

City Council

Mayor Una Glass
Vice Mayor Patrick Slayter
Michael Carnacchi
Sarah Glade Gurney
Neysa Hinton



Planning Director

Kenyon Webster
Assistant Planner
Dana Morrison
Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Department

Meeting Date: November 15, 2017
Agenda Item No.: 8A
To: Design Review Board
From: Dana Morrison, Assistant Planner
Subject: Design Review Extension
Recommendation: Approve Extension
Applicant/Owner: Amy Haedt/Dan Smith
File No.: 2017-80 (2013-85 Original DRB Approval)
Address: 8086 Bodega Avenue (8060 Bodega Avenue)
General Plan: High Density Residential
Zoning: RM-H: High Density Multi-Family Residential

Project Background:

On August 13, 2013, the Planning Commission approved a Use Permit for construction of a two-story, 18 room hotel at the 8086 (8060) Bodega Avenue property. In November 2013 the Design Review Board approved the design of the 18 room inn.

The Inn's design is intended to harmonize in scale, style and color with the existing restaurant next door located at 8050 Bodega Avenue. The owner applied for a staff-level Permit Extension in November 2016, which was approved and extended the project approval until November 2017. The Municipal Code allows the Board to approve another extension of up to one year.

Project Description:

This application is looking to extend the life of the approved permit. The current owner was not able to proceed with the project, and is seeking to sell the project to a new owner: absent an extension, the approvals will expire. Approval of this time extension application would extend the permit approval until November 15, 2018.

The design of the project is not under review, as it was already approved in 2013. A new owner may decide to return for alterations in 2018, which, depending on the level of changes proposed, will either be an administrative approval, or Design Review Board matter.

Recommendation:

This previously approved project conforms to relevant Zoning Ordinance standards and Staff recommends that the Board approve the extension of the permit for the proposed Inn at 8086 Bodega Avenue.

The project will be subject to the same conditions and findings from the Use Permit 2013-50 and Design Review 2013-85, until such as time as it may be modified.

Attachments:

Master Planning Application

2017 Applicants Request for Extension Letter

2016 Approval of to extend term of the permit

2013-85 DRB Approval Letter

2013-85 Approved DRB Plans



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	⁸⁰⁶⁰ 8060 Bodega Ave
PARCEL #:	004-350-063
PARCEL AREA:	12,877 SF

FOR CITY USE ONLY

PLANNING FILE #:	2017, 80
DATE FILED:	11/2/2017
TOTAL FEES PAID: \$	200
RECEIVED BY:	DM
DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: Amy Haedt
 Email Address: ahaedt@earthlink.net
 or: amy@ahaedt.com
 Mailing Address: 6574 Williams Place
 City/State/Zip: SEBASTOPOL, CA 95472
 Phone: 707 732 0017
 Fax: N/A
 Business License #: _____

Signature: Amy Haedt
 Date: 10-31-17

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: Joan Marler, Dan Smith
 Email Address: jmarler@sonic.net
 Mailing Address: 1645 Furlong Rd
 City/State/Zip: Sebastopol, CA X
 Phone: 707 526 6491 95472
 Fax: 707-823-7727
 Business License #: _____

Signature: [Signature] X
 I certify that this application is being made with my consent.
 Date: 10-31-17

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: Claudia Cleaver - Architect
 Email Address: claudia@morsecleaver.com
 Mailing Address: PO Box 2012
 City/State/Zip: SEBASTOPOL, CA 95473
 Phone: 707-634-6137
 Fax: _____

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____ NOV 01 2017
 Phone: _____
 Fax: _____

PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

Permit extension request of a previously approved 18-Room
 INN comprised of wood + concrete construction w/
 plaster exterior on currently empty lot.

This application includes the checklist for the type of application requested: Yes No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Application to extend Design Review

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

The only structure besides the INN itself would
 be the trash ENCLOSURE

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	8,863	<input type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:		<input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:		<input type="checkbox"/> N/A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard <u>15</u> <input type="checkbox"/> Side Yard <u>8</u> <input type="checkbox"/> Rear Yard <u>23'</u> <input type="checkbox"/> N/A	Proposed: <input type="checkbox"/> Front Yard <u>18</u> <input type="checkbox"/> Side Yard <u>24'4" + 8'6"</u> <input type="checkbox"/> Rear Yard <u>NOV 03 2017</u> <input type="checkbox"/> N/A

EXISTING LOT DIMENSIONS:	Front: <u>80'</u> Left: <u>150'</u>	Rear: <u>80'</u> Right: <u>150'</u>	<input type="checkbox"/> N/A <input type="checkbox"/> A
PROPOSED LOT DIMENSIONS:	Front: <u>80'</u> Left: <u>150'</u>	Rear: <u>80'</u> Right: <u>150'</u>	<input type="checkbox"/> N/A <input type="checkbox"/> A
EXISTING LOT AREA:	<u>12,877</u> Square Feet		<input type="checkbox"/> N/A <input type="checkbox"/> A
PROPOSED LOT AREA:	<u>12,877</u> Square Feet		<input type="checkbox"/> N/A <input type="checkbox"/> A
BUILDING HEIGHT:	Existing: <u>N/A</u>	Proposed: <u>30'</u>	<input type="checkbox"/> N/A <input type="checkbox"/> A
NUMBER OF STORIES:	Existing: <u>N/A</u>	Proposed: <u>2</u>	<input type="checkbox"/> N/A <input type="checkbox"/> A
PARKING SPACE (S):	Existing: <u>16</u>	Proposed: <u>20</u>	<input type="checkbox"/> N/A <input type="checkbox"/> A
ZONING:	Existing: _____	Proposed: <u>RMH</u>	<input type="checkbox"/> N/A <input type="checkbox"/> A

Will the project involve a new curb cut or driveway? onsite only Yes No

Are there existing easements on the property? Yes No

Will Trees be removed? Yes No

If yes, please describe (Example: Type, Size, Location on property, etc.)

Will Existing Landscaping be revised? Yes No

If yes, what is square footage of new or revised landscaping?

<u>We will be adding 4,000 SF of Landscaping including trees, shrubs, vines, groundcover + grasses</u>
--

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: 24 hours Close: _____

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? _____ NOV 01 2017

If yes, have you applied to the State Alcoholic Beverage Control for a license? Yes No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: _____

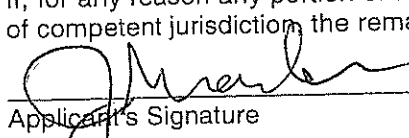
Is any live entertainment proposed? Yes No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards 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.

 _____
Applicant's Signature Date Signed Planning File Number

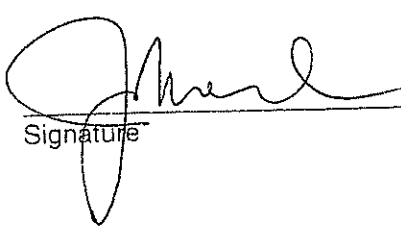
10/31/17 2013-085 (2017-00)

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.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

 _____
Signature

Joan Marleer

Printed Name

NOTE: It is the responsibility of the applicant and their representative 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.

