City Council
Mayor Patrick Slayter
Vice Mayor Una Glass
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Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

# City of Sebastopol Design Review Board Staff Report

Meeting Date:

May 6, 2020

Agenda Item:

7A

To:

Design Review Board

From:

Alan Montes, Associate Planner

Kari Svanstrom, Planning Director

Subject:

Design Review

Recommendation:

Approval with Conditions

Applicant/Owner

The Beale Group

File Number:

2020-010

Address:

6950 Burnett Street

CEQA Status:

Categorical Exemption: Section 15301: Class 1

General Plan:

Central Core (CC)

Zoning:

Downtown Commercial (CD)

### Introduction:

This is a Design Review application, requesting approval to modify the existing building at 6950 Burnett Street, located at the northeast corner of the Burnett Street and South Main Street intersection. Several of the previous tenants include Round Table Pizza, Sonoma West Times, and Greenfield Learning Inc. The property was recently purchased, and the new property owner is seeking to significantly modify the building.

### Project Description:

The project proposes to modify the façade with a more modern design by adding warm wood siding, a deep and smooth stucco color in a dark grey/green color and replacing the windows, which will have satin and anodized bronze frames. In addition to updating the façade materials, the project proposes to modify the southwest corner of the ground floor to create an unconditioned covered patio with roll-up windows, expanding the second floor deck, converting a portion of the roof to a deck that will be accessible to the public, and adding an elevator tower to provide easy and accessible access to the upper levels.

The first floor is proposed to be a food hall and marketplace, with a private gathering room and a covered porch. The majority of the first floor will be common area for the customers to use. The second floor is anticipated to be traditional standalone tenant spaces, which will utilize the existing decks. The applicant estimates that there will be one to three destination restaurants or retail spaces on the second floor. The third floor is proposed to be a rooftop deck that will provide beverage services and access to the menus for the restaurants on the lower levels.

### **Environmental Review**:

The project is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, which exempts exterior alterations involving negligible or no expansion of existing use, as the project is an existing building and is proposing cosmetic exterior improvements and the

addition of an unconditioned elevator tower is a negligible increase in square footage, as such the project is exempt from CEQA.

### General Plan Consistency:

The General Plan Land Use Designation for the site is Central Core. The General Plan states that the Central Core "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. Projects shall achieve a minimum FAR of 1.0, and the maximum FAR shall not exceed 2.5 (not including the residential use) [for new uses]. This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol's historic commercial area. Housing is encouraged on upper stories". The project is consistent with the intention of the Central Core designation in that the project will enhance the existing façade, add amenities and add several new retail spaces, including restaurants, to the Downtown.

The project is also consistent with the following General Plan Policies:

Community Design Policy CD 1-13: Encourage the enhancement and beautification of all areas of the community.

The project will renovate the façade and interior of the building resulting in an enhanced and beautified design, as the project will take the existing muted building and enhance it with a more modern, but warm, design. The project will also enhance the community by adding new retail spaces and amenities to the town, including a patio space on the ground floor, a roof deck, and elevator to provide access to the upper floors.

Economic Vitality Policy EV 3-3: Continue to implement the Sebastopol Downtown Plan, including standards for land use, public spaces, traffic circulation, and building design, which affirm the unique character of Downtown and emphasize the Downtown as a central gathering place.

The project is consistent with this policy as outlined in the Sebastopol Downtown Plan Consistency section of this report, below.

Economic Vitality Policy EV 4-4: Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism.

The project will create new spaces for retail and restaurant uses, as well as creating a unique rooftop deck, which will generate new spending and tourism opportunities.

Economic Vitality Policy EV 5-2: Encourage the rehabilitation and retrofit of existing commercial, office, and industrial buildings to meet current market needs and code requirements.

The project is proposing to retrofit an existing office/commercial building in order to meet the current market needs by shifting away from office space and creating new retail and restaurant space, as well as bringing the building up to current code, such as the addition of an elevator.

### Sebastopol Downtown Plan Consistency:

The Sebastopol Downtown Plan (SDP) purpose is to make the Downtown economically strong, provide space and facilities for community and cultural activity, and to beautify the Downtown environment.

Staff has reviewed the Downtown Plan and has identified the following applicable items from the SDP.

- 1) Expand retail to include restaurants, specialty shops and entertainment.
- 2) Burnett St. to be retail oriented.
- 3) Provide alternatives to automobile travel.
- 4) That architecture be of high quality.
- 5) Rehabilitation of existing buildings.
- 6) Preserve Community History.

Staff considers that this project is consistent with items 1, 2, 3, 4, 5, and 6. The project is consistent with Items 1 and 2 in that the project is providing a marketplace (retail/restaurant) type uses, with updated spaces, and is located on Burnett Street. The project is consistent with Item 3 in that 18 bicycle parking spaces are being added to the site; additionally, the site is located near Sonoma County Transit lines that run through downtown. Staff finds the project is consistent with Items 4 and 5, in that the project will be rehabilitating an existing building and improving the façade with a high-quality modern design that will be a significant improvement over the existing façade. Lastly, the project is consistent with Item 6, in that the applicant is proposing to preserve the painted mural sign inside the building's alley, see figure 1 below. The sign is not in the City's Historic Resources Inventory, but staff has recommended a condition of approval further requiring that the applicant preserve the sign.

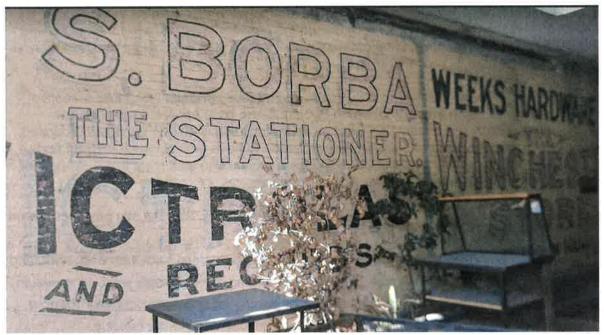


Figure 1

### Zoning Ordinance Consistency:

The site is in the Downtown Core (CD) Zoning District. "The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol. This district

provides for a range of uses, including office, retail, restaurant, service, and other commercial uses, while allowing for residential growth, including mixed-use and affordable housing development, with the intent of increasing the vibrancy of the City's central downtown area."

Staff believes that the proposed project is consistent with the purpose of the CD Zoning District in that this project will be taking an existing commercial building and repurposing it as a marketplace and food hall, with new amenities including a covered patio, a rooftop deck and an accessible elevator which will increase the vibrancy in the area and will be an overall benefit to the Downtown.

### Use - 17.25.020.

This is a Design Review application, but staff wants to note that the proposed uses retail and restaurants are both permitted uses under the Sebastopol Municipal Code (SMC) Section 17.25.020. Any uses that are proposed that require a Use Permit in the future will need to apply and be reviewed separately.

### Development Standards 17.25.030.

Setbacks. The CD district does not have required front, side, or rear setbacks, unless the subject site is abutting a residential district. This property is not abutting a residential district and is compliant with the setback requirements.

Height. The height limit for a nonresidential building in the CD district is 40', 3-stories. SMC Section 17.100.020(B)(1) allows for elements such as elevator towers to exceed the height limit up to 5', provided that the area of such element does exceed 15% of the roof area. The project proposes the peak of the tallest rooftop trellis to be 39' and for the peak of the elevator tower to be 43'-6.25". The peak of the trellis is consistent with the height limit. The roof area is identified, on Sheet A1, as being 6,182 sq. ft. (2,792 sq. ft. mechanical space, 2,895 sq. ft. tenant/public space, and 495 sq. ft. elevator/stair tower). The elevator tower is identified as being 495 sq. ft., which is 12.48% of the total roof area. As proposed the elevator tower exceeds the height limit by 3'-6.25", which is consistent with this ordinance as it is less than 5' in height and less than 15% of the total roof area.

General Project Layout and Design Criteria. When commercial buildings with three or more storefronts or projects which are more than 15,000 sq. ft. the code applies several review criteria. The proposal does not meet this criterion as the building is 10,591 sq. ft., as proposed, and will not have traditional storefronts, but is anticipated to have multiple tenants. Staff finds it important to review these criteria as this is a significant project and staff feels that it meets the intent of the criteria, listed below.

1. The development shall be human-scale and pedestrian-friendly, with the site plan focused on pedestrian access and architecture.

The project proposes to keep the existing building, which steps back with each floor, and to update the façade. The façade improvements will create a modern yet inviting design and will enhance the pedestrian experience by adding an accessible elevator tower, a ground floor patio with roll-up windows, and new landscaping to the building.

2. The development shall be oriented toward the street frontages and primary pedestrian access points, rather than the parking lot. Safe and convenient pedestrian access shall be

provided throughout the development, with access and connections provided to existing and planned sidewalks and bicycle routes.

The existing building is oriented towards the street and does not provide on-site parking. The project proposes that the public entrances and ground floor amenities will face the both South Main Street and Burnett Street.

3. Development shall not resemble a typical strip commercial development. Strip commercial development is characterized by uses that are one store deep, buildings are arranged in a linear fashion rather than clustered, and site design that emphasizes automobile access and parking.

The project does not resemble a strip mall. Staff finds it to be more akin to a food hall, such as the Oxbow Public Market in Napa, or the Anaheim Packing District in Anaheim.

4. Off-street parking shall be distributed to the rear of buildings, except in unusual circumstances when parking to the side will be considered

The project does not have on-site parking as the original development was done as part of a Downtown Parking Assessment District and does not propose to add on-site parking.

### Off-Street Parking Regulations – 17.110

Parking. The Off-Street Parking Regulations establishes that nonresidential uses in the CD district are required to provide one (1) parking space per 500 sf net floor area. The project is proposing a reduction of net conditioned floor area and is not required to provide additional parking.

If this was new structure being proposed the project would be required to provide 4 bicycle parking spaces. The applicant has proposed nine (9) Velodrome 'Ringo' bike racks which can accommodate up to eighteen (18) bicycles.

### Sign Regulations – 17.120

No signage has been proposed as part of this application. Any new signs that will identify the use(s) of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.

### Public Art - 17.310

Should the project have a construction valuation that exceeds \$500,000 the project is required to include artwork to satisfy the City's public art requirement. This requirement specifies that an applicant must either pay an in-lieu fee equal to 1% of the construction valuation which the City will then use for general public art projects or provide an on-site artwork that is reviewed and approved by the Public Arts Committee.

The project does not have a construction valuation at this time. A condition of approval has been added stating that the if the construction valuation exceeds \$500,000 they are required to comply with the Public Art Ordinance, either by payment of an in-lieu fee, or by obtaining City approval for an on-site art work prior to issuance of a building permit.

### **Design Review Guidelines:**

The project proposes to remodel the façade and interior of an existing structure located in the Downtown, in addition to adding an elevator tower and converting a portion of the roof into a roof deck. As this is a rehabilitation of and existing building staff has identified the applicable guidelines listed below and provided a general analysis of the project relating to the guidelines:

### Building orientation

- The first floor should relate to the street by providing pedestrian-scale elements, design features, and amenities.
- All site facilities and amenities should be universally accessible.

### Architectural details

- Exterior building design and detail on elevations should be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design.
- Design elements and detailing should be continued completely around the structure. Such design elements should include window treatments, trim detailing, and exterior wall materials.
- Building facades should be articulated by using color, arrangement, or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction.
- Additions to existing structures should be designed to complement the existing structure. Additions should carry through roof lines, materials, colors, and /or other architectural features that are primary features of the original building.
- Elements such as bay windows, balconies, porches, arbors, awnings, arcades and courtyards should be utilized to add variety and break up facades.
- Porches, stairs, railings, fascia boards, and trim should be used to articulate a consistent architectural style.
- Trim, fascia, rafter tails, etc. should be of a sufficient dimension to create visual interest.
- Vents, gutters, downspouts, flashing, electrical conduits, etc., should generally be painted to match the color of the adjacent surface, unless being used as a trim or accent element.
- Building entries should be prominent and visible.
- Rhythm, size and proportion of openings (windows, doors) should create a consistent and harmonious design.
- Windows facing the street should be operable.

- Building materials and color should be complementary to the design and to the surrounding area.
- Exterior materials should be durable and of high quality.

### Trash enclosures

- Trash and recycling areas should be located and screened to limit visibility from the street and pedestrian areas as well as neighboring uses. Such areas should be readily accessible to building users and waste haulers.
- Trash enclosures should include adequate areas for collecting and loading recyclable materials.

### Site lighting

- Lighting from a variety of sources which is no brighter or higher than is necessary should be incorporated to provide adequate visibility and security.
- The style, intensity and orientation of lighting should be designed to limit glare for vehicular traffic, pedestrians, or project neighbors, and to minimize upward glare.
- Lighting fixtures should be shielded or otherwise designed to minimize upward glare.
- Provide energy-efficient exterior lighting. Solar-powered lights should be utilized whenever possible.

### Downtown and Pedestrian-Oriented Commercial Frontages and Facades

- Building design and architectural elements. Each building should be designed to comply with the following requirements.
  - Elevation of first floor. Wherever reasonably feasible, the first floor should be at substantially the same elevation as the adjacent sidewalk. Most of the street-fronting length of the first habitable floor of a nonresidential structure should be located no more than approximately two vertical feet above or below the sidewalk elevation at any point along the street property line.
  - Windows. Generally, untinted glass should occupy the majority of the ground-floor street-fronting pedestrian level facades of each building, to allow visual interaction between sidewalk areas and the interior of buildings. Mirrored, reflective glass or tinted glass should not be used except as an architecture or decorative accent. After installation, clear glass windows should not later be treated or so as to become opaque, or to be blocked so as to prevent visibility of the ground floor interior from the sidewalk.
  - Pedestrian access to buildings. Generally, the primary entrance of each ground floor use should be located within the primary building frontage, and should be recessed a minimum of approximately three feet when accessed from the public right-of-way.

### Staff Analysis of Design Review Guidelines:

The project proposes to redesign the entire façade of the building with a consistent modern design. The proposal utilizes smooth stucco painted Benjamin Moore Regent Green (2136-20), which is a dark grey color with a hint of green, on the ground level and utilizes a warm vertical Redwood/Cedar siding that will complement the Regent Green smooth stucco on the ground level. The ground level will also benefit from the proposed indoor/outdoor patio, which is proposed to have roll-up windows on the south elevation. The combination of a patio with roll-up windows will create a unique visual element to the building and assist in creating a strong pedestrian connection with the right-of-way.

The second floor will utilize the wood siding but will split the level with a horizontal siding band on the first half of the floor, which will create an aesthetic break in the façade and assist in defining the second floor, and then resume the vertically siding above the horizontal band. This second floor proposes to add a trellis at the southwest corner of the deck and to utilize the existing planters along the perimeter of the deck which will be replanted with Kinnikinnick, an evergreen shrub. The plantings should be visible from the right-of-way and create a further break in, and softening of, the façade.

