

City Council

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



Planning Director

Kari Svanstrom

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Dana Morrison

Senior Administrative Assistant

Rebecca Mansour

City of Sebastopol Design Review Board Staff Report

Meeting Date: November 14, 2018
Agenda Item: 8A
To: Design Review Board
From: Dana Morrison, Assistant Planner
Subject: Review of Planned Community Policy Statement and Development Plan
Recommendation: Referral of Comments and Recommendations to the Planning Commission
Applicant/Owner: Kathy Austin / Dan Davis
File Number: 2018-82
Address: 6737 Sebastopol Avenue
CEQA Status: To Be Determined; Initial Study Required
General Plan: CC – Central Core
Zoning: CD – Downtown Core

Introduction:

In August the City received an application for the Davis Townhomes project, proposing development of eighteen (18); 1,180 square foot, 2-bedroom, 1.5 bathroom, 2-story townhomes. The proposed development would occur on a vacant lot located at the end of Morris Street, south of Sebastopol Avenue/Hwy 12.

This application includes multiple entitlements which require hearings by different bodies. The entitlements include: 1) A request to modify the ESOS study requirements (approved by PC on 10/23/2018); 2) a Planned Community Zoning designation; 3) a Major Use Permit for a fully residential project in a commercial zone; 4) Tentative Map for a subdivision of more than 4 parcels; 5) Design Review for a subdivision of three or more units; and, 6) Environmental review (California Environmental Quality Act, or CEQA, review). The application is being processed under the new Zoning Ordinance effective November 15, 2018.

The applicant is proposing a Planned Community District (PC) designation for the site, which is a zoning designation that allows for specific development standards that vary from the base zoning district to be assigned for the development of a site.

Due to the zoning of this site, which is in close proximity to the Laguna Wetlands, a special study under the City's Environmental and Scenic Open Space (ESOS) zoning regulations is required. At their October 23, 2018 meeting the Planning Commission approved the reduction of the required ESOS to require only visual analysis per SMC 17.46.090. The Commission also approved the reduction of the required 100' setback buffer to the sensitive habitat (Railroad Forest) to 50' per SMC 17.46.050.B(1). Condition of Approval #2, for this approval, was

modified to ensure that no development of residential lots, improvements or structures (bio-retention areas, fences, equipment, etc.) occur within the 50' setback: this was done in particular to address the proposed Lot 18, which has a backyard and fence which encroach into this setback, as well as the two proposed stormwater facilities (BLA #4 and the storm drain outlet in the swale). A copy of the minutes from this meeting are attached to the end of this staff report (Attachment 2).

Project Description:

The location of the subject property is south of the end of Morris Street, behind and to the south of commercial properties that face onto Sebastopol Avenue and an existing parking lot that contains approximately 32 parking spaces. A bike path and the Sebastopol Inn are located to the west. The Railroad Forest is located to the south. A residential property, Park Village, and Tomodachi Park are located to the east.

The project will include 18 carport spaces along with 18 assigned surface parking spaces and two (2) visitor parking spaces, for a total of 38 parking space. Four (4) of the spaces are proposed to be electric car charging stations.

The proposed development also includes gated driveway access to Park Village (to be used in case of emergency), fire and emergency vehicle access, storm water retention areas, and new landscaping including the addition of 56 new trees, trash and recycling enclosure, and one ganged mail box.

The proposed town homes are clustered around a central open space, in three clusters. Lot sizes vary from ~1250 to ~1800 square feet. The town homes are proposed to have 6 foot deep front and rear porches (which will have a storage closet). In addition, there will be private rear yards of a minimum 20 feet deep by 20 feet wide with rear gates.

Further information regarding lighting, materials and colors are detailed in the project description submitted by the applicant, which is attached to the end of this staff report. The style of the homes are proposed to be farmhouse or late craftsman to compliment much of the architecture found throughout Sebastopol. Roof pitches and front and rear porch roofs will be varied; and all porches will have decorative railings which will be painted to coordinate with the individual color trim of the home.

The applicant indicated that the home heights from grade cannot be confirmed until a grading plan is completed. Depending on the finish grade the homes are approximately 26-28' high at the ridge from 6" below the finish floor. Due to the fact that the project is located in a flood plain all homes are required to have a finish floor at 80' elevation, which is 2' above the 78' 100 year flood level.

Prior Review:

The DRB has not previously reviewed this project. However, the project came before the Planning Commission for Preliminary Review in March of 2018.

At this meeting the following comments and concerns were discussed:

- Agreement that the site would not be good for commercial development, but would probably work well for residential.
- Discussed whether an increase in the proposed density would be appropriate, perhaps, even including a 3rd story or garden apartments. The applicant expressed

concern regarding this as the site is close to the Laguna and sensitive habitat, as well as in the flood plain. The applicant felt that the proposed density is a good fit for the site.

- Expressed being very supportive of the project in general and that these kinds of units are needed.
- Expressed being supportive of reducing the setback from 100' to 50' as discussed by the applicant.
- Had a general consensus that the primary site does not have issues.
- Recommended that staff could develop a scope of study to bring before the Commission for their review.

Overall, the Planning Commission expressed support of this project. The largest concern was regarding the appropriate setback from the Railroad Forest property and the level of study required.

At their October 23, 2018, meeting the Planning Commission reviewed a request from the applicant to reduce the required ESOS study to only include a visual analysis and to approve the reduction of the required Railroad Forest setback from 100' to 50'. The Planning Commission reiterated their overall support for the project, feeling that the proposed development was appropriate for the site, if conditioned properly.

Process:

The Design Review Board is the review body for two components of this project: 1) the initial review of the Planned Community Policy Statement and Development Plan, and 2) for the Design Review for the project. The Planning Commission reviewed and approved the ESOS modification request, and will have future hearings to review the Planned Community District zoning; Use Permit for allowance of solely residential; Tentative Map; and Environmental review (CEQA).

Planned Community

As mentioned earlier, the applicant is proposing a Planned Community District (PC) designation for the site, which is a zoning designation that allows for specific development standards to be assigned for the development of a site that varies from the base zoning district. In this case, the property is zoned CD (Downtown Core), and the applicant is requesting it to be rezoned to PC. Per the City's Planned Community section of the Zoning Ordinance: Prior to review and consideration by the Planning Commission, the policy statement and development plan (for a Planned Community) shall be reviewed in concept only, as a referral matter, by the Design Review Board. Review of the proposal by the Design Review Board shall take into consideration the relationship of the proposed development to the surrounding area and the proposed project amenities to ensure that they are adequate for the development. The Board will then forward any comments or recommendations, if any, as to the design aspects of the proposal to the Commission.

Design Review:

This project will return to the DRB for review of the design of the project at a later date. Today's hearing is in regards to the Policy Statement and Development Plan. It is noted, though, that initial comments or suggestions can be raised by Board members to help inform the applicant regarding their design approach moving forward.

Analysis:

As part of the requirements to apply for a Planned Community a Policy Statement and Development Plan is required to be submitted and reviewed by the Design Review Board.

Policy Statement

The Policy Statement must include the following:

1. Project and site description/details.
2. Proposed Uses and Development Standards Table.
3. Relationship of the proposed development standards to the zoning regulations of district.
4. Information regarding common spaces.
5. Project Timeline.

Please see the attached Policy Statement and Table which contains the required information detailed above (Attachment 1).

Development Plan

Detail regarding the proposed development plan are also included in Attachment 2 located at the end of this staff report which includes the following: 1) topography of the land; 2) proposed buildings, creeks, drainage channels and other physical features on site or within 100 feet of the boundaries of the district; 3) a site plan showing proposed buildings, parking areas, streets, open spaces, lot design, and areas to be dedicated or preserved for public use; 4) uses to be established in the various buildings [the entire project is intended for only residential]; and, 5) preliminary sketch elevations of all proposed buildings and photographs of adjoining properties.

Analysis of Policy Statement and Development Plan

The key reason why a Planned Community was proposed for this property is due to the fact that the proposal does not meet the minimum Floor Area Ratio (FAR), or subdivision size as required by this zoning district or for a Small Lot Subdivision. Applying for a Planned Community Zoning will allow for a reduction in these and make the project viable. This will lead to findings that will required by the Planning Commission, such as:

- Appropriateness of smaller lot sizes
 - Under the new SMC 17.230: Small Lot Subdivisions the minimum lot size is 1,500 SF. However, a reduced lot size may be allowed for attached single family development.
 - The development proposes lots sizes as small as ~1,250 SF.

The Board should discuss if the proposed lot sizes are reasonable.

The required minimum FAR for the CD District is 1.0; the FAR of project is 0.39. Staff has identified several factors that support the development at a smaller FAR, including:

- The site is unique in that it abuts a sensitive habitat but is considered part of the City's Downtown Core.
- This site would not be appropriate for the 4 stories which the district allows given the ESOS and development guidelines for Laguna area development.
- Smaller size of the units is better suited for the unique character of site.
- Parking requirements are being met as proposed.
- Floodplain makes garden apartments unfeasible.

The Board should further review the appropriateness of a reduced FAR for the site and provide input for the Planning Commission's review.

Overall, the proposed project appears appropriate for the site. Generally speaking the proposal is for an attached single family housing development consisting of multiple lots and one large lot of common space that contains common outdoor area, as well as covered parking and surface parking.

The 1.74 acre site is located at the end of Morris Street and is relatively sheltered from view. This is due to the physical separation from Sebastopol Avenue, in combination with commercial, retail and residential development along Sebastopol Avenue and the mobile home park to the east. The site is mostly flat and does not include any streams or wetlands or any environmentally sensitive resources. The proposed development would be 2-stories, comparable to the single-family house along the northeastern boundary and the Sebastopol Inn located to the west. As such, the size would be consistent with the character of the surrounding uses.

The recently adopted Zoning Ordinance (which becomes effective November 15, 2018) allows for 100% residential development on a commercially zoned parcel, provided it does not detract from the intent of the commercial spaces on the street. Given the properties location which is situated behind existing commercial and the residential development to the northeast and east the proposal appears appropriate for the site.

Overall, the project site is unique as it is located on the edge of an urbanized area and is considered part of the City's Downtown, but abuts an environmentally sensitive habitat. The project will result in the removal of 1 existing tree, and result in the planting of an additional 50+ trees, as currently proposed. The proposed site is located within walking distance of existing commercial, recreational, and tourist accommodation uses and will provide additional housing opportunities for locals. It is not well suited for commercial development, but does appear to be an appropriate location for much needed housing.

Zoning Ordinance Consistency:

The proposed location for the Davis Townhomes is on one parcel located at the edge of the Downtown Core District (CD). The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol. Under the new Zoning Ordinance, which becomes effective after November 15, 2018, solely residential uses will be a permitted use (with a Use Permit) in the CD district. As mentioned earlier, the applicant is proposing a Planned Community Overlay for this property as it does not meet the minimum FAR and is proposing a smaller lot size than is required by the CD district or for a Small Lot Subdivision (reduced lot size with attached houses in Small Lot Subdivision can be approved by the Planning Commission). The Planned Community overlay allows for consideration of the unique site characteristics; and, if approved, the application would be consistent with the Zoning Ordinance. This application will be returning to the DRB for Design Review at a later date.

