



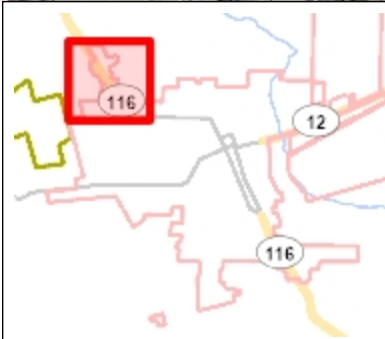
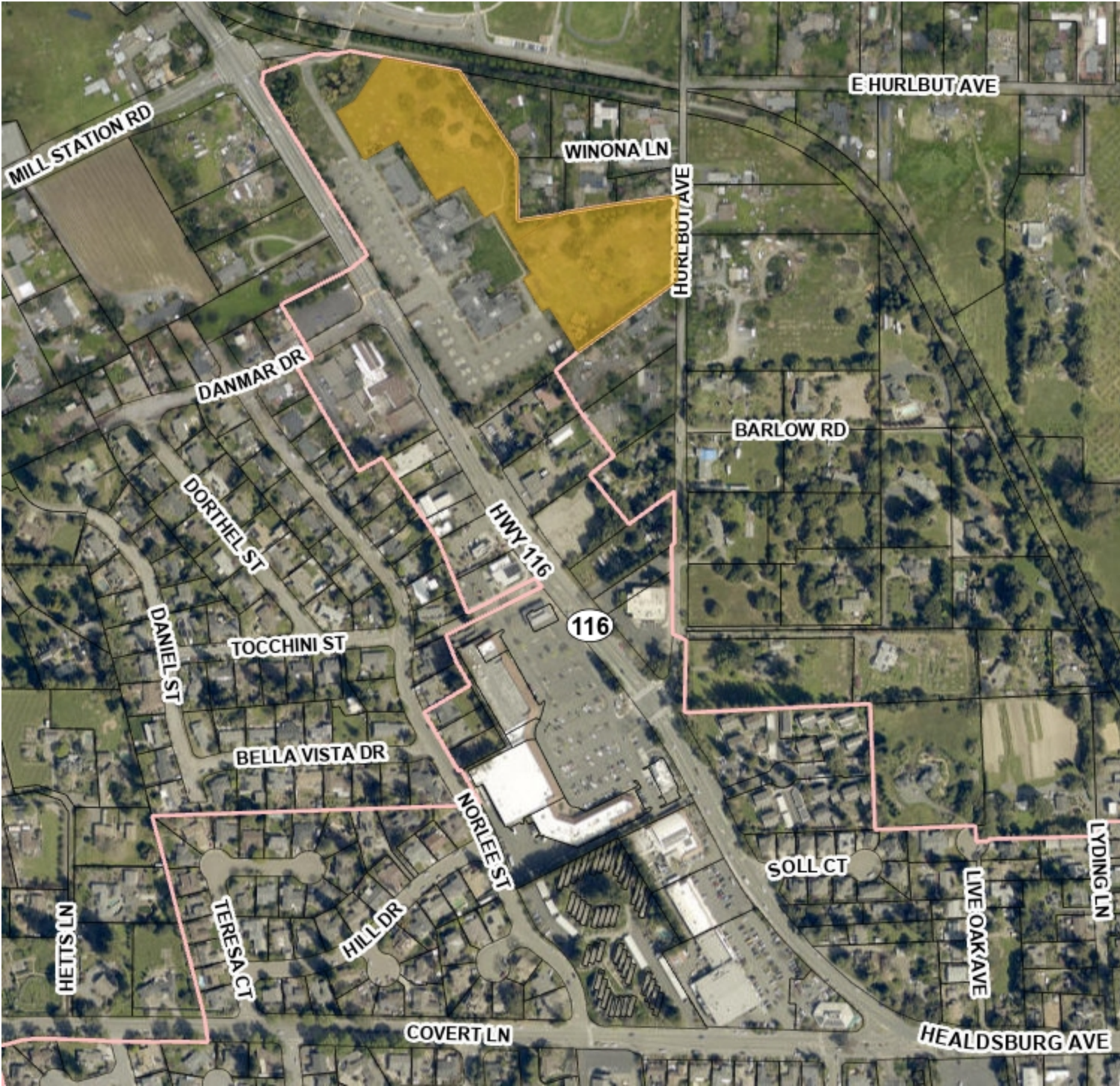
City of Sebastopol Planning Department

Date: January 27, 2026
To: Planning Commission
From: John Jay, Associate Planner
Subject: Project Updates

Project Updates:

