

RESOLUTION NUMBER: XX-2026
SEBASTOPOL PLANNING COMMISSION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL RECOMMENDING THE CITY COUNCIL APPROVE A VESTING TENTATIVE SUBDIVISION MAP, WITH DENSITY BONUS INCLUDING WAIVERS UNDER GOVERNMENT CODE 65915, TO SUBDIVIDE A 2.69 ACRE LOT INTO 20 LOTS WITH UP TO 19 DETACHED ACCESSORY DWELLING UNITS

WHEREAS, Rob Toste, on behalf of the Grupe Company, LLC, has submitted a proposal for a Vesting Tentative Subdivision Map, with Density Bonus, 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, in 2016, the Sebastopol City Council certified an Environmental Impact Report for the 2016 Sebastopol General 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 September 22, 2026, and incorporated herein by reference, described and analyzed the proposed Project and related Section 15183 Checklist for the Planning Commission; and

WHEREAS, on September 22, 2026, the Planning Commission reviewed the staff report and the Section 15183 Checklist at a duly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission has determined 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 Planning Commission 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 Planning Commission 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 Planning Commission recommends that the City Council find that the Project is consistent with the General Plan EIR previously certified by the City, 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 appropriate for the Project pursuant to CEQA Guidelines Section 15183.

BE IT FURTHER RESOLVED THAT the Planning Commission hereby recommends that the City Council adopt a resolution to approve the proposed 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 Planning Commission on the 22nd day of September, 2026, by the following vote:

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED: _____
Chair

ATTEST: _____
Planning Commission Secretary

EXHIBIT B
DRAFT CONDITIONS OF APPROVAL

Density Bonus, Vesting Tentative Map for 8100 Valentine Avenue
APN 004-510-054, File# 2025-067

Planning

1. Plans and elevations shall be in substantial conformance with plans prepared by Rob Toste and Bassani, and Lagoni, stamped received on December 23, 2025, revised on March 4, 2026, revised March 12, 2026, revised April 17, 2026, and further revised May 21, 2026, and further revised September 3, 2026, and on file at the City of Sebastopol Planning Department, except as modified herein.
2. A Tree Removal permit is required for any protected trees proposed for removal.
3. The project site includes protected trees intended to remain. Protective measures are required for these trees. The applicant shall provide a tree replacement and mitigation plan pursuant to Sebastopol Municipal Code 8.12.060, and Tree Protection Measures shall be submitted for review and approval by the City Arborist prior to recordation of the Final Map. Grading Plans shall include the approved Tree Protection measures and fencing locations on a Map Sheet.
4. Project will fully comply with the Inclusionary Housing requirements set forth in Section 17.250 of the Sebastopol Municipal Code, and an Affordable Housing Agreement shall be executed and recorded prior to or concurrent with issuance of any Building Permits. This condition shall be included as a note on the Final Map.
5. The Project is subject to the Inclusionary Housing Program and shall provide 3 single-family units as affordable to households with incomes not above 120% of AMI in perpetuity. Prior to recordation of the Final Map, the applicant shall provide an Affordable Housing Plan for the review and approval of the Planning Director. The AHP shall outline the project's compliance with Inclusionary requirements and long-term affordability. The AHP shall include a site plan diagram designating the location and phasing of the affordable units, along with the number of bedrooms and bathrooms. Placement, phasing, and a note regarding compliance shall be placed on the Final Map prior to recordation.
6. Design Review Board approval is required for the design of the units, site features, landscaping, and site amenities. Design Review is not required for the Accessory Dwelling Units (ADUs).
7. The Vesting Tentative Map shall expire 24 months after its approval or conditional approval unless an extension is approved as provided in SMC 16.28.100 and in accordance with the State Subdivision Map Act, except that the applicant may request a one (1) year extension of project approvals from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance, prior to expiration of the initial two-year term.
8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in the conditions of approval.
9. This approval does not include any signs. Any signs that will identify the subdivision or use of

this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.