General Plan Consistency:

The General Plan Land Use designation for the site is CC: Central Core and the ESOS overlay.

The General Plan describes Central Core as the following: *"This designation applies to portions of Sebastopol's Downtown and nearby areas. The Central Core designation allows office, commercial, and retail uses, as well as mixed-use residential developments. Residential uses*

are allowed at a density of 15.1 to 44 units per acre.” The new Zoning Ordinance allows for solely residential in the CD district, with a Use Permit.

Overall, staff believes that, with the approval by the Planning Commission of a Use Permit for solely residential in a commercial district and for a Planned Community (along with added Conditions of Approval), this project will be consistent with various provisions of the General Plan which will be discussed in greater detail when the project returns for Design Review approval at a later date.

Public Comment:

No Public comments have been received as of compiling this staff report.

City Departmental Comment:

The application was routed to the Building, Engineering, Fire, Police and Public Works Department, along with the City Manager's office for comments and conditions. The following comments were made (note, these comment are in relation to other components of this application):

- Per Building Official: Applicant shall obtain a Flood Plain Development Permit prior to any construction.
- Per Engineering Official: The applicant shall submit a Traffic Study for the movements coming out onto Sebastopol Avenue.
- Per Engineering Official: The applicant shall submit copies of the easement deed on the property.
- Per Public Works Official: Identification of the location of the irrigation only water shall be added to the plans. Identification of the location of backflow protection devices shall be added to the plans.

Recommendation:

The Design Review Board should review and provide comments or recommendations to the Planning Commission related to the proposal of the Planned Community District Rezone; there is no vote or findings.

Staff recommends that the DRB receive a presentation from the applicant, hear from any interested members of the public, and provide comments and recommendations on the project to be forwarded to the Planning Commission for their review of the proposed Planned Community Rezone.

Attachments:

1. Application Materials: Master Planning Application Form, City Environmental Assessment Form, Policy Statement, Project Description, Use Table, Proposed Colors pallet, Location Map, Aerial Site Map, Parcel Map, Site photos, and Lighting Plan
2. Draft Minutes from 10.23.2018 Planning Commission hearing; Findings and Conditions of Approval
3. Plans Submittal



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

major DR

major up

Major + Subdivision

Tentative

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

| | |
|--------------|--|
| ADDRESS: | No Address Assigned @ This Time END of Morris St. So. of Sab. Rd. |
| PARCEL #: | 004-063-036 |
| PARCEL AREA: | Approx. 1.74 AC |

FOR CITY USE ONLY

| | |
|-----------------------------------|--------------|
| PLANNING FILE #: | 2018 / 82 |
| DATE FILED: | 08-15-18 |
| TOTAL FEES PAID: \$ | 3,390 + 5485 |
| RECEIVED BY: | [Signature] |
| DATE APPLICATION DEEMED COMPLETE: | |

APPLICANT OR AGENT:

Name: DAN DAVIS
Email Address: dodavis@comcast.net
Mailing Address: 1051 Todd Rd.
City/State/Zip: Santa Rosa 95407
Phone: (707) 975-0794
Fax: 707-585-6877
Business License #: [Signature]
Signature: [Signature]
Date: 8-15-18

OWNER OF PROPERTY IF OTHER THAN APPLICANT:

Name: _____
Email Address: _____
Mailing Address: _____
City/State/Zip: _____
Phone: _____
Fax: _____
Business License #: _____
Signature: _____
I certify that this application is being made with my consent.
Date: _____

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

| | |
|------------------------------------|------------------------|
| Name: Katherine Austin | Name: _____ |
| Email Address: kaustin@pacbell.net | Email Address: _____ |
| Mailing Address: 179 SE Rice Way | Mailing Address: _____ |
| City/State/Zip: Bend OR 97702 | City/State/Zip: _____ |
| Phone: (707) 529-5565 | Phone: _____ |
| Fax: NONE | Fax: _____ |
| Bus. License: AUS 0001 | |

AUG 15 2018

PROJECT DESCRIPTION:

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

PLEASE SEE ATTACHED FOR FULL DESCRIPTION. 18 TOWN HOMES
(2) story, 2 BR 1 1/2 Ba. 1180 SF. 39 parking spaces. New
Driveway to mobile home park. Full landscaping proposed.
FIRE TRUCK/EVA ACCESS INTO site.

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.):

PLANNED COMMUNITY REVIEW by PLANNING COMMISSION
AND PRELIMINARY Design Review by DRB

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

VACANT LOT

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: | 21,258 | <input type="checkbox"/> N/A |
| NET CHANGE IN BUILDING SQUARE FEET: | + 21,258 | <input 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 checked="" type="checkbox"/> N/A |
| NUMBER OF DWELLING UNITS PROPOSED: | <input type="checkbox"/> 0 Bedrooms <input checked="" type="checkbox"/> 2 Bedrooms 18 <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: | + 18 | <input type="checkbox"/> N/A |
| SETBACKS: | <u>Existing:</u> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A | <u>Proposed:</u> <i>PLANNED COMMUNITY</i> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A |

| | | | |
|--|---|--|------------------------------|
| EXISTING LOT DIMENSIONS: <i>Parcel is NOT rectangular</i> | Front: <u>173.70</u> + <u>104.73</u> Left: <u>255.79±</u> | Rear: <u>283.75</u> Right: <u>273.76±</u> <u>67.59</u> | <input type="checkbox"/> N/A |
| PROPOSED LOT DIMENSIONS: | Front: <u>SAME</u> Left: _____ | Rear: _____ Right: _____ | <input type="checkbox"/> N/A |
| EXISTING LOT AREA: | <u>1.74 AC±</u> Square Feet | | <input type="checkbox"/> N/A |
| PROPOSED LOT AREA: | <u>1.74 AC±</u> Square Feet | | <input type="checkbox"/> N/A |
| BUILDING HEIGHT: | Existing: <u>NONE</u> | Proposed: <u>28'±</u> | <input type="checkbox"/> N/A |
| NUMBER OF STORIES: | Existing: <u>NONE</u> | Proposed: <u>TWO</u> | <input type="checkbox"/> N/A |
| PARKING SPACE (S): | Existing: <u>3</u> | Proposed: <u>39</u> | <input type="checkbox"/> N/A |
| ZONING | Existing: <u>CD</u> <u>ESOS</u> | Proposed: <u>PC</u> | <input type="checkbox"/> N/A |

Will the project involve a new curb cut or driveway?

☒ 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.)

(1) 9" Live OAK SW top of slope

Will Existing Landscaping be revised?

☒ Yes

☐ No

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

Please See LANDSCAPE PLAN.

Will Signs be Changed or Added?

☐ Yes

☒ No

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

Is alcohol service proposed?

☐ Yes

☒ No

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

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

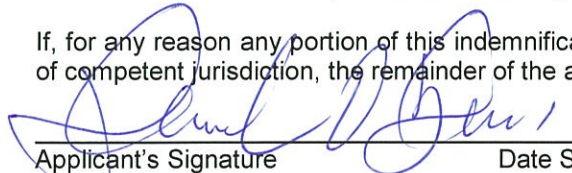
☒ No

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.

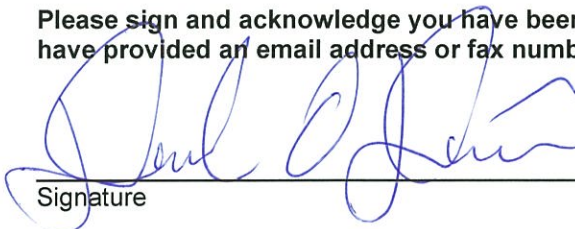
 8-15-18 2018-82
Applicant's Signature Date Signed Planning File Number

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.

 Daniel O. Davis
Signature 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.



City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: 8/15/18

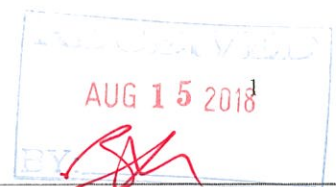
General Information:

1. Name of developer or project sponsor: DAN DAVIS
Address of developer or project
sponsor: Architect Katherine Austin
2. Address of project: Parcel 004-063-036 (no address assigned)
Assessor's Block and Lot Number: 004-063-036
3. Name of person to be contacted concerning this project: KATHERINE AUSTIN
Address of person to be contacted concerning this project: 179 SE Rice Way Bend, OR 97702
Telephone Number of person to be contacted concerning this project: 707-529-5565
4. Indicate number of the permit application for the project to which this form pertains:

5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

Application for use permit for P.C. and Prelim. Design Review

6. Existing Zoning District: CD/ES05 Existing General Plan Designation: CC (Central Core)
7. Propose Use of Site (Project for which this form is filed): Planned Community
of 18 Town Homes. Please see attached Project Des.
for additional information



PROJECT DESCRIPTION:

8. Site Size: 1.74 AC ±
9. Square Footage: 21,258 IN TOWNHOUSES
10. Number of floors of construction: TWO
11. Amount of off-street parking: 18 car ports + 20 ADD. SURFACE (38)
12. Attach plans
13. Proposed scheduling SUMMER 2019 CONSTRUCTION IF APPROVED
14. Associated project NONE
15. Anticipated incremental development: NONE
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. ALL 2 BR 1 1/2 BA 1180 SF UNITS. UNKNOWN RENTS/sales price at THIS TIME. 1+3 people per UNIT
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities. N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. CURRENT ZONING DOES NOT INCLUDE TOWNHOUSE DEVELOPMENT STANDARDS. 100% RES. IN CD DIST. SEE PROJ. DESC.
- Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

| | | | |
|-----|---|--|---|
| 21. | Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 22. | Change in scenic views or vistas from existing residential areas or public lands or roads. <u>POTENTIALLY VIEWED FROM ADJACENT AREA</u> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 23. | Change in pattern, scale or character of general area of project. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 24. | Significant amounts of solid waste or litter. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 25. | Change in dust, ash, smoke, fumes or odors in vicinity. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 26. | Change in ocean, bay, lake, stream or ground water quality or | Yes | No |

| | | | |
|-----|---|---------------------------------|---|
| | quantity, or alteration of existing drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <i>See SUSMP Documents</i> | | |
| 27. | Substantial change in existing noise or vibration levels in the vicinity. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |
| 28. | Site on filled land or on slope of 10 percent or more. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |
| 30. | Substantial change in demand for municipal services (police, fire, water, sewage, etc). | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |
| 31. | Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc). | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |
| 32. | Relationship to a larger project or series of projects. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |
| | | | |

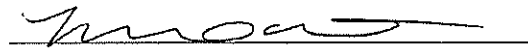
Environmental Setting:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
please see submittal package for detailed info + photos. No Bldg on site now.
34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
please see Project Description + submittal package

| | | |
|---|-----|-----|
| <i>NO EXISTING BUILDING</i> | YES | NO |
| A. Does the Project involve any of the following? | | |
| 1. No change in the square footage to the existing structure? | | N/A |
| 2. An addition of more than 50% of square footage to the existing structure? | | N/A |
| 3. An addition of more than 2500 square feet to the existing structure? | | N/A |
| 4. An addition of more than 10,000 square feet to the existing structure? | | N/A |
| 5. Demolition of the existing structure? | | ✓ |
| | YES | NO |
| B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which: | | |
| 1. Will have substantially the same purpose and capacity as existing structures at the site? | | N/A |
| 2. Will result in an increase in square footage or capacity as compared to the existing structure? | | N/A |

| | | |
|--|-----|----|
| | YES | NO |
| C. Does the Project involve new construction of: | | |
| 1. 35 or more dwelling units? 18 UNITS | | ✓ |
| 2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area? | | ✓ |
| 3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons? | | ✓ |
| | YES | NO |
| D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels? | ✓ | |
| TOWN HOUSE SUBDIVISION | YES | NO |
| E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment? | ✓ | |
| FOR ESOS overlay and 100% residential | | |
| | YES | NO |
| F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?) | ✓ | |
| Empty to Residential | YES | NO |
| G. Is this Project: | | |
| 1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol? | | ✓ |
| 2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol? | | ✓ |
| | YES | NO |
| H. Does the Project involve changes to an official City landmark? | | ✓ |
| | YES | NO |
| I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives? | | ✓ |
| | YES | NO |
| J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations? | | ✓ |
| | YES | NO |
| K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses? | | |
| Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care? | | ✓ |

I certify that the information in this form is correct to the best of my knowledge.