The third floor will continue the vertical wood siding along walls, parapet walls and restrooms. The wood siding on the parapets and bathroom structures contributes to a consistent design throughout the building. This floor will also include a planter box along the southwest corner, similar to the second floor, but with a variety of plantings that will range from 6" to 3' in height, as identified on Sheet L8. This landscaped area will further define the third floor and add a decorative element to the building. This floor proposes 2 trellis structures. The smaller trellis will reach a peak of 9' above the finished floor of the roof to the peak of the trellis. The taller trellis will stand 14'- 21/4" tall, measured from finished floor of the roof to the peak of the trellis. The taller trellis is proposed to have solar panels on top of the structure. Staff would like to note the height of the trellis above the finished floor of the roof are consistent with the height limits, but may be visible from the right-of-way. In staff's experience having accessory structures being visible above the roof can be a controversial item. However, staff is supportive of this element as it meets the height limit and because these structure as seen from the right-of-way can spark interest and curiosity in the building and draw people to the building. Staff is seeking the Boards' input on the height and design of the rooftop trellises.

The windows and doors on the building will utilize two different types of frames. When the windows are adjacent to the wood siding the frames will be anodized bronze and when the windows are adjacent to stucco the frames will be satin. By utilizing these two different types of frames the design is creating a varied, but consistent theme throughout the structure.

The elevator tower is being added to the building for accessibility and convenience to the upper stories. The elevator tower will be 43'-6.25", which exceeds the base height limit, but is allowable for elevator towers, as discussed earlier in this report. The tower will have decorative welded wire panels along the south and west elevations. Staff believes the element is eye catching and would add more texture to the building; however, staff is seeking the Board's input on this item.

The application did not include details regarding lighting, apart from a note on Sheet A1, which states the recommendations in the Design Review Guidelines. If the DRB would like to review the exterior (including rooftop) lighting, this can also be added as a condition

of approval. Staff has recommended two conditions of approval regarding the lighting, which are:

- 1. All new lighting shall be subject to a 90-day post installation inspection to allow for adjustment and assure compliance with the Design Review Guidelines.
- 2. All exterior lighting shall be 2700K.

Staff has recommended a Condition of Approval (#6), that the lighting be restricted to 2700K in order to match the streetlights and as has been required for other projects for exterior lights to prevent harsh lighting. On the January 7, 2020 City Council meeting there was a brief discussion on lighting and a consensus that 2700K provides a good warm color and noted that the City had received complaints regarding streetlights that were 3000K as they were too blue and harsh.

Overall, staff believes that the project substantially complies with the Design Review Guideline in that the project will create an enhanced street frontage, have varied/broken up facades between levels, uses multiple complementing materials and colors, and overall is a high-quality design. However, staff is seeking the Board's feedback regarding the decorative welded wire mesh screen on the elevator tower, lighting, and the height of the rooftop trellises, along with any other elements the Board wishes to review.

### **Public Comment:**

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

### City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, City Manager/City Attorney, Engineering, Fire, and Public Works. The Planning Department has received the following comments, listed below. The comments are listed below and have been added as conditions of approval. Duplicative comments have been merged into a single condition of approval.

### Building and Safety:

- The design and construction shall comply with the 2019 California Code of Regulations, Title 24: California Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Building Energy Standards and the California Green Building Standards.
- Construction drawings must provide a complete general building limitations analysis for the new uses.
- Construction drawings must provide existing analysis with diagrams identifying the exit access, exit, and exit discharge portions of the means of egress from each floor.
- Public Areas, common areas and employee areas must all comply with the requirements for accessible design as stipulated in 2019 California Building code (CBC) chapter 11B.
- Elevators provided for passengers shall be automatic and fully accessible in compliance with Section 11B-407 of the 2019 CBC. They shall be passenger elevators as classified by ASMEA17.1 and comply with CBC Chapter 30.

### Engineering:

- The developer shall submit a site plan prepared by an architect or an engineer, showing all existing and proposed utilities. Submittals shall be made to the Public Works Department at 714 Johnson St, Sebastopol.
- All work shall be in accordance with the City of Sebastopol Standard Plans and Specifications.
- An encroachment permit from the City of Sebastopol shall be obtained for any work in the public right of way.
- The developer shall install an above-grade reduced pressure backflow prevention device on the existing domestic water service. The backflow device shall be screened with an architectural screen.
- The developer shall install a double check detector check backflow prevention device on the existing fire service. The backflow device shall be screened with an architectural screen.
- The developer shall inspect the existing sewer line with a TV inspection service. Video of the inspection shall be submitted to the Public Works Department. Any repairs required shall be completed prior to occupancy of the new use.
- The developer shall install a two-way sewer cleanout on the sewer lateral. The cleanout shall be located in the sidewalk area.
- The developer shall obtain an Industrial Waste Discharge permit from the City of Santa Rosa Industrial Waste Department.

### Public Works:

- Any work within the City easement will require an encroachment permit.
- Current backflow certificates are required for domestic, irrigation and fire.
- Backflow services shall be upgraded to reduce pressure services.
- The applicant shall video-inspect the existing sewer lateral and report to Public Works on condition of sewer lateral. If necessary, a sewer cleanout shall be installed at the property line on the existing lateral.
- Stormwater protection shall be in place during construction.

### Fire:

The project shall use the 2019 California Building and Fire Codes.

### Required Findings:

Design Review: Section 17.450.030(B) of the Zoning Ordinance states the following: "In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether: 1) The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol; 2) The design provides appropriate transitions and relationships to adjacent properties and the public right of way; 3) It would not impair the desirability of investment or occupation in the neighborhood; 4) The design is internally consistent and harmonious; and 5) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter."

### Analysis:

Staff believes that this is a high-quality project, which complies with the General Plan, Zoning Ordinance, the Sebastopol Downtown Plan and Design Review Guidelines, as demonstrated in this report. However, staff is seeking the Board's input on the following items:

- 1) Whether the height and design of the rooftop trellis structures are appropriate.
- 2) Whether the decorative welded wire mesh screen on the elevator tower is appropriate or should be modified.
- 3) Whether the lighting should be limited to 2700K.

### **Recommendation:**

Staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report and Exhibits A and B, which any modifications the Board feels are appropriate, and if there is a consensus that the design of the project appropriate.

Alternatively, the Board may find that revisions are necessary, and may a continuance is appropriate. Staff recommends that the Board provide specific direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

### **Exhibits:**

- A. Recommended Findings of Approval
- B. Recommended Conditions of Approval

### Attachments:

- 1) Application Materials
  - Master Planning Application Form
  - Environmental Assessment Form
  - Written Statement
  - Location Map
  - MWELO Submittal Checklist
- 2) Project Plans
- 3) Virtual Materials and Color Board

# Exhibit A DESIGN REVIEW PERMIT: 2020-010 Façade Improvements 6950 Burnett Street

### Recommended Findings for Approval:

- 1. That the proposed project is categorically exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, in that the project is altering an existing structure to add a roof deck, but reduces the conditioned floor area.
- 2. That the design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol as it has been reviewed by the Design Review Board and found to be compatible with the neighborhood and general visual character of Sebastopol.
- 3. That the design provides appropriate transitions and relationships to adjacent properties and the public right of way in the modifications are working within the existing footprint and height limits and steps back with each level.
- 4. That the project will not impair the desirability of investment or occupation in the neighborhood int that the façade improvement will enhance an existing building and has been reviewed by the Design Review Board and City Staff to ensure a high-quality project.
- 5. That the design is internally consistent and harmonious in that the project is updating the entire façade with a single harmonious design that utilizes the same windows, awnings, and complementing color/material themes.
- 6. That the design is in conformity with any guidelines and standards of the Zoning Ordinance in that the design is consistent with the Zoning Ordinance regulations, including use, development standards (including height), and parking.
- 7. That the design is in conformity with adopted Design Guidelines in that; 1) the project is using complementing materials and colors to create a harmonious design throughout the entire structure; 2) the project uses different patterns and materials to create breaks in the face and soften the facade; 3) that the project has integrated the new elevator tower into the design, by utilizing the same materials and colors, and by utilizing a decorative wire mesh to create a unique and interesting design; 4) the ground floor will create an enhanced pedestrian experience by creating a ground floor patio with operable windows, including roll-up windows; and 5) the trash enclosure will be screened from public view.

# Exhibit B DESIGN REVIEW PERMIT: 2020-010 Façade Improvements 6950 Burnett Street

### Recommended Conditions of Approval:

General and Ongoing

- 1. Approval is granted for the Design Review submittal described in the application and plans date-stamped February 25, 2020. This 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 construction shall conform to the plans date-stamped February 25, 2020, unless the design is modified herein. The applicant must obtain a Building Permit prior to the commencement of construction activities.
- 3. All rooftop mechanical equipment shall be screened to the satisfaction of the Planning Director. Such screening shall be included in the Building Permit submittal.
- 4. This approval does not include approval for the sale of alcoholic beverages, which requires separate approvals. No use permits that may be required are part of this approval.
- 5. 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.
- 6. All exterior lighting shall be 2700K and shall be dark sky compliant. Exterior fixtures shall be reviewed and approved by the Planning Department prior to issuance of a building permit.
- 7. The painted mural sign, located in the alley, shall be preserved.
- 8. 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.
- 9. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
- 10. No sound may emanate from the building which violates the Noise Ordinance or causes an undue disturbance to site neighbors.

### **Development Conditions**

11. Compliance with the Public Art Ordinance shall be demonstrated prior to issuance of a Building Permit, either by payment of an in-lieu fee, or by obtaining City approval for an on-site artwork. If on-site art is proposed, applicant is advised to initiate a Public Arts

Committee meeting of such proposal well in advance of applying for a Building Permit.

- 12. A boundary survey or other verification approved by the Planning Department is required to be submitted as part of the building permit application.
- 13. Design and construction shall comply with the 2019 California Code of Regulations, Title 24: California Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Building Energy Standards and the California Green Building Standards.
- 14. Construction drawings must provide a complete general building limitations analysis for the new uses.
- 15. Construction drawings must provide existing analysis with diagrams identifying the exit access, exit, and exit discharge portions of the means of egress from each floor.
- 16. Public Areas, common areas and employee areas must all comply with the requirements for accessible design as stipulated in 2019 California Building code (CBC) chapter 11B.
- 17. Elevators provided for passengers shall be automatic and fully accessible in compliance with Section 11B-407 of the 2019 CBC. They shall be passenger elevators as classified by ASMEA17.1 and comply with CBC Chapter 30.
- 18. Stormwater protection shall be in place during construction.
- 19. Current backflow certificates are required for domestic, irrigation and fire.
- 20. Backflow services shall be upgraded to reduce pressure services.
- 21. The applicant shall video-inspect the existing sewer lateral and report to Public Works on condition of sewer lateral. If necessary, a sewer cleanout shall be installed at the property line on the existing lateral.
- 22. The developer shall submit a site plan prepared by an architect or an engineer, showing all existing and proposed utilities. Submittals shall be made to the Public Works Department at 714 Johnson St, Sebastopol.
- 23. All work shall be in accordance with the City of Sebastopol Standard Plans and Specifications.
- 24. An encroachment permit from the City of Sebastopol shall be obtained for any work in the public right of way.
- 25. The developer shall install an above-grade reduced pressure backflow prevention device on the existing domestic water service. The backflow device shall be screened with an architectural screen.
- 26. The developer shall install a double check detector check backflow prevention device on the existing fire service. The backflow device shall be screened with an architectural screen.

- 27. The developer shall inspect the existing sewer line with a TV inspection service. Video of the inspection shall be submitted to the Public Works Department. Any repairs required shall be completed prior to occupancy of the new use.
- 28. The developer shall install a two-way sewer cleanout on the sewer lateral. The cleanout shall be located in the sidewalk area.
- 29. The developer shall obtain an Industrial Waste Discharge permit from the City of Santa Rosa Industrial Waste Department.

### Post Construction

30. All new lighting shall be subject to a 90-day post installation inspection to allow for adjustment and assure compliance with the Design Review Guidelines.

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# City of Sebastopol

Planning Department 7120 Bodega Avenue Sebastopol, CA 95472 (707) 823-6167 (Phone) or (707) 823-1135 (Fax)

www.ci.sebastopol.ca.us

## MASTER PLANNING APPLICATION FORM

PROJEC1	ΓINFORMATION:	FOR CITY USE ONLY
ADDRESS:	1000 11616	PLANNING FILE #: 2020 / 010
ADDRESS:	6950 Burnett St, SIEBASTOPOL	DATE FILED: 0/ 23-20
PARCEL#:	004-054-020	TOTAL FEES PAID: \$ 1,405
	. 001-000	RECEIVED BY:
PARCEL AREA:	.21 ACRIES	DATE APPLICATION DEEMED COMPLETE:
APPLICAN	NT OR AGENT:	OWNER OF PROPERTY
Name: 11	TE BEALLE Group	IF OTHER THAN APPLICANT:
	ss: into a thebede group	Name:
		Email Address:
	ess: 555 S. Main	Mailing Address:
	SEBASTOPOL, CA 95472	City/State/Zip:
	7.827.9600	Phone:
Fax:		Fax:
	ense #: 1874	Business License #:
Signature:	MINIMAND	Signature:
	1 01 20	I certify that this application is being made with my consent.
Date:	1-11-10	Date:
	ERSONS TO BE NOTIFIED: (Include	Agents, Architects, Engineers, etc.).
Name: Gr	ace Mecks	Name:
Email Addre	ss: grace Me builders studioinc.com	Email Address: RECEIVED
	955: 555 S. Main	Mailing Address: JAN 2 3 2020
	SEBASTOPOL, CA 95472	City/State/Zip:
	1.827.9616	Phone:
Fax:		Fax:

# PROJECT DESCRIPTION: DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed): SEE ATTACHED DOCUMENT This application includes the checklist for the type of application requested: Yes Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.): USE Permit, DESIGNREVIEW, Variance for HEIGHT OFBLOG Please describe existing uses (businesses, residences, etc.) and other structures on the property: Retail, offices, Restairant \* Repurposed to non-codutione. **DEVELOPMENT DATA:** SQUARE FEET BUILDING EXISTING: SQUARE FEET BUILDING DEMOLISHED N/A SQUARE FEET BUILDING NEW: □ N/A NET CHANGE IN BUILDING SQUARE FEET: □ N/A O Bedrooms ☐ 1 Bedrooms NUMBER OF DWELLING UNITS EXISTING: ☐ 3 Bedrooms ﴿ 2 Bedrooms 4+ Bedrooms X N/A ☐ 0 Bedrooms ☐ 1 Bedrooms NUMBER OF DWELLING UNITS PROPOSED: ☐ 3 Bedrooms ☐ 2 Bedrooms 4+ Bedrooms N/A **NET CHANGE IN DWELLING UNITS:** M N/A Existing: Proposed:

☐ Front Yard

☐ Side Yard

ĭ N/A .

