CITY OF SEBASTOPOL
RESOLUTION NO. 26-XX

A RESOLUTION OF THE DESIGN REVIEW/TREE BOARD OF THE CITY OF SEBASTOPOL APPROVING DESIGN REVIEW FOR THE PROPOSED PROJECT AT 8100 VALENTINE AVENUE (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 November 3, 2026, and incorporated herein by reference, described and analyzed the Project and environmental review; and

WHEREAS, the project is consistent with the General Plan, in that it conforms to the following: Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life. Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation. Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses. Policy LU 6-1: Promote increased residential densities. Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit. Policy LU 7-1: Maintain an inventory of developable and appropriately zoned office, commercial, industrial, and mixed-use land sufficient to attract and provide regional services. Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types. Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners; and

WHEREAS, on November 3, 2026, the Sebastopol Design Review/Tree Board opened a public hearing to review the Design Review project for consistency with the adopted General Plan, heard a staff report and public testimony, and deliberated.

WHEREAS, after deliberations, the Design Review/Tree Board voted to approve the project with the conditions as stated; and

NOW, THEREFORE, THE DESIGN REVIEW/TREE BOARD 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 Design Review/Tree Board approves the proposed Design Review 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 design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol; in that the project incorporates 20 Single-family residences with up to 19 detached Accessory Dwelling Units (ADUs).
2. The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way; in that this project will meet this requirement with the proposed landscaping plan, revised site plan, and new tree plantings.

3. It would not impair the desirability of investment or occupation in the neighborhood; in that this project will increase the desirability of this neighborhood, as it proposes to develop an underutilized church site that has been vacant for more than 18 months into a residential housing development project.
4. The design is internally consistent and harmonious, in that this project includes an interconnected walkway through the residential homes and ADU's. Additionally, the inclusion of the open space areas of the Redwood grove, expression area, and large open space will add value to the residents living within the development.
5. The design is in conformity with any guidelines and standards adopted pursuant to this chapter; in that the project is compliant, as conditioned to the applicable objective design standards adopted by the City at the time of the application being deemed complete.

BE IT FURTHER RESOLVED that the design review permit for the proposed Project is hereby approved, subject to the conditions of approval in Exhibit B and Exhibit C, attached hereto and incorporated herein.

Approved on November 3, 2026, by the following vote:

VOTE:
AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: _____
Lars Langberg
Chair, Design Review Board

Certified: _____
Victoria Henkel
Permit Technician