Applicant Signature

8.13.2018
Date

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: 8.13.2018

Signature: 

Printed Name: Katherine Austin

For: DAN DAVIS

September 30, 2018

**Policy Statement for Planned Community
Davis Town Homes APN004-063-036**
6737 Sebastopol Avenue, Sebastopol



Honorable Chair, Zachary Douch
Planning Commissioners

As part of the requirements to apply for a Planned Community a Policy Statement is required and provided here for your review.

1. Description of the location, size, and existing character of the property and the surrounding area.
 - a. The location of the subject property is at the south terminus of Morris Street behind and to the south of commercial properties that face onto Sebastopol Avenue and an existing parking lot that contains approximately 32 parking spaces. A bike path and the Sebastopol Inn are located to the west. The railroad forest is located to the south. The Village Park and Tomadachi Park are located to the east.
 - b. The existing acreage is 1.74 AC
 - c. The existing character of the property is currently vacant but previously developed land. It is mostly flat but gently sloping from north to south. Documentation has been provided showing the extensive use of the property in the past as agricultural processing and storage with multiple buildings on the site extending the full length north to south.
 - d. The surrounding area consists of mostly commercial to the north and west, residential to the east. The Barlow and a Veterinarian office and commercial buildings on Sebastopol Ave. and parking lot are located to the north. A bike path and the Sebastopol Inn and Coffee Catz are located to the west. The railroad forest including existing railroad tracks is located to the south. The Village Park and Tomadachi Park are located to the east.
2. A Table that specifies the allowable uses, minimum lot sizes, building setbacks building height, density of development, lot coverage, parking, open space circulation requirements, landscaping and other design construction of control features of the proposed development is attached as a separate document.
3. The relationship of the proposed development's standards compared to the zoning regulations for the underlying zoning is delineated in the Table for item 2. Generally speaking we are proposing an attached single family housing development of multiple lots and one large lot of common space that contains common outdoor area as well as covered parking and surface parking. This is on a Downtown Core commercially zoned parcel. The proposed Zoning Code allows for a 100% residential development in a commercial parcel provided it does not detract from

the intent of the commercial spaces on the street. We believe this is the case on this proposal.

4. The following mechanism is proposed to provide the assurance that the common open space, common building space (carports, trash enclosure, ganged mail boxes and lighting fixtures) common driveways and circulation features will be permanently preserved and maintained. Mr. Davis will create an LLC that his family will maintain over the life of the project. The LLC will engage a lawyer to draw up legal descriptions of exactly how the project will be maintained and financed once the Use Permit and Planned Community has been approved and before the final map is finally approved. The Davis family intends to own and maintain the property for an indefinite period. Once a budget has been developed that quantifies the monthly and yearly upkeep of the common areas, they will create a fee for each unit to cover their fair share of these costs. Initially the units will be owned and maintained by the LLC and rented out. It is possible that after a period where liability for construction defaults has passed that the LLC can at its discretion sell individual lots. At that time there will be CC&Rs that cover the rules of maintenance of the property and an annual or monthly fee will be paid to the LLC for common area maintenance. Until the project is approved and the lengthy process of drawing up these documents, we cannot be more specific.
5. Timeline for the project development is dependent on the length of time for the various approvals. Mr. Davis would like to begin construction during the 2019 construction season. Note that due to Water Quality Control constraints, the building season is generally between April 15th and October 15th of each calendar year. If the final map is not approved in time to get foundation and underground work and weatherization completed in this time frame, then the construction will be delayed until 2020. It is therefore requested that the hearings be held promptly and approvals move quickly to meet the dire need for housing in a timely manner.

This concludes the Policy Statement
Respectfully Submitted by
Katherine Austin, AIA, Architect
Project Architect

September 30, 2018

**Planned Community ESOS Review
Use Permit and Planned Community**

Honorable Chair, Zachary Douch
Planning Commissioners



Design Review Application

Tree Board Review

Chair Ted Luthin
Design Review Board Members

Project Description

Dan Davis Town Homes APN004-063-036

6737 Sebastopol Avenue, Sebastopol

This Project Description is provided for the review of both the Planning Commission and The Design Review Board. Information for both bodies are combined in this one description for simplicity and coordination.

The location of the subject property is at the south terminus of Morris Street behind and to the south of commercial properties that face onto Sebastopol Avenue and an existing parking lot that contains approximately 32 parking spaces. A bike path and the Sebastopol Inn are located to the west. The railroad forest is located to the south. The Village Park and Tomadachi Park are located to the east.

The project proposed consists of the following:

- Eighteen (18) 1180 SF 2 bedroom 1 & ½ bathroom two story town homes with 6' deep front and rear porches.
- The rear porches provide a storage closet which is proposed to include secure bike storage with hooks for that purpose. Access from rear yard by a gate leads to full site and bike path.
- Private rear yards of a minimum 20' deep x 20' wide
- 18 carport spaces with 20 additional surface parking spaces for a total of 38, (a photograph of proposed carport style is attached)
- 4 spaces are proposed to be electric car charging stations
- One trash/recycle enclosure roofed and internally lit (concept plan attached)
- One ganged mail box location (bronze color ganged box attached)
- Newly provided driveway access to Village Park to the east, the current gate will remain but emergency access will be provided.
- Fire truck and emergency vehicle access into the site on a combination of concrete and grasspave2 material that supports the weight of such vehicles pre-reviewed by the Fire Chief for compliance.
- Storm water retention areas per best management practices as shown on the Civil Plans and detailed in the SUSMP documentation.
- Fully landscaped area, please see the Landscape Plan for details.
 - Full Plant Legend is included with General Landscape Notes

- Four large Oaks within the buildable area are proposed to remain
- One small Oak is proposed to be removed
- At least 56 trees are proposed to be planted
- All existing trees within the 50' setback from the southerly PL are proposed to remain and be undisturbed

Flood Plain Considerations

Kevin Doble, of Doble Thomas/LACO our Civil Engineer has provided documentation on the 100 year base floor elevation and our grading to address those issues. We meet all requirements of the City of Sebastopol with regard to building in the flood plain. As to the architecture, all finish floors are at the 80' elevation which is two feet above the 100' year floor level of 78'. This is consistent with all the proposed units and is reflected in the building elevations provided. The foundations will be provided with flood vents. An attachment showing how those vents work is provided. Essentially in case of a flood the vents open to allow free flow of water through them to prevent pressure build up and destruction of foundations. In addition the underfloor will have what is commonly referred to as rat-proofing. This is a combination of a waterproof membrane covered with approximately ½" concrete slurry to keep it in place. This allows us to dramatically reduce the amount of ventilation required and prevents saturation of the soil in case of flood.

Style, Material and Color Information

Style of Homes

Each town home is proposed to be distinct from its neighbor by using the following:

- The style of the homes are traditional in nature evoking a simple farmhouse style or late craftsman style that compliments much of the architecture already existing in Sebastopol. Homes will be distinct from each other with six (6) styles that repeat with none identical next to each other.
- Roof pitches are either 6:12 or 8:12 with end units in some locations being a simple gable, hip or a Dutch Gable. Some roofs also have a dormer detail.
- Front and rear porch roofs have variety with some simple shed roofs, small gables and large gables.
- All porches have decorative railings which will be painted to coordinate with the individual trim color of the home.
- NOTE: Home heights from grade vary and are not confirmed until a final grading plan is complete. Depending on finish grade the homes are approximately 26' to 28' high at the ridge from 6" below finish floor.
 - Flood plain requires that all homes have a finish floor at 80' elevation to be 2' above the 100 year flood level of 78'. The high point of the site is at 78' and gently slopes down to 75' in the building area.
 - This will cause all homes to have steps up into them and the rendered elevations shown are approximate. Some balancing of the site will allow a small amount of the spoils to fill under the homes and stairs.
 - Because of the finish floor requirement it may be necessary to exceed 28' to the ridge. Because of the flood plain issues, we hope that this is acceptable. Your direction on this are requested. We note that the proposed Zoning Code raises the height limit to 30'.

- The first floor plate is 9' and second floor plate is 8' with 14" assumed between floors. Roofs are at 6:12 and 8:12 shown. If this is deemed too high we will propose 4:12 and 6:12 to maintain variety. The goal is to be an appropriate height for the site and maintain livability inside the homes.

Materials & Colors

- A mix of cement board horizontal lap siding & board and bat siding are used
- Wide rough sawn wood belly bands are at mid plate height and can delineate two tone color palettes on some homes
- 2x4 and 2x6 rough sawn trim are used around each window and door with a water table detail on all windows.
- Windows are proposed to be colored dual pane vinyl in either almond or bronze
- Paint colors proposed are a palette of colors compatible with the wooded setting. Warm tones of green, brown, grey, and tan are proposed for the body colors. Some homes will be two tone using the belly band to divide the colors. Trim colors are proposed to be off white or various shades of light tan. Color chips will be presented at the hearing.
- Roof colors will vary with a minimum of three colors: weathered wood, slate and dark grey. Note LP Tech Shield or similar is used under the roofing to reflect heat and keep the roofs cool.

Lighting

- Porch lighting will be in can lights in soffits to provide dark sky compliance and will be controlled individually by the residents.
- Individual internally illuminated address signs will be required by the Fire Dept. for each home.
- A lighting plan is provided using a combination of light bollards and standards as appropriate for illuminating parking and paths and will be energy efficient and dark sky compliant.

The following Zoning Code items are outlined for your review. We are in between the old and new Zoning Code. Several changes have been proposed that will impact our development but they have not yet been approved by the City Council. As such we request that you approve our plan conditioned upon the New Zoning Code approval if possible. Below are the critical sections that apply.

- This is a commercially zoned down town property which during the Preliminary Review, the Planning Commission supported a 100% Residential use. This change to allow 100% residential is proposed in the new Zoning Code under section **17.25.030.C.3** ***"In non-residential zoning districts, residential uses permitted in the R7 zone that are not part of a mixed use project are allowed as a conditionally permitted use subject to the findings that the project will not create substantial adverse effects on commercial uses or street-front vitality and that the project will be compatible with nearby uses and development."*** We believe we meet these conditions and hope you will support our design.

