

City Council

Mayor Neysa Hinton

Vice Mayor Patrick Slayter

Michael Carnacchi

Una Glass

Sarah Glade Gurney



Planning Director

Kari Svanstrom

Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

## City of Sebastopol Design Review Board Staff Report

Meeting Date: April 3, 2019  
Agenda Item: 8A  
To: Design Review Board  
From: Dana Morrison, Assistant Planner  
Subject: Design Review Amendment- Solar/Carport Parking  
Recommendation: Approval with Conditions  
Applicant/Owner: Piazza Hospitality Group / Bella Commercial Management, LLC/Marigold LLC  
File Number: 2019-16  
Address: 6828/6826/6824 Depot Street and 215/225 Brown Street  
CEQA Status: Mitigated Negative Declaration  
General Plan: Central Core  
Zoning: CD: Central Core

### Introduction:

On December 7, 2016 the DRB approved the overall design of the Hotel Sebastopol which included a parking lot at 215/225 Brown Street; this proceeded Planning Commission approval for the projects Use Permit which included approval for valet parking, tandem parking and an increase in compact parking spaces for the Hotel's parking lot. Further City Council approval was granted for necessary Zoning Amendment changes. The applicant has modified the parking lot design to include a photovoltaic system which acts like a carport. This is an application requesting a Design Review Amendment for approval of the solar design and accompanying lighting.

### Project Description:

The approved project is for the development of a 66-room hotel with multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation. The hotel will contain the following mix of uses: a lobby and reception area, hostel rooms, retail space, artist-maker studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop deck, meeting rooms, and various other hotel amenities.

### Solar Carports:

The proposed solar for the parking lot is similar in design to the roof deck trellis solar structure which the Board approved in October 2018. There are 4 solar carport structures proposed for the hotel parking lot; with the proposed design all of the parking provided on site will be shaded by the carport structures. The project proposes 4 ADA parking spaces and 5 electric vehicle charging stations.

The solar carport structures will be moment-framed structural steel cantilevers bolted to concrete footings. The structures will be 11'-3" at the lowest point and 14' at their highest point. The solar panels will be sunpower commercial DC panels (x series) and inverters (CPS string inverters) will be mounted onto the structural steel carports. The solar inverters will be mounted 24" minimum above the base flood elevation of 78'. The support beams will be made of weathered steel, which is consistent with the design approved for the rooftop trellis and other site design features.

Details and elevations showing the proposed solar/carports are included in the attachments at the end of this staff report.

#### Lighting:

The applicant has submitted a lighting plan and a lighting fixture cutsheet. The fixture proposed for the parking lots in Type L13, a surface mounted, LED with a soft focus lens that is downlit. The LED type proposed is the 2.7K or 3K. This has been added as a Condition of Approval. The project proposes 40 of this light fixture type which will be placed underneath the solar canopies and direct downwards; 10 lights per carport are proposed.

#### General Plan Consistency:

The General Plan Land Use designation for the site is CC: Central Core. 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. This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol's historic commercial area. Housing is encourage on upper stories."* The project is consistent with this land use, as it is for the addition of solar carports on an approved parking lot for the Hotel Sebastopol.

The project is subject to the following provisions of the General Plan:

Policy COS 11-7: Restrict outdoor light and glare from development projects to retain the quality of night skies by minimizing light pollution.

Policy COS 11-8: All outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties and to reduce illumination of the night sky. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site.

The proposed lighting is mounted underneath the solar panels and directed downwards, as such the proposed design minimizes light pollution and is consistent with the above mentioned Policies.

#### Zoning Ordinance Consistency:

The site is located in the CD: Downtown Core District. The Zoning Ordinance states the following: "The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol." The use is consistent with the CD District in that it involves Design Review amendments to add solar/carports structures to the proposed hotel parking lot.



The project is subject to the following provisions of the Zoning Ordinance:

Development Standard	Project
Table 17.25-2: Building Height - Main Buildings: 50 Feet - 4 Stories	Proposed – 14' (at highest) and 11'-3" (at lowest)
Setbacks – Front: 0' Side: 0' Rear: 0'	Proposed: - Front: 0' Side: 0' Rear: 0'

The maximum allowed height for buildings in the Downtown Core is 50 feet - 4 stories. The solar carport structures are proposed to be 11'-3" at their lowest point and 14' at their highest point. As such, the application is consistent with the height requirements for this district.

The setbacks for the CD district are 0'. The proposed solar carports structures are consistent with this standard.

**Parking:**

The original Use Permit for the Hotel Sebastopol was approved with 92 off-street parking spaces and 30 on-street spaces. On September 27, 2016, the parking plan was amended, due to a previously unknown utility easement on one of the parking lot parcels. This updated drawing set, dated October 14, 2016, was approved by the DRB at their December 7, 2016 meeting. The amendment modified off-street spaces to be 90 spaces, with 30 on-street spaces for a total of 120 spaces.

The current proposal has again been slightly altered. Plans show 88 spaces in the off-street valet lot. This was done to accommodate ADA spaces, originally thought not be a requirement in valet lots, after discussions with the Building and Safety Official. The addition of ADA loading spaces caused a reduction of 2 spaces, reducing the off-street parking to 88. However, it should be noted that, now that the project's civil engineer and city engineers have designed and coordinated further, the on-street parking available to be counted towards the project (per SMC 17.110.101(B)4, which allows non-residential to count on-street space along the site frontage to be counted towards the require parking) is 34 on-street parking spaces instead of 30. This means that 122 spaces (per the original Use Permit approval) are still being provided for the project, with 88 off-street valet spaces (instead of 90) and 34 on-street parking spaces (instead of 30).

**Lighting:**

The proposed Lighting Plan appears appropriate and consistent with the Zoning Ordinance and General Plan, as it utilizes downcast lights which reduce light pollution.

**Public Comment:**

The Planning Department has not received any comments from the public as of writing this staff report.

**City Departmental Comment:**

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, and Fire. The following comments were received:

#### Engineering:

1. The comments from the Hotel project apply.
2. The foundations for the solar panels shall be shown on the parking lot grading plan.
3. All underground conduits serving the solar panels shall be shown on the grading plan.

#### **Required Findings:**

Section 17.310.030.B.2 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

- a) The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood.
- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

#### **Analysis:**

The design of the solar carport structures appear to be internally compatible and harmonious with the originally approved plans as it creates shaded parking spots and provides photovoltaic energy for the Hotel and is of similar design element as the other rooftop trellis and site features. The design of the solar carport also appears to be harmonious with the proposed parking lot in that it requires no additional changes to the parking layout (beyond the changes required to meet ADA parking space requirements), and only includes the addition of shaded parking spots. Additionally, the proposed solar carport structures seem appropriate, in terms of scale, in that they are not disproportionately large or small for the lot. The solar carport structures are consistent with the height requirement and setback requirements for the district. The Lighting Plan for the solar/carport structures are consistent, compatible and harmonious in that they have a unified theme and are placed appropriately, with consideration given to the placement of the lighting fixtures which are directed downward and away from adjoining properties and the public right-of-way.

Overall, this project will substantially contribute to the downtown, by virtue of its design, mix of uses, and public improvements. Overall, the requested amendment to include solar/carports appears appropriate; the project is also subject to an extensive number of conditions to ensure its appropriate development. Furthermore, the proposal will help the applicant meet the Photovoltaic requirements and goals of net-zero energy for the hotel. Finally, the project promotes the community desire for Sebastopol to remain a small town in that it increases the amount of commercial, hospitality and public space in the community through urban infill development on a commercial corridor, renewing a site which has been underutilized in the past decade.