NOV 01 2017

Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

PURPOSE: This questionnaire will determine *whether or not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

PROJECT ADDRESS:

8060 Bodega Ave

TYPE OF APPLICATION

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- Administrative Review (Interior Improvements or Use)
- Sign Review
- Temporary Use Permit
- Time Extension Request
- Tree Removal Permit
- Zoning Determination or Interpretation

The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:

3 X 
APPLICANT SIGNATURE

Joan Marler
PRINTED NAME

10/31/17
DATE

NOV 01 2017

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, resident 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:

they will be informed thru the Title company by letter

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), 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's, 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

NOV 01 2017



CONSTRUCTION MANAGEMENT

11/01/17

To: Sebastopol Planning Department
Re: French Garden Inn Application to Request Design Review Extension
Address: 8060 Bodega Ave. Planning File #2013-085

Owners: Dan Smith, Joan Marler

Applicant: Amy Haedt
HAEDT Construction Management

Mr. Kenyon Webster:

I am requesting a 1 year extension of our Design Review approval.

The reason is the current owners are in contract to sell the project and the new buyer's reason for purchase is to build and manage the French Garden Inn.

The contract for sale is expected to close in 60 days.

The buyer is a viable, established hotel builder whose main business is located in San Francisco and is versed in current Sonoma county building practices and costs of construction.

Please review and let me know if this is acceptable and approved.

Sincerely,

A handwritten signature in black ink that reads "Amy Haedt". The signature is fluid and cursive, written over the printed name.

Amy Haedt
Construction Manager
French Garden Inn
707-732-0017

NOV 01 2017

cc: Claudia Cleaver-Architect

City Council

Mayor Sarah Glade Gurney

Vice Mayor Una Glass

John Eder

Robert Jacob

Patrick Slayter



Planning Director

Kenyon Webster

Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

City of Sebastopol
Planning Department

November 21, 2016

Claudia Cleaver
P.O. Box 2012
Sebastopol Ca, 95473

Re: Permit Extension Application

Dear Ms. Cleaver:

You submitted an application to extend the term of the permit approval for the French Garden Inn for one year.

Use Permit 2013-50 was approved on August 13, 2013, and was valid for two years. This was effectively extended by the November 13, 2013 Design Review approval 2013-85, which was effective on November 26, 2013, and valid for two years. The applicant obtained a foundation building permit prior to the expiration of the Design Review approval, which extended the permit approval. This building permit was due to expire on November 15, 2016. On that date, you duly filed an application for an extension of the Planning permit approval.

Under Municipal Code Section 17.250.060, the Planning Director is authorized to extend permit approvals by up to one year, provided that an extension application is filed prior to permit expiration. In that the approval for the project was exercised and extended by the foundation building permit, and the extension request was filed prior to that permit's expiration, and no prior Planning Director extension has been approved, and as confirmed by the City Attorney, the Planning Director may extend the Planning permit approval.

Use Permit 2013-50 and Design Review Permit 2013-85 are hereby extended for one year, to November 15, 2017.

Please feel free to contact me if you have any questions.

Sincerely,

Kenyon Webster, Planning Director

cc: Building Department



City of Sebastopol Planning Department



SEBASTOPOL
Local Flavor. Global Vision.

Mayor

Michael Kyes

City Council

Robert Jacob, Vice Mayor

John Eder

Sarah Glade Gurney

Patrick Slayter

November 22, 2013

Claudia Cleaver

Morse and Cleaver

P.O. Box 2012

Sebastopol, CA 95473

Dear Ms. Cleaver:

Planning Director

Kenyon Webster

Administrative Assistant

Rebecca Mansour

At their November 20, 2013 meeting, the Design Review Board approved your Major Design Review application (file no. 2013-085) for construction of a two-story, 18 room hotel (French Garden Inn) on the property located at 8060 Bodega Avenue. This approval is in accordance with the findings and conditions of approval set forth below.

Sincerely,

Kenyon Webster, Planning Director

**FINDINGS AND CONDITIONS OF APPROVAL PROJECT 2013-085:
MAJOR DESIGN REVIEW PERMIT – HOTEL; 8060 BODEGA AVENUE;
APN: 004-350-063**

The Design Review Board makes the following findings to approve the proposed Major Design including site plan, building architecture, landscaping, lighting, signs, and colors, to allow the construction and operation of a hotel on the property located at 8050 Bodega Avenue, based on the facts, findings and analysis set forth within the staff report, and consistent with the conditions of approval listed below:

- A. That the proposed project, as conditioned, is consistent with the Sebastopol General Plan and Zoning Ordinance. The proposed project, as conditioned below, is consistent with the High Density Residential General Plan designation which provides for a wide range of residential development, including transient accommodations.
- B. This project qualifies for a Class 3 exemption: New Construction or Conversion of Existing Structures, which includes construction of up to four buildings, including hotels and similar structures, in urbanized areas,

Corporation Yard, 714 Johnson Street, Sebastopol, CA 95472

T 707-823-6167 / F 707-823-4721 / kwebster@cityofsebastopol.org / www.ci.sebastopol.ca.us



City of Sebastopol Planning Department

not exceeding 10,000 sq. ft. in floor area on sites zoned for such use. The use may not involve significant amounts of hazardous substances, all necessary public services and facilities shall be available, and the surrounding area may not be environmentally sensitive. The proposed project involves construction of a hotel, approximately 8,300 square feet in size, on an existing urbanized parcel zoned for such a use. The parcel was previously developed with a duplex, which has recently been demolished. The project does not involve significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

- C. The establishment, maintenance, and operation of the proposed hotel will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood. The proposed project, as conditioned, is compatible with neighboring development, which includes a mix of one- and two-story residential and commercial buildings.
- D. The proposed design is compatible with the neighborhood or visual character of Sebastopol, and will not impair the desirability of investment or occupation in the neighborhood in that the project consists of construction of a small hotel building and complies with relevant height, density, parking, design review, and other development standards and guidelines.
- E. The design is internally consistent and harmonious.
- F. The design is in conformity with any guidelines and standards adopted pursuant to this Chapter in that the project is consistent with the Sebastopol Design Review Guidelines. The design is responsive to the neighborhood context, and provides appropriate transitions, including the use of generous landscaping and a complementary and harmonious color palette. The hotel building includes pedestrian-oriented features that tie into the existing on-site development. In addition, the proposed design includes articulation of the building forms and roof elements, and variation in window design.



City of Sebastopol Planning Department

Planning Department conditions:

P1. Approval is granted for the Major Design Review Permit described in the application and supplemental materials dated October 24, 2013, valid for a period of two (2) years. However, the applicant may request one (1) one-year extension of this permit from the Planning Director, pursuant to Zoning Ordinance §17.250.050.