☐ Rear Yard

SETBACKS:

☐ Front Yard \_\_\_\_

☐ Side Yard

☐ Rear Yard

X N/A

EXISTING LOT DIMENSIONS:	Front:	Rear:	⊠ N/	
	Left:	Right:	A	
	Front:	Rear:	red	
PROPOSED LOT DIMENSIONS:	Left:	Right:	Ø N/ A	
EXISTING LOT AREA:	Square F	Feet	X N/	
PROPOSED LOT AREA:	Square F	Feet	IX N/ A	
Building Height:	Existing: 30-111	Proposed: 43-6"	□ N/ A	(40)
NUMBER OF STORIES:	Existing: 2	Proposed: 3 - 3r	PA	1 is
PARKING SPACE (S):	Existing:	Proposed:	A NO	n-webtu
ZONING	Existing:	Proposed:	N/	Space.
Vill the project involve a new curb cut or drive	way?	☐Yes	□XNo	
are there existing easements on the property?	?	□Yes	No	
Vill Trees be removed?		□Yes	No	
yes, please describe (Example: Type, Size	, zodanom em property, etc			
Vill Existing Landscaping be revised?  f yes, what is square footage of new or revise	d landscaping?	Yes	□No	
Vill Signs be Changed or Added?		Yes	□No	
susiness: Hours of Operation? Open: 1:w	AM Close: 9:wp	m		
s alcohol service proposed?		Yes	□Nó	
yes, what type of State alcohol license is pro	posed? Type 47			
yes, have you applied to the State Alcoholic		ense? 🗆 Yes	No 15+	LEVIEL 160
this is a restaurant, café or other food service	e, bar, or nightclub, please	indicate total number of		
any live entertainment proposed?		Yes	□No 3Ko	LEVEL-35
ves please describe: 000 - Coolida	- pressional			

### INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

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

Applicant's Signature

Date Signed

Planning File Number

**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.

Signatur

Printed Name

**NOTE:** It is the responsibility of the applicant and their representative to be aware of an 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.

(707) 320 3007 (7. 47.5) 1444 145		. —
I have informed site neighbors of my proposed project: No	Yes	. ⊔
If yes, or if you will inform neighbors in the future, please describe outread	h efforts:	
Signage e BLDG		
Newspaper Magazuse Anticles		
Into Stown pispiaged during Housing L	egacy occupan	ruj

## 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
- $\sqrt{}$  Contact information for the applicant, including address, phone number, and email address
- √ Map showing project location
- √ Photographs of project site
- √ Project plans and drawings



# PLANNING FEES - FY 2018/19

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	Amount	Supplies and Mailing List Preparation Fee*	TOTAL
	Adjustment	Fee	\$445.00	\$170.00	\$615.00
	Administrative Permit Review – Minor	Fee	\$140.00	\$15.00	\$155.00
	Administrative Permit Review	Fee	\$360.00	\$15.00	\$375.00
	Administrative Time Extension	Fee	\$185.00	\$15.00	\$200.00
	Annexation Request – Preliminary	Deposit	\$3,390.00	\$15.00	\$3,405.00
	Annexation/Pre-zone Request	Deposit	\$6,615.00	\$215.00	\$6,830.00
	Antenna Permit – Administrative	Fee	\$740.00	\$170.00	\$910.00
	Appeal of Board, Commission or Staff Decisions	Fee	\$400.00	\$215.00	\$615.00
	Building Permit Review Fee – Major	Fee	\$260.00	N/A	\$260.00
	Building Permit Review Fee – Minor	Fee	\$100.00	N/A	\$100.00
	Business License Application Review	Fee	\$35.00	N/A	\$35.00
	Certificate of Compliance	Deposit	\$1,905.00	\$15.00	\$1,920.00
	Design Review – Administrative	Fee	\$205.00	\$15.00	\$220.00
	Design Review – Major Project	Deposit	\$1,370.00	\$35.00	\$1,405.00
	Design Review Minor Amendment	Fee	\$235.00	\$15.00	\$250.00
	Design Review – Minor Project	Fee	\$350.00	\$15.00	\$365.00
	Development Agreement	Deposit	\$12,505.00	\$215.00	\$12,720.00
	Environmental Impact Report Review	Deposit	\$9,685.00	\$215.00	\$9,900.00
	Filming Permit	Fee	\$555.00	\$15.00	\$570.00
	Filming Permit - Non-Profit or Student	Fee	\$150.00	\$15.00	\$165.00
	Filming Permit – Still	Fee	\$445.00	\$15.00	\$460.00
	Filming Permit – Amendment	Fee	\$140.00	\$15.00	\$155.00
	General Plan Map or Text Amendment	Deposit	\$4,370.00	\$215.00	\$4,585.00
	Historic Interest Site	Fee	\$720.00	\$170.00	\$890.00
	Initial Study Preparation	Deposit	\$3,670.00	\$215.00	\$3,885.00
	Landmark Designation	Fee	\$830.00	\$170.00	\$1,000.00



CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	Amount	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
	Lot Line Adjustment or Voluntary Merger	Deposit	\$1,795.00	\$170.00	\$1,965.00
	Medical Cannabis Administrative Exception	Fee	\$155.00	\$15.00	\$170.00
	Photocopying (per copy)	Fee	\$0.25	N/A	\$0.25
	Preapplication Conference	Fee	\$400.00	N/A	\$400.00
	Preliminary Review	Deposit	\$1,965.00	\$15.00	\$1,980.00
	Public Art Review	Deposit	\$1,435.00	\$15.00	\$1,450.00
	Reasonable Accommodation Request	Fee	\$400.00	\$15.00	\$415.00
	Research Fee	Deposit	\$135.00/hourly	N/A	\$135.00/hourly
	Rezone or Zoning Text Amendment	Deposit	\$4,150.00	\$215.00	\$4,365.00
	Sandwich Board Sign/Banner Review	Fee	\$35.00	N/A	\$35.00
	Sign Removal	Fee	\$30.00	N/A	\$30.00
	Sign Review – Administrative/Staff	Fee	\$120.00	\$15.00	\$135.00
	Sign Review – Individual/Minor	Fee	\$205.00	\$15.00	\$220.00
	Sign Review – Major	Fee	\$380.00	\$15.00	\$395.00
	Sign Variance	Fee	\$90.00	\$15.00	\$105.00
	Site Inspection	Fee	\$120.00	N/A	\$120.00
	Subdivision – Tentative Major	Deposit	\$5,270.00	\$215.00	\$5,485.00
	Subdivision – Tentative Minor	Deposit	\$4,900.00	\$215.00	\$5,115.00
	Subdivision Ordinance Exception	Fee	\$1,050.00	\$15.00	\$1,065.00
	Time Extension Request	Fee	\$160.00	\$15.00	\$175.00
	Transfer of Alcoholic Beverages/Shared Use of Production Facility	Fee	\$145.00	\$15.00	\$160.00
	Tree Protection Plan	Fee	\$385.00	N/A	\$385.00
	Tree Removal – City Arborist		\$250.00 lable Replacemen replacement tree	\$15.00 it Deposit of \$75.0 es are required)	<b>\$265.00</b> 0 Per Tree
	Tree Removal Request – Tree Board	Fee Plus Retunda (typically two	\$300.00 able Replacement replacement tree	\$15.00 t Deposit of \$75.00 es are required)	<b>\$315.00</b> ) Per Tree

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	Amount	Supplies and Mailing List Preparation Fee*	TOTAL
	Use Permit – Major	Deposit	\$1,770.00	\$215.00	\$1,985.00
	Use Permit – Minor	Deposit	\$1,155.00	\$170.00	\$1,325.00
	Use Permit – Temporary	Fee	\$285.00	\$170.00	\$455.00
	Use Permit – Temporary, for occupancy of recreational vehicles for Sonoma Fire Victims	Fee	\$75.00	N/A	\$75.00
	Variance	Deposit	\$1,155.00	\$215.00	\$1,370.00
	Water Efficient Landscape Plan Review	Fee	\$355.00	\$15.00	\$370.00
	Zoning Determination	Fee	\$125.00	\$15.00	\$140.00
	Zoning Ordinance Interpretation	Fee	\$515.00	\$15.00	\$530.00

In addition, such fees as required by Local Agency Formation Commission and State Board of Equalization are to be paid to City of Sebastopol by the applicant prior to City filing annexation documents with Local Agency Formation Commission.

<u>DEPOSIT ACCOUNT INFORMATION</u>: Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies.

Sign and acknowledge agreement with the Deposit Account fee and procedure:

Signature Manda Dru Wrinted Name &

<sup>\*</sup> For multiple applications (in most cases), only one supplies and/or mailing list preparation fee per application.



# City of Sebastopol

# ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.
Date Filed:
General Information:
1. Name of developer or project sponsor: THE BEALE GROUP  Address of developer or project  sponsor: 555 S. Main SEBASTUPOL, CA
2. Address of project: 6950 BURNET St. SEBASTOPOL
Assessor's Block and Lot Number: 004 -074-020
Name of person to be contacted concerning this project: Grace Meeks  Address of person to be contacted concerning this project: 369 3. Main Stepastofol  Telephone Number of person to be contacted concerning this project: 101-827-9616
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:
SEE ATTACHED DOCUMENT
6. Existing Zoning District: CD Existing General Plan Designation:
7. Propose Use of Site (Project for which this form is filed): RESTAURANT RETAIL
SEE ATTACHED DOWNENT FOR MORE INFO.

### PROJECT DESCRIPTION:

8.	Site Size:	.21 ACRES
9.	Square Footage:	10,591 SF OF CONDITIONISO SPA
10.	Number of floors of construction:	3 - 3rd level is non coditioned
11.	Amount of off-street parking:	H/A SPACE
12.	Attach plans SEE At	TACHED DRAWINGS
13.	D 1 1 1 1	ACHIEO DOCUMENT
14.	Associated project	All Cook Hole !
15.	Anticipated incremental development:	SIEVE ATTACHTED DOCUMIENT
16.	If residential, include the number of units, seems, and type of household size expected.	chedule of unit sizes, range of sale prices or
17.	If commercial, indicate the type, whether no square footage of sales area, and loading fa	eighborhood, city or regionally oriented, cilities. SEE AHACHTEO DOCUMENT
18.	If industrial, indicate type, estimated employ	yment per shift, and loading facilities.
19.	If institutional, indicate the major function, occupancy, loading facilities, and communi	estimated employment per shift, estimated ty 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. SEE ATTACHTED DOCUMENT

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	No
		<del></del>	
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes	No X
23.	Change in pattern, scale or character of general area of project.	Yes	No
24.	Significant amounts of solid waste or litter.	Yes	No
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes	No 🏂
26.	Change in ocean, bay, lake, stream or ground water quality or	Yes	No

quantity, or alteration of existing drainage patterns.	0	j¥ ∕
Substantial change in existing noise or vibration levels in the vicinity.	Yes	No 🎢
Site on filled land or on slope of 10 percent or more.	Yes	No 🔀
Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes	No 76
Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes	No 🟋
Relationship to a larger project or series of projects.	Yes	No 💥
	Substantial change in existing noise or vibration levels in the vicinity.  Site on filled land or on slope of 10 percent or more.  Substantial change in demand for municipal services (police, fire, water, sewage, etc).  Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Substantial change in existing noise or vibration levels in the vicinity.  Site on filled land or on slope of 10 percent or more.  Substantial change in demand for municipal services (police, fire, water, sewage, etc).  Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).  Relationship to a larger project or series of projects.  Yes  Page 10 Projects (police, fire, yes gas, etc).

### **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.

SEE ATTACHTED DOCUMENT

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.

SIEVE ATTACHTED DOCUMIENT

	YES	NO
A. Does the Project involve any of the following?		
1. No change in the square footage to the existing structure?		X
2. An addition of more than 50% of square footage to the existing structure?		X
3. An addition of more than 2500 square feet to the existing structure?		X
4. An addition of more than 10,000 square feet to the existing structure?		X
5. Demolition of the existing structure? Yery Small About to	ext X	
	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? Increase or capacity as 2. Will result in an increase in square footage or capacity as	n KM	×
2. Will result in an increase in square footage or capacity as compared to the existing structure?	×	

Environmental Information Form September 2003

conditioned space substanticely the same Capacity in existed - more restaurants elst level

	YES	NO
C. Does the Project involve new construction of:		Was .
1. 35 or more dwelling units?		X
2. More than 15,000 square feet of commercial, industrial,		
governmental, or institutional floor area?	1	X
3. Stores, motels, offices, restaurants, and similar structures		1
designed for an occupant load of more than 30 persons?	X	
* * * * * * * * * * * * * * * * * * *	YES	NO
D. Does the Project involve division of property into more than		
four parcels or consolidation of more than four parcels?		I X
to be parent of comboundable of first distribute purceio.	YES	NO
E. Will the Project require issuance of a Variance, Use Permit,		1,0
Zoning Ordinance Amendment, Zoning Map Amendment, or		
General Plan Amendment?	X	
		De Ji
	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?) More Restaurant space.		
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received		n.t
permits in the last two years in the City of Sebastopol?		X
2. Similar to other projects, which you are planning to develop		1. 4
within two years in the City of Sebastopol?		X
	YES	NO
H. Does the Project involve changes to an official City landmark?		X
	YES	NO
I. Does the Project involve use of disposal of potentially		
hazardous materials, such as toxic substances, flammables, or		1
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,	1 BB	
or 50% or more addition to the following types of uses?		THE STATE OF
Mobile home, amphitheater, concert hall, auditorium, meeting		\ <u>\</u>
hall, hospital, church, library, school classrooms, or day care?		X

within two years in the City of Sebastopol?	2 0000	11 4
II Design to the design of the	YES	N
H. Does the Project involve changes to an official City landmark?		
	YES	N
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		7
	YES	N
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	N
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?		X

1 certify that the programation in this i	orm is correct to the best of my knowledge
MONIMUM WY	Date
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: 1 - 22 - 20

Signature:\_

Printed Name:\_

or The Beal Group



Environmental Assessment Form Info January 22, 2020

The following are responses to questions from the environment assessment form.