- There is an ESOS overlay on this property. We are hoping that either the City Council will consider amending the **Zoning Code section 17.46.070 Exempt projects. Section B.** to allow exemptions if certain conditions are met for properties that have been previously developed and are no longer in a natural state. If they do not then we hope that **section 17.46.090 Modification of analysis requirements** remains in effect and that the Planning Commission will consider reducing the scope of the environmental review as allowed.
 - a. We have submitted a Phase I Environmental Report and other documentation that shows the site was previously in agricultural use for apple, cherry and wine production with multiple buildings and processing area on the site.
 - b. We have chosen specifically to design our project to remain at 2 stories even though 4 stories would be allowed in order to limit visual impacts.
 - c. We have chosen colors that will visually blend with the Laguna environment and using dark sky compliant lighting or down lights.
 - d. We are handling all storm water requirements on site and have submitted extensive SUSMP documentation.
 - e. We are saving all trees on site except for one small oak.
 - f. We are proposing over 50 new trees to be planted on site.
 - g. We have set back 50' from the southern boundary which follows the upper contours, maintaining a distance from any natural environment.
 - h. Because of all the above we believe that we have mitigated any visual or environmental impact on the site and should not be required to prepare a lengthy and expensive environmental review. We suggest that the SUSMP documents and the Phase I Environmental Report be considered sufficient documentation for the ESOS required review by Planning Commission and that DRB Review complete any further review.
- There is another section of the current **Zoning Code 17.46.050 under B1.** That requires a 100' setback buffer from the railroad forest to the south. There is the option to reduce this to 50' by the Commission ***due to the existing character of the property, or the size scope or nature of the proposed project and that resources of concern will not be adversely affected by the project.*** A new map in the proposed Zoning Code that was presented in draft form at the August City Council meeting now shows the setback required and it appears to coincide with the wooded sloped area of the site which we propose to leave undisturbed. However this is finalized, we hope that the Commission will agree that nothing is to be gained by requiring a 100' setback from the south property line or drainage ditch near that property line. We are showing a 50' setback which restricts the development to the previously developed and relatively flat portion of the site.
- Lastly is the issue of the inclusionary requirement. It is unclear at this time what changes the City Council will approve. We will abide by whatever changes are made. We appreciate the Planning Commission's input previously on this topic and support their recommendations.

This concludes our Project Description

Katherine Austin, AIA, Project Architect

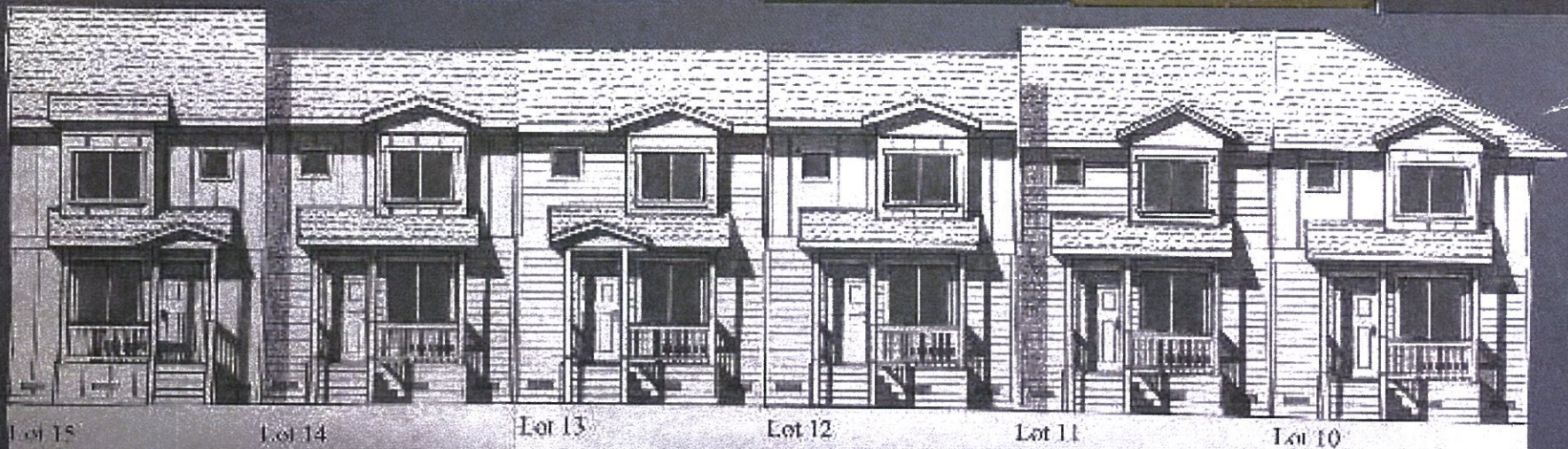
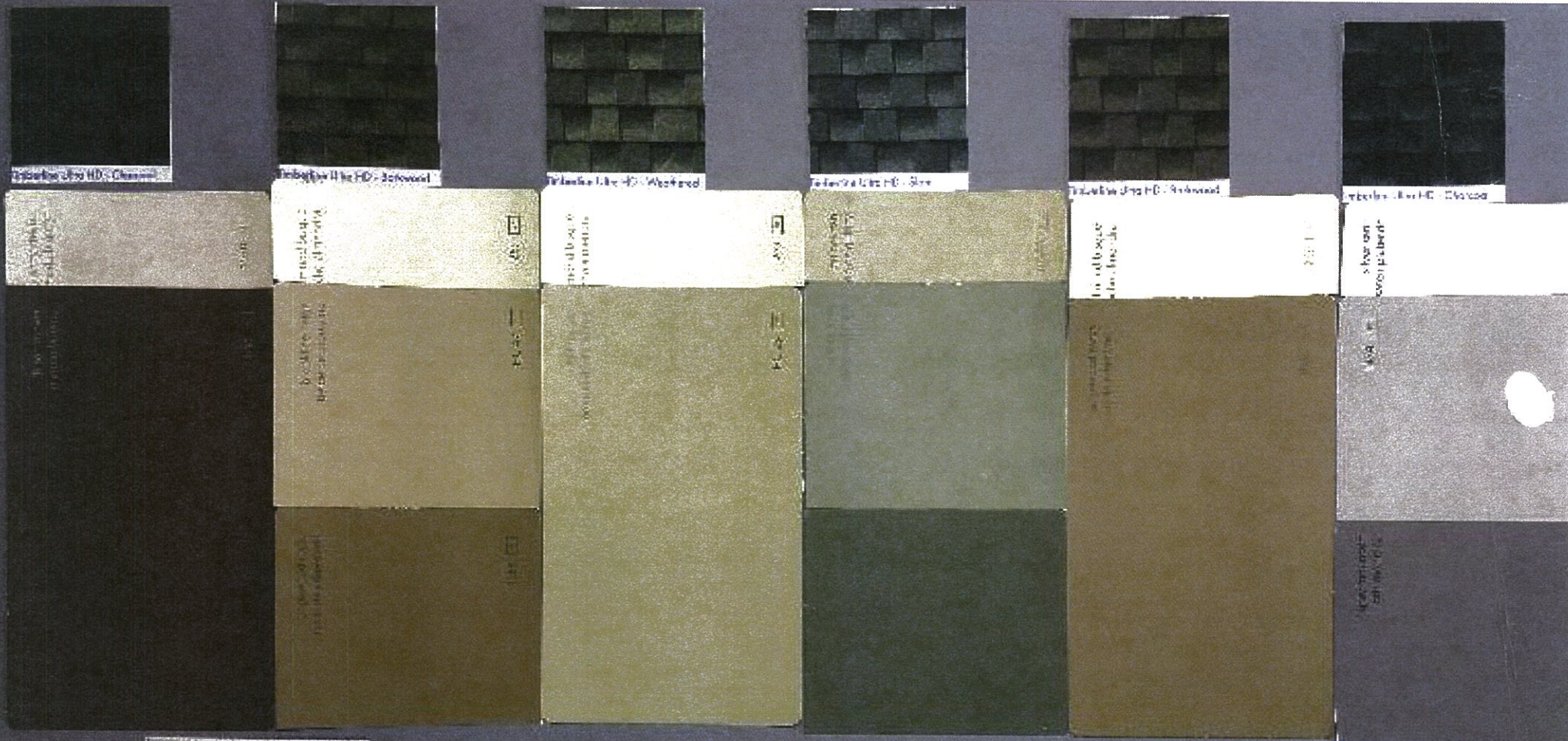
179 SE Rice Way, Bend OR 97702 and 524 So. Main Street, Sebastopol, CA 95472

707-529-5565 kaaustin@pacbell.net

| Use | Downtown Core | Planned Community |
|--|---|--|
| Permanent residential uses that are allowed in the R7 District when not part of a mixed-use development | Conditional Use Permit | Conditional Use Permit |
| Residential, Semi-transient | CUP | - |
| Residential, Transient | P/C permitted only less than 50 rooms | - |
| Other Use Types | | |
| Commercial minor antennas, Minor antennas, Classes C & D and major telecommunications facilities | CUP | - |
| Minor antennas, Classes A & B | Permitted Use | - |
| Minor telecommunications facilities & commercial minor antennas | Permitted Use | - |
| New development comprising less than or equal 20,000 SF of floor area | - | - |
| New development comprising greater than or equal to 25,000 SF of floor area | CUP | - |
| New drive-through uses | - | - |
| Development Standards | Downtown Core | Planned Community |
| Maximum Floor area, single establishment | | |
| Convenience sales and service or general retail use | - | - |
| Nonresidential uses except for office uses | 35,000 SF | Home office use subject to SMC17.210 |
| Nonresidential and nonindustrial uses | - | - |
| Exercise and food sales and service | - | - |
| Minimum lot area | 6,000 | 1,260 SF |
| Minimum lot width | - | 20 ft. |
| Minimum new building height | 2 stories | 2 stories |
| Maximum building height | | |
| Buildings and other facilities | 40 ft., 3 stories/ 50 ft. 4 stories (1) | 30' to ridge from 6" below finish floor, total varies due to flood plain restrictions |
| Accessory buildings | 17 ft., 1 story | 10' height for small sheds, Trash Encl., Mail, Carports |
| Deed-restricted affordable housing | - | Same as other residences |
| Minimum building setbacks | | |
| Front Yard | 0 ft. | 5 ft. |
| Side Yard, Interior | 0 ft. | 0 ft. |
| Side Yard, Corner | 0 ft. | 5 ft. |
| Rear Yard, Main Building | 0 ft. | 20 ft. |
| Rear Yard, Main Building when abutting residential district | 20 ft. | 20 ft. |
| Rear Yard, Accessory building | 3 ft. | 3 ft. |
| Rear Yard, Parking | 6 ft. | None – parking lot |
| Special Setbacks – commercial outdoor barbecues | 10 ft. from PL. See SMC 17.300 | - |
| Special Setbacks – commercial beekeeping | - | - |
| Maximum Floor area ratio , not including residential except for purposes of calculating minimum FAR | Minimum (new buildings); 1.0 Maximum; 2.5 | (Residential units are 1180 SF of conditioned space), min. lot is 1260 SF = .94 Max lot is 1801 = .66, or 18 units = |