P2. No physical modifications to the subject property have been considered or approved with this Permit. Any such modifications must be reviewed by the Planning and Building departments in the Building Permit process.

P3. The project will be required to provide full fire suppression, including fire sprinklers and alarms, State Fire Marshall-approved smoke alarms and carbon monoxide detectors, and 24 hour/7-day/week alarm monitoring, with these requirements to be verified in the Building Permit process.

P4. All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including but not limited to Building Department, Health Department, and Fire Department clearance.

P5. All fees associated with processing this project, and all applicable impact fees, including, but not limited to school, traffic, housing linkage, art, wastewater retrofit, parks, water and sewer fees, shall be paid prior to issuance of a certificate of occupancy.

P6. Compliance with the Public Art Ordinance is required, which may be accomplished by paying an in-lieu fee equal to 1% of the project valuation, or by installing an art piece valued at 1% of the project valuation. Should the applicant opt to install the art on site, review and approval by the Public Arts Committee and Design Review Board is required PRIOR TO ISSUANCE OF A BUILDING PERMIT. Please contact the Planning Department for more information (707) 823-6167.

P7. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set



City of Sebastopol Planning Department

aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.

P8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

P9. The Building Permit submittal shall comply with current Fire and Building codes.

P10. Prior to approval of any site improvement or building permits, the applicant must obtain approval of any required improvement plans by the Engineering Department, and fulfill any requirements necessary for issuance of a Building Permit. If any site changes are necessary as a result of the improvement plans, the applicant may need to return to the Planning Commission and/or Design Review Board for review of those changes, at staff's discretion.

P11. The applicant shall provide special paving to create a pedestrian connection between the Inn and restaurant.

Engineering Department conditions:

1. Submittals for Engineering Plan Check shall be made at the Public Works Department. Plan Check Deposit shall be paid at the time of submittal. Call (707) 823-2151 for information.
2. Any exceptions or variances from these conditions will require the written approval of the City Engineer or approval of the City Council if required by City Code.
3. Improvement Plans prepared by a Registered Civil Engineer shall be submitted for the review and approval of the City Engineer showing grading, paving, utilities and drainage. The improvements plans shall include street and utility information including all concrete curb and gutter, sidewalk, striping and signing, paving, water lines and sewer lines, erosion control and any other proposed improvements.



City of Sebastopol Planning Department

4. Improvement Plans shall include a Tree Protection Plan.
5. Improvement Plans shall include a Storm Water Pollution Protection Plan including winterization and erosion protection.
6. All improvements shall be in accordance with the City of Sebastopol Standard Details.
7. The following notes shall appear on the improvement plan cover sheet:
8. "During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets."
9. The applicant shall submit to the City of Sebastopol for review and approval, a detailed Soils Report certified by a Civil Engineer registered in the State of California and qualified to perform soils work. The report shall include a minimum of geotechnical investigation with regard to liquefaction, expansive soils, and seismic safety. The grading and improvement plans shall incorporate the recommendations of the approved Soils Report.
10. All utilities on the site frontage and onsite shall be installed underground. Alternatively, the developer may apply for a waiver of the requirement to underground the frontage utilities upon payment of an "In Lieu" fee.
11. The developer shall replace the existing driveway with a driveway conforming to Sebastopol City Std. R-4.1
12. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
13. Both temporary and permanent erosion control plans shall be submitted for review and approval along with the grading plan. Permanent erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
14. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul



City of Sebastopol Planning Department

routes must be approved by the City prior to import/export work commencing.

15. The applicant shall submit to the City of Sebastopol for review and approval, drainage plans, hydrologic, and hydraulic calculations prepared by a Registered Civil Engineer; shall enter into an agreement with the City of Sebastopol to complete the improvement and shall post sufficient surety guaranteeing the construction of the improvements. The drainage plans and calculations shall indicate the following conditions before and after development:
16. Quantities of water, water flow rates, drainage areas and patterns and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards.
17. Project drainage shall be designed using the 10-year storm average flow and 100 year peak flow.
18. No lot to lot drainage is allowed. No drainage may discharge across sidewalks. Roof leaders shall be piped to a vegetated swale where drainage flows will then pass through curb drains.
19. Post-development storm water flows shall be limited to pre-development levels unless calculations are provided that show that downstream facilities can adequately handle the increased runoff.
20. Any new water laterals shall be constructed in accord with City Standards. Meter locations shall be subject to approval by the Sebastopol Public Works Department. The improvement plans shall show water services to each building.
21. The developer shall install a screen at the existing fire service backflow. Design of the backflow screen shall be subject to review and approval of the Planning Department. All new backflow devices shall be similarly screened.
22. The developer shall show that there is sufficient capacity in the existing public sewer in Pleasant Hill Road. This sewer study shall be submitted with the first submittal of the improvement plans.



City of Sebastopol Planning Department

23. Fire protection shall be in accord with the requirements of Sebastopol Fire Department. With the submittal of the improvement plans, calculations shall be provided to the City and the Sebastopol Fire Department to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows.
24. New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
25. A sanitary sewer application shall be submitted to the Building Department for review and approval.
26. The existing sewer lateral serving the site shall be inspected by a reputable video inspection service and a copy of the video shall be submitted to the City with the first submittal of the improvement plans. Any deficiencies in the existing sewer lateral shall be corrected with this project.
27. The improvement plans shall show a sanitary sewer lateral to each building constructed in accord with City Standards (minimum slope shall be 2%.)
28. No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or his designee.
29. Developer shall secure an encroachment permit from the City prior to performing any work within the City right of way or constructing a City facility within a City easement.
30. Applicant must file a Notice of Intent To Comply With the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement of any construction activity.



City of Sebastopol Planning Department

(Projects where clearing, grading and excavation results in land disturbance of greater than one acre.)

31. As applicable, all construction shall conform to the City Standard Details and Specifications dated July, 1998, all City Ordinances and State Map Act and the approved plans.
32. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or wastewater systems.
33. All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
34. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
35. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
36. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
37. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.



City of Sebastopol Planning Department

38. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City and the contractor shall be responsible to implement reasonable measure to cure any problems that may occur.
39. If the existing city streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the city.
40. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.
41. PRIOR TO OCCUPANCY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:
 42. Prior to acceptance of improvements or occupancy of building, existing curb, gutter and sidewalk to remain shall be inspected by the Public Works Superintendent. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced.
 43. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, etc.) shall be installed.
 44. All improvements shown in the improvement plans for any individual parcel deemed necessary for the health, safety and welfare of the occupant and general public shall be completed prior to occupancy of that parcel.
45. PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND BOND EXONERATION, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:
 46. Sufficient Maintenance Bond or other surety in the amount of 20% of the cost of improvements, based on an approved Engineer's Estimate or Contractor's Quote, shall be provided to the City, guaranteeing the public improvements for a period of one year from the date of acceptance.