10. The HOA shall ensure that the secondary resident evacuation route for residents on the western side of the site is maintained as fully clear, from ground to sky, at all times. No fencing or other structures may be placed within this area.
11. The project shall adhere to the provisions of Chapter 17.220.025 of the Sebastopol Municipal Code for the condominiumization of the Accessory Dwelling Units.
12. The applicant shall provide a Waste Management Plan (WMP) for the approval of the Planning Director and Waste Management Agency prior to recordation of the Final Map.
13. Dog park fencing may be installed within the City's PUE only as a temporary, removable structure. No other structures may be placed within the 'City's existing 25' PUE along the easterly property line. No permanent structures may be placed within the existing eastern 25' public utility easement, including carports or any other permanently erected structures, and no semi-permanent items may be placed without the express written consent of the City.
14. Applicant agrees that the property owner and/or HOA shall have sole responsibility for the replacement of any pavement, landscaping, or fencing that is placed within the public utility easement should it become necessary for the City to remove or damage private improvements to access the public utilities.
15. Prior to Final Map recordation, the applicant shall submit CC&Rs for the 8100 Valentine Avenue subdivision to the City for review and approval by the Planning Director. No CC&Rs shall be recorded, amended, or terminated without prior City approval. The City retains the right, but not the obligation, to enforce any CC&R provision tied to City-imposed conditions of approval, including common area maintenance, shared driveways, and protected tree retention/mitigation requirements.

Engineering and Public Works Department

16. A Final Map shall be prepared and submitted to the City Engineer and Planning Director for review and approval along with the following supporting data: a current (within the most recent three months) Preliminary Title Report including the grant deed and relevant title items, Joint Access Easement Agreement, Private Storm Drain Easement, private utility easements (for separate water, sewer and public utility services), closure calculations, copies of existing easements, and copies of records used to prepare survey (such as deeds and easements, filed maps, etc.). The content and form of the Final Map shall comply with Government Code Section 66434. Upon approval and acceptance by the City, the map will be released to the Applicant's title company for filing at the office of the Sonoma County Recorder. The Applicant shall provide the number and types of copies to the City as directed by the City Engineer.
17. Three-quarter inch iron pipe monuments shall be set at all tract corners and at all lot corners, unless otherwise approved by the City Engineer. Street centerline monuments shall be set as directed by the City Engineer. Per Government Code Section 66441, applicant's Surveyor shall provide a statement that all monuments have been set. Such statement shall be provided prior to recordation of the Final Map, or the applicant shall deposit with the City a

cash deposit in the amount estimated by the applicant's surveyor for setting all required subdivision monumentation as security for the faithful performance of all work in setting monuments and as security for the payment of the surveyor who set the monuments. Monument security will be released upon submittal of statement by applicant's Surveyor.

18. Lighting Assessment District. Prior to recordation of the Final Map, the property owner shall execute and record a covenant running with the land, in a form approved by the City Attorney and City Engineer, binding the owner and all successors, heirs, and assigns to annex the subdivision, including all lots and any designated remainder parcel, into the City of Sebastopol Lighting Assessment District. The covenant shall be recorded concurrently with or prior to the Final Map.
19. Construction within the public right-of-way is limited to that necessary to support the lot's use. This may include but is not limited to: driveways, sidewalks, and any utility connections. For all improvements within the public right-of-way, the applicant shall submit plans to adequately describe the work. Plans shall include, but not be limited to, drainage details, cross-sections, driveway/roadway grades, and utility locations as necessary.
20. Sewer Capacity: The project shall pay its proportionate share of the costs to address existing sewer capacity issues affecting the 6-inch sewer line serving the project. Based on current estimates, the project's share is approximately \$88,605 (39 of 317 units). The amount paid under this condition shall be credited against the overall sewer impact fees due for the project.
21. Water Services and Meters. Individual domestic water services and meters shall be installed for each lot in locations approved by the City. Meter sizing shall be based upon anticipated demand and approved by the City Engineer

Frontage Improvements. The applicant shall construct all required frontage improvements along Valentine Avenue, including pavement widening or restoration, curb, gutter, sidewalk, curb ramps, driveways, street lighting, signing, striping, utility adjustments, and other associated improvements necessary to serve the subdivision. Upon completion of utility installations, the applicant shall return the roadway to the same condition, which will include a full-width pavement without trench cuts.

22. All project-related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans, and the City Engineer may require the applicant to acquire the review and approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.
23. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels without an easement. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or to an approved bioretention area and then discharged through the face of curb or to an established waterway.
24. Prior to recordation of a Final Map, the applicant shall execute and record a Post-Construction Stormwater Agreement with the City of Sebastopol.

Building Department

25. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time the preliminary application was submitted.