**Recommendation:**

Staff recommends that the Board receive a presentation from the applicant, conduct a review, deliberate, and approve the Solar/Carport and Lighting Plan based on the facts, findings, and analysis set forth and subject to the recommended conditions of approval contained in this staff report.

The Board may find that additional information or revisions are necessary and a continuance is appropriate. If the Board is not prepared to act on the Design Review approval, staff recommends that the Board provide specific direction for any informational requests or redesign to the applicant in the event of a continuance, or provide a rationale in the event the Board determines denial is appropriate.

**Attachments:**

- Master Planning Application Form
- Site Aerial
- Site Photos
- Design Review Submittal- Solar/Carport
- Lighting Fixture Schedule Booklet

**DESIGN REVIEW AMENDMENT PERMIT: Solar/Carport and Lighting Plan for Hotel  
Sebastopol Valet Parking Lot  
2019-16  
6828, 6236, 6824 Depot Street  
Hotel Sebastopol- Mixed Use**

**Recommended Findings for Approval:**

1. The project was the subject of an Initial Study and Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act, which was certified by the Planning Commission on September 27, 2016; the MND did not identify any significant environmental issues or impacts in terms of the hotel operation and the IS found the project will have a less-than-significant impact as it relates to community risk cause by construction activities, after mitigation measure are implemented; that the amendments requested are minor in nature.
2. That the project is consistent with the General Plan in that it involves the development of solar/parking carport for the valet parking lot which will serve a hotel project, which is an infill development and is harmonious with the existing downtown area, which are reflected in goals and policies of the Land Use Element and Community Design Element and as evaluated in the MND, and the Design Review Board and Planning Commission staff reports.
3. That the project is consistent with the Zoning Ordinance in that it involves the development of solar/carport structures for the required valet parking lot that will serve the hotel, restaurant, and retail mixed-use development, which is classified as a conditionally permitted use in the Central Core District, which has an approved Use Permit (2016-57), and which is consistent with the applicable development standards as conditioned.
4. That the design of the solar carport structures appear to be internally compatible and harmonious with the originally approved plans as it creates shaded parking spots and provides photovoltaic energy for the Hotel and is of similar design element as the other rooftop trellis and site features.
5. That the design of the solar carport also appears to be harmonious with the proposed parking lot in that it requires no additional changes to the parking layout (beyond the changes required to meet ADA parking space requirements), and only includes the addition of shaded parking spots.
6. That the solar carport structures seem appropriate, in terms of scale, in that they are not disproportionately large or small for the lot.
7. That the solar carport structures are consistent with the height requirement and setback requirements for the district.
8. That the Lighting Plan for the solar/carport structures are consistent, compatible and harmonious in that they have unified theme and are placed appropriately, with consideration given to the placement of the lighting fixtures which are directed downward and away from adjoining properties and public rights-of-way.



9. That overall this project will substantially contribute to the downtown, by virtue of its design, mix of uses, and public improvements. Overall, the requested amendments are appropriate.
10. That the project and the subsequent amendments are beneficial to the neighborhood and greater Sebastopol in that it revitalizes and beautifies a highly visible site that has sat vacant for a number of years and was identified by the City as a key site for redevelopment more than 25 years ago.

#### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The plans and project materials stamped received on February 20, 2019, prepared by David Baker Associates and on file at the City of Sebastopol Planning Department are approved. All construction shall conform to the approved plans, unless the design is modified by the Design Review approval. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. All conditions of approval for Use Permit and Design Review approval for application 2016-57 shall remain applicable.
3. LED light type shall be 2.7K or 3K, 4K shall not be permitted.
4. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
5. 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 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.
6. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
7. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.



## 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](http://www.ci.sebastopol.ca.us)

### MASTER PLANNING APPLICATION FORM

#### PROJECT INFORMATION:

ADDRESS:	6828/6826/6824 Depot Street & 215/225 Brown Sebastopol, CA 95472
PARCEL #:	004-052-001, 004-061-007, & 004-061-008 004-061-009 & 004-061-010
PARCEL AREA:	004-052-001 = 51,851sf 004-061-007/008 = 12,460sf 004-061-009/010 = 9,470sf

#### FOR CITY USE ONLY

PLANNING FILE #: 2019116  
DATE FILED: 02.25.19  
TOTAL FEES PAID: \$ 250-  
RECEIVED BY: [Signature]  
DATE APPLICATION  
DEEMED COMPLETE: \_\_\_\_\_

#### APPLICANT OR AGENT:

Name: Piazza Hospitality Group (Paolo Petrone)  
Email Address: paolo@hotelhealdsburg.com  
Mailing Address: 414 Healdsburg Ave  
City/State/Zip: Healdsburg, CA 95448  
Phone: 415-302-2697  
Fax: 707-433-3269  
Business License #: \_\_\_\_\_  
Signature: [Signature]  
Date: 12-15-2018

#### 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: David Baker Architects (Brett Randall Jones)  
Email Address: brettjones@dbarchitect.com  
Mailing Address: 461 2nd Street, Loft c-127  
City/State/Zip: San Francisco, CA 94107  
Phone: 415-799-4581  
Fax: 415-896-6103

Name: \_\_\_\_\_ N/A  
Email Address: \_\_\_\_\_ N/A  
Mailing Address: \_\_\_\_\_ N/A  
City/State/Zip: \_\_\_\_\_ N/A  
Phone: \_\_\_\_\_ N/A  
Fax: \_\_\_\_\_ N/A





## PROJECT DESCRIPTION:

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

The project's proposed uses include a 66-room hotel, hotel amenity spaces, restaurant, meeting/event space, wellness center, gardens, & retail/artist/maker space. The site layout strives to spread the project's uses over the site in several smaller buildings that vary in height, type, bulk, & aesthetics, in order to fit well within the context of smaller-scale buildings in downtown Sebastopol. The buildings all face their respective street frontages and surround both a public courtyard plaza and private gardens. The project is also set back from the property lines to provide generous sidewalks and save the existing street trees.

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.):

Design Review for Solar PV Carports

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

## DEVELOPMENT DATA:

<b>SQUARE FEET BUILDING EXISTING:</b>	0sf	<input checked="" type="checkbox"/> N / A
<b>SQUARE FEET BUILDING DEMOLISHED:</b>	0sf	<input checked="" type="checkbox"/> N / A
<b>SQUARE FEET BUILDING NEW:</b>	65,854sf	<input type="checkbox"/> N / A
<b>NET CHANGE IN BUILDING SQUARE FEET:</b>	65,854sf	<input type="checkbox"/> N / A
<b>NUMBER OF DWELLING UNITS EXISTING:</b>	<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
<b>NUMBER OF DWELLING UNITS PROPOSED:</b>	<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
<b>NET CHANGE IN DWELLING UNITS:</b>		<input checked="" type="checkbox"/> N / A
<b>SETBACKS:</b>	<b>Existing:</b> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N / A	<b>Proposed:</b> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N / A

004-052-007/008		004-052-001	
Front: 120.19' Rear: 110.45' Left: 108.0' Right: 108.0'		Front: 119.85' Rear: 217.6' Left: 345.05' Right: 287.18'	
EXISTING LOT DIMENSIONS:			
Front: 120.19' Rear: 110.45' Left: 108.0' Right: 108.0'		Front: 119.85' Rear: 217.6' Left: 345.05' Right: 287.18'	
PROPOSED LOT DIMENSIONS:			
12,460sf	009/010 = 9,470sf	EXISTING LOT AREA: 51,851sf Square Feet	
12,460sf	009/010 = 9,470sf	PROPOSED LOT AREA: 51,851sf Square Feet	
V/A		BUILDING HEIGHT: Existing: ~20' Proposed: 50'	
V/A		NUMBER OF STORIES: Existing: 1 Proposed: 4	
V/A		PARKING SPACE (S): Existing: 9 Proposed: 118	
V/A		ZONING Existing: CD Proposed: CD	

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.)

