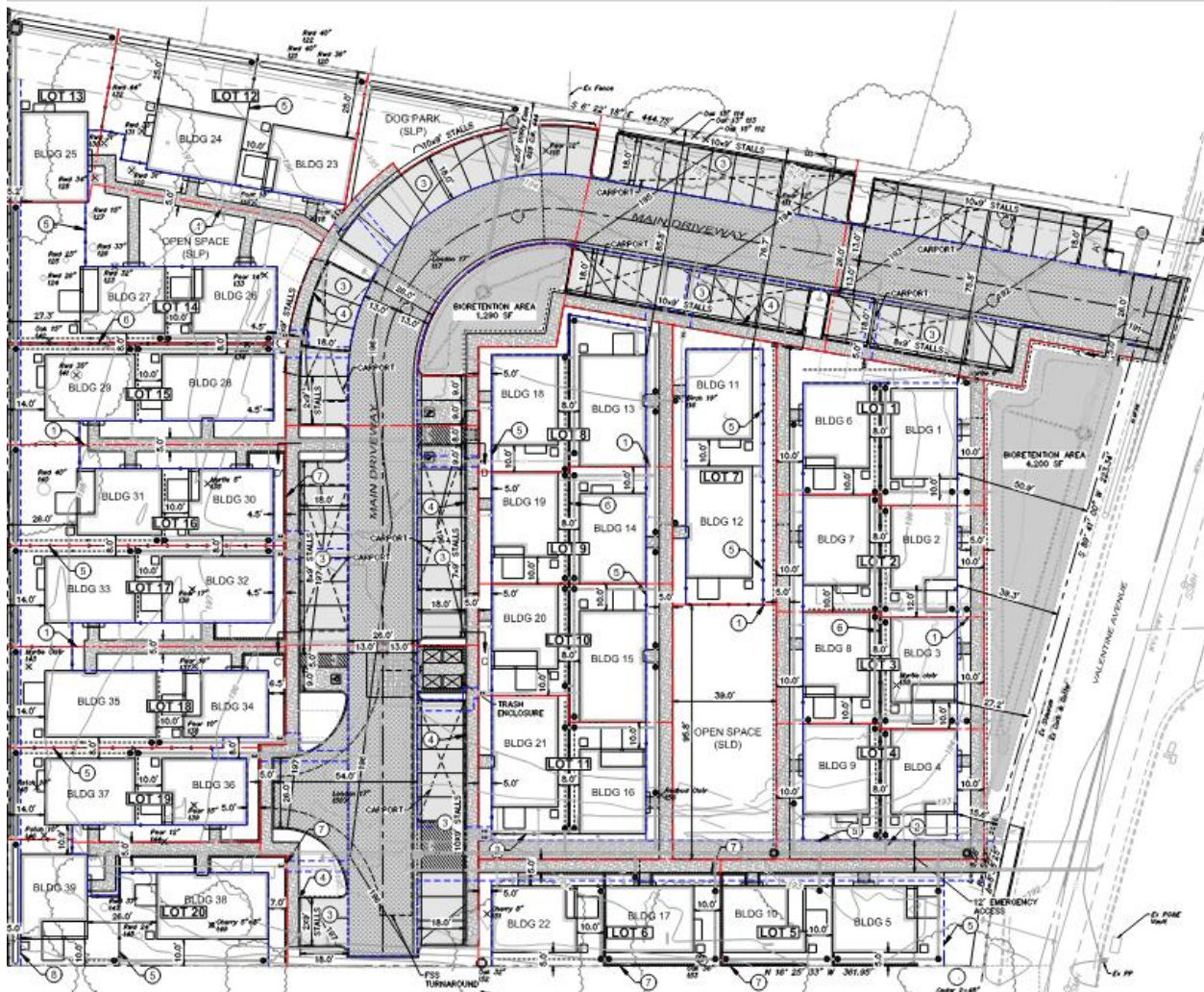
Figure 1 Project site



Access, Circulation and Parking:

The project takes vehicular access from a single 26' wide private entrance on Valentine Avenue, terminating in the northwest portion of the site with a hammerhead turn-around. A 12' secondary resident evacuation route in the event of an emergency is also provided, but is not proposed to support emergency vehicles (see Figure 2, Project Site Plan). As for parking on the site, it will be accommodated by 83 surface parking spaces with carports scattered throughout the site. Additionally, the applicant will be, and has, provided EV charging stations and ADA parking stalls.