Fire Department

26. Prior to approval of final improvement plans, the applicant shall submit a Fire Apparatus Access Plan for review and approval by the Fire Code Official. The plan shall identify all required fire apparatus access roads, emergency access routes, fire lanes, no-parking areas, hydrants, turning areas, gates/bollards, and vertical-clearance requirements. Required access shall comply with CFC 501.3 and 503.1.1.
27. All portions of the development designated or relied upon as required fire apparatus access roads shall provide not less than 20 feet of unobstructed width and 13 feet 6 inches of unobstructed vertical clearance, except where an alternative modification is expressly approved pursuant to applicable code.
28. The 12' emergency egress route for project residents shall not be represented or relied upon as a compliant fire apparatus access road unless redesigned and approved by the Fire Chief under code authority (CFC 503.1.2, 503.2.1 and 503.2.2).
29. Any dead-end fire apparatus access road exceeding 150 feet shall terminate in an approved fire apparatus turnaround. Final plans shall include a turning analysis demonstrating accommodation of the Gold Ridge Fire Protection District design apparatus throughout the required route and turnaround.
30. No carport, covered parking structure, or other fixed improvement shall encroach upon the required fire apparatus access width, vertical clearance, or approved apparatus turning envelope. Covered parking adjacent to the principal driveway curve and secondary evacuation route shall be relocated, modified, or removed where approved apparatus analysis demonstrates operational conflict.
31. Approved fire lanes and permanent no-parking areas shall be established and maintained at the fire apparatus turnaround, along portions of the principal access road necessary to maintain required apparatus clearance, at emergency-access entrances, adjacent to hydrants, and other locations identified on the approved Fire Apparatus Access Plan. Appropriate signs, curb markings, or other approved markings shall be installed and maintained.
32. Where the secondary emergency access is restricted from routine civilian vehicle use, approved gates or other barricades may be installed subject to approval of the Fire Code Official. Any such device shall provide immediate emergency access to Gold Ridge Fire Protection District through an approved means of operation.
33. Fire hydrants and required fire-protection water supplies shall be installed and maintained in locations approved by the Fire Code Official. Access to hydrants shall remain unobstructed, and not less than three feet of clearance shall be maintained around the circumference of the hydrants unless otherwise approved. Required fire flow, hydrant locations, and distances shall comply with the applicable provisions of CFC 507.

34. Prior to recordation of the final map or condominium plan, as applicable, the applicant shall incorporate into the recorded CC&Rs or equivalent maintenance instrument a continuing prohibition against parking, storage, landscaping, planters, furniture, refuse containers, or other obstructions within the designated fire apparatus access roads, emergency access routes, fire lanes, turnaround areas, and required hydrant clearances. These private maintenance obligations shall not limit independent enforcement by the City or Fire District under applicable law.
35. Required fire apparatus access and required fire-protection water supply shall be installed and made serviceable prior to the start of framing, unless an approved alternative method of protection is authorized.
36. All new primary one- and two-family dwellings shall be protected throughout by an approved automatic residential fire-sprinkler system. Each ADU shall also be protected where fire sprinklers are required for its associated primary residence. Systems serving buildings within the scope of the California Residential Code shall be designed and installed in accordance with CRC R313 and either NFPA 13D or CRC R313.3.1.1, as applicable, and shall be submitted to the Fire Code Official for review and approval before installation. Buildings outside of the scope of the CRC shall comply with CFC 903.2.8 and 903.3 using the system standard applicable to the final occupancy and building configuration. An ADU shall not be required to provide fire sprinklers when sprinklers are not required for the primary residence, and construction of an ADU shall not trigger sprinklers in an existing primary dwelling, consistent with Government Code 66314(d)(12) and 66323(d).
37. Approved smoke alarms shall be installed in every primary dwelling and every ADU in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on every story of the dwelling, including basements and habitable attics, as applicable. In new construction, alarms shall receive power from the building wiring with battery backup and shall be interconnected so activation of one alarm activates all alarms within the individual dwelling unit. Devices shall be listed, installed in accordance with the manufacturer's instructions, and verified operational before final occupancy.
38. Before final occupancy of each phase or dwelling, the applicant shall obtain approval of all required fire and life-safety installations applicable to that phase or dwelling, including fire apparatus access, fire lanes, hydrants and water supply, emergency-access controls, residential fire sprinklers, and smoke alarms. Deficiencies identified during inspection shall be corrected before occupancy.