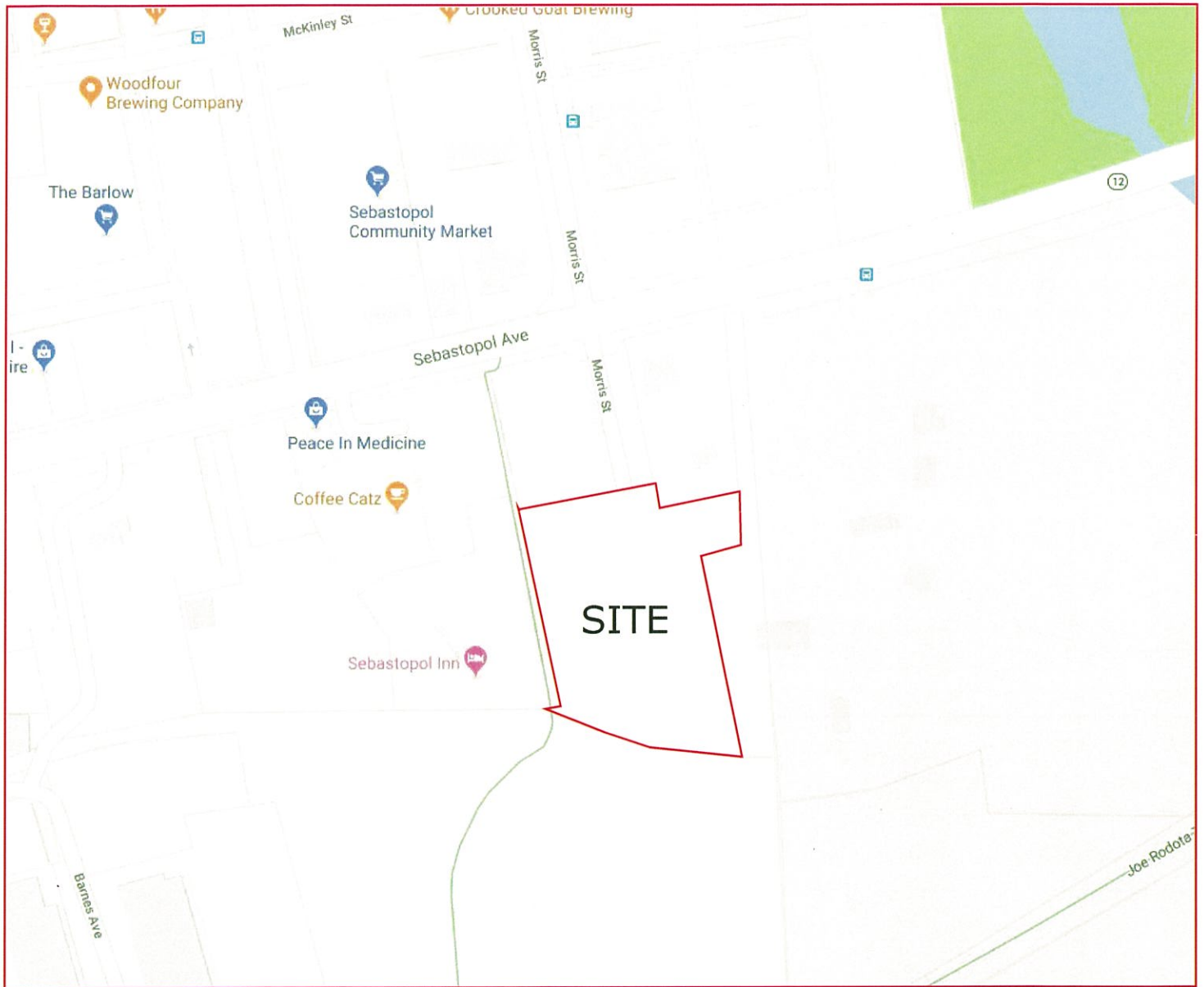
| | | |
|--|--|--|
| | | <p>21,240 cond. space / .17 AC or 75,794.4 SF = .28 FAR</p> <p>Net FAR (with 50' back and access easement SF not included in calculation), 18 units = 21,240 cond. space / (75,794 – 14, 188 [50' setback] – 5910 [Access easement]) => 21,240 / 55,696 SF = 0.38 FAR</p> |
| Maximum residential density | 1 DU/1,000 SF lot area (2) | <p>18 residential units on 75,794.4 SF lot = 1 DU/4,210.8 SF lot</p> <p>Net: 18 residential units on 55,696 SF lot = 1 DU/3,094.2 SF lot</p> |
| Minimum usable open space | 50 SF/DU | 280 SF/DU in rear yard + front and rear porches and common area |
| Buffering/screening | If abutting a lot in any residential district, screening shall be provided along the entire abutting residential lot by dense landscaping, including screen-type trees, or by a solid fence of 6 ft. in height | 10 ft. side yard setback on lot 5 to Village Park, landscaping is proposed remaining lots are 20 ft. minimum rear setbacks with 6' fenced rear yards and existing trees. |
| | | |
| <p>(1) Four stories and 50 ft. allowed for projects with residential uses, including hotel rooms, on upper floors, provided a SUP obtained, and the PC finds that the project design provides appropriate massing, height transitions and variations, and suitable relationships to neighboring sites.</p> <p>(2) With mixed-use (residential and office) development, the entire lot area may be used to calculate the maximum residential density.</p> | | Not applicable |
| Parking | Downtown Core | Planned Community |
| Non-residential | 1 per 500 SF net floor area | - |
| Residential | Applicable parking requirement, less 30% | 2 spaces per unit, one of which is in a carport |
| Bicycle Parking Spaces | 20% required vehicle parking requirement | Hook in rear closet space for a bike for each unit, min 50% |
| Electric Vehicle Charging Station <p>1. Electric vehicle charging infrastructure shall be sized to accommodate a minimum 40-Amp 220VAC charging to a minimum of 50% of parking spaces</p> | Minimum 20% vehicle parking spaces, minimum reduction of 20% for fast charger. | 4 EV fast charging spaces proposed or infrastructure for 50% provided. |

| | | |
|--|--|--|
| <div>2. A minimum of 20% of vehicle parking spaces and at least one ADA space shall have a fully operational 30-Amp Electric Vehicle Service Equipment unit installed with a functioning payment system. All electric vehicle charging systems and infrastructure shall be sized for adequate capacity to meet all safety requirements.</div> <div>3. A minimum of 20% reduction in the total electric vehicle charging spaces required shall be provided for each 50kW or above DC fast charger, up to a maximum reduction of 40%</div> | | |
|--|--|--|



Davis Town Homes Site Location Map

AP 004-063-036



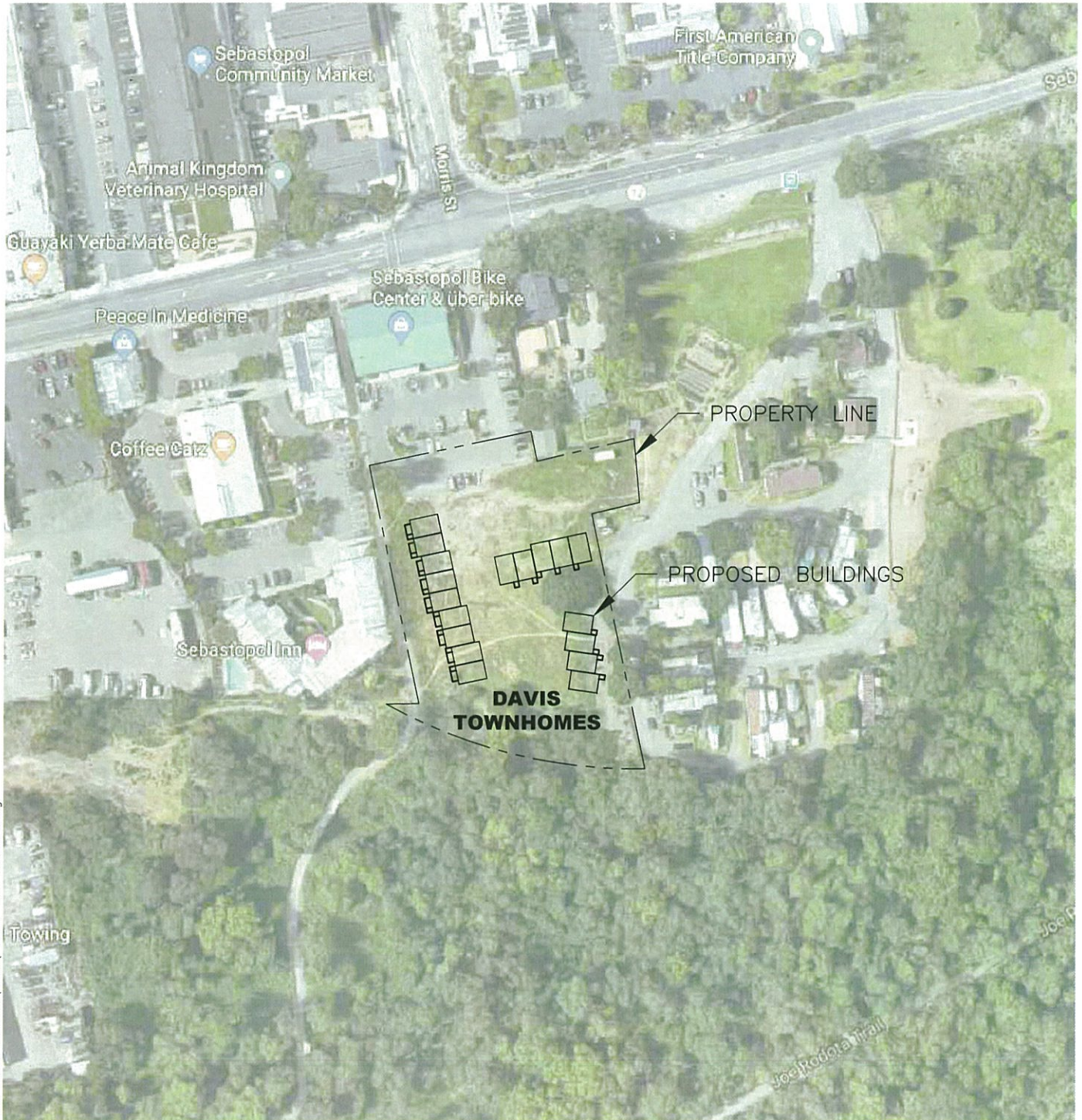
LACO

EUREKA • UKIAH • SANTA ROSA

1-800-515-5054 www.lacoassociates.com

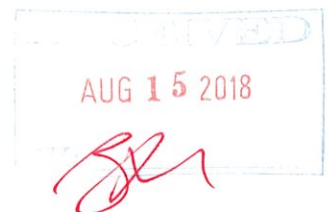
| | | | | | |
|----------|------------------------|-------|----------|---------|---------|
| PROJECT | DAVIS TOWNHOMES | BY | GG | FIGURE | 1 |
| CLIENT | DANIEL DAVIS | DATE | 08-13-18 | | |
| LOCATION | SEBASTOPOL, CALIFORNIA | CHECK | KD | JOB NO. | 9036.00 |
| | AERIAL SITE MAP | SCALE | 1"=150' | | |

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates express written authorization.