- 5. List of related permits/approval required for this project:
  - Demo Permit Interior already obtained
  - Demo permit Exterior
  - Building permit
  - Design Review Board Approval
  - State Health Department approval

### 7. Propose Use of Site:

- General Building Exterior shell and infrastructure- Stair and elevator tower for convenience, requirements and aesthetic appeal. Finishes will be updated to a more simplified, modern and durable flavor. Utilize and expand upon the existing garbage and utility courtyard. Architecture to have a more coastal flavor with a combination of warmer woods, deep and smooth stucco color and finish, and metal windows and doors.
- First level- Food hall and marketplace with private gathering room and new covered porch. Majority common area for all customers to use and enjoy, including shared scullery and unisex restrooms. Small kitchens with a balance of food options for every craving and budget.
- Second level- Currently proposed to be more traditional standalone tenant spaces, including 3 existing outdoor balcony spaces. 1-3 Destination restaurants and/or retail. Unisex restrooms will also be on this level.
- Third level- Rooftop, outdoor patio. Beverage services and access/menu for all restaurants located at lower levels. Family friendly. Social hub for community of all ages. Fresh air, food and drink and attitude. Thoughtful and durable design, while maintaining a relaxed and comfortable atmosphere.

### 13. Proposed scheduling:

Demo permit was obtained for the interior and demolition work is underway

- Construction should be complete by the end of 2020 or within approximately 6 months
  of receiving building permit.
- 15. First and third level tenant improvement work will be first, with the second level tenant improvement work following.
- 17. This commercial project is restaurants and retail, intended to support the immediate neighborhood as well as the city and regional area.
- 20. We are needing a variance for the building height. We are developing the existing roof as a tenant/public space for the public. We are adding an elevator to this third level and with the clearance requirements for the elevator shaft, we extend beyond the stated height limit. We have kept the roof pitch to a minimum (2:12) to minimize impact on neighboring properties.
- 33. The existing 2-story building on this project site once housed a restaurant that was a gathering spot for local families and youth teams. The local paper also once used a portion of the building. More recently, many spaces have been empty, including the restaurant area. A small portion of the first floor and half of the second floor were used as office space. In anticipation of the remodel, the building is currently empty.



Photo looking North East toward the property site.

34. The surrounding properties are similar in size and use as this project. Located in the central core, this project and surrounding commercial (retail, offices, banks and restaurants) space. Below are pictures of adjacent areas.





Photo looking west along Burnett street



Photo looking north along S. Main



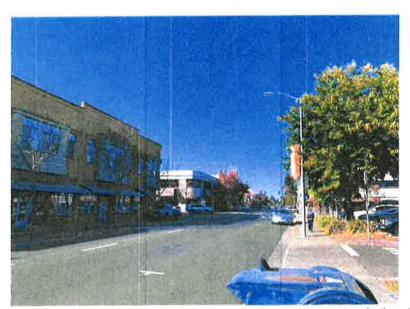


Photo on S. Main looking North West. The property in behind the trees on the right.



Letter from Owner/Applicant January 22, 2020

### By our community for our community:

As a homeowner, father, multiple business owner, and volunteer in our small town of Sebastopol, I have a personal interest and desire to actively work to maintain and improve our community. This town is our forever home, and we are all-in.

### How this project came to be:

We, Builders' Studio of Sebastopol and THRIVE Construction Group, were hired by the previous owner of the Burnett Street building to design, permit, and construct potential tenant improvements. After several meetings with modest progress, we felt that the direction of the tenant improvements and the overall building were not long-term or in the best interest of our town. The building was once the beacon of a very successful business. The previous owners constructed the building approximately 40 years ago, and it was once an active corner in downtown. In more recent years, with the passing of one of the partners, the management and attention to the building waned, resulting in its current state and lack of direction.

This property is unique. With existing roof decks, divided utilities for approximately half a dozen separate tenants, fire sprinklers, public parking lot across the street, flexible interior layout due to large spanning beam and column construction, the potential is ripe for reimagination. The vision in my mind quickly became a mission. The building was not for sale, but after approximately six months of negotiation, we purchased the building from the original owners. It felt more like a passing of a baton than it did a real estate transaction.

### Our motivation and interest:

Do it once and do it right. Our vision for this building and property extends beyond the property lines. Being an active member of our community and a frequenter of downtown businesses, I feel the need for a local and authentic take on our community's future, direction, and consumer needs. In other words, what would benefit the people in our community? There has been a lot of outside investment in our Sebastopol's commercial real estate. This outside buy-in has resulted in underwhelming connection, care, and cohesiveness within our community and for the tenants.

The ethos of our business model is firmly centered around small scale ventures. The emphasis is on the power and uniqueness of the individual, from employee to client. The Burnett Street building is large. It could support one or two large business spaces, but that is not our passion, and also not what we believe our town needs. Many of the commercial tenant spaces, both occupied and unoccupied, in downtown Sebastopol are more extensive than what many small



businesses need and can afford. Many spaces are disproportionally large in comparison to their frontage and presence to their potential customers. This makes starting a new restaurant or retail store unattainable for many, or overly burdensome for those that can make the upfront and ongoing financial commitment, leaving very little room for profitability and sustainability. Our business model provides access and more financial balance for small business owners and entrepreneurs. By sharing the costs of design, permitting, construction, and operations, we believe that the small business has better chance to thrive and focus more on their craft than business survival.





Project Description / Written Statement January 22, 2020

### Our mission and vision for this property and our community:

### The Project:

Exterior shell and infrastructure- Stair and elevator tower for convenience, requirements, and aesthetic appeal. Finishes will be updated to a more simplified, modern, and durable flavor. Utilize and expand upon the existing garbage and utility courtyard. Architecture to have a more coastal character with a combination of warmer woods, deep and smooth stucco color and finish, and metal windows and doors.

- First level: Food hall and marketplace with private gathering room and new covered porch. Majority common area for all customers to use and enjoy, including shared unisex bathrooms and scullery. Small kitchens with a balance of food options for every craving and budget.
- Second level: Currently proposed to be traditional standalone tenant spaces, including three existing outdoor balcony spaces. One to three destination restaurants and/or retail.
- Third level: Rooftop, outdoor patio. Beverage services and access/menu for all restaurants located at lower levels. Family-friendly. A social hub for communities of all ages. Fresh air, food, drink, and attitude. Thoughtful and durable design while maintaining a relaxed and comfortable atmosphere.



PLANNING DEPARTMENT INFORMATIONAL HANDOUT	
Submittal Date: Project Address: Applicant Name: The Besle Grap Phone: P	nod
Performance Approach	
PERFORMANCE APPROACH  Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)  The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.  Add, sign and date the following statement on the plans: "I agree to comply with the requirements the water efficient landscape ordinance and submit a complete Landscape Documentation Package."  Water Efficient Landscape Worksheet that includes a hydrozone information table and water budge calculations shall be submitted for plan check.  A landscape design plan and irrigation design plan shall be submitted for plan check.	of
Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)  □ Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).  □ The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor (0.55 for residential areas) (0.45 for non-residential areas).  □ The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions.  □ WUCOLS plants database can be found on-line at: <a href="http://ucanr.edu/sites/WUCOLS/">http://ucanr.edu/sites/WUCOLS/</a> □ All water features shall be included in the high water use hydrozone. All temporary irrigated areas	tor
shall be included in the low water use hydrozone.  All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non rehabilitated) Special Landscape Areas shall not exceed 1.0.  For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.	

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)

The landscape design plans, at a minimum, shall:



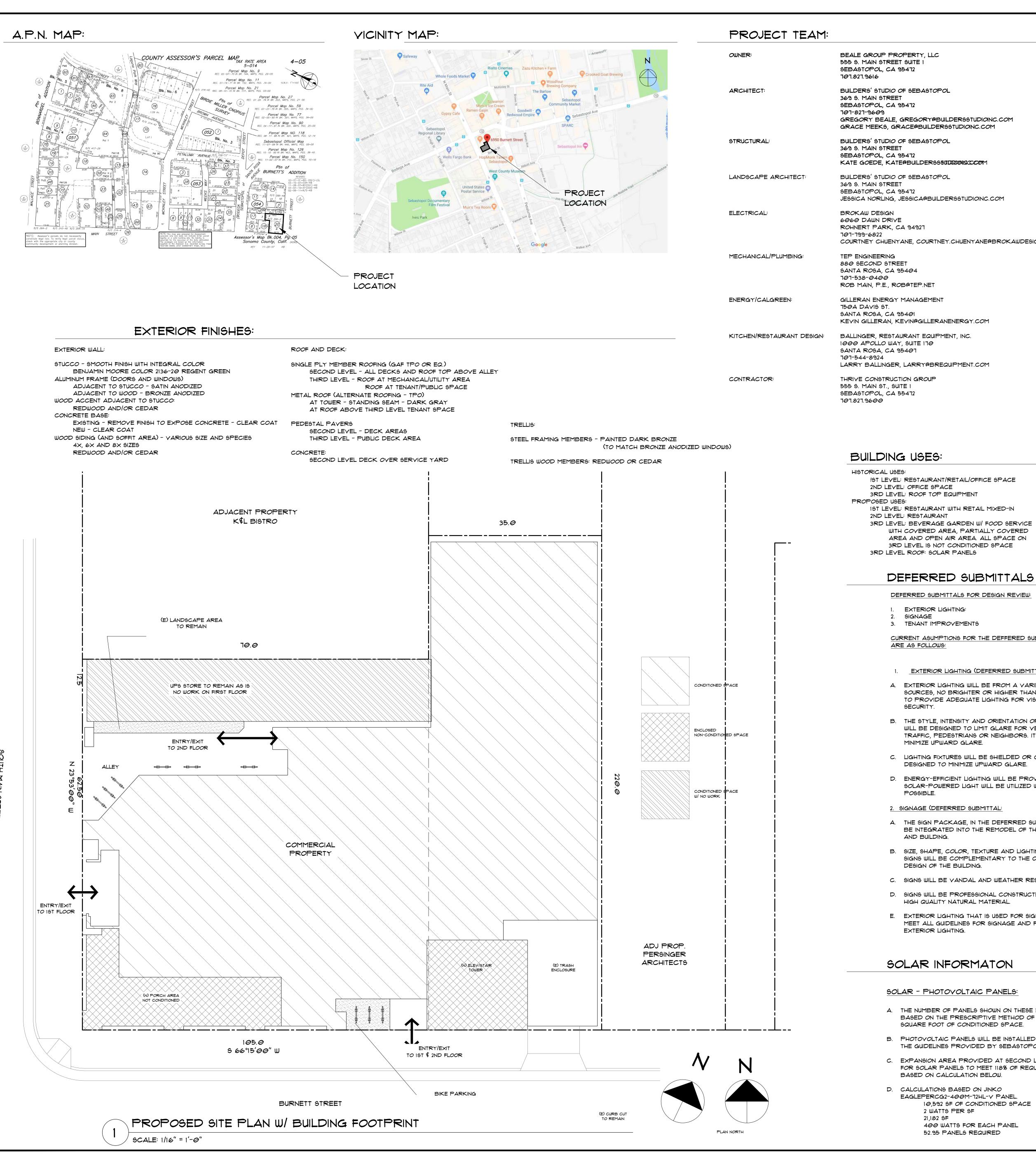
	Delineate and label each hydrozone by number, letter, or other methods.  Identify each hydrozone as low, moderate, high water, or mixed water use.  Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
U	For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
V	Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
	Add note to plans: "Recirculating water systems shall be used for water features"
	Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
	Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"
_	Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)
	<ul> <li>The firigation plans, at a minimum, shall contain the following:</li> <li>Location and size of spate water meters for landscape</li> <li>Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.</li> <li>Static water pressure at the point of connection the public water supply</li> <li>Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.</li> </ul>
M	A dedicated water service meter or private submeter shall be installed for all (non-residential irrigated landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft).
V	Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
Ø	Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
V	Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
U U	Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.  Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.
r r	Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7 and §492.9)  Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans". The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.

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	Add note to plans: "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"
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## **ADDITIONAL CORRECTIONS / COMMENTS**

No.		Code Sec. No:
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	5	



SITE LOCATION:

LOT AREA:

CODE:

EXISTING:

AREA TABULATIONS:

FIRST LEVEL:

TOTAL CONDITIONED SPACE: 10795 SF

UPS SPACE ON THE FIRST LEVEL)

(DOES NOT INCLUDE THE

BEALE GROUP PROPERTY, LLC 555 S. MAIN STREET SUITE I SEBASTOPOL, CA 95412

BUILDERS' STUDIO OF SEBASTOPOL

SEBASTOPOL, CA 95472 GREGORY BEALE, GREGORY@BUILDERSSTUDIOINC.COM

GRACE MEEKS, GRACE@BUILDERSSTUDIONC.COM BUILDERS' STUDIO OF SEBASTOPOL

SEBASTOPOL, CA 95472 

SEBASTOPOL, CA 95472 JESSICA NORLING, JESSICA@BUILDERSSTUDIOINC.COM

ROHNERT PARK, CA 94927 COURTNEY CHUENYANE, COURTNEY. CHUENYANE@BROKAWDESIGN. COM

TEP ENGINEERING 880 SECOND STREET SANTA ROSA, CA 95404

GILLERAN ENERGY MANAGEMENT 750A DAVIS ST. SANTA ROSA, CA 95401

KEVIN GILLERAN, KEVIN@GILLERANENERGY.COM BALLINGER, RESTAURANT EQUIPMENT, INC.

LARRY BALLINGER, LARRY@BREQUIPMENT.COM

THRIVE CONSTRUCTION GROUP 555 S. MAIN ST., SUITE 1 SEBASTOPOL, CA 55472

## PROJECT DATA:

A.P.N. NUMBER: 004-054-020 ZONING:

CD - (DOWNTOWN CORE) MULTIPLE COMBO/STORES \$ OFFICE 6950 BURNETT STREET, 125 S. MAIN STREET, 131 S. MAIN STREET,

133 S. MAIN STREET, 135 S. MAIN STREET,

SEBASTOPOL, CA 95472

GROUP B. BUSINESS OCCUPANCY: GROUP M. MERCANTILE,

0.21 ACRES

GROUP A-2, RESTAURANTS, CAFETERIAS, AND SIMILAR DINING FACILITIES (INCLUDING ASSOCIATED COMMERCIAL KITCHENS)

2019 CBC, 2019 CRC, 2019 CALGREEN

CONSTRUCTION: TYPE III, FULLY SPRINKLERED

PROPOSED FIRST LEVEL:

CONDITIONED SPACE:	6478 SF	CONDITIONED SPACE:	5736 SF
UPS BUILDING (NO WORK)	849 SF	UPS BUILDING (NO WORK)	849 SF
TRASH ENCLOSURE:	300 SF	TRASH ENCLOSURE:	419 SF
OUTDOOR COVERED SPACE	E: 712 SF	OUTDOOR COVERED SPACE	: 633 SF
		PORCH AREA:	450 SF
		ELEVATOR/STAIR TOWER	254 SF
SECOND LEVEL:		SECOND LEVEL:	
CONDITIONED SPACE:	4317 SF	CONDITIONED SPACE:	4855 SF
DECK AREA:	2 <i>06</i> 1 SF	DECK AREA:	2334 SF
- SOUTH/WEST	1596 SF	- SOUTH/WEST	1235 SF
- West above ups	90 SF	- WEST ABOVE UPS	356 SF
- NORTH	375 SF	- NORTH	375 SF
DECK ABOVE TRASH	122 SF	DECK ABOVE TRASH	154 SF
ROOF TOP	136 SF	ROOF TOP	47 <i>0</i> SF
- ABOVE UPS	266 SF	- ABOYE UPS	(NOW DECK
- ABOVE ALLEY	470 SF	- ABOYE ALLEY	470 SF
		ELEVATOR/STAIR TOWER	401 SF
THIRD LEVEL (ROOF LEVEL):		THIRD LEVEL (ROOF LEVEL):	
MECHANICAL SPACE:	5677 SF	MECHANICAL SPACE:	2792 SF

TOTAL CONDITIONED SPACE: 10591 SF PLEASE NOTE THAT THE PORCH AREA AND (DOES NOT INCLUDE THE THE ELEVATOR/STAIR TOWER ARE NOT UPS SPACE ON THE FIRST LEVEL) CONDITIONED SPACES.