Figure 2 Project Site Plan



Utilities:

The project would be served by a new 6-inch looped municipal water main along the Valentine Avenue frontage, with 20 individually metered water services (one per lot). Water and Sewer usage between the primary home and ADU on each lot would be measured by private submeters.

Storm Drainage: An existing 12-inch municipal storm drain pipeline runs north–south within an existing 20' public utilities easement along the eastern property line. The project will utilize this existing infrastructure. As part of the review process for City staff, the applicant provided water and sewer studies for the 39 units to determine if there was enough water and sewer capacity, which the reports indicated there was. However, City staff took these studies and ran them into their cumulative modeling to ensure that the effect of 39 new residential units would not overburden the City's system. The project would connect to the City's existing sewer main on Valentine Avenue. This section of pipe has had ongoing maintenance issues, including root intrusion and debris buildup, which have caused high water levels and made it difficult for the City to fully inspect the pipe with camera equipment.

The City's engineering consultant (GHD) studied this pipe segment to determine whether the high water levels were caused by a lack of pipe capacity or simply by the buildup that needs to be cleaned out. The study found that once the pipe is cleaned and the blockages are removed, it has enough capacity to handle both the current flow and the additional flow from the proposed project, with room to spare. The modeling concluded that the pipe does not need to be enlarged or replaced to serve the project.

This conclusion depends on the City completing routine cleaning and maintenance of the affected pipe segments before the project connects to the system. The study looked only at typical dry-weather flow and did not evaluate how the pipe performs during heavy rain. Because the project would use the City's existing sewer system, and because that system has been confirmed to have adequate capacity once routine maintenance is completed, the project would not require any new or expanded wastewater treatment facilities.

Stormwater: The eastern 25 feet of the site is encumbered by a utility easement for the existing storm drain and sanitary sewer. The project integrates this easement area into the site plan as the primary entry roadway, parking areas, and expanded private backyards. This would include the location of this easement within the rear yards of Lots 12 and 13. Additionally, there is a 5' private Storm Drain easement that runs east and west and would affect Lots 13-20. Notably, the proposed development will reduce total impervious surface from approximately 85,000 sf under existing conditions to approximately 66,000 sf, increasing available system capacity. The project includes two on-site water-quality basins that will collect and treat site runoff prior to discharge.

Water: The project will connect to an existing 6-inch municipal water main on Valentine Avenue. A new 6-inch looped water main will serve the community with 20 individual metered services (one per lot). Usage between the primary home and ADU on each lot will be measured by private submeters.

Sewer: An existing 6-inch municipal sanitary sewer line runs north–south along the eastern property line. A new on-site 6-inch sewer main within the private street, with 4-inch individual laterals to each lot, will serve all residential units.

Dry Utilities: Electrical, telecommunications, and related services will utilize existing infrastructure along the Valentine Avenue frontage.

Solid Waste: A centralized trash enclosure will serve all residents under a single HOA-managed service contract. The trash enclosure design and truck turnaround location have been reviewed and conceptually approved by the local trash service provider, per a letter provided by the applicant. However, this letter doesn't include any final design features or specifications and additionally does not include service times or frequency. The project has been conditioned to provide a waste management plan for approval by the Planning Director and Sonoma County Resource Recovery prior to recordation of the Final Map.

Legal Framework:

The project utilizes several State Laws that limit the local jurisdiction's actions, as follows;

SB 330 and Housing Accountability Act (HAA)

Government Code 65915 (Density Bonus Law)

AB 1033/SMC 17.220.025

Subdivision Map Act Government Code 66410:

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in [Section 65451](#).
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) 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.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these 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 a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Analysis

Staff's analysis of the proposed project addresses consistency with the Sebastopol General Plan, the Municipal Code (Zoning and Subdivision Ordinances), and CEQA. Because the applicant is requesting waivers and concessions under State Density Bonus Law, each departure from an otherwise-applicable development standard is discussed below and evaluated under the one-concession, unlimited-waiver framework established by Government Code Section 65915(d) & (e)¹, rather than treated as an automatic General Plan or zoning inconsistency.