1. The Canopy project underway, with the sales office open. Permits for the first three buildings (15 total units) have been issued, and the first two buildings are going vertical. The first building has passed frame inspection and is ready for insulation. All utilities are in the street and inspected for phase one. Curb, gutter, and paving are all complete. Water, sewer, fire sprinkler piping, and storm drain are complete for phase one.
2. Gravenstein Commons is installing underground sewer and water lines. Two of the four pads have poured foundations, with the other two to follow next week. Vertical walls have been going up in at least one building, with others to follow immediately. Sewer, storm drain, and water have been installed at the site.
3. The Habitat for Humanity project is framed through the second floor, with roof construction complete and siding being installed currently.
4. Huntley Square on west Bodega has pulled all ten of their permits, and we are anticipating construction to begin immediately. First order is to get the street frontage improvements going on Bodega Ave. The issue here is that there is a high-pressure gas line in front of the property that has to be relocated before actual construction can begin on the site.

The Canopy Map

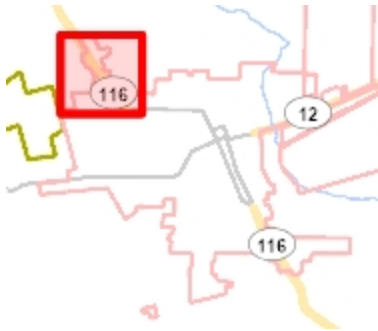
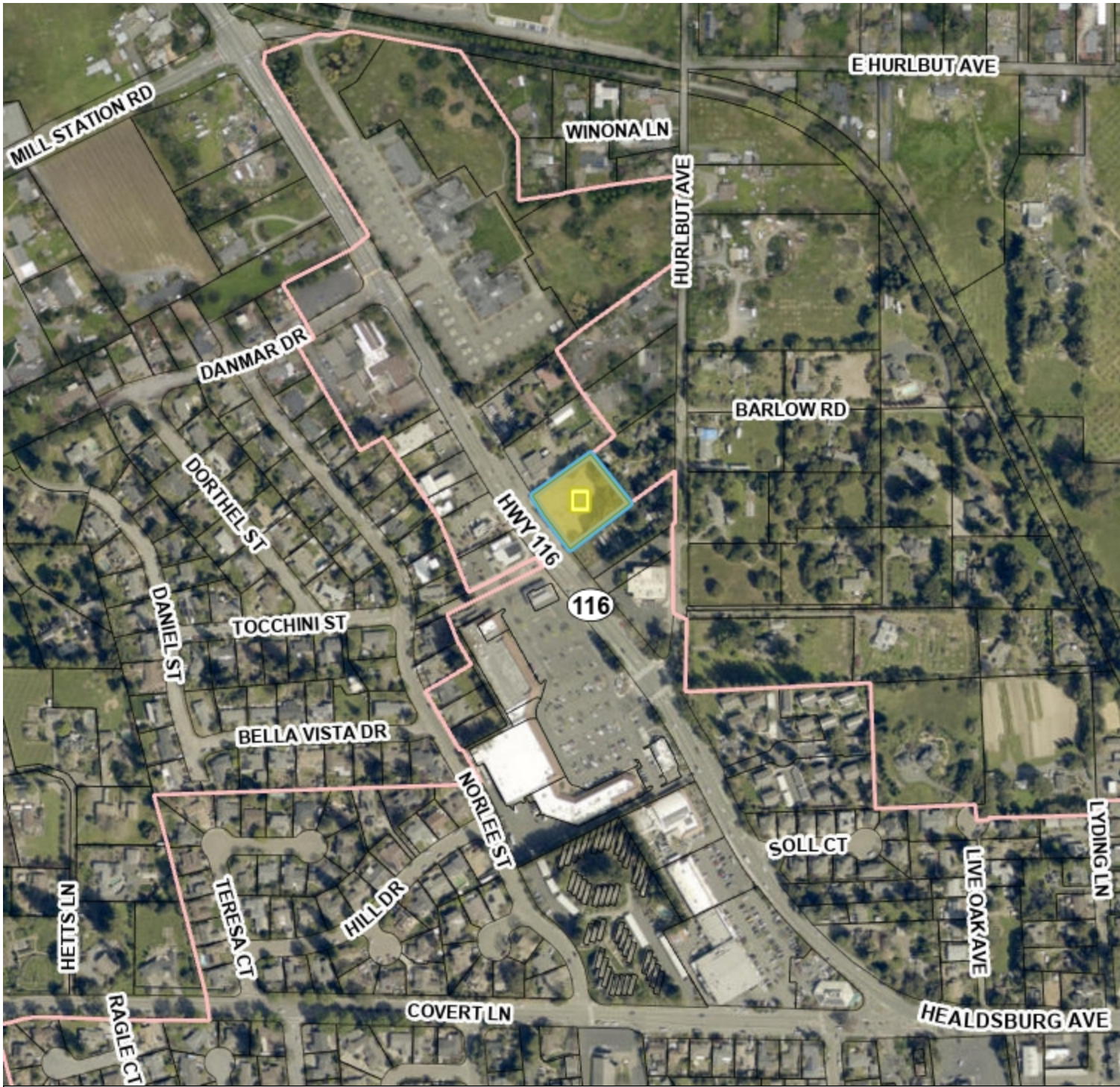