- All street trees will be preserved upon inspection by an arborist.
- (5) naturally-grown native trees will be removed on the 004-052-007/008 lot to make room for the required parking.
- Type: Unknown
- Size (Dia): 13-20"
- Location: Within property lines

Will Existing Landscaping be revised? ☒ Yes ☐ No

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

- Entire site will be revised.

Will Signs be Changed or Added? ☒ Yes ☐ No

Business: Hours of Operation? Open: 24/7 Close: N/A

Is alcohol service proposed? ☒ Yes ☐ No

If yes, what type of State alcohol license is proposed? On-sale liquor/wine/beer

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: 75

Is any live entertainment proposed? ☐ Yes ☒ No

If yes, please describe: N/A



# 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      12-15-2018      2019-16  
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.

  
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.

# 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:

We hosted two public community meeting where we presented the project and listened to the community's ideas and concerns. The meetings were advertised in local press. Also, a project notice board will be installed at the project site.

**URL for Project Website:**

<http://piazzahospitality.com/hotel-sebastopol/>

## 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

**URL for Project Website:**

<http://piazzahospitality.com/hotel-sebastopol/>



# **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:**

6828/6826/6824 Depot Street & 215/225 Brown Street  
Sebastopol, CA 95472

### **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:

N/A, We believe that we are required to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application.

**See the Storm Water Low Impact Development Determination Worksheet on Page 12**

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
DATE



# City of Sebastopol Determination Worksheet

**City Use Only**  
Project Requires  
Permanent Storm  
Water BMPs?  
Yes ☐ No ☐

## Storm Water Low Impact Development Manual

**Purpose:** Use this form to determine *whether or not* this project will need to incorporate permanent Storm Water Best Management Practices (BMPs) and submit a Standard Urban Storm Water Mitigation Plan (SUSMP).

**Applicability:** Required with all Master Planning Application Forms. Information presented on this worksheet must reflect final development conditions.

### PART 1: INFORMATION

<b>Applicant Name</b>	Piazza Hospitality Group (Paolo Petrone)
<b>Mailing Address</b>	414 Healdsburg Ave
<b>City</b>	Healdsburg
<b>State Zip Code</b>	CA, 95448
<b>Phone</b>	415-302-2697
<b>Fax</b>	707-433-3269
<b>Email</b>	paolo@hotelhealdsburg.com

<b>Engineer Name</b>	
<b>Mailing Address</b>	
<b>City</b>	
<b>State Zip Code</b>	
<b>Phone</b>	
<b>Fax</b>	
<b>Email</b>	

☒ **No Project Engineer**

### Project Description

<b>Project Name</b>	Hotel Sebastopol
<b>Site Address</b>	6828/6826/6824 Depot Street & 215/225 Brown Street, Sebastopol, CA 95472

1. Total Project Area:

14-052-001 = 51,851sf  
14-061-007/008 = 12,460sf Square Feet OR \_\_\_\_\_: Acre(s)  
14-061-009/010 = 9,470sf

2. Existing Land Use(s): (Check all that apply)

☒ Commercial ☐ Office ☐ Industrial  
☐ Residential ☐ Community Facilities ☐ Other \_\_\_\_\_



### Description of buildings and site features:

004-052-001: Currently, there is an existing one-story, gabled-roof metal building occupied by Sebastopol Tractor
Company that is about 23,814sf. There is also a small concrete parking area along Depot Street. The remainder of
the site is vacant and covered in intermittent gravel/paving used mostly for equipment storage and tractor parking.
004-061-007/008/009/010: Currently covered by gravel parking lot.

### 3. Existing Impervious Surface Area:

04-052-001 = 51,851sf

04-061-007/008 = 12,460 sf Square Feet or \_\_\_\_\_: Acres

04-061-009/010 = 9,470sf

### 4. Proposed Land Use(s): (Check all that apply)

- ☒ Commercial ☐ Office ☐ Industrial  
☐ Residential ☐ Community Facilities ☒ Other Transient Habitation involving 50 or more rooms.

### Description of buildings and site features:

The project proposed a 68,825sf building consisting of a 66-room hotel, hotel amenity spaces, restaurant,
meeting/event space, wellness center, gardens, & retail/artist/maker space.
The remainder of the site will be open space including streetscape, a public courtyard plaza, a pool area, and
private gardens. The open space will be both pervious and impervious.

### Type of Application

- ☒ Design Review ☐ Use Permit ☐ Variance  
☐ Subdivision ☐ Lot Line Adjustment ☐ Other \_\_\_\_\_

## PART 2: REGULATORY DETERMINATIONS

### Cal Green:

1. Does this Project require a non-residential building permit for a newly constructed building without sleeping accommodations?<sup>1</sup>
- ☒ **YES:** This project may need to implement permanent Storm Water BMP's and be designed in accordance with the Storm Water Low Impact Development (LID) Technical Design Manual due to CAL Green requirements. Complete the remainder of this worksheet.
- ☐ **NO:** Complete the remainder of this worksheet.

<sup>1</sup> Additions, alterations, repairs, and existing structures are not subject to the requirements of CAL Green. Please contact the Building and Safety Department for further information on Building Permit requirements.

## **Section 401:**

2. Does this Project require a Section 401 Permit?<sup>2</sup>

Yes ☐ No ☒

A. **IF YES:** Are any of the following a component of this project? (Check all that apply)

- ☐ Soil Disturbance (one or more acre)
- ☐ New Outfall
- ☐ New Impervious Surface(s)

**If you checked any of the boxes in section 2A, please be advised that this project will require North Coast Regional Water Quality Control Board review and permanent Storm Water BMPs designed in accordance with the Low Impact Development (LID) Technical Design Manual. Please go to Page 5 and complete the "Acknowledgement Signature" section.**

### **Initial Determination:**

3. Does this Project create or replace 10,000 square feet or more of impervious surface?

☒ **YES:** Complete the remainder of this worksheet.

☐ **NO:** This Project does not need to incorporate permanent Storm Water BMPs.

*Please go to Page 5 and complete the "Exemption Signature" section.*

### **PART 3: EXEMPTIONS**

1. Is this a **routine maintenance activity**<sup>3</sup> that is being conducted to maintain original line (horizontal alignment) and grade (horizontal alignment), hydraulic capacity, and original purpose of facility, such as resurfacing existing roads and parking lots?

Yes ☐ No ☒

2. Is this an **emergency activity**<sup>4</sup> required to protect public health and safety?

Yes ☐ No ☒

3. Is this a project undertaken solely to install or reinstall **public utilities** (such as sewer or water lines) that does not include any additional street or road development or development activities?

Yes ☐ No ☒

---

<sup>2</sup> A 401 Permit is required from the North Coast Regional Water Quality Control Board (NCRWQCB) if any part of this project is located within or adjacent to "waters of the State" which can be a creek, drainage ditch, wetland or any seasonal waterway. Please contact the North Coast Regional Water Quality Control Board for further information on 401 Permit requirements.

<sup>3</sup> "**Routine Maintenance Activity**": This exemption includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities.

<sup>4</sup> "**Emergency Redevelopment**": The Regional Water Quality Control Board must agree that the activities are needed to protect public health and safety to qualify for this exemption.



