

CITY OF SEBASTOPOL
RESOLUTION NUMBER: XXXX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL APPROVING A VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE A 2.69 ACRE LOT INTO 20 LOTS FOR THE PROPERTY LOCATED AT 8100 VALENTINE AVENUE, INCLUDING ASSOICATED FINDINGS AND SUBJECT TO CONDITIONS OF APPROVAL, AND FINDING THE PROJECT EXEMPT FROM ADDITIONAL ENVIROMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15183 (APN 004-510-054)

WHEREAS, Rob Toste on behalf of the Grupe Investment Company, LLC, has submitted a proposal for a Vesting Tentative Subdivision Map to subdivide a 2.69 acre lot located at 8100 Valentine Avenue into 20 lots, allowing up to 39 total residential units (20 Single Family Homes and up to 19 detached Accessory Dwelling Units (ADUs), (the “Project”); and

WHEREAS, the Project Site has a General Plan land use designation of Medium Density Residential, which allows for single family dwellings and ADUs; and

WHEREAS, the Project Site is zoned Single Family Residential (R4) which allows single family dwellings and accessory dwelling units as a permitted use; and

WHEREAS, three of the Project’s 20 primary units will be restricted as affordable for moderate income households, in compliance with the City’s inclusionary Housing Ordinance;

WHEREAS, the Project is entitled to an unlimited number of waivers and one concession under the State Density Bonus Law; and

WHEREAS, the Project has utilized waivers to excuse compliance with otherwise applicable zoning standards and the concession to modify the procedural requirements of the City’s Tree Protection Ordinance: and

WHEREAS, in 2016, the Sebastopol City Council certified an Environmental Impact Report for the 2016 Sebastopol General Plan Update (SCH#2016032001) (the “General Plan EIR”), which is incorporated herein by reference; 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 appropriate except to examine whether there are project-specific significant effects which are peculiar to the project or its site; and

WHEREAS, the City conducted a detailed review to determine whether the Project included project-specific significant effects which are peculiar to the Project or its site, and prepared a Section 15183 Checklist with Exhibits to document their review; and

WHEREAS, the 15183 Checklist and its Exhibits confirm 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 staff report dated October 20, 2026, and incorporated herein by reference, described and analyzed the Project and environmental review; and

WHEREAS, on September 22, 2026, the Planning Commission held a duly noticed public hearing to review the proposed Project, heard a staff report and considered all public testimony and written comments submitted to the City regarding the item prior to taking action on the item; and

WHEREAS, the City Council held a duly noticed public meeting to consider the item on October 20, 2026, and heard public comment, reviewed the proposed Project, heard a staff report, and considered all public testimony and written comments submitted to the City regarding the item prior to taking action on the item; and

WHEREAS, the City Council finds that the Project will (1) ensure the productive use of property; (2) allow development of the Project to proceed in accordance with the goals and policies set forth in the Sebastopol General Plan, including its Housing Element, and will implement the City's stated General Plan policies; and (3) provide housing to residents and future residents of the City of Sebastopol; and

WHEREAS, approval of the Project is subject to full compliance with the Conditions of Approval set forth in Exhibit "A", attached, and the City Council finds that the Conditions of Approval are necessary to ensure that the Project, as conditioned, avoids or mitigates potentially significant environmental impacts and is consistent with the General Plan and Zoning Ordinance; and

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

BE IT FURTHER RESOLVED that the City Council finds that the Project is consistent with the General Plan, and the General Plan EIR previously certified by the City, and 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 CEQA Guidelines Section 15183.

BE IT FURTHER RESOLVED that the City Council approves the application submitted by the applicant for a Density Bonus pursuant to California Government Code section 65915 and Chapter 17.255 of the Sebastopol Municipal Code, including requested waivers pursuant to Government Code section 65915(e) and one (1) incentive requested by the applicant pursuant to Government Code section 65915(d).

BE IT FURTHER RESOLVED THAT the City Council approves the proposed Vesting Tentative Subdivision Map for the Project based on the following findings and considering the staff report and the whole of the record related to the Project:

1. The proposed subdivision, as conditioned and including the requested waivers granted pursuant to Government Code 65915, and together with the provisions for its design and improvement, is consistent with the General Plan and Zoning Code; and
2. The design of the proposed subdivision includes active natural heating and cooling opportunities, as described in the State Subdivision Map Act;
3. That the proposed Vesting Tentative Map, as designed and conditioned, is consistent with the General Plan and Zoning Code;
4. That the site is physically suitable for the proposed type and density of development;

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems;
7. That the design of the subdivision or the type of improvements, as conditioned, will not 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.
8. That all requirements of the California Environmental Quality Act Section 15183 have been met.

The above and foregoing Resolution was duly passed, approved, and adopted by the Sebastopol City Council on the 20th day of October, 2026, by the following vote:

AYES, (____),

NO(____),

ABSTAIN (____).

IT IS HEREBY CERTIFIED that the foregoing resolution was duly adopted at a regular meeting of the City Council of the City of Sebastopol held on October 20, 20, by the following vote:

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED: _____

Jill McLewis, Mayor

ATTEST: _____

Mary Gourley, City Manager

APPROVED AS TO FORM: _____

Alex Mog, City Attorney