## SUMMARY SCOPE OF WORK:

TENANT/PUBLIC SPACE:

(NOT CONDITIONED)

ELEVATOR/STAIR TOWER:

2895 SF

495 SF

ALLOWABLE FAR: 1.0-2.5 EXISTING GROSS FLOOR AREA - 13,735 SF SITE AREA - .21 ACRES = 9,147.6 SF EXISTING FAR: 13,735/9147.6 = 1.50

FAR

PROPOSED GROSS FLOOR AREA - 15,044 SF SITE AREA: .21 ACRES = 9,147.6 SF PROPOSED FAR: 15,044/9247.6 = 1.64

GROSS FLOOR AREA INCLUDES INTERIOR SPACE AND EXTERIOR AREAS THAT ARE COVERED. IT DOES NOT INCLUDE TRELLIS

## DEFERRED SUBMITTALS

DEFERRED SUBMITTALS FOR DESIGN REVIEW

1. EXTERIOR LIGHTING:

SIGNAGE 3. TENANT IMPROVEMENTS

CURRENT ASUMPTIONS FOR THE DEFFERED SUBMITTALS ARE AS FOLLOWS:

## 1. EXTERIOR LIGHTING (DEFERRED SUBMITTAL:

A. EXTERIOR LIGHTING WILL BE FROM A VARIETY OF SOURCES, NO BRIGHTER OR HIGHER THAN NECESSARY TO PROVIDE ADEQUATE LIGHTING FOR VISIBILITY AND SECURITY.

B. THE STYLE, INTENSITY AND ORIENTATION OF LIGHTING WILL BE DESIGNED TO LIMIT GLARE FOR VEHICULAR TRAFFIC, PEDESTRIANS OR NEIGHBORS. IT WILL ALSO MINIMIZE UPWARD GLARE.

C. LIGHTING FIXTURES WILL BE SHIELDED OR OTHERWISE DESIGNED TO MINIMIZE UPWARD GLARE.

D. ENERGY-EFFICIENT LIGHTING WILL BE PROVIDED. SOLAR-POWERED LIGHT WILL BE UTILIZED WHENEVER

# 2. SIGNAGE (DEFERRED SUBMITTAL

A. THE SIGN PACKAGE, IN THE DEFERRED SUBMITTAL, WILL BE INTEGRATED INTO THE REMODEL OF THE FACADE AND BUILDING.

B. SIZE, SHAPE, COLOR, TEXTURE AND LIGHTING OF THE SIGNS WILL BE COMPLEMENTARY TO THE OVERALL DESIGN OF THE BUILDING.

C. SIGNS WILL BE VANDAL AND WEATHER RESITANT.

D. SIGNS WILL BE PROFESSIONAL CONSTRUCTED USING HIGH QUALITY NATURAL MATERIAL

E. EXTERIOR LIGHTING THAT IS USED FOR SIGNS SHALL BE MEET ALL GUIDELINES FOR SIGNAGE AND FOR EXTERIOR LIGHTING.

## SOLAR INFORMATON

## SOLAR - PHOTOYOLTAIC PANELS:

A. THE NUMBER OF PANELS SHOWN ON THESE DRAWINGS ARE BASED ON THE PRESCRIPTIVE METHOD OF 2 WATTS PER SQUARE FOOT OF CONDITIONED SPACE.

B. PHOTOVOLTAIC PANELS WILL BE INSTALLED ACCORDING TO THE GUIDELINES PROVIDED BY SEBASTOPOL.

C. EXPANSION AREA PROVIDED AT SECOND LEVEL TRELLIS FOR SOLAR PANELS TO MEET 118% OF REQUIRED PANELS BASED ON CALCULATION BELOW.

D. CALCULATIONS BASED ON JINKO EAGLEPERCG2-400M-12HL-V PANEL 10,592 SF OF CONDITIONED SPACE 2 WATTS PER SF 21,182 SF 400 WATTS FOR EACH PANEL 52.95 PANELS REQUIRED

THIS DESIGN REVIEW APPLICATION IS FOR THE REMODEL OF THE BUILDING SHELL THAT INCLUDES THE EXTERIOR AND GENERAL LAYOUT OF THE INTERIOR.

THE EXTERIOR OF THE BUILDING IS BEING MODIFIED IN THE FOLLOWING WAY:

MATERIAL CHANGE

WINDOW/DOOR OPENINGS ARE BEING MODIFIED FIRST FLOOR PORCH AREA WITH GLASS ROLL-UP

• TRIM DETAIL IS BEING SIMPLIFIED.

 MASSING IS MODIFIED - ADDITION OF ELEVATOR/STAIR TOWER AND THIRD LEVEL NON-CONDITIONED TENANT SPACE AND TRELLIS

THE INTERIOR OF THE BUILDING WILL BE MODIFIED TO ALLOW

FOR TENANTS TO LEASE. THE GENERAL LAYOUT IS SHOWN

FOR REFERENCE. THE RESTROOMS, RAMPS, AND OTHER SHARED SPACES WILL BE PART OF THE SHELL BUILDING

• THE FIRST LEVEL LAYOUT SHOWS 5-6 AREAS FOR POTENTIAL SUB-LEASING ALONG WITH SOME SHARED

THE SECOND LEVEL DIAGRAMMATICALLY SHOWS A

CENTER CIRCULATION AREA WITH RESTROOMS. THE REST OF THE SPACE IS TENANT SPACE. • THE THIRD LEVEL SHOWS THE DEVELOPMENT OF AN

OUTDOOR TENANT/PUBLIC SPACE WITH AN ENCLOSED AREA (NON-CONDITIONED) THAT CAN BE SECURED, SEATING AREA UNDER A TRELLIS AND SEATING AREA OPEN TO THE SKY. THIS AREA IS SEPARATE FROM THE UTILITY/MECHANICAL AREA BY A SOLID PARTITION

INSPIRATIONAL IMAGES AND MATERIALS OF PROPOSED

## SHEET INDEX:

TITLE SHEET, NOTES, MAPS, SITE PLAN \$ EXISTING EXTERIOR ELEVATIONS EXISTING SITE PLAN

RENOVATED BUILDING SITE PLAN/AERIAL AND PHOTOS OF EXISTING BUILDING

EXISTING SECOND LEVEL FLOOR PLAN

EXISTING FIRST LEVEL FLOOR PLAN PROPOSED FIRST LEVEL FLOOR PLAN

PROPOSED SECOND LEVEL FLOOR PLAN EXISTING THIRD LEVEL FLOOR PLAN

PROPOSED THIRD LEVEL FLOOR PLAN PROPOSED THIRD LEVEL ROOF PLAN

PROPOSED EXTERIOR ELEVATIONS EXISTING ELEVATIONS

LANDSCAPE SITE PLAN - FIRST LEVEL LANDSCAPE SITE PLAN - SECOND LEVEL

LANDSCAPE SITE PLAN - THIRD LEVEL THIRD LEVEL TRELLIS ELEVATIONS

LANDSCAPE PLANTING PLAN - FIRST LEVEL LANDSCAPE PLANTING PLAN - SECOND LEVEL

ROOF TOP TRELLIS ELEVATIONS

LANDSCAPE PLANTING PLAN - THIRD LEVEL

PLANTING PALETTE

LANDSCAPE IRRIGATION PLAN - FIRST LEVEL LANDSCAPE IRRIGATION PLAN - SECOND LEVEL LANDSCAPE IRRIGATION PLAN - THIRD LEVEL

LANDSCAPE HYDROZONES, MAWA \$ ETWU CALC.S

TITLE SHEET, NOTES, MAPS, SITE PLAN \$ LIST OF EXT FINISHES

**Builders' Studio** 

OF SEBASTOPOL

555 SO. MAIN STREET SUITE 1

SEBASTOPOL CALIFORNIA 95472

OFFICE: (707) 827-3388 FAX: (707) 827-3253

CSL: 878243

www.BUILDERSSTUDIOINC.com

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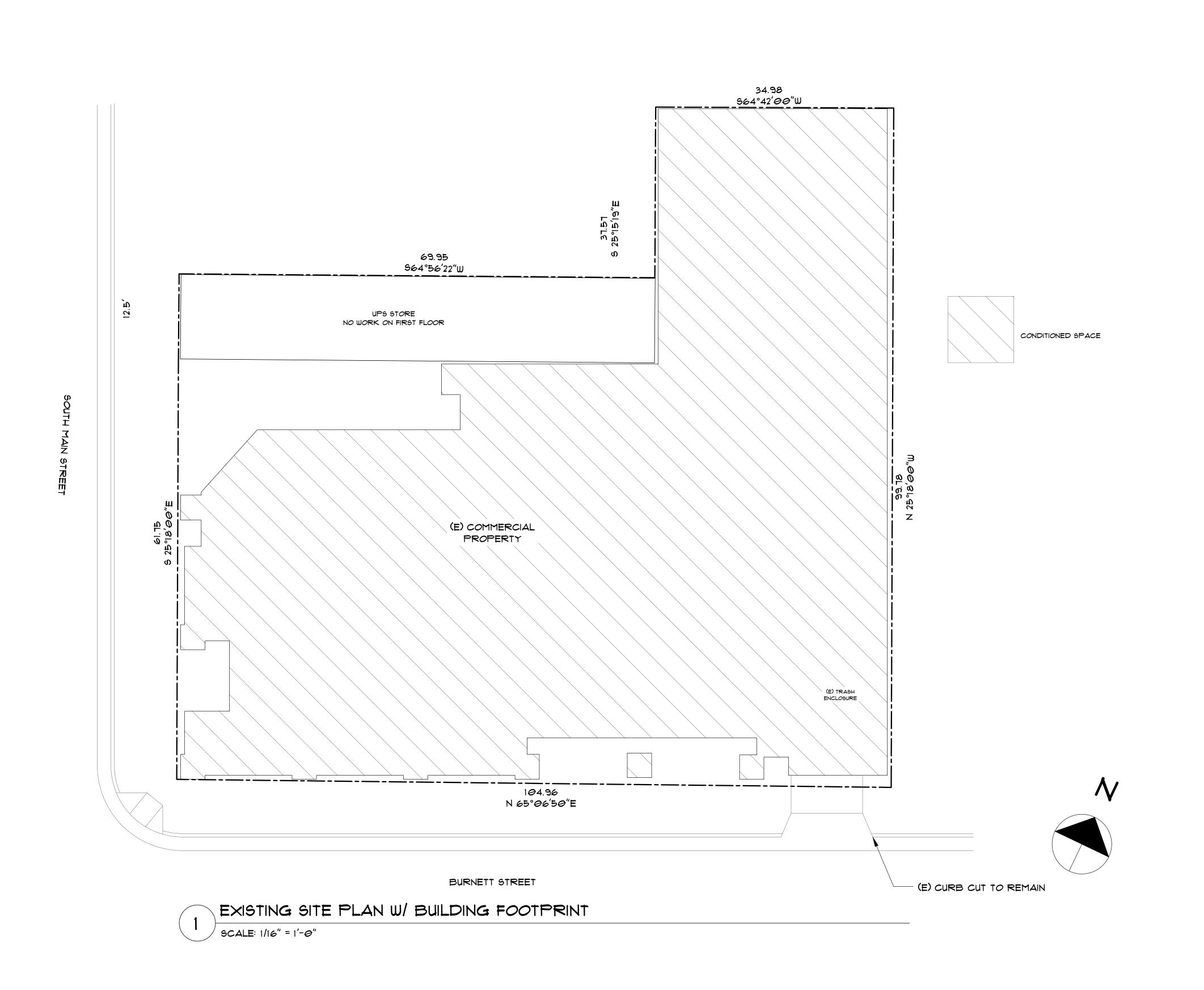
only and are not intended to accurately depict

actual or designed conditions. Written

dimensions shall govern

SHEET

02/26/20 DATE



Builders' Studio

OF SEBASTOPOL

555 SO. MAIN STREET SUITE 1 SEBASTOPOL CALIFORNIA 95472 OFFICE: (707) 827-3388 FAX: (707) 827-3253 www.BUILDERSSTUDIOINC.com CSL: 878243

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	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKE
1	01/16/20	DESIGN REVIEW	Z Z Z	S Y	ជ្ជ
l	02/26/20	RESPONSE TO COMMENTS	N N N	GM, JN	ឌ្ជ
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BURNETT STREET PROJECT

### SEBASTOPOL, CA 95472

EXISTING SITE PLAN

SHEET

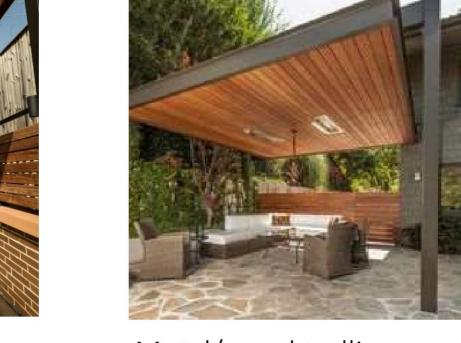
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PDF DATE 02/26/20