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Gravenstein Commons Map

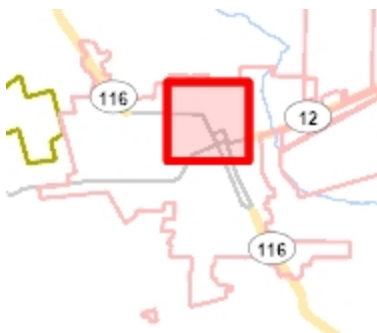
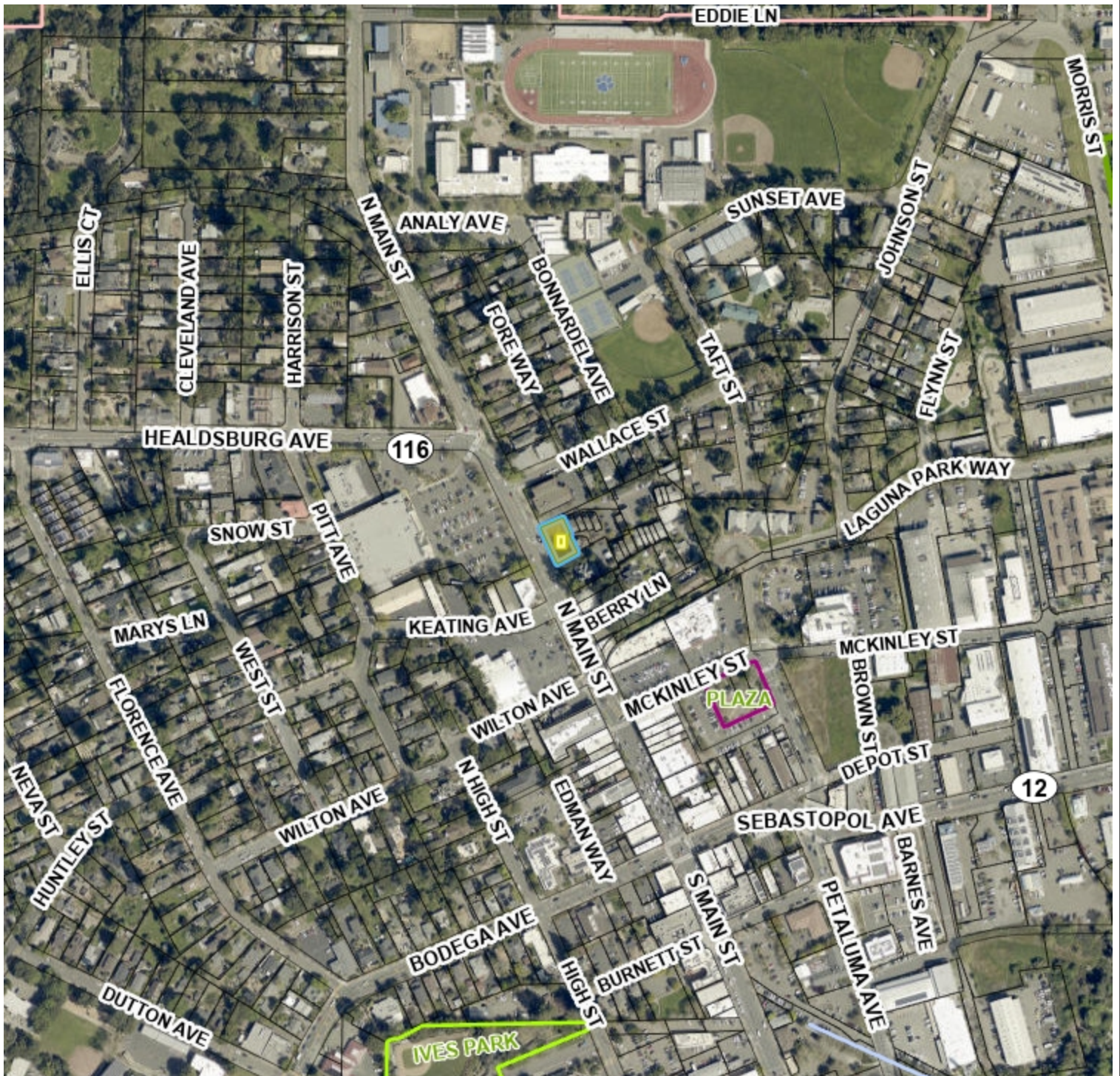