City of Sebastopol Planning Department

47. A complete set of As-Built or Record, improvement plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineer's office prior to final acceptance of the public improvement. These shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction.
48. No deviation from these conditions or from the approved Improvement Plans will be allowed without prior written approval. Requests for changes in conditions or approved plans must be submitted to the Engineering Department in writing.

cc: Building Department
Engineering Department

FRENCH GARDEN INN - DESIGN TEAM

PHELPS AND ASSOCIATES SURVEYOR
632 PETALUMA AVE., SEBASTOPOL
829-0400
829-0401
FPHELPS@SONIC.NET

PAUL SCHOCH CIVIL ENGINEER
P.O. Box 1357, SEBASTOPOL 95473
823-4820
838-4820
PSCHOC@JUNO.COM

PJC & ASSOCIATES SOIL ENGINEER
442 HOUSER ST., STE. A, COTATI 94931
792-8221 EXT. 104
792-1747
PJCINC@SONIC.NET

KNIGHTS ELECTRIC, INC. ELECTRICAL
CEORIC Plog
1140 OLD REDWOOD HWY., WINDSOR
96492
433-6931
433-2760
693-2571
CEORIC@KNIGHTSELECTRIC.COM

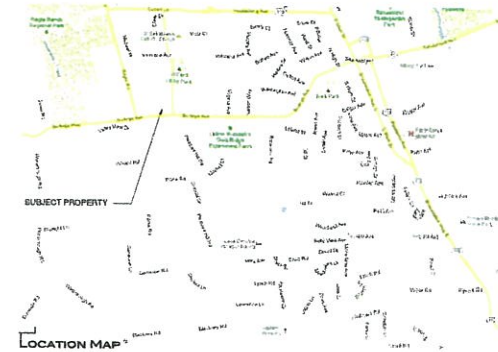
LEVEL ENGINEERING STRUCTURAL ENGINEER
2643 OLSEN RD., SEBASTOPOL, CA, 95472
486-0937

PARKER SMITH LANDSCAPING
P.O. Box 2026, SEBASTOPOL 95473
829-0600, 829-0600
PSMITH39@AOL.COM

SEBASTOPOL HEAT & COOL INC. ZEA MECHANICAL
PO BOX 2406., SEBASTOPOL, 95473
823-9042
DJSMT@SONIC.NET

LE DUC & DEXTER, INC. PLUMBING
P.O. Box 1157, SANTA ROSA 95406
576-1500
576-1276
953-2438
BILL@LDPLUMB.COM

AXEL FIRE SPRINKLERS
DAVE HORNER
7698 BELL RD., WINDSOR 95492
838-1222
826-1220
322-0400
DHORNER@AXELFIRE.COM



PROJECT DESCRIPTION
Zoning: RM1
Site Area: 12,877 sq.ft.
Building Footprint: 3,883 sq.ft.
Code: 2010 CBC, CPC, MC, EC, and CFC
Separate Permit: Sign, Fire Sprinkler
Notes: All approved by City Planning Department

PARKING COMPLIANCE

	Required	Provided
Inn (18 rooms)		
Rooms - 1 space per room + 2		
18 rooms + 2 =	20	
Total Inn Parking	20	20
Restaurant 6,440 sq. ft. - 15% net = 5,479 sq.ft.		
1 space per 125 sq. ft. for first		
2,500 sq. ft. =	20	
1 space per 150 sq. ft. for		
2,974 sq. ft. =	20	
Total Restaurant Parking	40	43
Total Parking (Inn + Restaurant) =	60	63
Shared with Next Door Office =	±32	
Handicap Parking =	3	4

SQUARE FOOTAGE CALCULATIONS

Location	Area to Outside Face of Wall	Area to Outside Face of Wall (minus bathrooms, storage)	Exterior Exit Discharge
Basement	1,560 sq.ft.	1,560 sq.ft.	
First Floor	2,007 sq.ft.	3,345 sq.ft.	
Exterior Porch/Covered	2,601 sq.ft.	3,378 sq.ft.	634 sq.ft.
Second Floor	2,601 sq.ft.	3,378 sq.ft.	
Exterior Porch/Covered	8,828 sq.ft.	8,284 sq.ft.	591 sq.ft.
			1,225 sq.ft.

Total Square Footage Outside Face Of Wall 9,284 Sq.ft. Total Enclosed Space Basement & Storage Area Unconditioned = 6,661 Sq Ft = Total Conditioned Space

ZONING COMPLIANCE

Floor Area Ratio:
Building footprint 3,883 sq.ft. / lot area = 30% (3,229 sq.ft. + 970 sq.ft.)

Building Height Maximum 30 ft.: Provided - 30 ft. at lower from original grade

Set back:
Minimum side yard: 4 ft. required Provided - 8.5 ft.
Minimum back yard: 20 ft. required Provided - 30.5 ft.
Minimum front yard: 15 ft. required Provided - 18 ft.

OCCUPANCY CALCULATIONS (TABLE 10A)

Storage, hallway & toilet not included in occupancy calculations
Basement, Unconditioned
laundry & storage = 1,187 + 399 = 63.65 occ.
laundry = 378 + 100 = 63.70 occ.
laundry = 67.68 occupancy = 08
First Floor = 2,897 + 200 = 19.33 occupancy = 14
Second Floor = 2,801 + 200 = 13 occupancy = 13

EXITING REQUIRED (TABLE 10B)

Two paths of travel required for occupancy over 10 & basement - two provided at each floor. See 1004.2.2 & 3 & 4 allows basement second access through intervening room.

Stair width = 13 (maximum occupancy) x 0.3 = 3.9 feet
Exit balcony = 13 (maximum occupancy) x 0.2 = 2.6 feet
Minimum exit balcony and stair width 44" provided

CONSTRUCTION TYPE & ALLOWABLE FLOOR AREA (TABLE 6B)

R-1 VN - 2 floors of 8,000 sq.ft. allowed
3,378 sq.ft. + 600 sq.ft. = 0.58 < 1 ok

AREA SEPARATION (TABLE 6D per 516.1.1.1)

R1 - Sp(P2) Res/ Mechanical Room = 1-hour Floor Ceiling
R1-B Residential Laundry = 1-hour Floor Ceiling
F2-B Mech/Laundry No Separation Required

Walls and floors between guest rooms - 1-hour fire resistive construction 50 STC
Wall between guest room & exterior exit discharge balcony - 1-hour construction 50 STC
Stairways - 1-hour construction

FIRE DEPARTMENT REQUIREMENTS (TABLE 6A)

R-1 VN - 1-hour required & opening prohibited less than 5 feet to property - not required
Fire sprinkler system will have local alarm system for notification of all occupants and separate fire alarm system is not required per 310.10 (B).

HANDICAP UNITS

1 handicap unit - bathroom with walk-in shower required - 2 provided (Units 4 & 7).
Hearing impaired fire alarm system in Unit 4.
LRI to lift under bed in Unit 4.