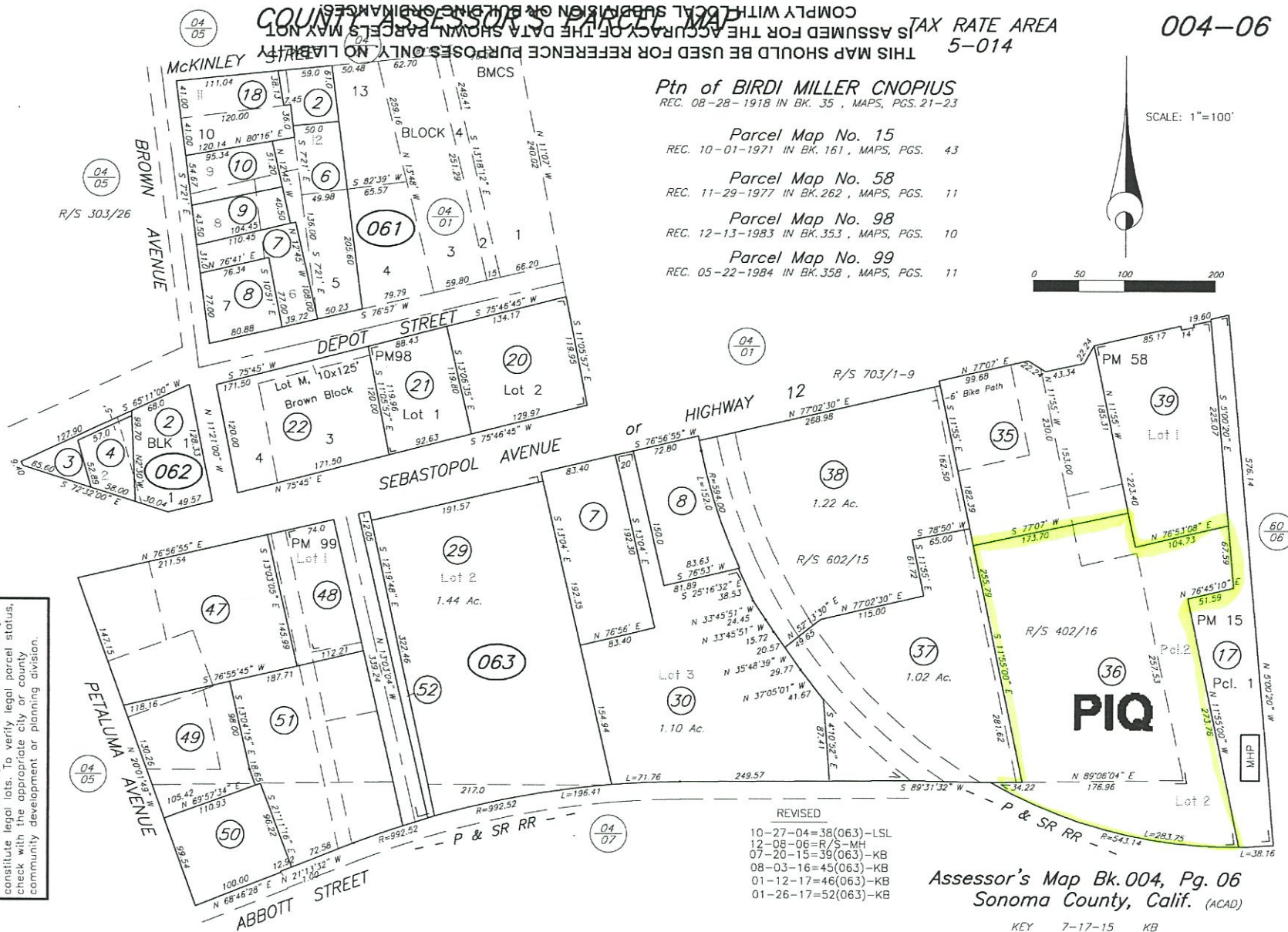


NOTE: ALL LOCATIONS ARE APPROXIMATE.

0' 75' 150'
SCALE: 1"=150'

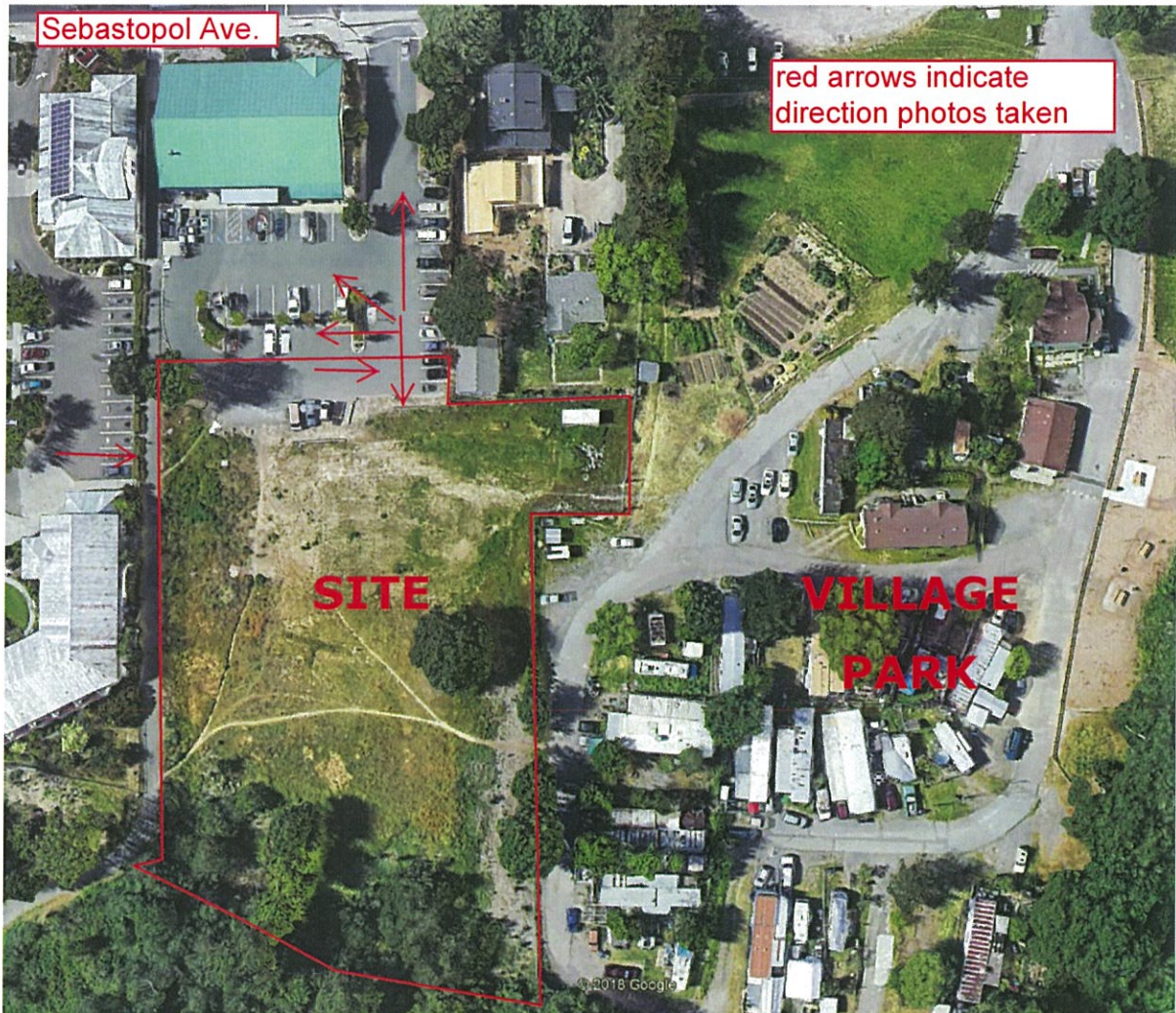


Aug 14, 2018 - 2:33pm
T:\Cadfiles\9000\9054.00 DAVIS TOWN HOMES\DWG\ 2017-061 AERIAL.dwg



Davis Town Homes Site Photos

Overall Aerial Photo of site, north is up



View from end of Morris St. & parking lot south into site



Closer view into site from existing parking lot/end of Morris St.



View from Morris St. driveway west towards Sebastopol Inn



View from Sebastopol Inn Parking lot towards site



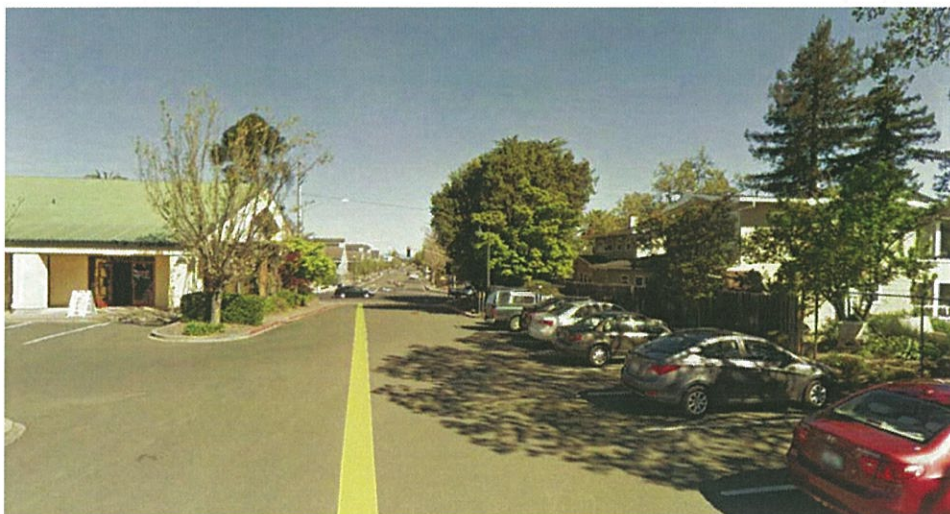
View from end of Morris back to existing commercial and parking