Parking drive aisle widths and length. The project provides 83 surface parking spaces on site that measure 9' wide by 18' in depth. Of these parking spaces, there is a mix of covered parking through the construction of carports and uncovered parking that is dispersed throughout the site. The SMC requires all covered parking to be no shorter than 10' in width and 20' in length. As the proposed development does not meet this requirement, it shall either be conditioned to do so, or the Commission can find that, due to the excess parking provided by the development, roughly double, and inclusion of compact parking spaces, that the parking standards have been met. For parking spaces that are designed at 9' wide by 19' in depth, a minimum 25' width between the end of parking spaces shall be provided; this development provides a 26' width.

Site access is provided via a single private entrance from Valentine Avenue with full turning movements. As shown in Figure 3, a secondary 12-foot-wide resident evacuation route is

¹ The project qualifies for one concession under Government Code section 65915(d)(2)(A) because at least 10 percent of the units are reserved for moderate income households in a common interest development.

provided along the western portion of the site, to be maintained by the project's homeowners' association, for use as a secondary point of egress for residents in case of an emergency

An existing 12-inch municipal storm drain pipeline runs north–south within an existing 20' public utilities easement along the eastern property line. The project will utilize this existing infrastructure. As part of the review process for City staff, the applicant provided water and sewer studies for the 39 units to determine if there was enough water and sewer capacity on site, which the reports indicated there was. City staff took these studies and ran them into their cumulative modeling to ensure that the effect of 39 new residential units would not overburden the City's system. The project would connect to the City's existing sewer main on Valentine Avenue. This section of pipe has had ongoing maintenance issues, including root intrusion and debris buildup, which have caused high water levels and made it difficult for the City to fully inspect the pipe with camera equipment.

The City's engineering consultant (GHD) studied this pipe segment to determine whether the high water levels were caused by a lack of pipe capacity or simply by the buildup that needs to be cleaned out. The study found that once the pipe is cleaned and the blockages are removed, it has enough capacity to handle both the current flow and the additional flow from the proposed project, with room to spare. The modeling concluded that the pipe does not need to be enlarged or replaced to serve the project.

This conclusion depends on the City completing routine cleaning and maintenance of the affected pipe segments before the project connects to the system. The study looked only at typical dry-weather flow and did not evaluate how the pipe performs during heavy rain.

Because the project would use the City's existing sewer system, and because that system has been confirmed to have adequate capacity once routine maintenance is completed, the project would not require any new or expanded wastewater treatment facilities.

General Plan Consistency. The project site is designated Medium Density Residential (MDR) on the City of Sebastopol General Plan Land Use Map. The MDR designation is applicable to single-family residential areas with densities up to approximately 8.7 units per acre and provides for a range of housing types consistent with the established residential character of surrounding neighborhoods.

The proposed project's base density of 7.43 dwelling units per acre (20 lots on 2.69 acres) is consistent with the maximum density of 8.7 dwelling units per acre permitted in the R-4 zone. As conditioned, the project is consistent with the Sebastopol General Plan and the EIR that was certified for it.

Additionally, the project is consistent with the following General Plan policies as shown below.

- 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.

- 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.

The applicant has also requested a concession to excuse full compliance with the City's tree protection ordinance. Under state law, the City has limited authority to deny concessions. However, the City can deny a concession if it would have a specific, adverse impact upon public health and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households. 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.

The requested concession would have a specific adverse impact on public health and safety because it would allow the developer to remove trees without obtaining a tree replacement permit. The City tree preservation ordinance establishes standards for tree removals, requiring either replacement or the payment of an in-lieu fee to facilitate tree planting by the City elsewhere. Tree removal has a direct impact on public health, such as by reducing greenhouse gas emission capture.