FRENCH GARDEN

SHEET INDEX

SITE DRAWINGS	
A1.0	Title Page
A1.1	Site Plan/ Accessible Route of Travel
A1.2	Site Plan/ Site Lighting
LANDSCAPE DRAWINGS	
L1	Landscape Plan - Planting
L2	Landscape Plan - Irrigation
ARCHITECTURAL DRAWINGS	
A2.0	Basement Floor Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A3.0	Elevations
A3.1	Elevations
A4.0	Sections
A4.1	Sections
A5.0	Roof Plan & Venting

ISSUED FOR:	
Submitted:	June 7, 2013
Client Review:	
Check Set:	
Check Set:	
REVISIONS	
RESUBMITTAL	
RESUBMITTAL	



FRENCH GARDEN INN - DAN SMITH

8060 BODEGA AVE.
SEBASTOPOL, CA 95412
Phone: 707.823.1651

COVER SHEET

A1.0

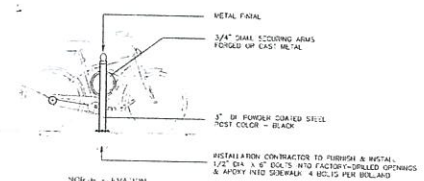
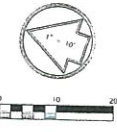
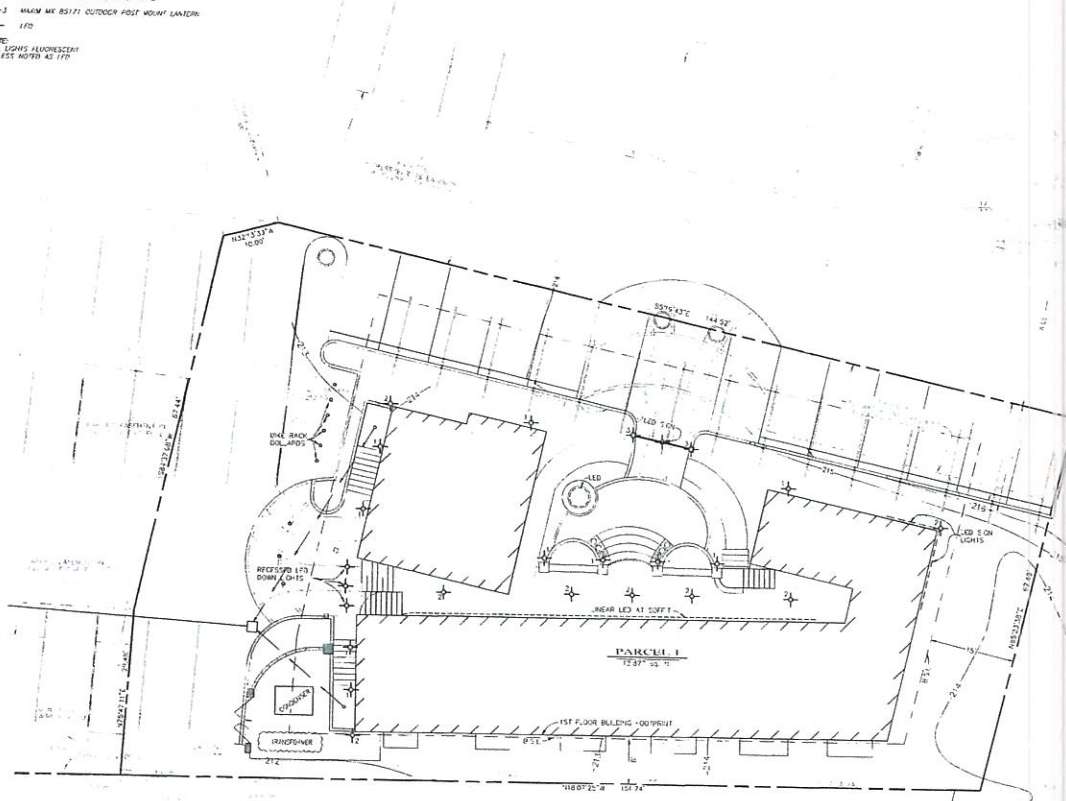
OCT 24 2013

BY: *[Signature]*

LIGHTING PLAN LEGEND

- ⊕ MEDIUM WATT 85179 OUTDOOR WALL SCULPT
- ⊕ MEDIUM WATT 85179 OUTDOOR PITHUMATS
- ⊕ MEDIUM WATT 85177 OUTDOOR POST MOUNT LANTERN
-
-

NOTE:
ALL LIGHTS ALUMINUM
UNLESS NOTED AS 170"



BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"

ISSUED FOR:
12/11/2007
6/29/2013

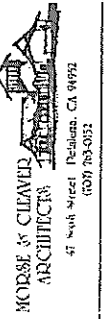

MODSIF & CLEVER ARCHITECTS
 47 South Street, Delano, CA 94351
 (767) 763-0872

FRENCH GARDEN INN - DAN SMITH
 8060 BODEGA AVE.
 SEBASTOPOL, CA 95472
 Phone: 707.823.1651

SITE PLAN & SITE LIGHTING

A1.2

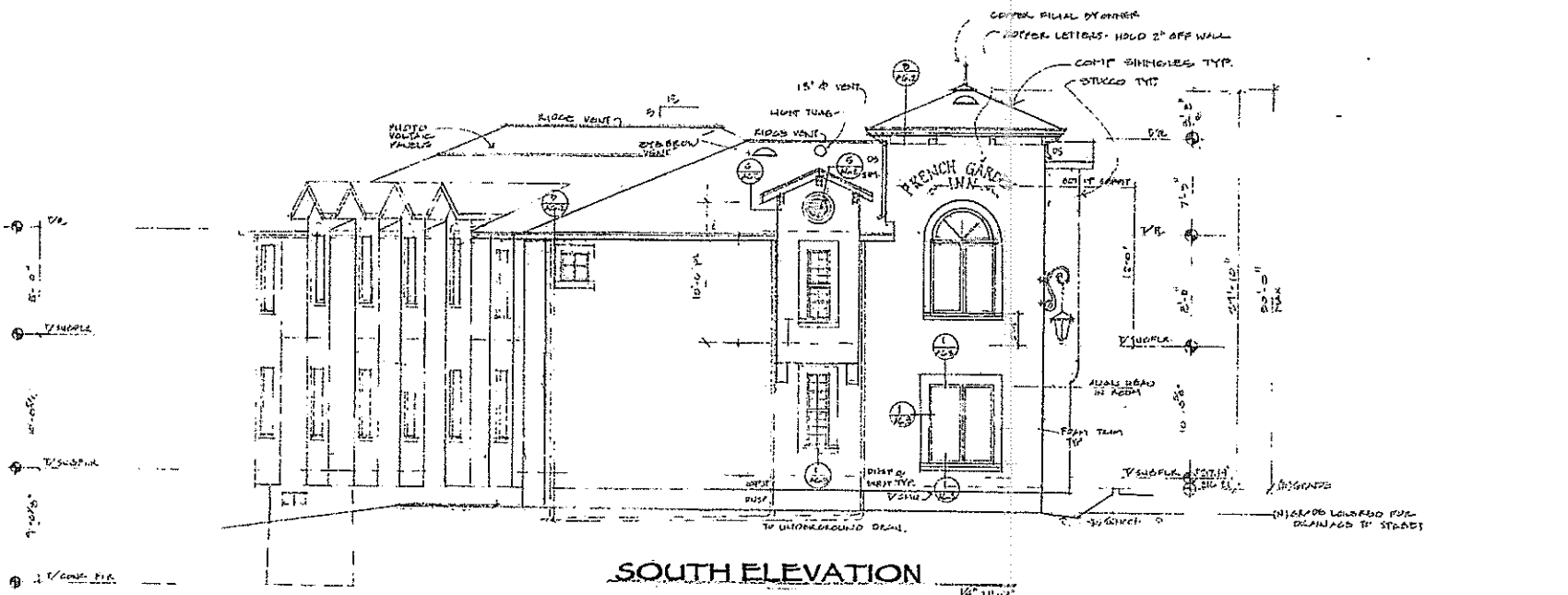
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BY	12/15
CHK	12/17
APP	4-11-19