# Inspiration Images



Metal/wood trellis



Metal/wood trellis – wood ceiling



Glass overhead doors

Metal/wood Awning



Outdoor screen at 3<sup>rd</sup> level deck



Lighter weight – trellis B

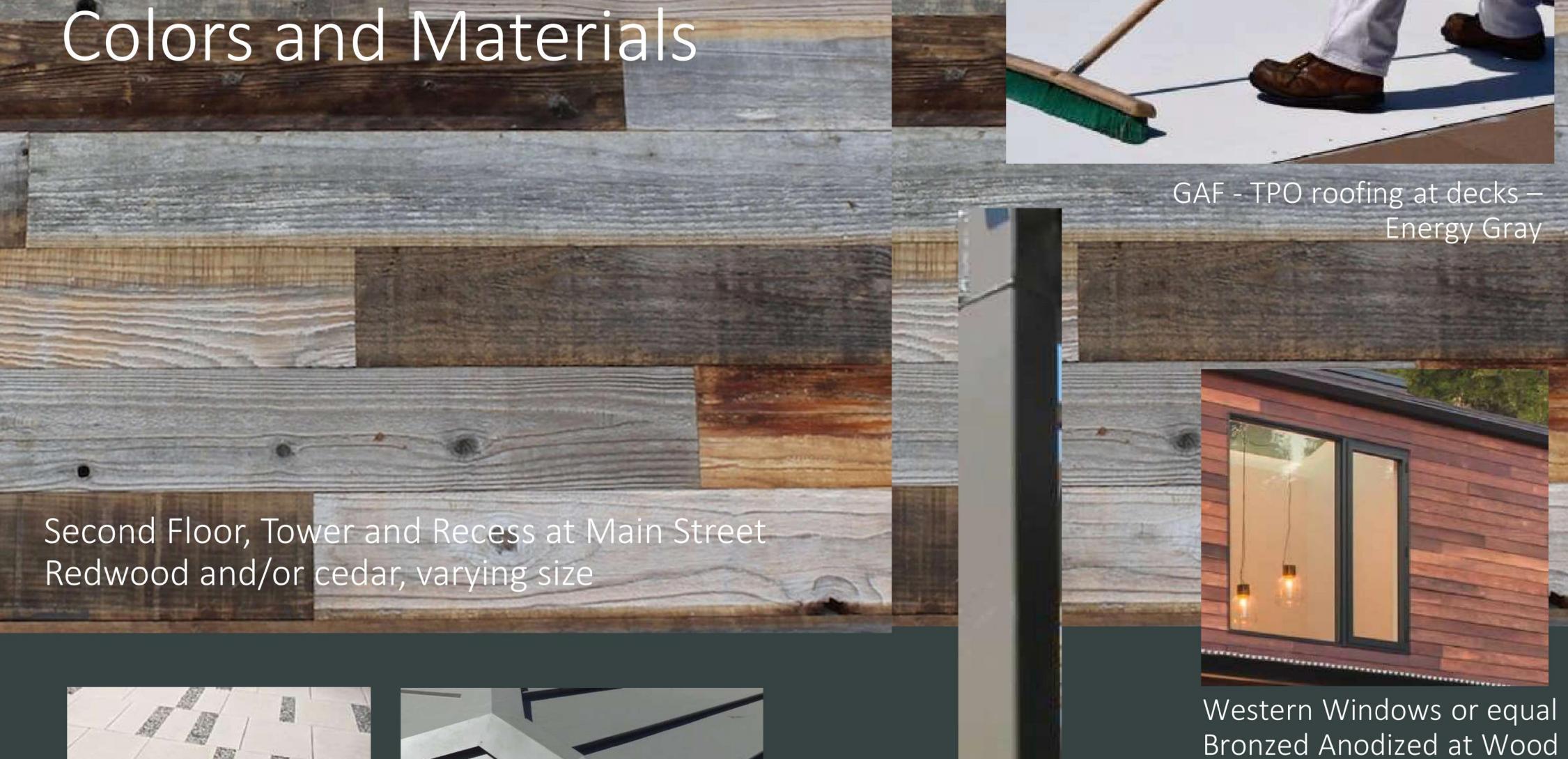
Trellis on 3<sup>rd</sup> level near door to tower





Pedestal pavers







Hanover Pedestal Pavers or equal Manhattan 12x24



Standing seam metal roof – dark gray

Metal post at trellis Painted – dark bronze (to match bronzed anodized windows)

First Floor Exterior Stucco - Smooth Finish Benjamin Moore Color: 2136-20 Regent Green

Western Windows or equal

Satin Anodized at Stucco



**Builders' Studio** 

MATERIAL BOARD

SHEET

01/22/20

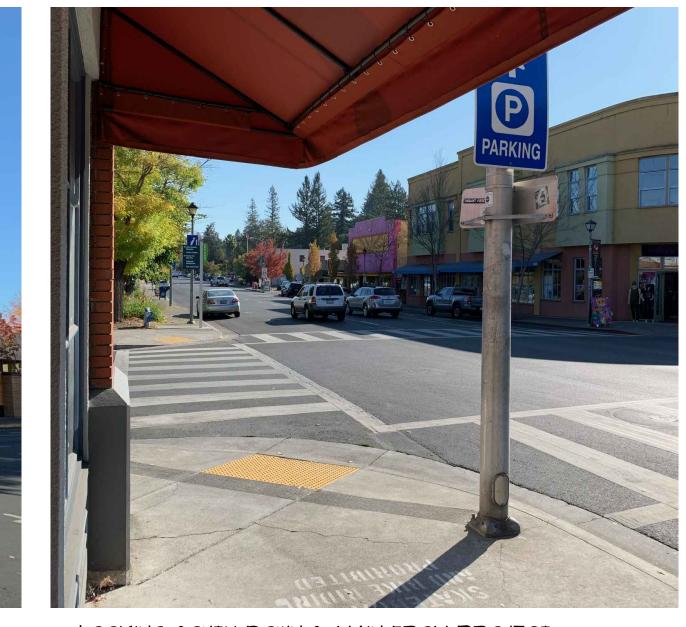




ENLARGED VIEW FROM S. MAIN STREET AT CORNER OF BURNETT ST.



FROM PROJECT ENTRY LOOKING NORTH WEST ACROSS S. MAIN ST.



LOOKING SOUTH DOWN S. MAIN FROM PROJECT

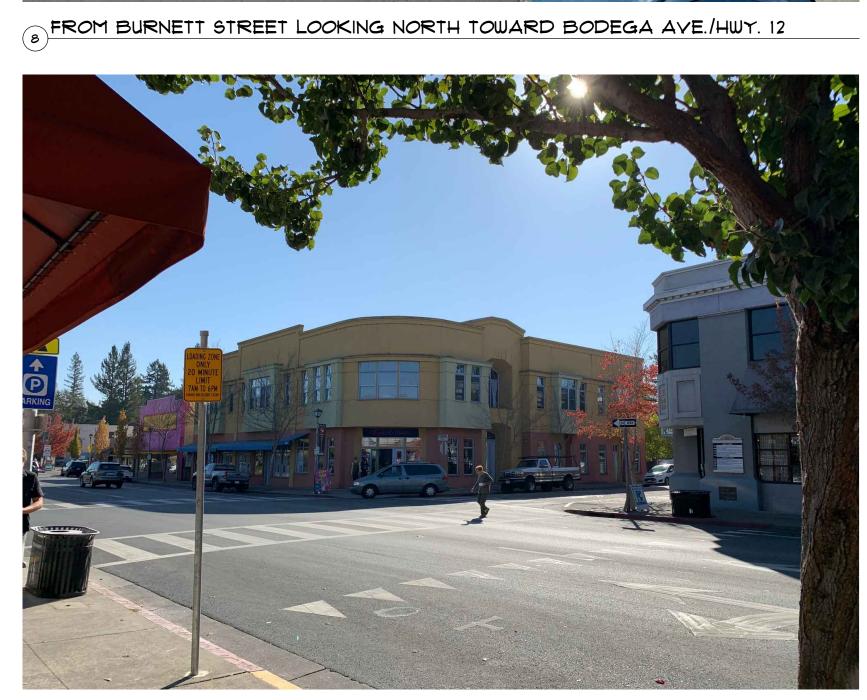




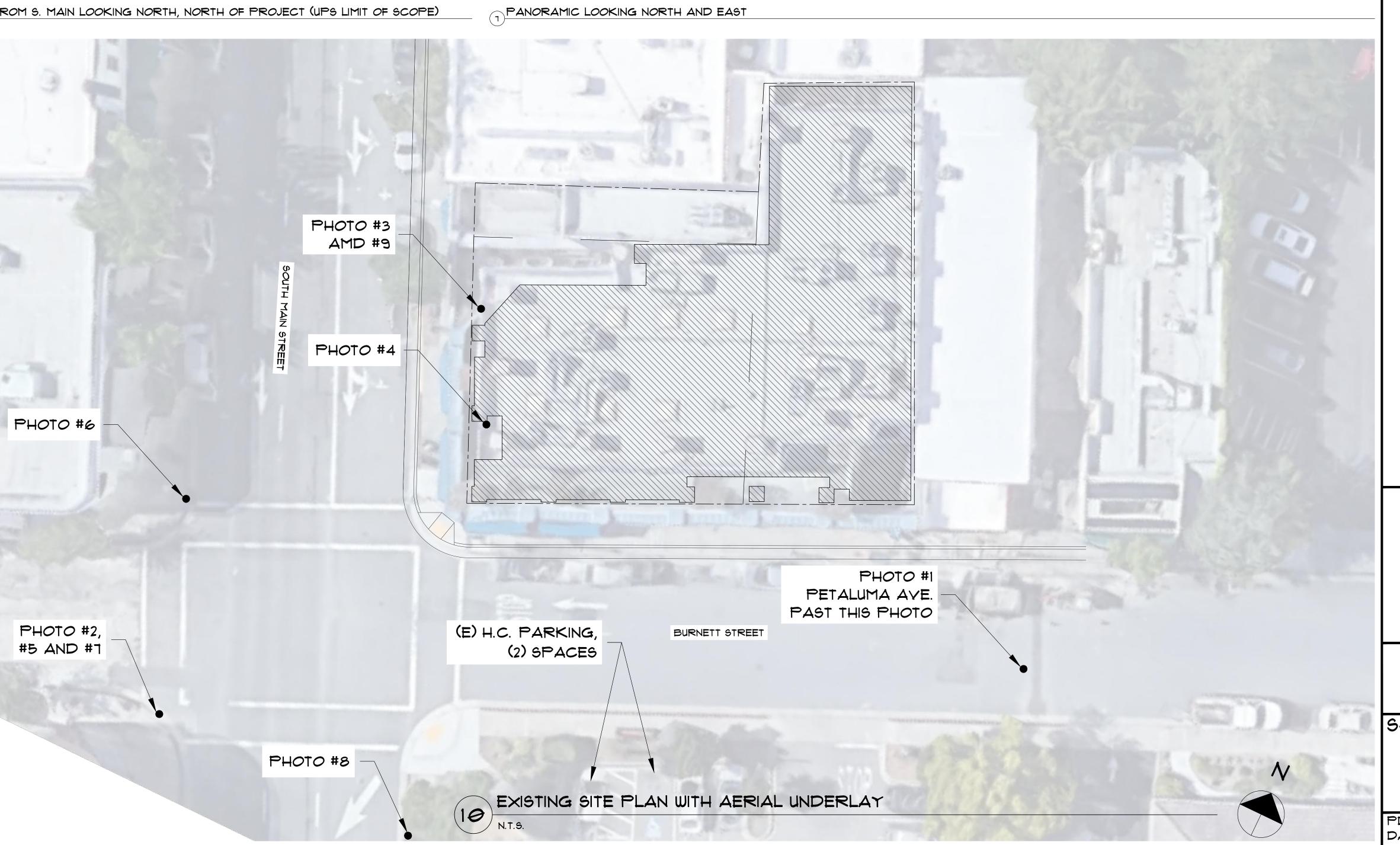
FROM BURNETT STREET LOOKING TOWARD EAST PETALUMA AVE.