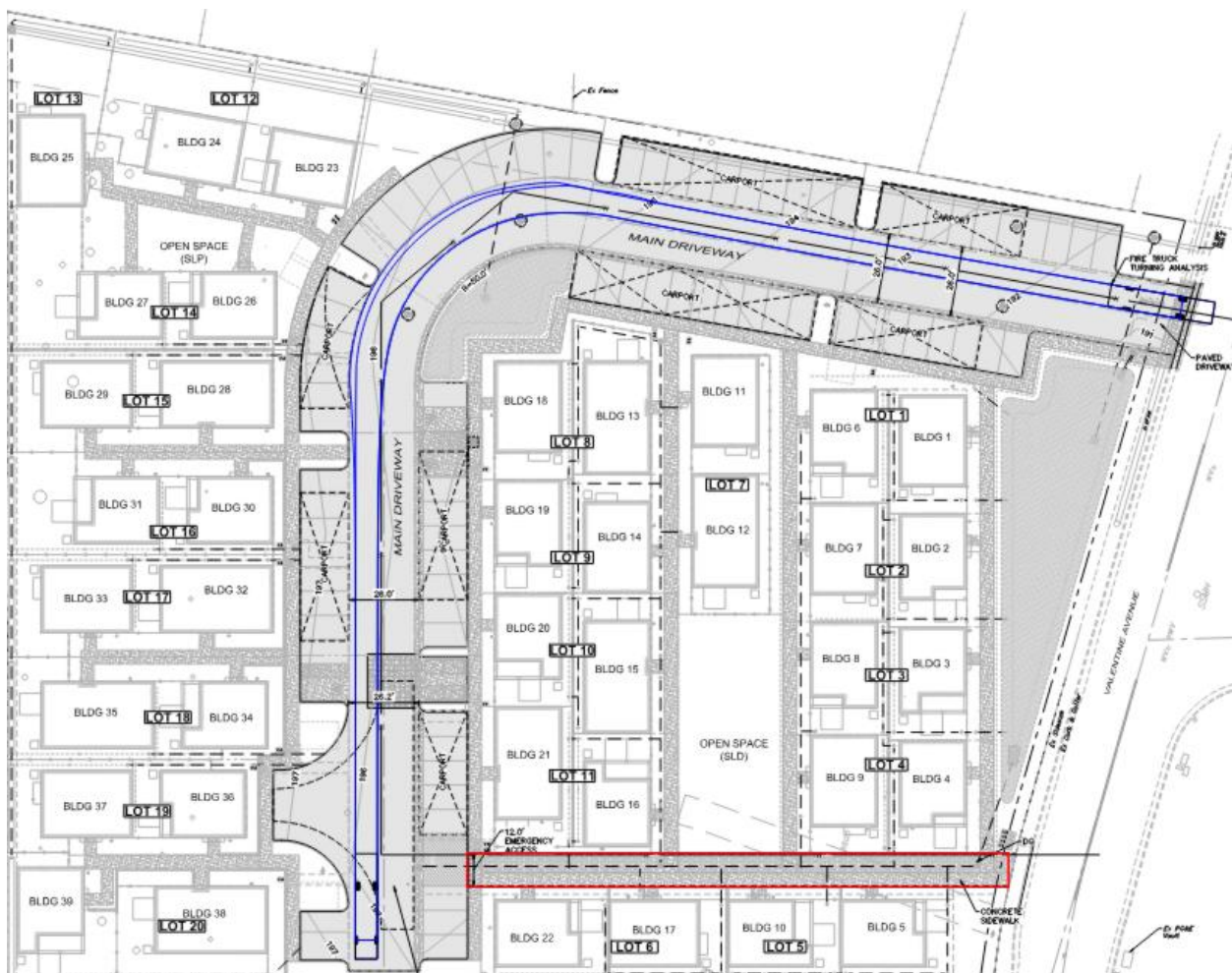
Zoning Consistency. As noted above, the project involves waivers and/or concessions from several R-4 development standards under Table 17.20-2 of the Sebastopol Municipal Code. The table below shows the requirements based on the R4 Zoning standards and what has been provided by the applicant for the project. The items marked with an asterisk (*) are where the project requests a waiver.