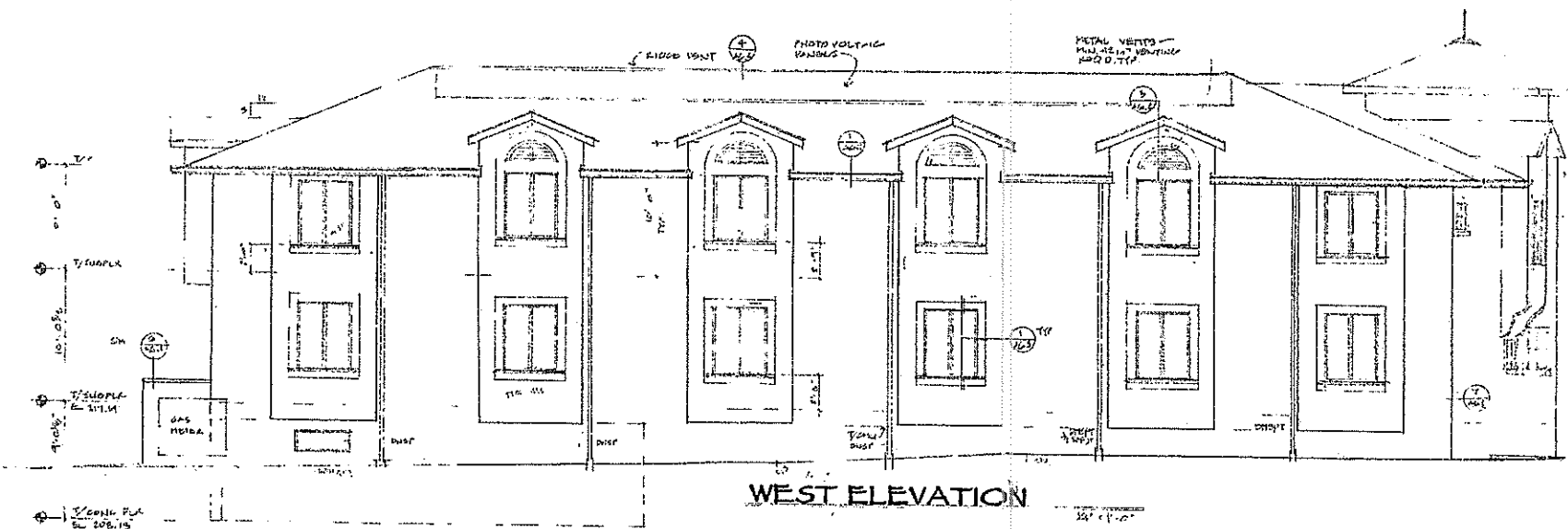
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8060 BODEGA AVE.
SEBASTOPOL, CA 95472
Phone: 707.823.1651

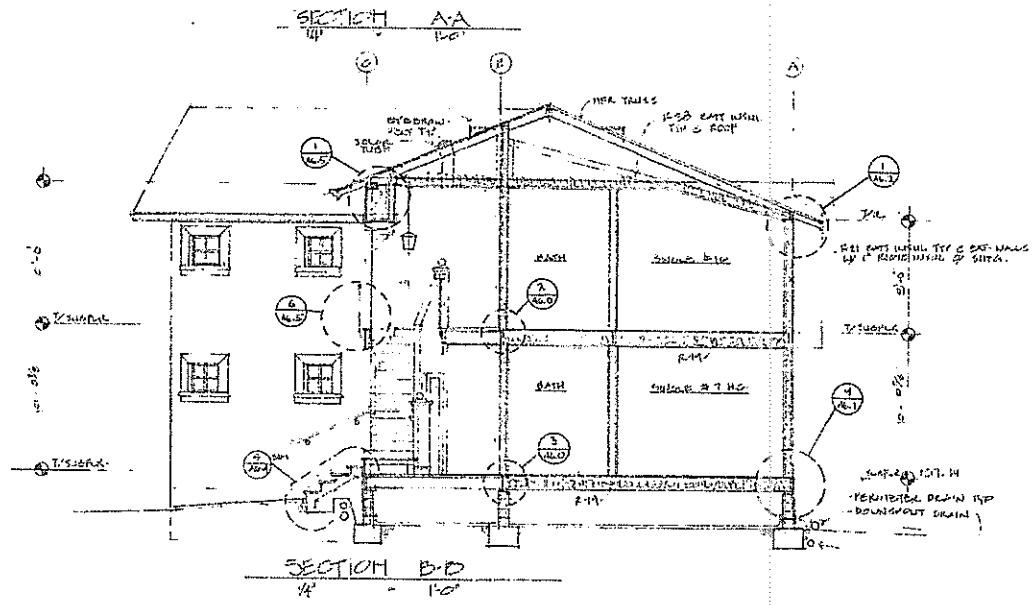
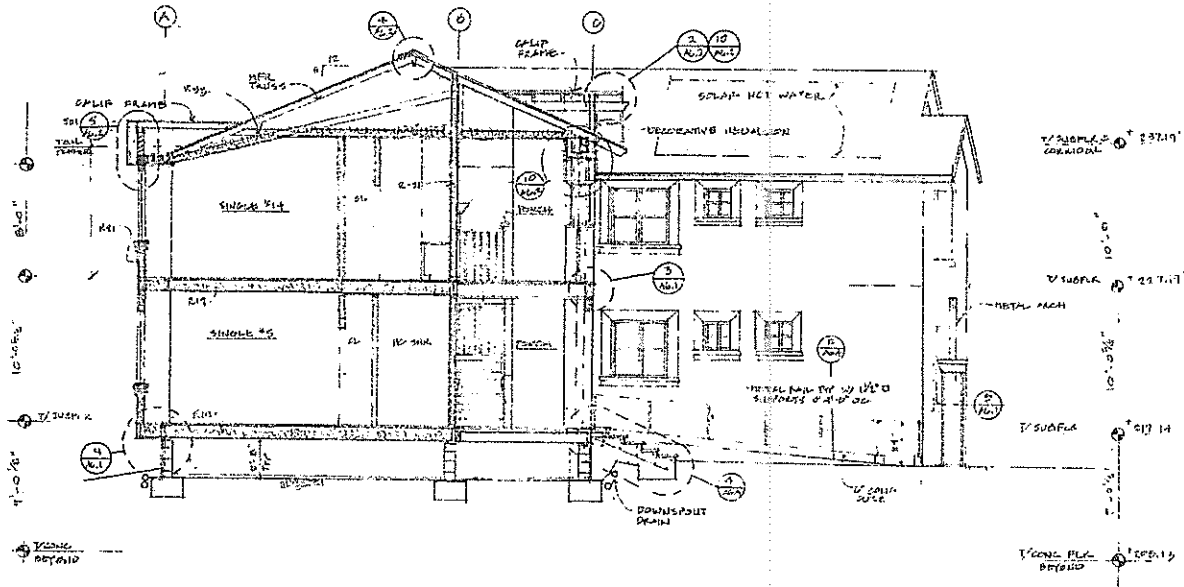
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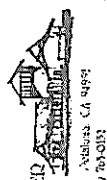
SOUTH ELEVATION