4. Is this a **reconstruction project**<sup>5</sup>, undertaken by a **public agency**, of street or roads remaining within the original footprint and less than 48 feet wide?

Yes ☐ No ☒

5. Is this a stand-alone pedestrian pathway, trail or off street bike lane?

Yes ☐ No ☒

**Did you answer "YES" to any of the above questions in Part 3?**

☐ **YES: STOP:** This project is exempt and will not need to incorporate permanent Storm Water BMP's. *Please go to Page 5 and complete the "Exemption Signature" section.*

☒ **NO:** Proceed to Part 4 below to see if this project will need to incorporate permanent Storm Water BMPs.

**PART 4: PROJECT TRIGGERS**

**Requirements:** Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SUSMP.

1. Does this **development or redevelopment project** create or replace a combined total of 1.0 acre or more of impervious surface?

Yes ☐ No ☒

2. Does this project create or replace a combined total of 10,000 feet or more of impervious street, roads, highways, or freeway construction or reconstruction?

Yes ☐ No ☒

3. Does this project include **four or more new homes**?

Yes ☐ No ☒

4. Is this project an **industrial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

Yes ☐ No ☒

5. Is this project a **commercial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

Yes ☒ No ☐

6. Is this project a **retail gasoline outlet** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

Yes ☐ No ☒

<sup>5</sup> **"Reconstruction"**: Work that replaces surfaces down to subgrade. Street width is measured from face-of-curb to face-of-curb. Overlays, resurfacing, trenching, and patching are considered maintenance activities and are exempt.

7. Is this project a **restaurant** creating or replacing a combined total of 10,000 ft. or more of impervious surface?<sup>6</sup>

Yes ☐

No ☒

8. Is this project a **parking lot** (not included as part of a project type listed above) creating or replacing a combined total of 10,000 feet or more impervious surface or with 25 or more parking spaces?

Yes ☒

No ☐

9. Is this project an **automotive service facility** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

Yes ☐

No ☒

## PART 5: DETERMINATION SIGNATURE

*Did you answer "YES" to any of the above questions in Part 4?*

☒ **YES:** The project must implement permanent Storm Water BMPs and be designed in accordance with the Storm Water LID Technical Design Manual. A Preliminary Standard Urban Storm Water Mitigation Plan (SUSMP) must be submitted to the Engineering Department. *Please complete the "Acknowledgment Signature" section.*

☐ **NO:** The project will not need to incorporate permanent Storm Water BMPs. *Please complete the "Exemption Signature" section.*

### Acknowledgment Signature:

As the property owner or applicant, I understand that this project is required to implement permanent Storm Water Best Management Practices and the submittal of a SUSMP. Any unknown responses must be resolved to determine if the project is subject to these requirements.



Paolo Petrone

7/18/16

Applicant Signature

Printed Name

Date

### Exemption Signature:

As the property owner or applicant, I understand that this project as currently designed does not require permanent Storm Water BMPs or the submittal of a SUSMP. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMPs.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant Signature

Printed Name

Date

<sup>6</sup> "Impervious Surface": An area that has been modified to reduce storm water runoff capture and percolation into underlying soils. Such surfaces include rooftops, walkways, and parking areas. Permeable pavements shall be considered impervious for this section if they have sub-drains to preclude infiltration into underlying soils.





# City of Sebastopol

## ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

*(To be completed by applicant)*

*The submittal information shall be provided to the Planning Department.*

Date Filed: 2018-12-15

### **General Information:**

1. Name of developer or project sponsor: Piazza Hospitality Group (Paolo Petrone)  
Address of developer or project  
sponsor: 414 Healdsburg Ave, Healdsburg, CA 95448
2. Address of project: 6828/6826/6824 Depot Street & 215/225 Brown Street, Sebastopol, CA 95472  
  
Assessor's Block and Lot Number: 004-052-001, 004-061-007, 004-061-008, 004-061-009, & 004-061-010
3. Name of person to be contacted concerning this project: Paolo Petrone  
Address of person to be contacted concerning this project: paolo@hotelhealdsburg.com  
Telephone Number of person to be contacted concerning this project: 415-302-2697
4. Indicate number of the permit application for the project to which this form pertains:  
2016 - 08
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:  
  
Design Review (City of Sebastopol)  

---

---
6. Existing Zoning District: CD Existing General Plan Designation: CD
7. Propose Use of Site (Project for which this form is filed): Transient Habitation involving 50 or more rooms.  

---

---

**PROJECT DESCRIPTION:**

8. Site Size: 004-052-001 = 51,851sf  
004-061-007/008 = 12,460sf  
004-061-009/010 = 9,470sf
9. Square Footage: 68,825sf
10. Number of floors of construction: 4 floors
11. Amount of off-street parking: 88 spaces
12. Attach plans
13. Proposed scheduling *We intend to continue through the various city approvals for the remainder of 2016. Starting in early 2017, we will continue working with the DRB while concurrently developing the design and drawings. Construction start early 2019 for a completion date in 2020.*
14. Associated project
15. Anticipated incremental development:
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. *City & Regionally oriented commercial uses, approx 13,500sf*
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. - Use Permit for Transient Habitation involving 50 or more rooms  
- Zoning Code Amendments (stories/height & tandem parking)

***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.	Yes <input type="checkbox"/>	No <input checked="" 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 <input checked="" type="checkbox"/>



	quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:**

Currently, there is an existing one-story building. There is also a small concrete parking area and the remainder of the site is vacant and covered in intermittent gravel/paving used mostly for equipment storage and tractor parking. Street trees are present and a few trees on the site; no other plants or animals of note. No cultural, historical, or scenic aspects of note. See photos within drawing set.

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.
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.

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

	YES	NO
C. Does the Project involve new construction of:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. 35 or more dwelling units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	YES	NO
G. Is this Project:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	YES	NO
H. Does the Project involve changes to an official City landmark?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I

form is correct to the best of my knowledge.

Applicant Signature

Date



***Certification:***

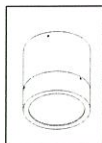
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date:                     

Signature: 

Printed Name: Paolo Petrone

For: Applicant



**B-K LIGHTING**  
34-57W LED



# ALPINE II SERIES™ SURFACE DOWNLIGHT

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	LED - 'X' Technology with chip on board construction
NOTES:	

## CATALOG NUMBER LOGIC

**Example** SM - APII - LED - X43 - BW - WHP - 12 - 11 - C

Series **SM** - Surface Mount

Fixture **APII** - Alpine II Series™

Source **LED** - 'X' Technology with chip on board construction

LED Type

<b>x43</b> - 34WLED/2.7K	<b>x46</b> - 42WLED/2.7K	<b>x49</b> - 57WLED/2.7K
<b>x44</b> - 34WLED/3K	<b>x47</b> - 42WLED/3K	<b>x50</b> - 57WLED/3K
<b>x45</b> - 34WLED/4K	<b>x48</b> - 42WLED/4K	<b>x51</b> - 57WLED/4K

Optic **BW** - Batwing      **WW** - Wall Wash  
(For use with x43-x45)

Finish

### Configure Driver Housing Separately Driver Housing Required

**REMOTE DRIVER HOUSINGS:**  
**PM3RM** - Universal Power Module 3 Remote  
**PM3DRM** - Universal Power Module 3 Dual Remote  
**RM** - Remote Wall Mount  
**DRM** - Dual Remote Wall Mount

### Powder Coat Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	<b>BZP</b>	<b>BZW</b>
Black	<b>BLP</b>	<b>BLW</b>
White (Gloss)	<b>WHP</b>	<b>WHW</b>
Aluminum	<b>SAP</b>	—
Verde	—	<b>VER</b>