View east to adjacent parcel with second unit next to parking lot



View north from end of Morris St. parking lot towards intersection



Additional Aerial Photos from different angles



View from the Barlow looking south



View from Village Park looking west



View from Coffee Cats

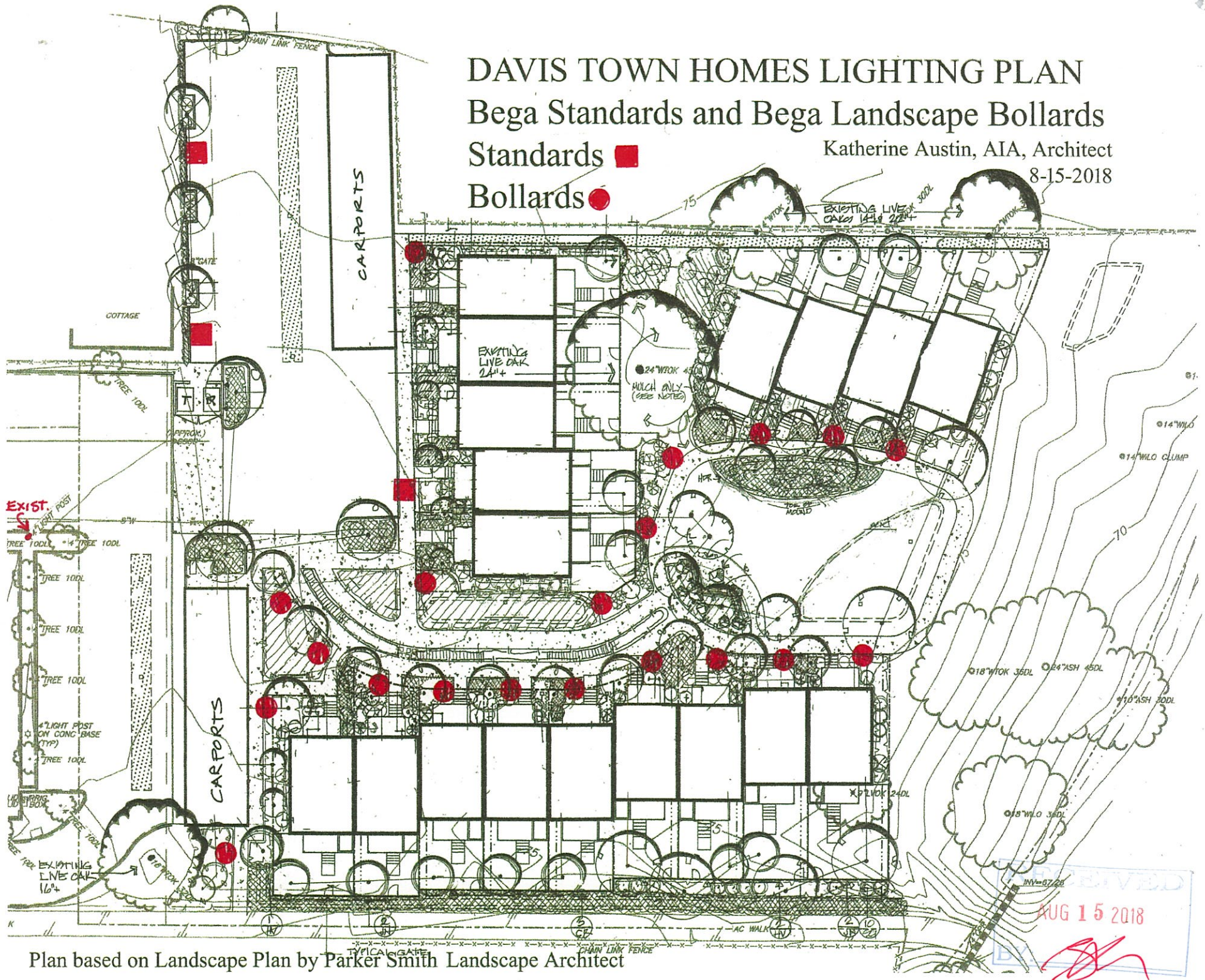
DAVIS TOWN HOMES LIGHTING PLAN

Bega Standards and Bega Landscape Bollards

Standards ■
Bollards ●

Katherine Austin, AIA, Architect

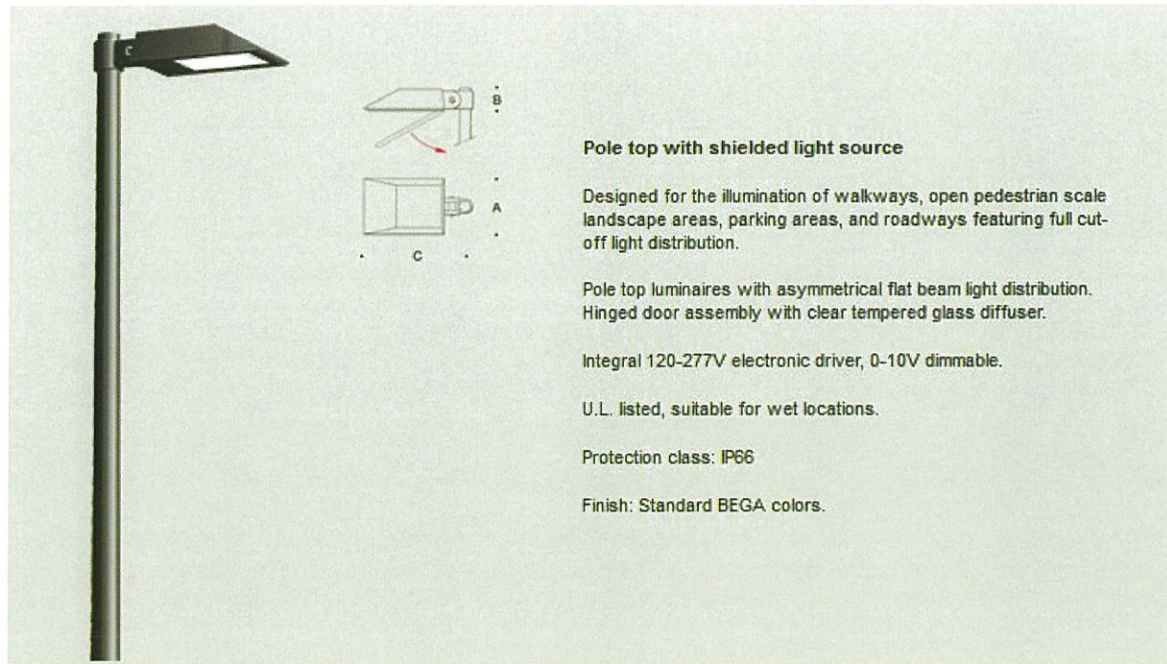
8-15-2018



Plan based on Landscape Plan by Parker Smith Landscape Architect

Proposed lighting for Davis Town homes

Light standard for parking lot



Single pole-top luminaire

| Click product # for details | Lamp | β | Temp°C | A | B | C |
|-----------------------------|-----------|---|--------|--------|-------|--------|
| 77 928 | 15.8W LED | | | 11 1/2 | 4 1/4 | 23 7/8 |
| 77 939 | 23.6W LED | | | 11 1/2 | 4 1/4 | 23 7/8 |
| 77 954 | 51.6W LED | | | 13 | 5 5/8 | 26 5/8 |

Twin pole-top luminaire

| Click product # for details | Lamp | β | Temp°C | A | B | C |
|-----------------------------|---------------|---|--------|--------|-------|--------|
| 84 123 | (2) 15.8W LED | | | 11 1/2 | 4 1/4 | 47 3/4 |
| 84 124 | (2) 23.6W LED | | | 11 1/2 | 4 1/4 | 47 3/4 |
| 84 125 | (2) 51.6W LED | | | 13 | 5 5/8 | 49 1/2 |



Related Products

Landscape light bollards for paths

Protection class IP 65

Cast aluminium, aluminium and stainless steel

Safety glass

Reflector made of pure anodised aluminium

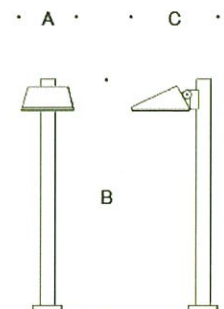
Attack angle infinitely adjustable from 0° to 90°

88 556 dimmable 1-10 V

BEGA surface washers are bolted with a mounting plate onto a foundation provided by the customer or on an anchorage unit made of hot-dip galvanised steel.

The mounting system can be used to align the luminaires.

The luminaire luminous flux and the luminaire connected wattage quoted in the table might change as a result of technical progress. On our website you will find data sheets with information on each luminaire concerning not only the current values but also the LED service life and the luminous flux in relation to the respective colour temperature.



| Finish | | LED colour temperature | |
|----------------------------------|----------|----------------------------------|--------|
| <input checked="" type="radio"/> | graphite | <input checked="" type="radio"/> | 3000 K |
| <input type="radio"/> | silver | <input type="radio"/> | 4000 K |

| | Lamp | Base | | | A | B | C | AC/DC |
|------------------|-----------|--------|-------------|---------|-----|------|-----|-------|
| 88 556 K3 | LED | 29.0 W | – | 1945 lm | 260 | 1200 | 360 | ✓ |
| 88 875 | 1 TC-TELI | 42 W | GX 24 q-3/4 | | 260 | 1200 | 360 | ✓ |





City of Sebastopol

Incorporated 1902

Planning Department

7120 Bodega Avenue

Sebastopol, CA 95472

707-823-6167

707-823-1135 (Fax)

www.ci.sebastopol.ca.us

Email: ksvanstrom@cityofsebastopol.org

PLANNING COMMISSION

MEETING OF: October 23, 2018

SEBASTOPOL YOUTH ANNEX

425 MORRIS STREET

UNAPPROVED DRAFT MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF OCTOBER 23, 2018

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on October 18, 2018.

ANNOUNCEMENT: Please turn off all cell phones and pagers during the meeting.

1. CALL TO ORDER: Chair Douch called the meeting to order at 7:01 p.m.

2. ROLL CALL:

Present: Chair Douch, and Commissioners Glaser, Wilson,
Fernandez, Doyle and Fritz
Absent: Vice Chair Jacob and Commissioner Kelley (excused)
Staff: Kari Svanstrom, Planning Director
Dana Morrison, Assistant Planner
Rebecca Mansour, Planning Technician

3. APPROVAL OF PLANNING COMMISSION MINUTES: There were none.

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA: This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agendaized business to be conducted.

Chair Douch asked for comments from the public on items not on tonight's agenda.

Linda Berg, a resident of Sebastopol, commented:

- Respectfully requested that the Chair asked those in attendance to power off their cellphones for health and safety.

Chair Douch responded in the affirmative and asked those in attendance to power off their cellphones as requested by Ms. Berg.

Ms. Berg comments continued:

- Objects to being cooked alive.
- We're all being fried by our wireless devices.
- This is a trillion-dollar industry that is based on the ignorance of consumers.
 - They depend on the continued ignorance of consumers to keep that money rolling in.
 - This comes at the expense of our public health.
- The cell tower at the hospital has caused a cancer cluster at Petaluma Avenue Homes.
 - A number of people eloquently spoke about this issue at the last City Council meeting.
 - This cell tower should be removed/relocated at least 1,500 feet away from any residence.
 - The City is going to adopt a resolution and write a letter of support for these people.
 - The hospital gets about \$3,000 per month from Crown Castle for hosting that tower.
 - This is just the beginning.
- The City needs to start looking at everything that comes before it for a permit through the lens of how much microwave radiation and magnetic fields the project will bring.
- Demonstrated use of an EMF meter and spoke on the high levels of microwave radiation in the meeting room.
- Thanked the Commission for their time.

Hearing nothing further, Chair Douch closed the public comment period.