WEST ELEVATION



ISSUED FOR:
12/2/07
12/2/07
12/2/07
12/2/07
12/2/07
12/2/07

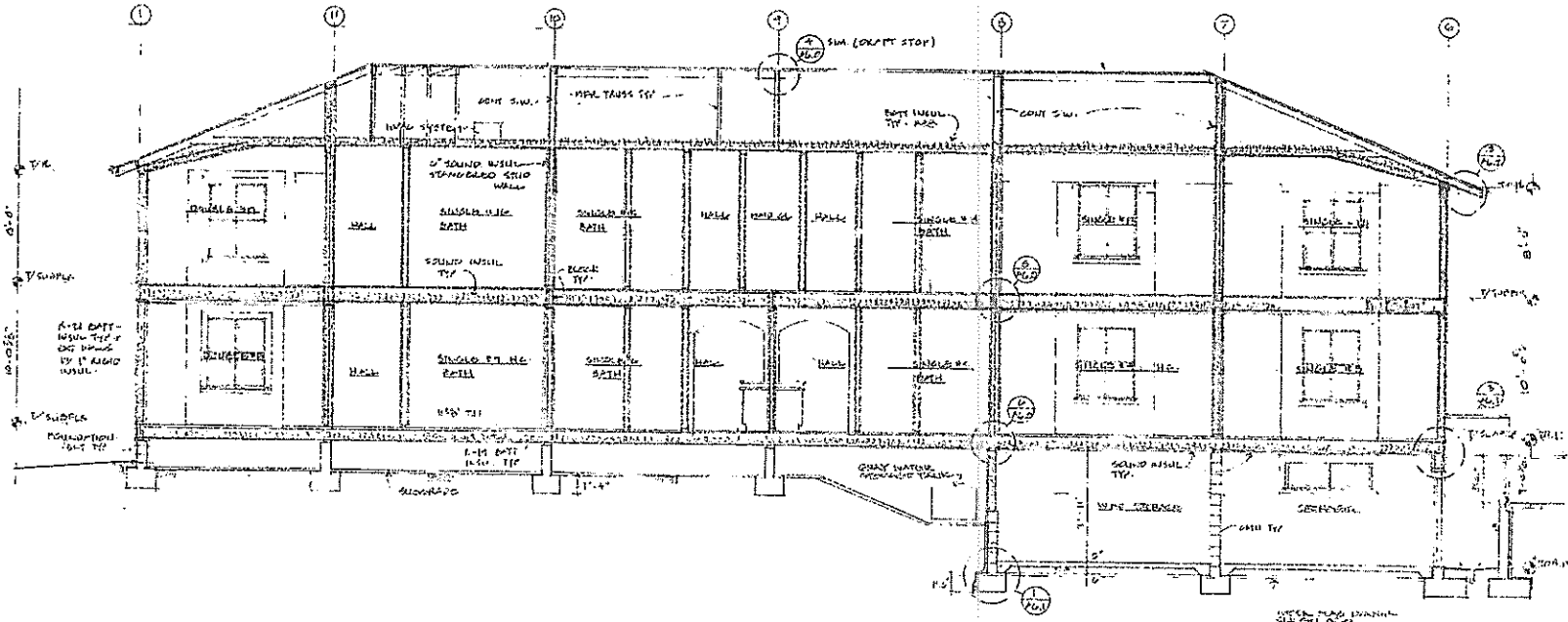


MORSE & CLEAVER
ARCHITECTS
47 South Street, Sebastopol, CA 95472
(707) 749-0231

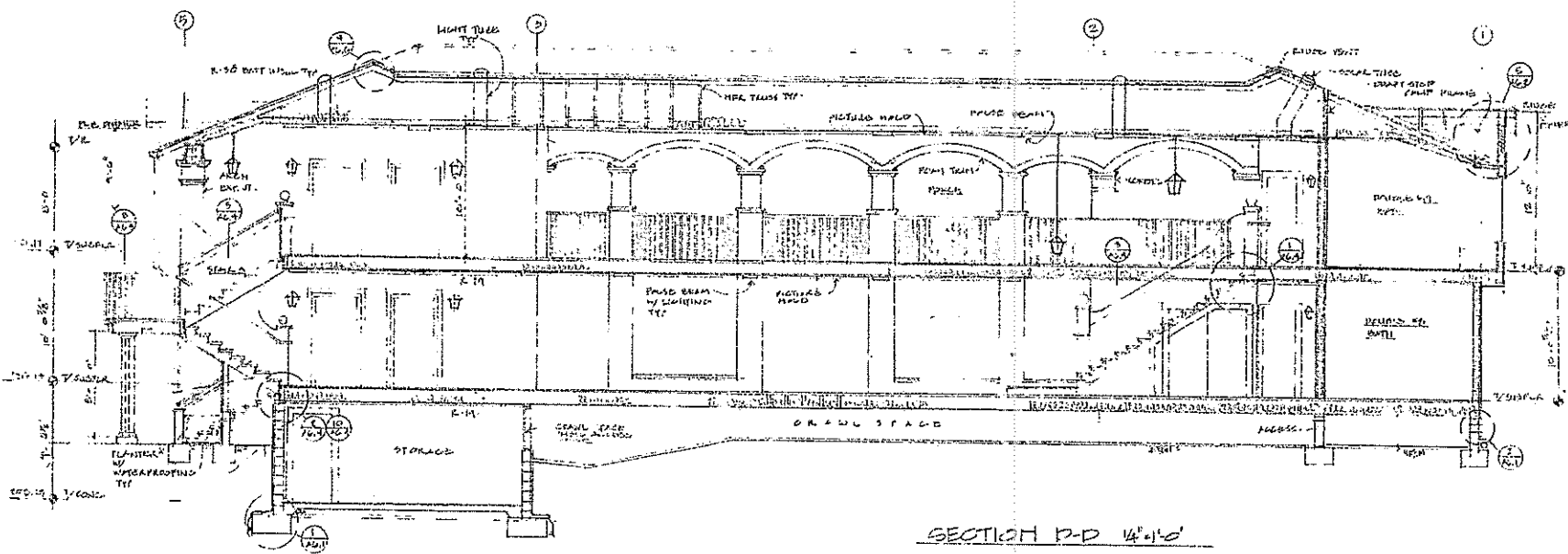
FRENCH GARDEN INN - DAN SMITH
8060 BODEGA AVE.
SEBASTOPOL, CA 95412
Phone: 707.823.1651