### Powder Coat Premium Finish

<b>ABP</b> Antique Brass Powder	<b>CMG</b> Cascade Mountain Granite	<b>RMG</b> Rocky Mountain Granite
<b>AMG</b> Aleutian Mountain Granite	<b>CRI</b> Cracked Ice	<b>SDS</b> Sonoran Desert Sandstone
<b>AQW</b> Antique White	<b>CRM</b> Cream	<b>SMG</b> Sierra Mountain Granite
<b>BCM</b> Black Chrome	<b>HUG</b> Hunter Green	<b>TXF</b> Textured Forest
<b>BGE</b> Beige	<b>MDS</b> Mojave Desert Sandstone	<b>WCP</b> Weathered Copper
<b>BPP</b> Brown Patina Powder	<b>NBP</b> Natural Brass Powder	<b>WIR</b> Weathered Iron
<b>CAP</b> Clear Anodized Powder	<b>OC</b> Old Copper	Also available in RAL Finishes See submittal SUB-1439-00

Lens Type **12** - Soft Focus Lens

Shielding **11** - Honeycomb Baffle

Cap Style **C** - Flush      **E** - 90° less Weep Hole  
(Interior Use Only)

## LM79 DATA

BK LED #	Delivered Lumens	Optic	CCT	Input Watts	CRI
x43	2745	BW	2700	34	80
x44	2785	BW	3000	34	80
x45	2937	BW	4000	34	80
x46	2955	BW	2700	42	80
x47	3069	BW	3000	42	80
x48	3117	BW	4000	42	80
x49	3547	BW	2700	57	80
x50	3684	BW	3000	57	80
x51	3742	BW	4000	57	80
x43	2890	WW	2700	34	80
x44	3015	WW	3000	34	80
x45	3082	WW	4000	34	80

## L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

# B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA  
559.438.5800 • FAX 559.438.5900  
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE  
01-25-2018

DRAWING NUMBER  
SUB-2393-00

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

Hiram Banks  
Lighting Design

Sebastopol Hotel

Project #: 184-17

Date: 12.17.18

TYPE

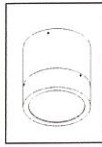
LIGHTING FIXTURE CUTSHEET

Issue: Progress Permit Set

# L13

The work contained in this document is the property of Hiram Banks Lighting Design and may not be modified in any manner without expressed written permission. This includes, but is not limited to quantity, spacing, and type of lighting equipment.





**BKSSL**  
SOLID STATE LIGHTING  
34-57W LED

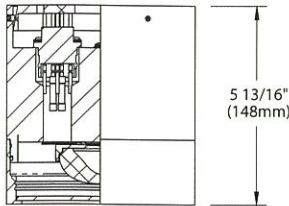


## ALPINE II SERIES™ SURFACE DOWNLIGHT

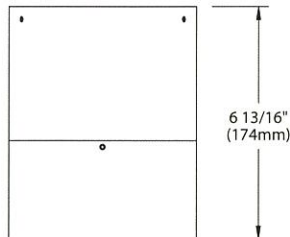
PROJECT:

TYPE:

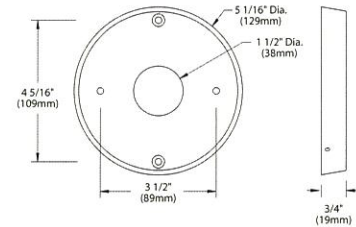
"C" CAP



"E" CAP

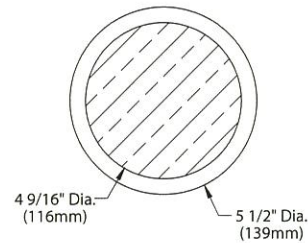


CANOPY DETAIL



SIDE VIEW

FRONT VIEW



All dimensions indicated on this submittal are nominal.  
Contact Technical Sales if you require more stringent specifications.

## SPECIFICATIONS

### GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.bklighting.com/greensource](http://www.bklighting.com/greensource) for program requirements.

### Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

### Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.

### Cap

Fully machined. Choose from 1" deep bezel with 90° cutoff ('E') or flush lens ('C') cap styles.

### Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

### BKSSL®

Integrated solid state system with 'X' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

### Color Management

Chip on board technology delivers natural white light. Exact color point conformity exceeds ANSI C78.377 standard. Module exceeds 80 CRI (RA>80, R9.16). Color point uniformity 2 SDCM color control for 2.7K-4K CCT.

### Remote Driver

For use with remote LED Driver. See remote driver submittal(s) to determine remote distance, dimming range, and wiring requirements prior to detailing field installation of any remote wiring.

### Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

### Water Management

Patented Anti-Condensation Valve (ACV™) vacuum seals optical chamber and eliminates internal condensation. Spring loaded exterior mounted ACV™ button facilitates removal of vacuum sealed cap for service. System re-initiates vacuum seal through normal fixture operation.

### Installation

5 1/16" dia., machined canopy permits mounting to 4" octagonal junction box (by others).

### Wiring

XLPE Stranded 18GA wire. Rated 150C, 600V.

### Hardware

Tamper-resistant, stainless steel hardware.

### Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

### Warranty

5 year limited warranty.

### Certification and Listing

UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



**B-K LIGHTING**

40429 Brickyard Drive • Madera, CA 93636 • USA  
559.438.5800 • FAX 559.438.5900  
[www.bklighting.com](http://www.bklighting.com) • [info@bklighting.com](mailto:info@bklighting.com)

SUBMITTAL DATE  
01-25-2018

DRAWING NUMBER  
SUB-2393-00

Hiram Banks  
Lighting Design

**Sebastopol Hotel**

**Project #: 184-17**

**Date: 12.17.18**

**TYPE**

**LIGHTING FIXTURE CUTSHEET**

**Issue: Progress Permit Set**

**L13**

The work contained in this document is the property of Hiram Banks Lighting Design and may not be modified in any manner without expressed written permission. This includes, but is not limited to, quantity, spacing, and type of lighting equipment.



**B-K LIGHTING**  
34-57W LED



## ALPINE II SERIES™ SURFACE DOWNLIGHT

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	LED - 'X' Technology with chip on board construction
NOTES:	

### CATALOG NUMBER LOGIC

	SM	APII	LED				12										
Example	SM	-	APII	-	LED	-	X43	-	BW	-	WHP	-	12	-	11	-	C
Series																	
SM	- Surface Mount																
Fixture	APII - Alpine II Series™																
Source	LED - 'X' Technology with chip on board construction																
LED Type																	
	x43 - 34WLED/2.7K	x46 - 42WLED/2.7K	x49 - 57WLED/2.7K														
	x44 - 34WLED/3K	x47 - 42WLED/3K	x50 - 57WLED/3K														
	x45 - 34WLED/4K	x48 - 42WLED/4K	x51 - 57WLED/4K														
Optic																	
	BW - Batwing	WW - Wall Wash															
	(For use with x43-x45)																
Finish																	

#### Configure Driver Housing Separately Driver Housing Required

**REMOTE DRIVER HOUSINGS:**  
**PM3RM** - Universal Power Module 3 Remote  
**PM3DRM** - Universal Power Module 3 Dual Remote  
**RM** - Remote Wall Mount  
**DRM** - Dual Remote Wall Mount