FROM PROJECT ENTRY LOOKING SOUTH WEST ACROSS S. MAIN



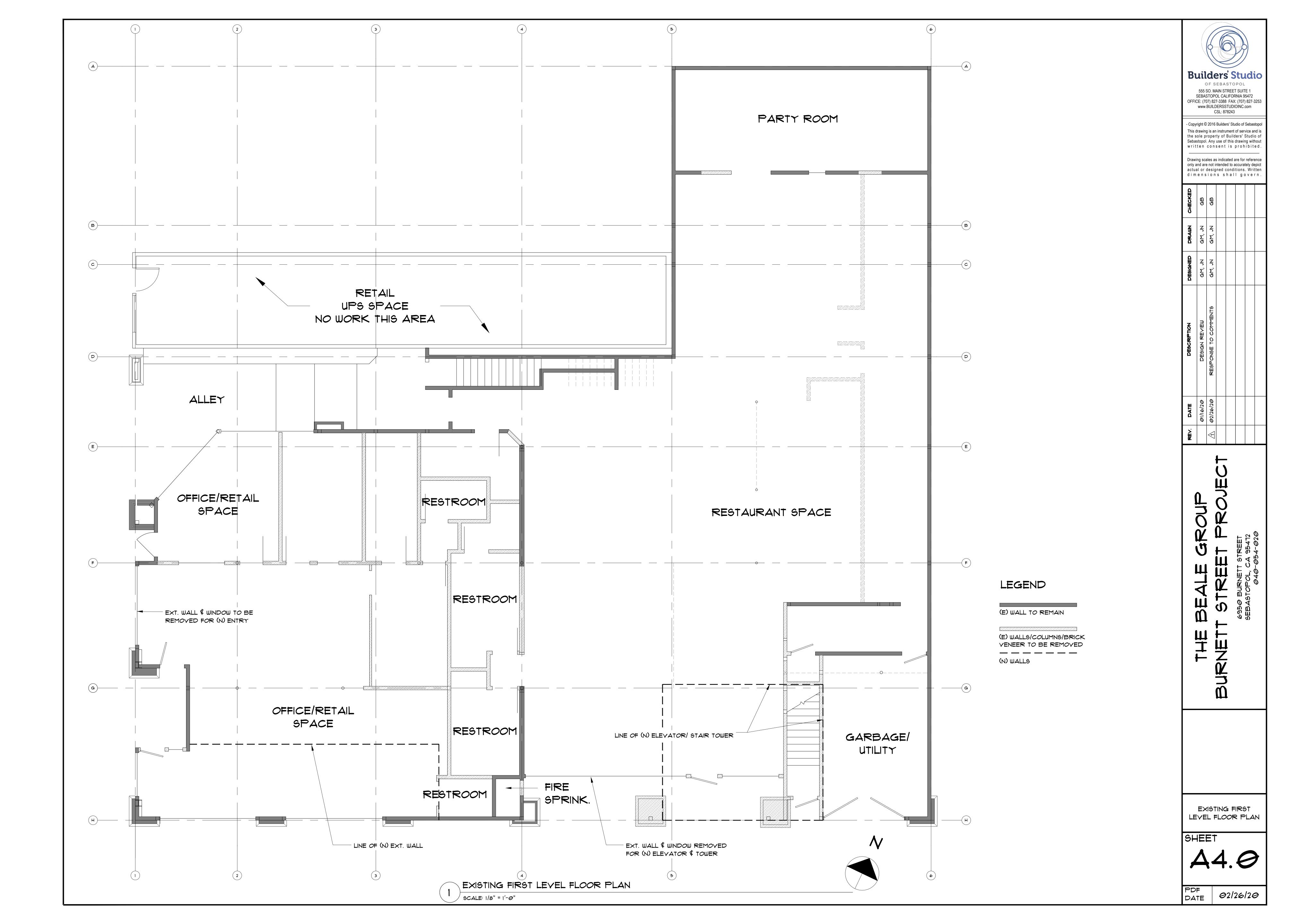
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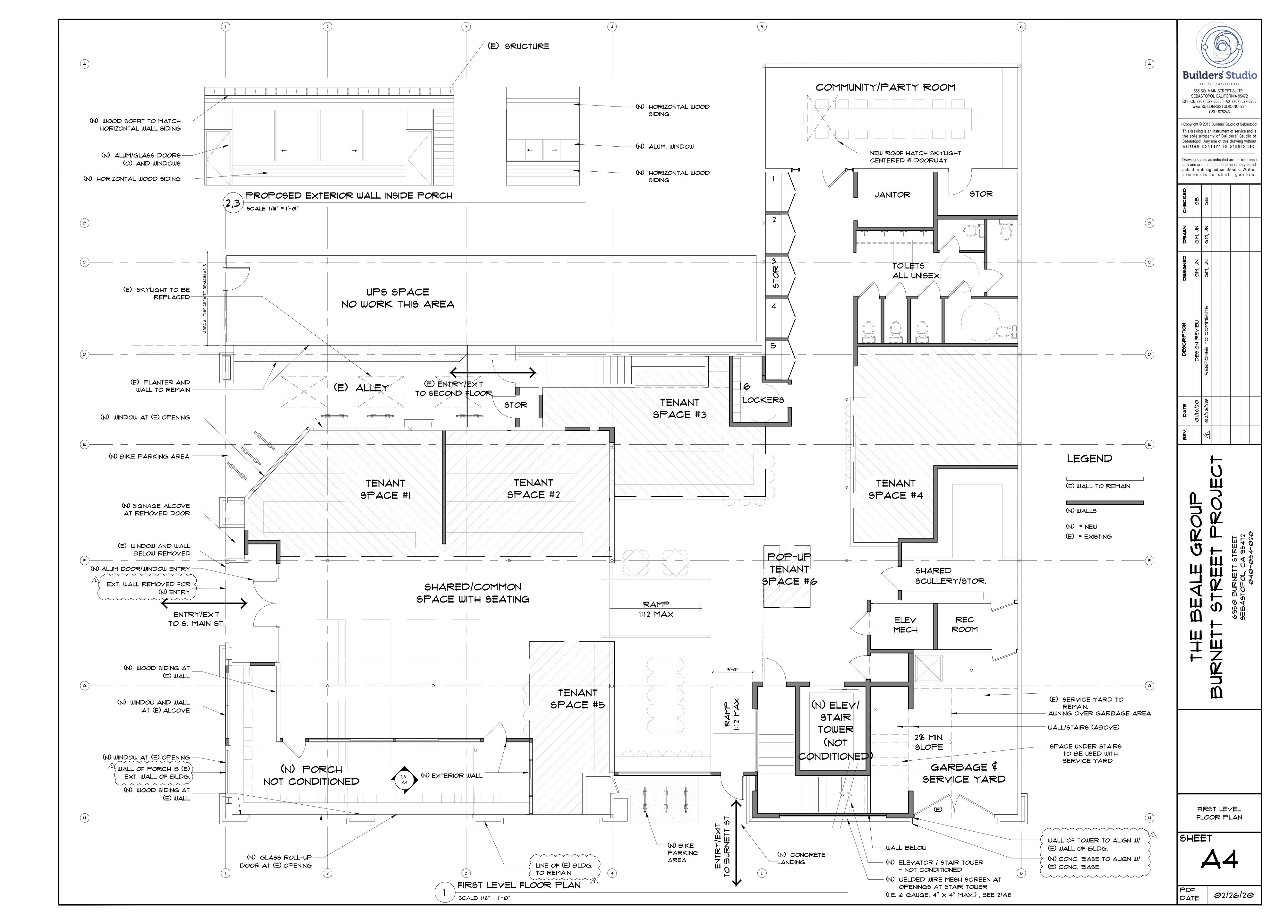
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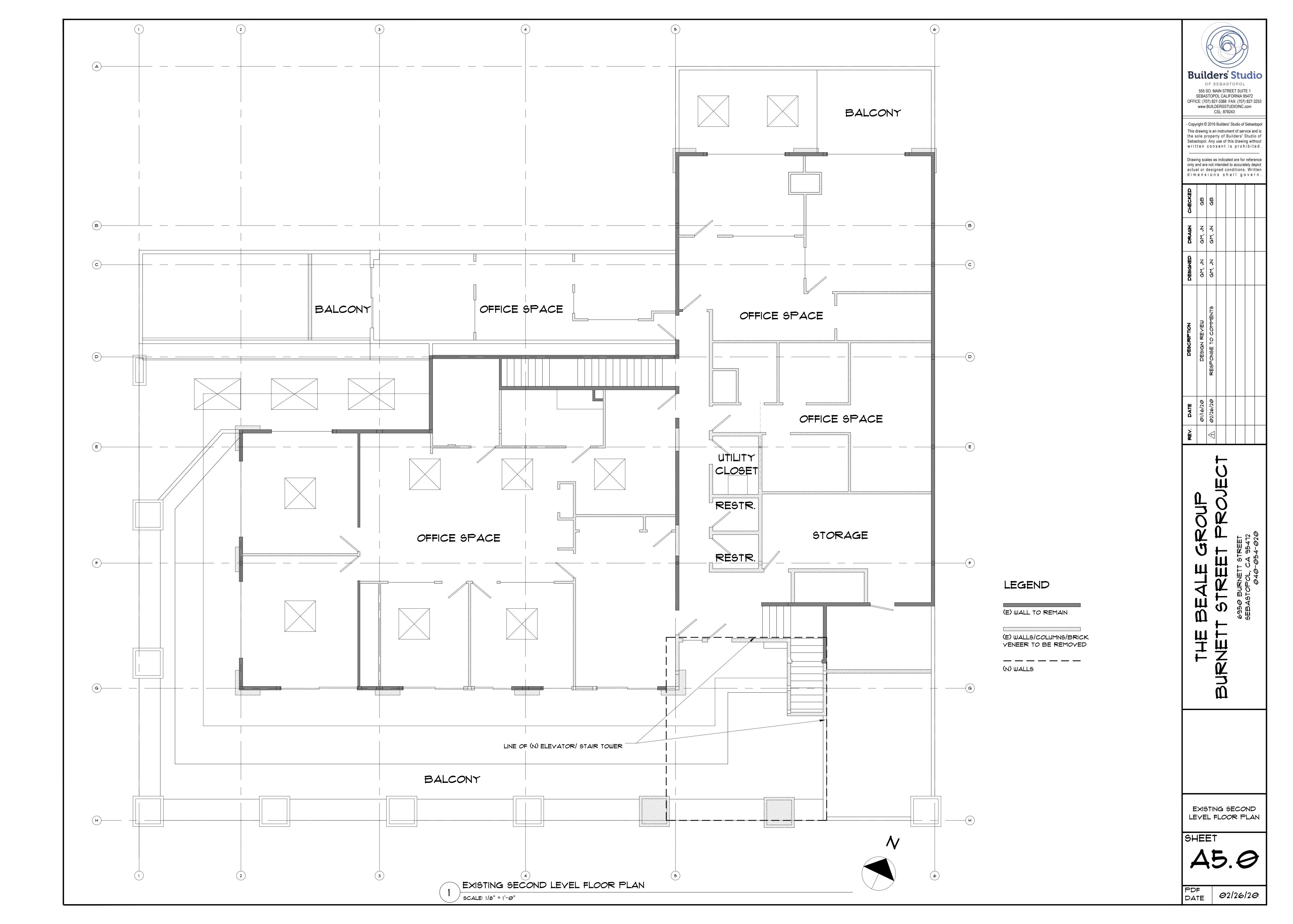
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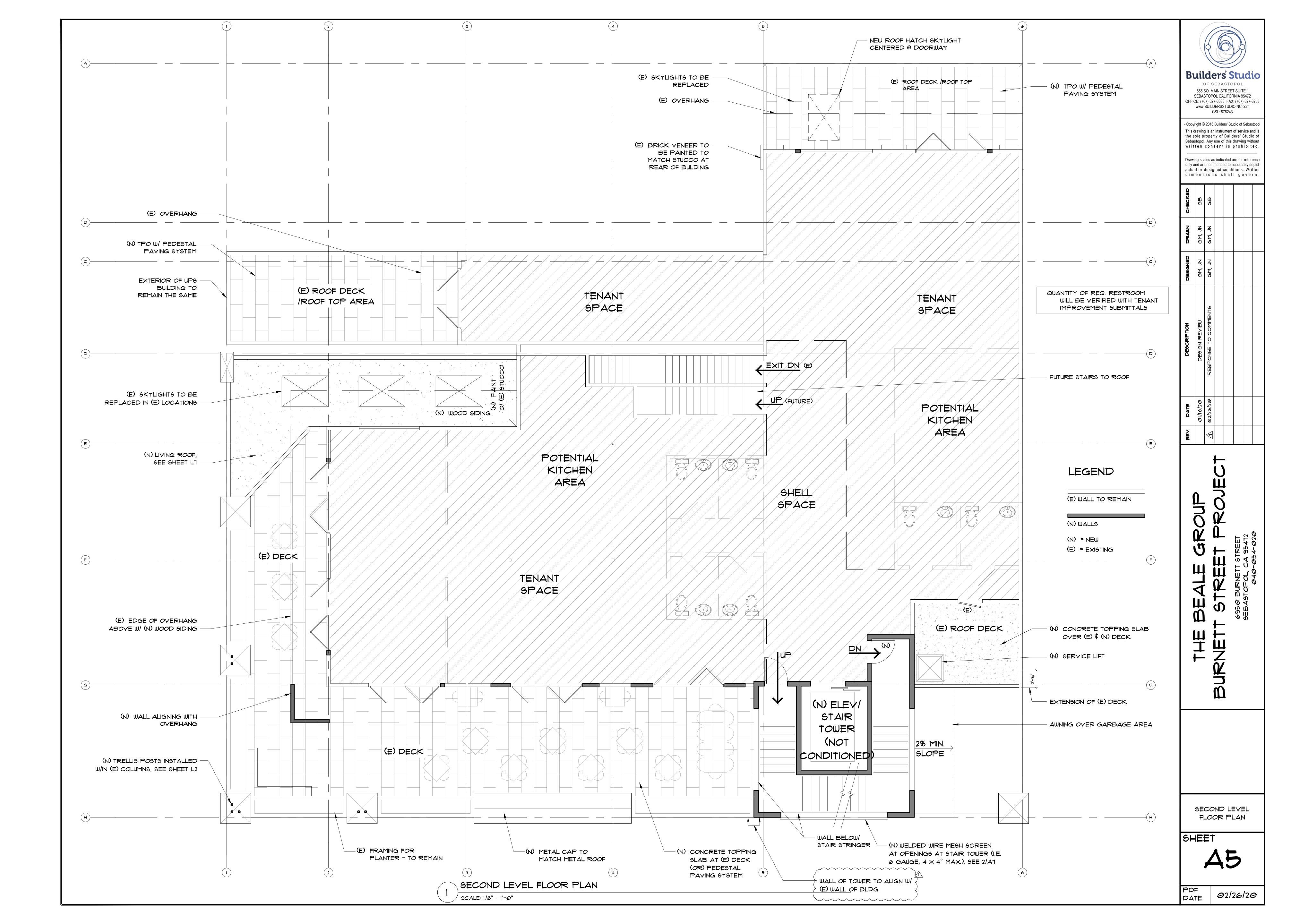
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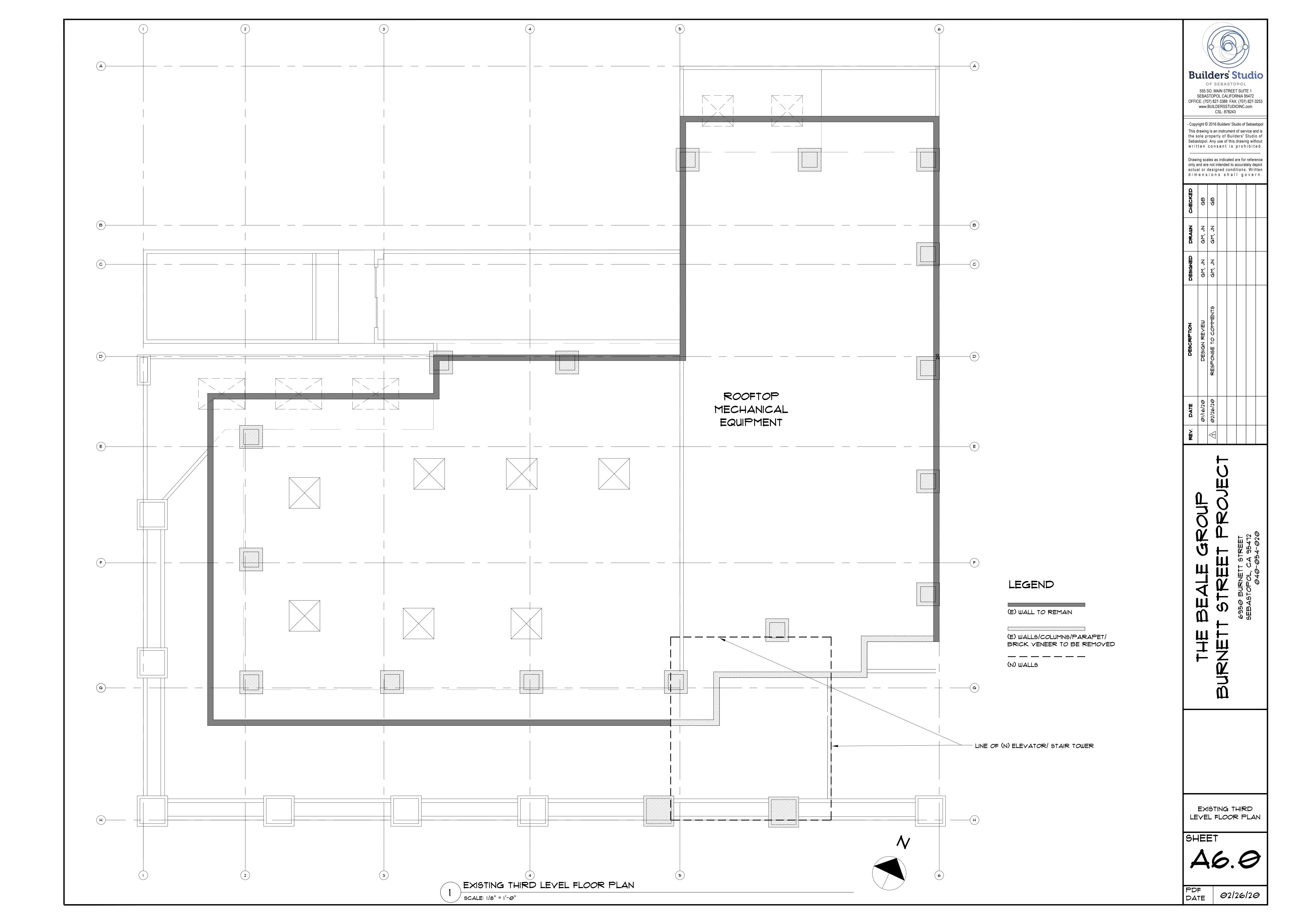
SITE PHOTOS