Project No. 02204	Sheet No. A4.0
Scale:	1/8" = 1'-0"
Date: 7-2007	

A4.0

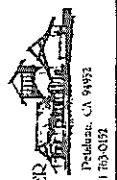


SECTION C-C 14'-0"



SECTION D-D 14'-0"

ISSUED FOR:	
SUBMIT:	
DATE:	11-11-11
BY:	11-11-11
SCALE:	1/8" = 1'-0"

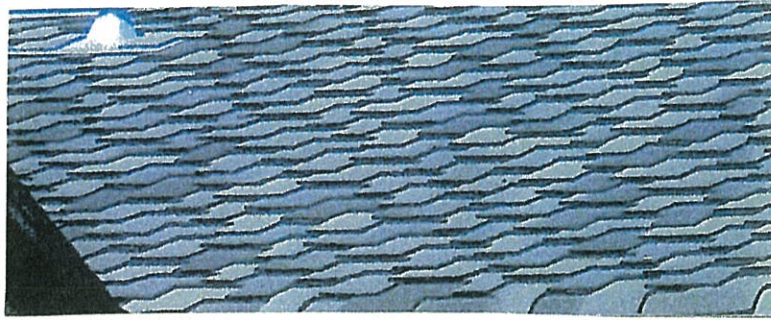


MORSE & CLEAVER
ARCHITECTS
47 South Street, Peabody, MA 01962
(978) 763-0372

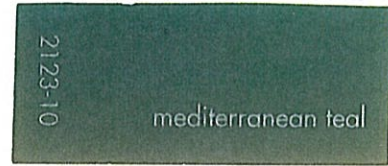
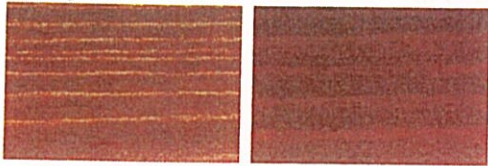
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8060 BODEGA AVE.
SEBASTOPOL, CA 95472
Phone: 707.823.1651

A4.1

FRENCH GARDEN INN



ROOF TO MATCH RESTAURANT



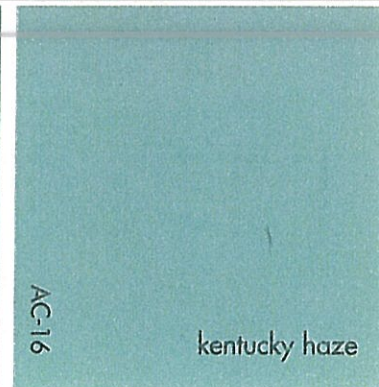
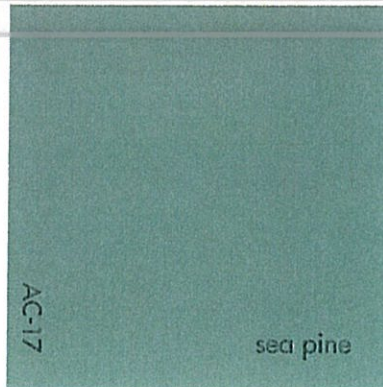
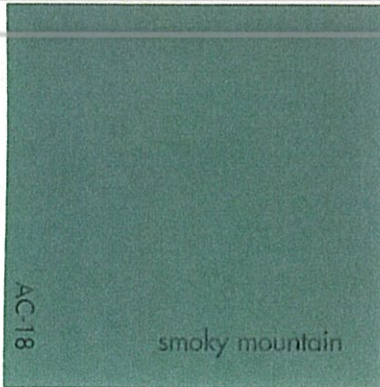
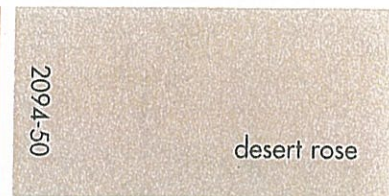
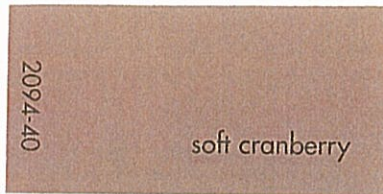
EAVE – ARBORCOAT SEMI SOLID STAIN 639

METAL RAILINGS

WOOD TRIM

COVERED EXITWAY

ALCOVES IN EXITWAY



HIP BAY

MAIN STUCCO
TO MATCH RESTAURANT

GABLE BAY

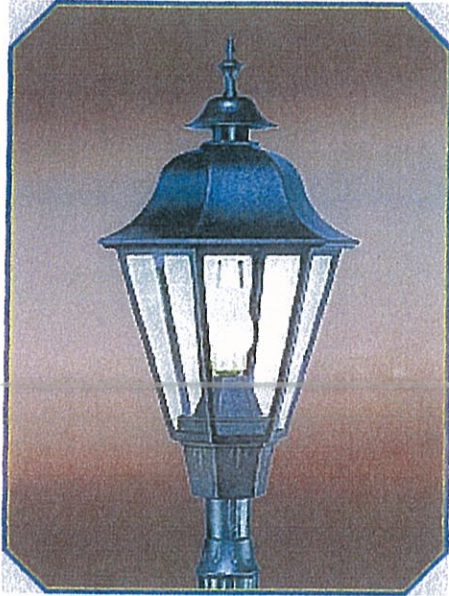
WHITE TRIM AND COLUMNS

SEARCH

GO

LED FIXTURES

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HERITAGE - 6130CLED

The 6130CLED Heritage is a modern replica of an elegantly styled fixture featuring a tapered six sided cage and roof. The luminaire has a hinged roof for easy inside access, appointed with a cast aluminum decorative finial and measures 40" tall x 21" wide. The luminaire has high output and high brightness LEDs.

Specification Downloads

[6130C LED Spec Sheet](#)

Photometric Data Files

[6130CLED.zip](#)

LED Project Photos

[CLICK HERE TO SEE OTHER INSTALLATIONS](#)

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