Table 1: Waivers

Development Standard (R-4 Zone, SMC Table 17.20-2)	Requirement	Proposed
Minimum Lot Area (interior, single-family)*	5,000 sf	Smallest proposed lot: 2,501 sf; largest: 5,902 sf
Minimum Lot Width (interior)*	50 ft.	50 ft.
Minimum Lot Width (corner)*	60 ft.	Not applicable
Maximum Height (main buildings)	30 ft., 2 stories	Single-story plans (Plan 1, Plan 2): 15'-7" to 18'-2"; two-story plans (Plan 3, Plan 4): 26'-9" to 29'-0"
Maximum Height (accessory dwelling units)*	17 ft.	Plan 1 748 sf, single-story, 16'-2" to 18'-2"
Front Yard Setback*	20 ft.	15 ft.
Interior Side Yard (main building)*	10% of lot width, or 5 ft., whichever is greater, not to exceed 9 ft.	4 ft.
Interior Side Yard (accessory dwelling unit)	4 ft.	4 ft.
Rear Yard (main building)*	20% of lot depth, no less than 20 ft. nor greater than 30 ft.	10 ft.

Rear Yard (accessory dwelling unit)	4 ft.	5 ft or more
Special Setback – Mechanical Equipment*	50% of applicable setback, not less than 5 ft. from rear/side lines	Project conditioned to meet the requirements of Chapter 20 of the Building Code and will be conditioned to attenuate noise at the property line.
Maximum Lot Coverage (parcels ≤ 5,000 sf)*	50%	Not shown
Maximum Residential Density	1 DU/3,630 sf lot area (~8.7 du/ac)	20 Units or 7.43 du/ac which is within the range of 5.4 to 8.7.
Minimum Usable Open Space	50 sf/DU	Will be conditioned to meet this requirement
Minimum Dimensions for Parking (Covered)	10'x20'**	Carport spaces: 54 (39 w/ EV)
Minimum Dimensions for Parking (Uncovered)	9'x19'**	Regular stalls: 9' x 18' (80 stalls)
** As required by SMC 17.110		

Figure 3 Secondary resident evacuation route



General Plan Consistency:

The project site is designated Medium Density Residential (MDR) on the City of Sebastopol General Plan Land Use Map. The MDR designation is applicable to single-family residential areas with densities up to approximately 8.7 units per acre and provides for a range of housing types consistent with the established residential character of surrounding neighborhoods. The site is zoned R-4 (Medium-Density Residential) under Title 17 of the Sebastopol Municipal Code. The purpose of the R-4 District is to implement the MDR land use category of the General Plan. Single-family dwellings and accessory dwelling units (ADUs) are permitted by right in the R-4 district, consistent with Section 17.220 of the Sebastopol Municipal Code.

The proposed project's base density of 7.43 dwelling units per acre (20 lots on 2.69 acres) is consistent with the maximum density of 8.7 dwelling units per acre permitted in the R-4 zone. Pursuant to Government Code Sections 66314(c) and 66319, ADUs do not count toward density for purposes of zoning compliance or General Plan density requirements. The project seeks waivers from certain development standards pursuant to Government Code Section 65915(e) (State Density Bonus Law) where such standards would otherwise physically preclude construction of the proposed residential community, including the inclusionary affordable units. Development standard deviations achieved through waivers and concessions under State Density Bonus Law do not disqualify the project from consistency with the General Plan or zoning designation. The recommended conditions of approval ensure that the project maintains General Plan consistency.

Zoning and Municipal Code Consistency:

The applicant's project description identifies a request for Density Bonus waivers from several R-4 development standards under Table 17.20-2 of the Sebastopol Municipal Code, including minimum lot area, lot width, setbacks, maximum lot coverage, and minimum usable open space. These items are self-identified by the applicant as concessions and waivers under State Density Bonus Law (Government Code Section 65915).

The applicant has also requested a waiver to Chapter 17.110 of the Zoning Ordinance. The covered parking stalls are required to be 20ft in length and 10ft in width, and the project proposes 18ft by 9ft. However, because the project is providing more parking than is required under code provisions and does not provide any compact spaces, the parking standards could be considered to be met. The project will provide at least 20% of the parking available to Electric Vehicle (EV) charging stations, and at least one ADA space shall have a fully functional 30-amp electric vehicle service equipment. The project proposes to have covered EV charging spaces, and staff has recommended the applicant provide additional EV parking spaces in the uncovered areas that are dedicated to EV's only.