5. STATEMENTS OF CONFLICTS OF INTEREST: There were none.

6. PLANNING DEPARTMENT REPORT (Update on Future Agendas, Action of Other Boards and City Council)

Director Svanstrom provided the following updates:

- The Zoning Ordinance was approved by the City Council on October 16, 2018 and will go into effect on November 15, 2018.
 - The second reading will take place on October 30, 2018.
 - Some additional items (errors and omissions) are included in an errata as well as a couple of other minor edits that were raised during the last Commission meeting.
- At the City Council meeting on October 30, 2018, the Council will review:
 - A telecom urgency ordinance establishing a moratorium for any new small cell sites in the public right-of-way. This is intended to be in effect while the telecommunications ordinance is being updated.
 - The last update to our telecommunications ordinance occurred in 1996.

- An initial discussion of the telecommunications ordinance is expected to be before the Commission in late November.
- On Sunday, November 4, a Housing Fair is being held at the Community Center from 1:30 p.m. to 5:00 p.m.
 - Commissioner Fritz will be on the panel.
- Invited Commission members to notify her of any anticipated absences, etc. for purposes of the draft City Council liaison list that she has been working on.
- A revised workplan will be returning to the Commission as well.
- Sonoma State University's Annual Planning Commissioners Conference is being held on Saturday, December 2.
 - Requested that Commissioners let her know if they plan on attending, if they haven't done so already, so she can register everyone later this week.

Commissioner Glaser commented:

- Planning Commission education on telecom is greatly needed.

Director Svanstrom responded in the affirmative and noted that that was being worked out with the City Attorney and consulting firm, Meyers | Nave.

Commissioner Fernandez commented that he plans on attending the Commissioners Conference at Sonoma State University.

7. CONSENT CALENDAR (PUBLIC HEARING IF REQUESTED): (none)

8. PUBLIC HEARING:

- A. **ESOS [ENVIRONMENTAL AND SCENIC OPEN SPACE] MODIFICATION REQUEST:** This is an application requesting either: a) an exemption for the project from the required ESOS requirements or; b) a reduction in the scope of the ESOS resource analysis study for the site located at 6737 Sebastopol Avenue. The request for exemption is due to the existing character of the property, which was previously developed with industrial uses and remains relatively void of environmental resources. This request is a contemplated request under the ESOS regulations, Section 17.46.070 of the Zoning Ordinance. The application is also requesting a reduction in the 100' setback from the Railroad Forest to 50', as allowed by Section 17.46.050.B(1).

Director Svanstrom presented the staff report and was available for questions.

The Commission asked questions of Director Svanstrom and Assistant Planner Morrison.

Hearing no further questions, Chair Douch asked if the applicant wished to make a presentation.

The applicant, Dan Davis, gave a brief presentation and was available for questions.

The Commission asked questions of Mr. Davis.

Hearing nothing further, Chair Douch asked if members of the public wished to speak on this item.

Ms. Berg commented:

- Expressed feeling sick from having to be in this environment with unhealthy levels of microwave radiation while waiting for her turn to comment on this application.
 - Demonstrated use of an EMF meter and spoke on the high levels of microwave radiation in the meeting room.
 - A growing number of people are sensitive to microwave radiation.
 - Requested that members of the public be allowed to comment earlier in the process.

Chair Douch asked Ms. Berg to limit her comments to those related to the Davis Townhomes application.

- The entire Laguna is an ideal habitat for ticks.
 - Has collected 400 ticks.
 - Has been dealing with Lyme disease for nearly thirty years.
 - Conducted tick tock Tuesday meetings for over four years. More than 1,300 people who were desperately ill participated.
 - There is no cheap and easy treatment for Lyme disease.
 - If this project is built, one can assume that a lot of the residents will have dogs and will use the wonderful trails along the Laguna.
 - Unfortunately, the trails are filthy with ticks.
- Levels of microwave radiation should also be considered.
- If we don't pay attention to these things, we'll end up with more cancer clusters and more Lyme disease.
- Dr. Kenneth Stoller states that more than fifty million Americans have Lyme disease.
- Does not think that this project should be built.
- Has an inactive contractor's license herself.
- There are ways to protect from radiation.
- Thanked the Commission for their time.

Lynn Deedler, a resident of Sebastopol, commented:

- This lot could be a community treasure.
- This lot should be owned by the City of Sebastopol.
- This lot is at the vertex of the two most beautiful lots in all the Laguna.
- This is a really scenic site.
- Sebastopol has considered itself a steward of the Laguna.
- From hotel to hotel, the City Sebastopol has turned its back on the Laguna.
- This site provides the last opening that we have to the prettiest part of the Laguna within our city limits.
- Sebastopol has a lot of public facilities that are aging and too small.
- This would be a location for something that is open to the public.
- This site would be more valuable if owned by the City.
- This project will put two-story buildings along the prettiest part of the Laguna.
- There are many alternative developments that come to mind for him.
- While he is not against this project, he would prefer that the City find a way to make it a public piece of property that we can all share and enjoy.
- Thanked the Commission for their time.

Hearing nothing further, Chair Douch closed the public hearing and brought it back to the Commission for discussion.

Director Svanstrom noted that the Planning Department received one written comment from a member of the public which was provided to the Commission prior to the start of tonight's meeting.

Chair Douch asked for Commission discussion.

Commissioner Glaser commented:

- Supports what has been requested so far.
- A 50' setback seems like more than enough.
- When looking back over the last twenty years you can see that the site has been impacted before.
- It can take a very long time, if ever, before a site can return to its natural state.
- This project gets the site closer to its natural state, in some respects.
- Has additional questions of the applicant, with regards to the project itself, as this project moves forward through the process.
- In looking at aerials and pictures, unlike this project, all adjoining sites run right up against the Laguna.

Commissioner Wilson commented:

- While this property is close to the Laguna, in terms of appearance, this property does not look like a treasure.
- The city desperately needs housing.
- This is a good proposal.
- There are not many 1.7-acre properties available that can accommodate housing inside city limits.
- Reiterated the need for housing.
- Agrees with staff's recommendations on the conditions for approval.

Commissioner Fritz commented:

- Concurred with fellow Commissioner comments.
- While this property is adjacent to the Laguna, it is not in good shape.
- The property is fairly devoid of native habitat.
- It will be important to make sure that the storm water treatment facilities for this parcel are appropriate and adequate to filter any additional runoff water before it gets into the Laguna.
- Agrees with staff's recommendation to move the bioretention area out of the 50' setback.
- We desperately need housing, and this is an appropriate location for it.
- As an advocate for higher density, he'd like to see more than 18 units.
- This project is decently laid out and provides a good amount of open space for the residents to use.
- This will enhance the site over its existing condition.
- Expressed having concerns regarding lot #18 as it slightly encroaches into the 50' setback.
 - In addition, the drop off in landscape in the backyard is not viable as it would render the backyard fairly unusable.
 - It may make sense to move lot #18, and perhaps the lot next to it, forward to the east a little bit.
 - Doing so could make the backyard more usable and would remove it from being within the 50' setback.

- Reducing the depth of lot #18 could accomplish the same thing as it is deeper than some of the other lots.
- Supports staff's recommendation for the 50' setback and modifications to the ESOS study.

Commissioner Fernandez asked staff during which months the nesting period takes place.

Director Svanstrom responded that the nesting period usually takes place from April to November.

Commissioner Fernandez commented:

- Shares concerns on lot #18.
- Concurs with fellow members of the Commission on this request being appropriate.
- 2-story units are not viable for seniors, which is unfortunate as we need housing for them as well.
- Oftentimes enforcement of conditions can be difficult; wants clear provisions that can be realistically monitored and enforced.
- Suggested signage to notify public of sensitive areas near the Laguna.
- Supports 50' setback. A 50' setback will wind up better than requiring 100' and leaving the area as is.

Commissioner Doyle commented:

- Thanked staff for a thorough and clear staff report.
 - The findings were well described and the conditions of approval well written.
- Supports the 50' setback.
- Expressed concern over lot #18 encroaching into the 50' setback.
 - The design of lot #18 is not consistent with the recommended conditions of approval.
 - Seems like there is room in the site to move lot #18.
 - If the applicant considered taking lots #6, 7, 8, and 9 and turning them back to the grid with the other units in the same diagonal grid, lot #18 could be moved next to lot #9 and there would still be space to move the bioretention area (#4) over the line.
 - As it is right now, sees an opening for someone to contest the project.
- Other than the issue he spoke of he expressed being fully supportive of the project.

Chair Douch commented:

- Echoes comments made by fellow Commissioners.
- Supports this application as conditioned.
- Seconded Commissioner Doyle's comments on the staff report being very well done.
- The last time the Commission looked at this application, the Commission requested additional information.
 - Clarifications and additional information within the staff report give him confidence in his sense that the 50' setback is appropriate in this case.
- The issues raised regarding lot #18 need to be remedied for consistency.
- Supports this project.

Commissioner Glaser asked clarifying questions of staff.

Director Svanstrom responded.

Commissioner Doyle made a motion to adopt the conditions of approval as recommended by staff with the following modification:

- Requested the following be inserted as a new b), after a); *b) Lot #18 shall be relocated to be outside of the 50' setback area.*

Commissioner Glaser asked a clarifying question of Commissioner Doyle.

Commissioner Wilson commented:

- Whether or not the ESOS study can be limited to a visual study is what is before the Commission at this time.
- The other issue for the Commission to decide is whether or not this project is entitled to a 50' setback with the conditions as outlined as staff.
- What isn't before the Commission at this time is the tentative map or the conditions of the map.
 - Will defer his questions on the tentative map until the appropriate time.
- Suggested amended language for the motion.

Commissioner Doyle amended his motion to adopt the conditions of approval as recommended by staff with the following modification:

- Requested the following be inserted as a new b), after a); *b) No residential lots, improvements (trails, fences, picnic benches, stormwater facilities, etc.) or structures shall be permitted inside the 50' setback buffer area.*

Director Svanstrom clarified that the motion was to approve the limited ESOS review and the reduction of the 50' setback subject to the recommended conditions of approval with the modification as stated by Commissioner Doyle.

Commissioner Doyle concurred.

Commissioner Glaser seconded the motion.

Commissioner Fernandez commented:

- Supports the motion.
- Wants to ensure systematic monitoring of conditions of approval in the future, not just during the initial stage.

Director Svanstrom spoke on the City's process in terms of monitoring compliance.

Commissioner Glaser commented that that type of general concern, in terms of systematic monitoring, should apply to any project, not just this one.

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| AYES: | Chair Douch, and Commissioners Glaser, Wilson, Fernandez, Doyle, and Fritz |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | Vice Chair Jacob and Commissioner Kelley |

Commissioner Wilson commented, for Brown Act purposes, comments or questions should be held until the appropriate point in the process in terms of what is on the agenda.

Director Svanstrom suggested that Commission members submit comments on issues they'd like the applicant to address to her which she could then forward to the applicant. Doing so would not be a Brown Act issue so long as it is done on an individual basis.

9. DISCUSSION: There were none.

10. WRITTEN COMMUNICATIONS: There were none.

11. ADJOURNMENT: Chair Douch adjourned the meeting at 8:27 p.m. The regularly scheduled Planning Commission meeting on Tuesday, November 13, 2018 has been canceled. The next meeting of the Commission will be held on Tuesday, November 27, 2018, at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kari Svanstrom
Planning Director