Powder Coat Standard Finish			Powder Coat Premium Finish		
<b>Powder Coat Color</b>	<b>Satin</b>	<b>Wrinkle</b>	<b>ABP</b> Antique Brass Powder	<b>CMG</b> Cascade Mountain Granite	<b>RMG</b> Rocky Mountain Granite
Bronze	<b>BZP</b>	<b>BZW</b>	<b>AMG</b> Aleutian Mountain Granite	<b>CRI</b> Cracked Ice	<b>SDS</b> Sonoran Desert Sandstone
Black	<b>BLP</b>	<b>BLW</b>	<b>AQW</b> Antique White	<b>CRM</b> Cream	<b>SMG</b> Sierra Mountain Granite
White (Gloss)	<b>WHP</b>	<b>WHW</b>	<b>BCM</b> Black Chrome	<b>HUG</b> Hunter Green	<b>TXF</b> Textured Forest
Aluminum	<b>SAP</b>	---	<b>BGE</b> Beige	<b>MDS</b> Mojave Desert Sandstone	<b>WCP</b> Weathered Copper
Verde	---	<b>VER</b>	<b>BPP</b> Brown Patina Powder	<b>NBP</b> Natural Brass Powder	<b>WIR</b> Weathered Iron
			<b>CAP</b> Clear Anodized Powder	<b>OCP</b> Old Copper	<i>Also available in RAL Finishes See submittal SUB-1439-00</i>

Lens Type \_\_\_\_\_  
 12 - Soft Focus Lens

Shielding \_\_\_\_\_  
 11 - Honeycomb Baffle

Cap Style \_\_\_\_\_  
 C - Flush      E - 90° less Weep Hole  
 (Interior Use Only)

### LM79 DATA

BK LED #	Delivered Lumens	Optic	CCT	Input Watts	CRI
x43	2745	BW	2700	34	80
x44	2785	BW	3000	34	80
x45	2937	BW	4000	34	80
x46	2955	BW	2700	42	80
x47	3069	BW	3000	42	80
x48	3117	BW	4000	42	80
x49	3547	BW	2700	57	80
x50	3684	BW	3000	57	80
x51	3742	BW	4000	57	80
x43	2890	WW	2700	34	80
x44	3015	WW	3000	34	80
x45	3092	WW	4000	34	80

### L70 DATA

Minimum Rated Life (hrs.) 70% of Initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

**B-K LIGHTING**

40429 Brickyard Drive • Madera, CA 93636 • USA  
 559.438.5800 • FAX 559.438.5900  
 www.bklighting.com • info@bklighting.com

SUBMITTAL DATE  
01-25-2018

DRAWING NUMBER  
SUB-2393-00

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

Hiram Banks  
Lighting Design

**Sebastopol Hotel**

**Project #: 184-17**

**Date: 12.17.18**

**TYPE**

**LIGHTING FIXTURE CUTSHEET**

**Issue: Progress Permit Set**

**L13**

The work contained in this document is the property of Hiram Banks Lighting Design and may not be modified in any manner without expressed written permission. This includes, but is not limited to, quantity, spacing, and type of lighting equipment.





**BKSSL**  
SOLID STATE LIGHTING  
34-57W LED



## ALPINE II SERIES™ SURFACE DOWNLIGHT

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	LED - 'X' Technology with chip on board construction
NOTES:	

### CATALOG NUMBER LOGIC

	SM	APII	LED				12										
Example	SM	-	APII	-	LED	-	X43	-	BW	-	WHP	-	12	-	11	-	C
Series																	
SM	Surface Mount																
Fixture	APII - Alpine II Series™																
Source	LED - 'X' Technology with chip on board construction																
LED Type																	
x43	34WLED/2.7K			x46			42WLED/2.7K			x49			57WLED/2.7K				
x44	34WLED/3K			x47			42WLED/3K			x50			57WLED/3K				
x45	34WLED/4K			x48			42WLED/4K			x51			57WLED/4K				
Optic																	
BW	Batwing			WW			Wall Wash			(For use with x43-x45)							
Finish																	

#### Configure Driver Housing Separately Driver Housing Required

##### REMOTE DRIVER HOUSINGS:

PM3RM - Universal Power Module 3 Remote  
PM3DRM - Universal Power Module 3 Dual Remote  
RM - Remote Wall Mount  
DRM - Dual Remote Wall Mount

#### Powder Coat Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

#### Powder Coat Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type	12 - Soft Focus Lens
Shielding	11 - Honeycomb Baffle
Cap Style	C - Flush E - 90° less Weep Hole (Interior Use Only)

### LM79 DATA

BK LED #	Delivered Lumens	Optic	CCT	Input Watts	CRI
x43	2745	BW	2700	34	80
x44	2785	BW	3000	34	80
x45	2937	BW	4000	34	80
x46	2955	BW	2700	42	80
x47	3069	BW	3000	42	80
x48	3117	BW	4000	42	80
x49	3547	BW	2700	57	80
x50	3684	BW	3000	57	80
x51	3742	BW	4000	57	80
x43	2890	WW	2700	34	80
x44	3015	WW	3000	34	80
x45	3092	WW	4000	34	80

### L70 DATA

Minimum Rated Life (hrs.) 70% of Initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

**B-K LIGHTING**

40429 Brickyard Drive • Madera, CA 93636 • USA  
559.438.5900 • FAX 559.438.5900  
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE  
01-25-2018

