Received 12/23/2025

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

☐ Administrative Permit Review	☐ Lot Line Adjustment/Merger	☐ Temporary Use Permit
☐ Alcohol Use Permit/ABC Transfer	☐ Preapplication Conference	☒ Tree Removal Permit
☐ Conditional Use Permit	☐ Preliminary Review	☐ Variance
☒ Design Review	☐ Sign Permit	☒ Other Tentative Map, SB 330, Density Bonus

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☒ Yes ☐ No

REVIEW/HEARING BODIES

☒ Staff/Admin ☒ Design Review/Tree Board ☒ Planning Commission ☒ City Council ☐ Other_____

APPLICATION FOR

Street Address: 8100 Valentine Ave, Sebastopol
Assessor's Parcel No(s): 004-510-054

Present Use of Property: Existing Religious Building
Zoning/General Plan Designation: R4 / MDR

APPLICANT INFORMATION

Property Owner Name: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints c/o Kim Black

Mailing Address: 50 E North Temple Stree Floor 12
Phone: ~~801-240-2159~~ 801.353.4642

City/State/ZIP: Salt Lake City, Utah 84150-0022
Email: ~~jeffrey.wayment@churchofjesuschrist.com~~ baranka@churchofjesuschrist.org

Signature: Kim Black
Date: 12/20/25

Authorized Agent/Applicant Name: Grupe Investment Company, Inc. - Rob Toste

Mailing Address: 3255 West March Ln, Suite 400
Phone: 209-473-6010

City/State/ZIP: Stockton, CA 95219
Email: rtoste@grupe.com

Signature:
Date: 12-18-25

Contact Name *(If different from above)*:
Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

Proposal for a Vesting Tentative Map, Density Bonus, SB 330, Design Review and Tree Removal Permit on 2.96 acres to create 20 lots with 39 units for condominium purposes.

CITY USE ONLY

Fill out upon receipt:		Action:		Action Date:
Application Date:		Staff/Admin:		Date:
Planning File #:		Planning Director:		Date:
Received By:		Design Review/Tree Board:		Date:
Fee(s):	$	Planning Commission:		Date:
Completeness Date:		City Council:		Date:

SITE DATA TABLE

See Vesting Tentative Map and Architectural Plans for information requested below for all lots.

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A	R4	R4
Use	N/A	MDR	MDR
Lot Size		2.96	
Square Feet of Building/Structures *(if multiple structures include all separately)*			
Floor Area Ratio (F.A.R)	____.____FAR	____.____FAR	____.____FAR
Lot Coverage	20 % of lot	____% of lot	____% of lot
	____sq. ft.	____sq. ft.	____sq. ft.
Parking			
Building Height	30 ft		
Number of Stories	2		
Building Setbacks – Primary			
Front	20 ft		
Secondary Front Yard (corner lots)	10 ft		
Side – Interior 5 ft	5 ft		
Rear	20 ft		
Building Setbacks – Accessory			
Front	20 ft		
Secondary Front Yard (corner lots)	10 ft		
Side – Interior	5 ft		
Rear	3 ft		
Special Setbacks *(if applicable)*			
Other (_____)			
Number of Residential Units	____Dwelling Unit(s)	____Dwelling Unit(s)	____Dwelling Unit(s)
Residential Density	1 unit per____ sq. ft.	1 unit per____ sq. ft.	1 unit per____ sq. ft.
Useable Open Space	____sq. ft.	____sq. ft.	____sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: ____ cu. yds Cut: ____ cu. yds. Fill: ____ cu. yds. Off-Haul: ____cu. yds
Impervious Surface Area	N/A	____% of lot	____% of lot
		____sq. ft.	____sq. ft.
Pervious Surface Area	N/A	____% of lot	____% of lot
		____sq. ft.	____sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

   If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

   NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.
6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

   ☐ A general plan ☐ A specific plan

   ☐ An ordinance affecting building permits or grading permits ☐ A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole. **Date:** 12/20/25

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: **Date:** 12-18-25

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: ☐ Yes ☒ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots),** are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- √ Project description
- √ Contact information for the applicant, including address, phone number, and email address
- √ Map showing project location
- √ Photographs of project site
- √ Project plans and drawings