Subdivision Map Act/Subdivision Ordinance Consistency:

The proposed 8100 Valentine Avenue subdivision has been reviewed against the findings required for tentative map approval under the California Subdivision Map Act (Government Code Section 66474) and the findings set forth in Sebastopol Municipal Code Section 16.28.070, which incorporates the state findings into local law.

The subdivision is consistent with the site's General Plan designation of Medium Density Residential and its R-4 zoning, which permits a maximum density of 8.7 dwelling units per acre. The 20 proposed lots fall within the base density allowed on the 2.69-acre site, with an additional 19 detached ADUs. Once the project builds the main units and ADU's, the project will seek to utilize provisions of AB 1033 which allows for the separate sale of ADU's as condominiums which will allow for the separate sale of those ADUs. The site was previously developed with a church building that is allowed through the Conditional Use Permit process. As the site was previously

developed, it supports the findings that the property is physically suitable for both the type and density of development proposed.

The project's primary environmental sensitivity is the removal of protected native trees. Of the 18 trees meeting the City's protected tree threshold, seven are proposed for removal, with the remaining eleven retained and mitigation proposed for those removed. A full tree protection plan will be required before grading or improvement plans are approved. The project has been conditioned to require review and approval by the Tree Board and Planning Director, as applicable.

Public health and safety findings are supported by the Fire Department Conditions of Approval prepared for the project, WELO-compliant irrigation, and standard drainage and utility improvements; the circulation and drainage design standards under SMC Chapter 16.40 have been confirmed through the Public Works and Engineering departments.

Required Findings:

The required findings of the project for a Major Subdivision (5 or more parcels) would be subject to the State Subdivision Map Act and the findings in SMC Section 16.28.070 as follows:

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. (Relates to mobile home park conversions and is 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. (Not applicable to this Project)

CEQA Review:

The proposed project has been evaluated for compliance with CEQA pursuant to Section 15183 of the CEQA Guidelines (Projects Consistent with a Community Plan, General Plan, or Zoning). Section 15183 provides that a project consistent with the development density established by an existing General Plan or zoning designation for which an EIR was certified need not undergo additional environmental review, except as necessary to examine site-specific effects that are peculiar to the project or its site and were not addressed as significant effects in the prior EIR, or to determine whether more recent information shows the effects will be more significant than described in the prior EIR.

A Section 15183 Consistency Checklist has been prepared for the project addressing all twenty environmental topic areas identified in Appendix G of the CEQA Guidelines (Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance), using the certified City of Sebastopol General Plan Update Final EIR (GPU FEIR, certified November 15, 2016, SCH# 2016032001) as the programmatic baseline of analysis. For each topic, the checklist evaluates whether the project would result in impacts peculiar to the project or its site that were not analyzed as significant in the GPU FEIR, or whether new information shows more severe impacts than previously disclosed.

Based on the checklist analysis, staff has concluded that the project, as conditioned, would not result in any new significant environmental effect, or a substantial increase in the severity of a previously identified significant effect, beyond what was analyzed in the GPU FEIR, and that no project-specific significant impact peculiar to this parcel has been identified. Accordingly, staff recommends the Planning Commission determine the project exempt from additional environmental review pursuant to CEQA Guidelines Section 15183.

Recommendation:

Staff recommends the Planning Commission take the following actions: (1) determine, based on the Section 15183 Consistency Checklist, that the project is exempt from additional environmental review pursuant to CEQA Guidelines Section 15183; and (2) adopt the attached draft Resolution recommending that the City Council approve the Vesting Tentative Map and State Density Bonus Application for the 8100 Valentine Avenue project, including the associated Findings, subject to the recommended Conditions of Approval.

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 the vicinity of the subject property. Additionally, as the project includes 10 residential units or more, the SMC requires an onsite billboard posting to be done for a minimum of 30 days before the scheduled meeting, which the applicant completed.

The Planning Department has received comments from the public, which are included as part of this report. Comments received after publication of this report will be published on the website, on file with staff, and sent to commissioners.

Attachments:

- A. Draft Resolution with Conditions of Approval
- B. Application materials
- C. Vesting Tentative Map package
- D. Site Plan, Architectural Elevations, and Floor Plans
- E. CEQA Section 15183 Consistency Checklist, with Exhibits A-D
- F. Public Comments