DRAWING NUMBER  
SUB-2393-00

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

Hiram  
Banks  
Lighting  
Design

**Sebastopol Hotel**

**LIGHTING FIXTURE CUTSHEET**

**Project #: 184-17**

**Issue: Progress Permit Set**

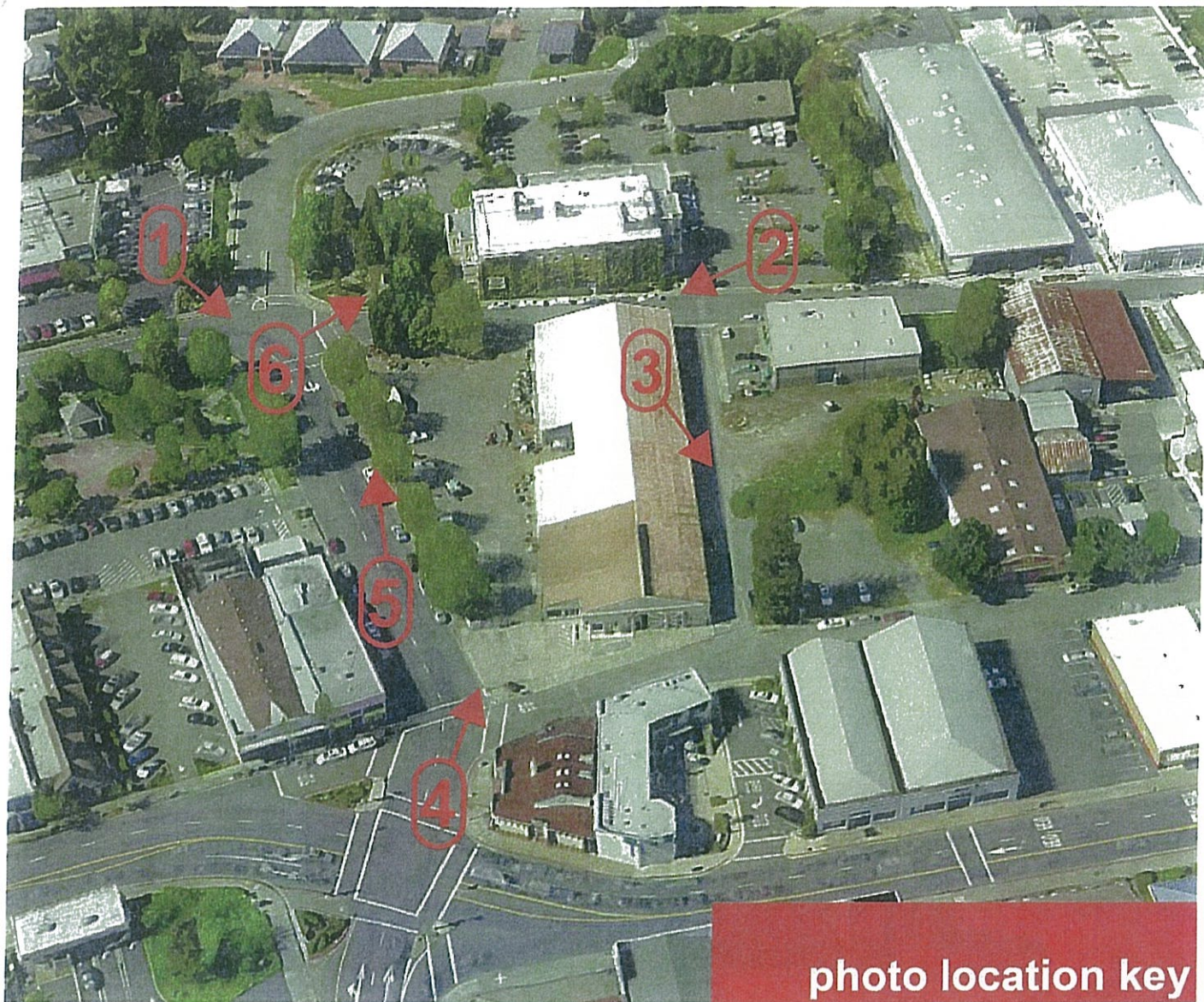
**Date: 12.17.18**

**TYPE**

**L13**

The work contained in this document is the property of Hiram Banks Lighting Design and may not be modified in any manner without expressed written permission. This includes, but is not limited to quantity, spacing, and type of lighting equipment.





**david baker architects**  
dbarchitect.com  
461 second street loft 127  
san francisco california 94107  
v.415.896.6700 f.415.896.6103

## Site Photos

### Sebastopol Hotel

project number 21416  
scale  
date 2016-10-14  
drawn by BRJ

G.21





area development plan



david baker architects  
dbarchitect.com  
461 second street loft 127  
san francisco california 94107  
v.415.896.6700 f.415.896.6103

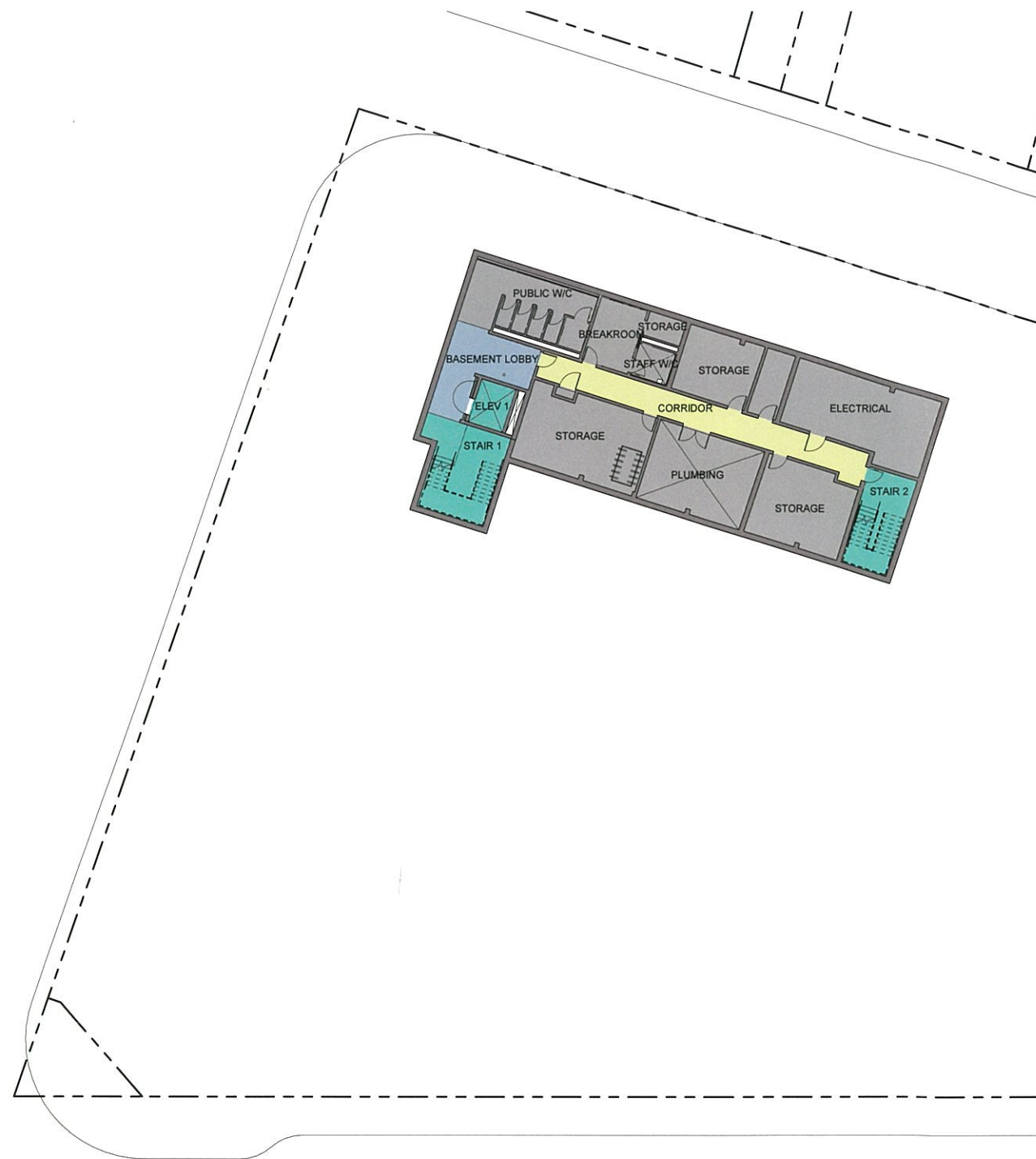
Site Aerial  
Sebastopol Hotel

project number 21416  
scale  
date 2016-10-14  
drawn by BRJ

G.20



- Circulation
- Hotel Amenities
- Hotel Guest Room
- PDR/Retail (Commercial)
- Retail (Commercial)
- Restaurant (Commercial)
- Spa (Commercial)
- Service / Utility
- Shaft
- Open Space
- Stairs / elevator



1 Floor Plan - Basement  
1/16" = 1'-0"

NOTE: PROPER LIGHTING & DRAINAGE WILL BE INSTALLED & COORDINATED WITH CITY ENGINEER

2 Level 1 - Parking  
1/16" = 1'-0"







**david baker architects**  
dbarchitect.com  
461 second street loft 127  
san francisco california 94107  
v.415.896.6700 f.415.896.6103

