CITY OF SEBASTOPOL
RESOLUTION NO. 26-01

A RESOLUTION OF THE DESIGN REVIEW/TREE BOARD OF THE CITY OF SEBASTOPOL APPROVING DESIGN REVIEW FOR THE PROPOSED PROJECT AT 488 PETALUMA AVENUE (APN: 004-081-010) FILE NO. 2026-027

WEHREAS, on June 15, 2026, Ben Lynch ("Applicant") submitted a Design Review application for the proposed the construction of a single-family residence with an attached accessory dwelling unit (ADU) to replace the existing fire damaged single-family residence at 488 Petaluma Avenue (APN 004-081-010) (the "Project"); and

WHEREAS, the site is located within the Office Commercial (CO) Zoning District and Design Review for proposed buildings, or substantial additions is required in districts other than single-family or duplex districts pursuant to Section 17.450.010(A)(3); and

WHEREAS, on November 24, 2026, during the duly noticed regular meeting, the Sebastopol Design Review/Tree Board considered the Design Review project for consistency with the adopted General Plan, heard a staff report and public testimony, and deliberated.

WHEREAS, the Design Review/Tree Board finds that the proposed project is consistent with the City of Sebastopol General Plan; and

WHEREAS, the Record of Proceedings ("Record") upon which the Design Review/Tree Board bases its decision includes, but is not limited to: (1) the State of California Environmental Quality Act (CEQA) Guidelines (California code of Regulations, Title 14, Division 6, Chapter 3); (2) the Sebastopol Municipal Code; (3) the City of Sebastopol General Plan and its related Environmental Impact Report (EIR), adopted November 15, 2016; (4) the City of Sebastopol 2023-2031 Housing Element Update and its related Addendum to the City of Sebastopol General Plan EIR, adopted by the City Council on January 3, 2023; (5) all staff reports, city files, records, and other documents prepared for and/or submitted to the Design Review/Tree Board related to the approval of the Design Review application; (6) all documentary and oral evidence received at the public meeting or submitted to the City during the comment period on the Project; and (7) all other matters of common knowledge to the Design Review/Tree Board, and the City, including, but not limited to, City, state and federal laws, policies, rules, regulations, reports, records, and projections related to development with the City and its surrounding areas.

NOW, THEREFORE, BE IT RESOLVED that the Design Review/Tree Board finds that this project is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15302 (Class 2, Replacement or Reconstruction). CEQA Guidelines Section 15302 applies to projects that consist of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site

as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

BE IT FURTHER RESOLVED that the Design Review Board of the City of Sebastopol does hereby, based on substantial evidence and in view of the whole Record, determine that the findings to approve the Design Review Application can be made for the following reasons:

1. *In considering an application for design review of a residential project, or of a mixed use project that includes at least 20 percent affordable units, the Design Review Board shall determine whether the design is in conformity with the objective design and development standards.*
   The project is a residential development and is consistent with adopted objective design standards for single family development within the R7 Multifamily Residential zoning district, which are applicable to residential development in the CO Office Commercial Zoning District.

2. ~~*The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol.*~~
   ~~The proposed project breaks down the massing by proposing to step-back the second story of the primary dwelling on the Petaluma Avenue side. Surrounding residential units to the South and Southwest are also two-story dwellings. The project also proposes to retain the existing Coast Redwood and Coast Live Oak at the North and South corners of the lot on the Petaluma Avenue side of the property and proposes to install additional landscaping between the site and adjoining residential uses.~~

3. ~~*The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way.*~~
   ~~The proposed project provides landscaped screening from adjacent property owners and complies with required setbacks from what is required by the Zoning Code.~~

4. ~~*It would not impair the desirability of investment or occupation in the neighborhood.*~~
   ~~The project proposes to redevelop a single-family dwelling that was damaged by fire.~~

5. ~~*The design is internally consistent and harmonious.*~~
   ~~As conditioned, the project design is internally consistent and harmonious.~~

6. ~~*The design is in conformity with any guidelines and standards adopted pursuant to this chapter.*~~

~~As conditioned, the design is in conformity with guidelines and standards adopted pursuant to Sebastopol Municipal Code Chapter 17.450. The project is a residential development and is consistent with adopted objective design standards for single family development within the R7 Multifamily Residential Zoning District, which are applicable to residential development within the CO Office Commercial Zoning District.~~

BE IT FURTHER RESOLVED that the Design Review/Tree Board of the City of Sebastopol, California, does hereby approve Design Review for the proposed single-family residence located at 488 Petaluma Avenue based on adopts the findings above, and subject to the conditions of approval in Exhibit B and Exhibit C, attached hereto and incorporated herein.

IT IS HEREBY CERTIFIED that the foregoing resolution was duly adopted at a regular meeting of the Design Review/Tree Board of the City of Sebastopol held on November 24, 2026, by the following vote:

VOTE:
AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: _____
Lars Langberg
Chair, Design Review/Tree Board

CERTIFIED: _____
Eva Kelly
Contract Planning Director

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL
Design Review
488 Petaluma Ave
004-081-010, **File# 2026-027**

1. Plans and elevations shall be in substantial conformance with plans prepared by Niko Preovolos and stamped received on October 14th, 2026, and on file at the City of Sebastopol Planning Department, except as modified herein.

2. The building shall be constructed in substantial conformance with the proposed plans as described in the application materials prepared by Benjamin Lynch, and stamped received on June 15th, 2026, and revised on October 14th, 2026, and on file at the City of Sebastopol Planning Department, except as modified herein.

3. Site landscaping shall be generally consistent with the Landscape Plan included as part of the plans stamped received on October 14th, 2026, and on file with the Sebastopol Planning Department. The final landscape plan shall be ~~stamped by a licensed landscape architect and~~ filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting associated with a building, as shown on the approved plan, shall be installed prior to occupancy.

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

5. A sprinkler system will be required for the proposed structures.

6. An upgrade to a one-inch water meter will be required if the existing meter is not one inch.

7. A Tree Protection Plan is required and shall conform to the requirements of SMC 8.12.050 and be added to all applicable plan sheets. The Tree Protection Plan shall be submitted prior to approval of a demolition permit.

8. The Applicant shall include applicable language from Section 8.12.050 on all applicable plan sheets.

9. Any new water service connection shall be installed in the public right-of-way per City standard details.

10. No lot-to-lot drainage shall be permitted. All stormwater runoff shall be conveyed to existing public facilities, including existing storm drains, street gutters, etc. Stormwater runoff shall not be allowed to flow over the public sidewalk.

11. Trash containers shall be stored out of site of the public right-of-way. If an exterior storage area is proposed, it shall be shown on the building permit plans and shall be screen from view of the public right-of-way by fencing, walls, or landscaping that is consistent with the other materials utilized on the site.