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Habitat for Humanity Map

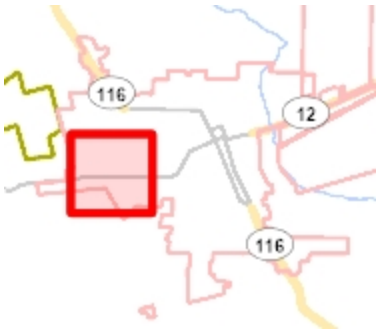
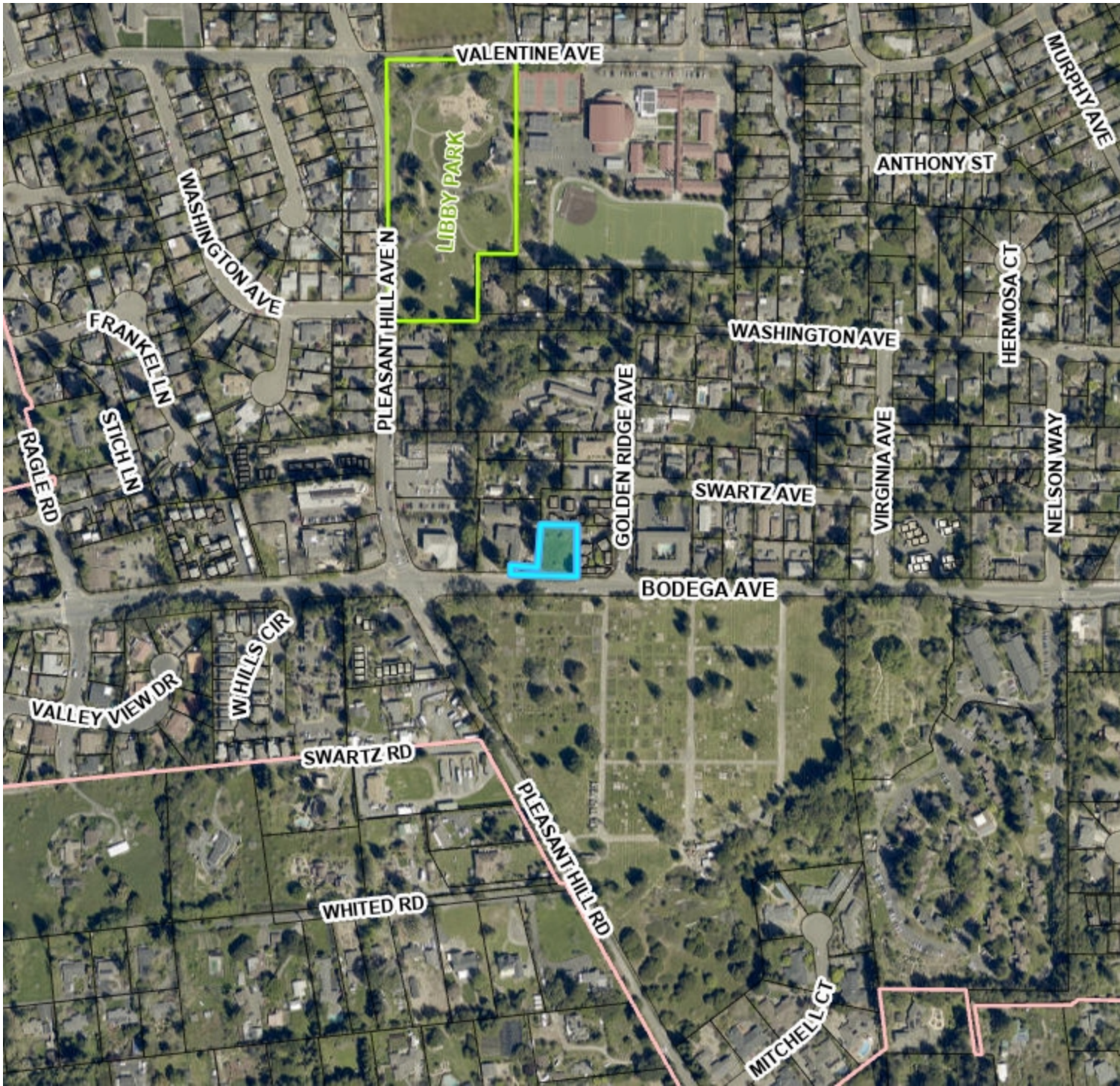


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Huntley Square Map



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