## 3D VIEW - PARKING LOT FROM SOUTH

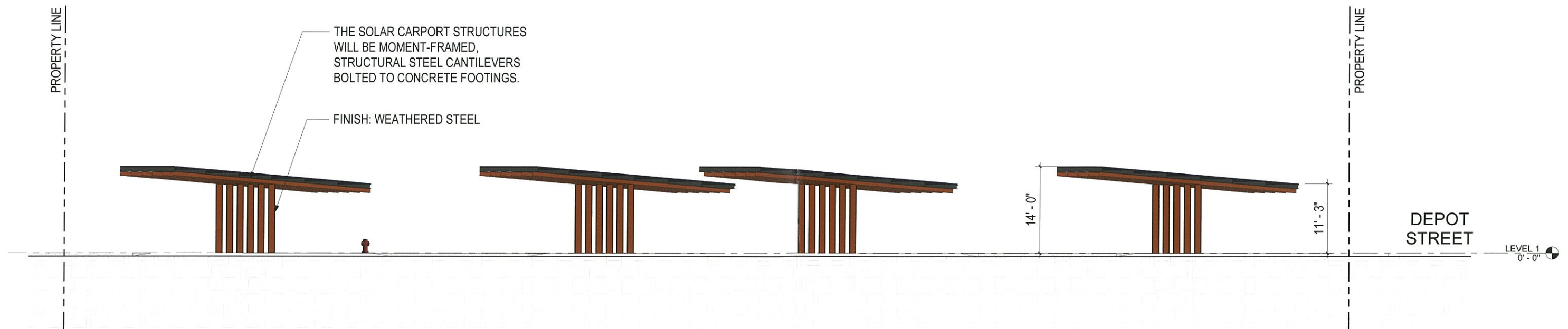
### Hotel Sebastopol

project number 21416  
scale  
date 2018-12-17  
drawn by Author









1 SOLAR CARPORT ELEVATION - BROWN  
1/8" = 1'-0"

NOTE: LANDSCAPING AND TREES  
NOT SHOWN FOR CLARITY

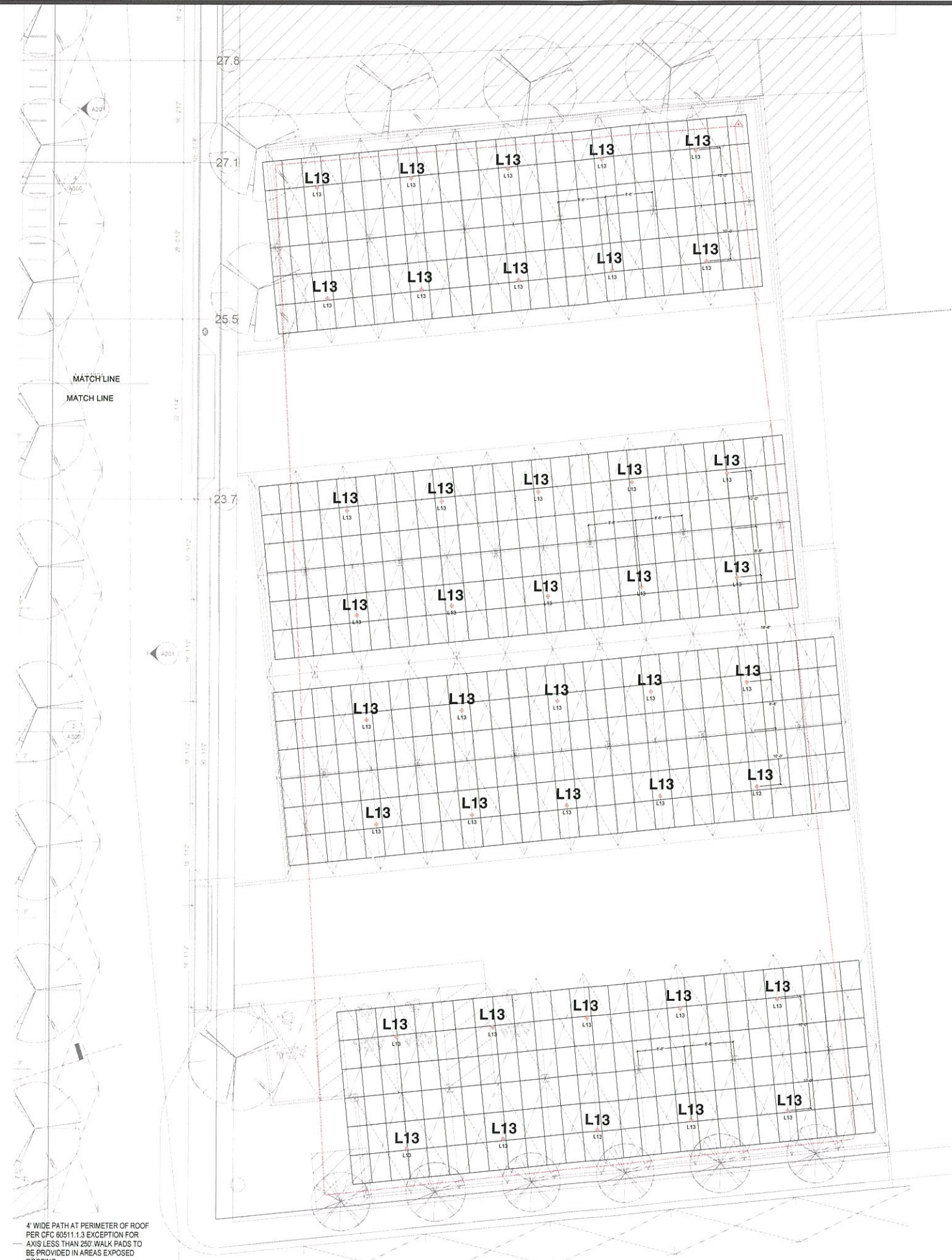
**SOLAR CARPORT NOTES:**

1. THE SOLAR PV PANELS (SUNPOWER COMMERCIAL DC PANELS, X-SERIES) & INVERTERS (CPS STRING INVERTERS) WILL BE MOUNTED ON STRUCTURAL STEEL CARPORTS. THE CARPORT STEEL FINISH WILL BE WEATHERED STEEL TO MATCH OTHER ELEMENTS THROUGHOUT THE PROJECT.
2. THE SOLAR INVERTERS WILL BE MOUNTED 24" MIN. ABOVE THE BASE FLOOD ELEVATION OF 78'.
3. THERE ARE (5) EV CHARGING STATIONS PROPOSED UNDER THE CARPORTS.
4. FOR ELECTRICAL ROUTING FROM THE CARPORTS TO THE HOTEL ELECTRICAL ROOM, SEE SHEET E100S IN THE BUILDING PERMIT DRAWING SET.
5. MORE SPECIFIC INFORMATION ABOUT THE SOLAR SYSTEM WILL BE SUBMITTED TO THE BUILDING DEPT FOR PLAN CHECK REVIEW.



2 SOLAR CARPORT ELEVATION - DEPOT  
1/8" = 1'-0"





4' WIDE PATH AT PERIMETER OF ROOF  
PER CFC 80511.1.3 EXCEPTION FOR  
AXIS LESS THAN 250' WALK PADS TO  
BE PROVIDED IN AREAS EXPOSED  
ROOFING.

Hiram  
Banks  
Lighting  
Design

461 Second Street #610  
San Francisco, CA 94107  
P: (415) 618-0855  
F: (415) 618-0856

The work contained in this document is  
the property of Hiram Banks Lighting  
Design and may not be modified in any  
manner without expressed written  
permission. This includes, but is not  
limited to quantity, spacing, and type  
of lighting equipment.

SEBASTOPOL HOTEL  
SEBASTOPOL, CALIFORNIA

11/06/17	50% DD SET
01/18/18	100% DD SET
03/14/18	30% CD SET
04/17/18	PARKING LOT
05/20/18	70% CD SET
12/17/18	PROGRESS SET

Floor: \_\_\_\_\_  
Drawn: ZW  
Checked: JV  
Scale: 1/8"=1'-0"

Parking Lot  
Lighting Plan  
**LP6**