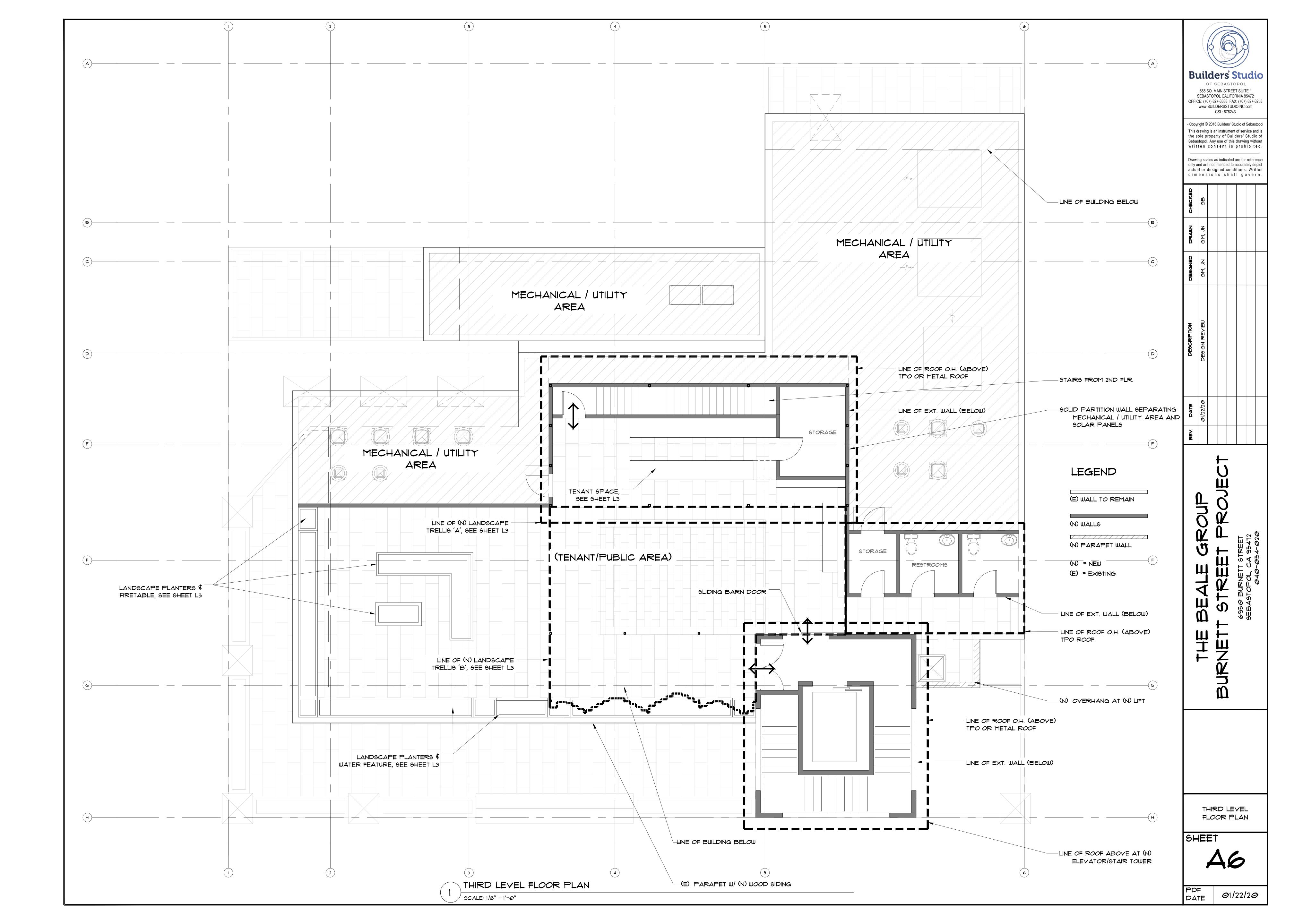


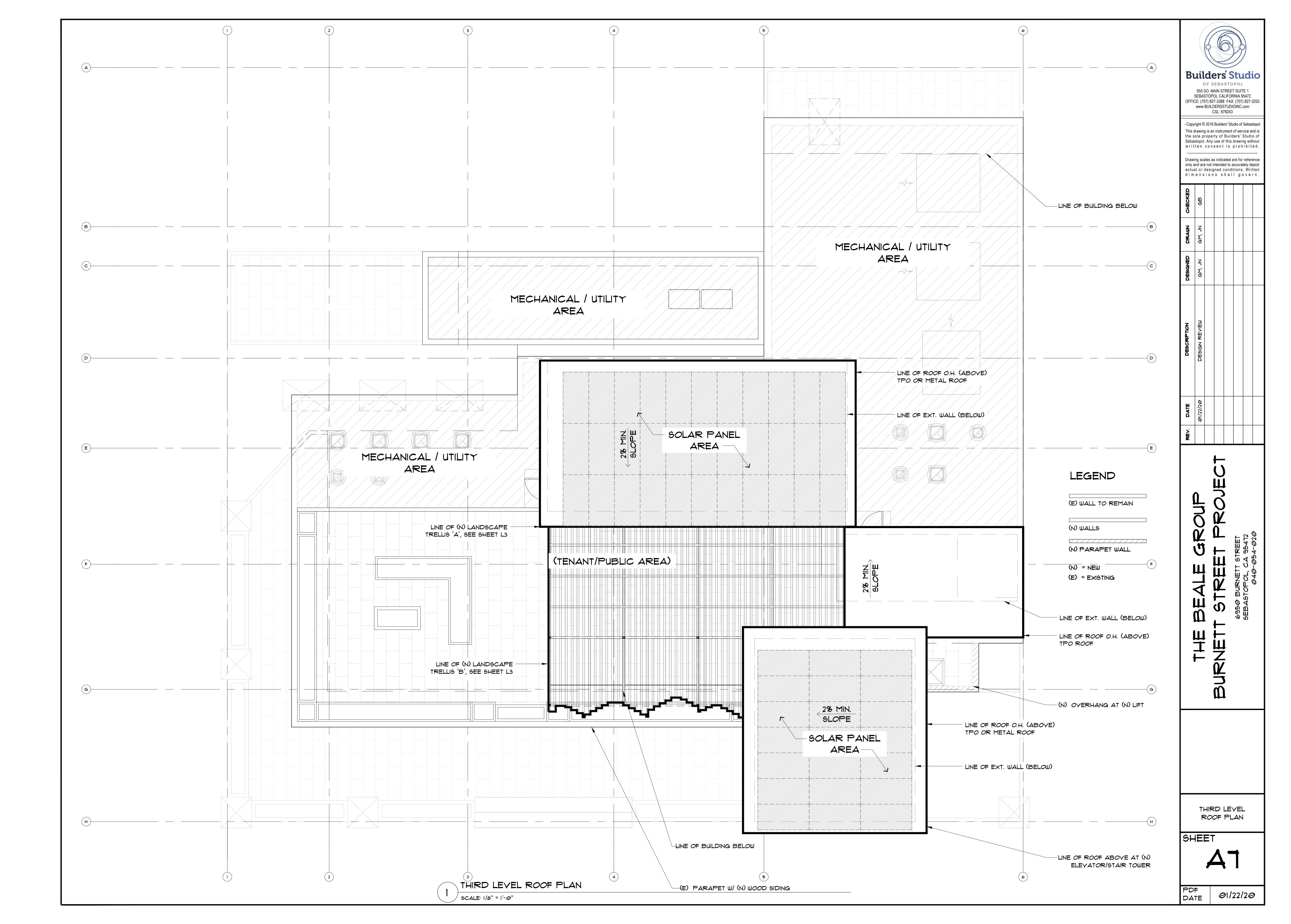


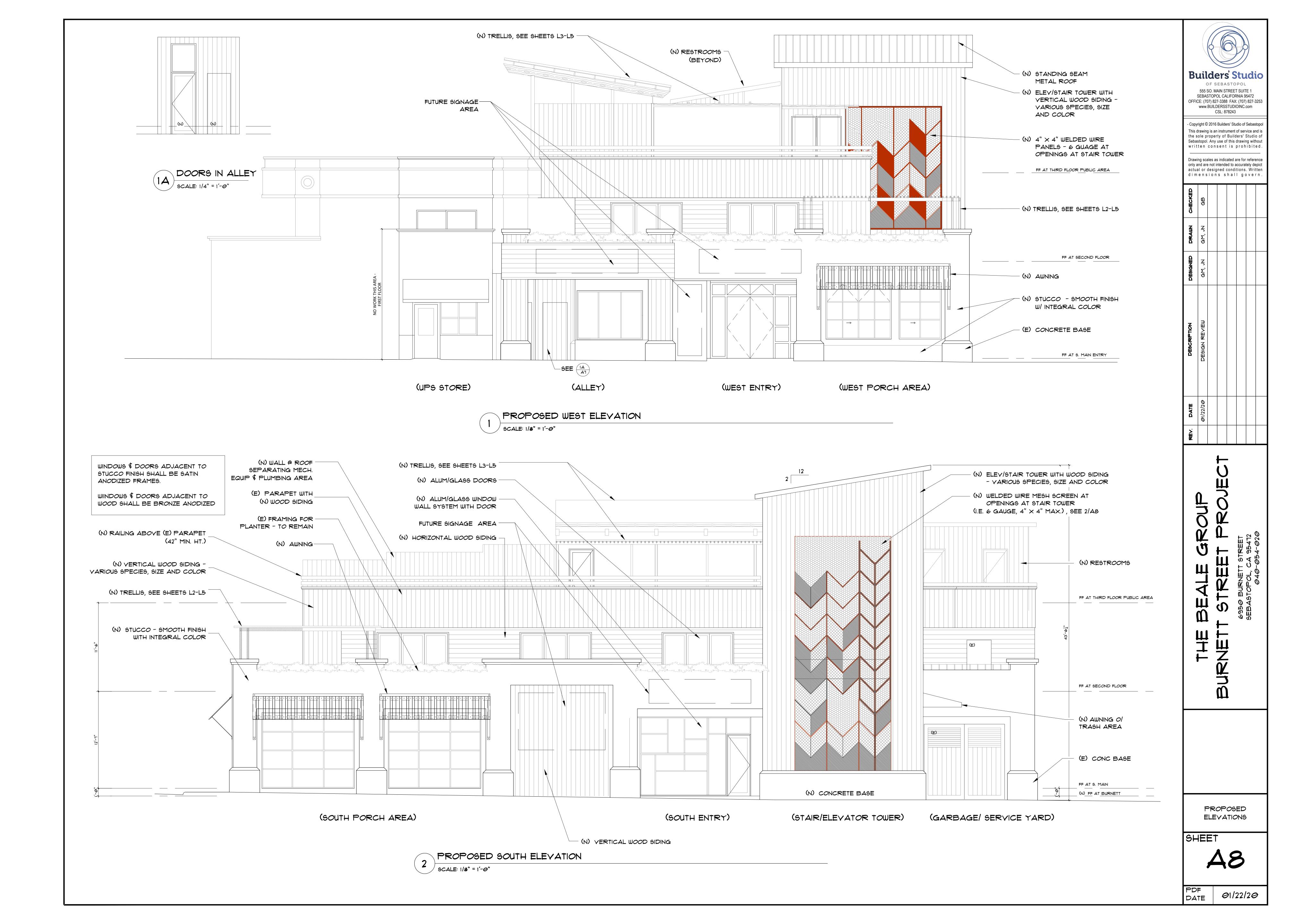




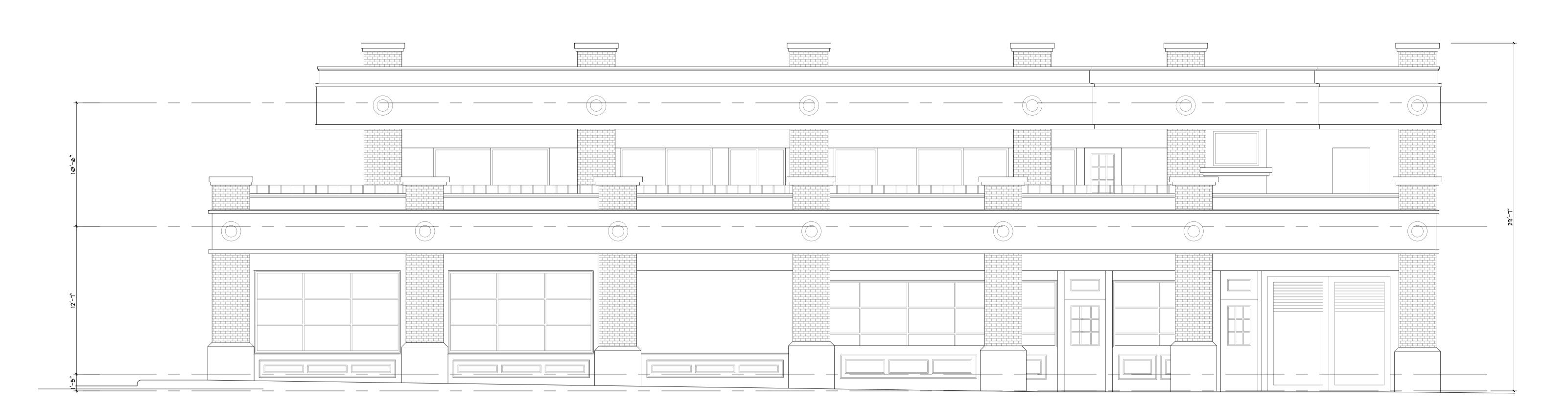












2 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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Builders' Studio

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actual or designed conditions. Written dimensions shall govern.

T DESIGNED DRAWN CHECKET

FV. DATE DESCRIPTION DESIGN REVIEW GM

OI/22/20

DESIGN REVIEW

GM

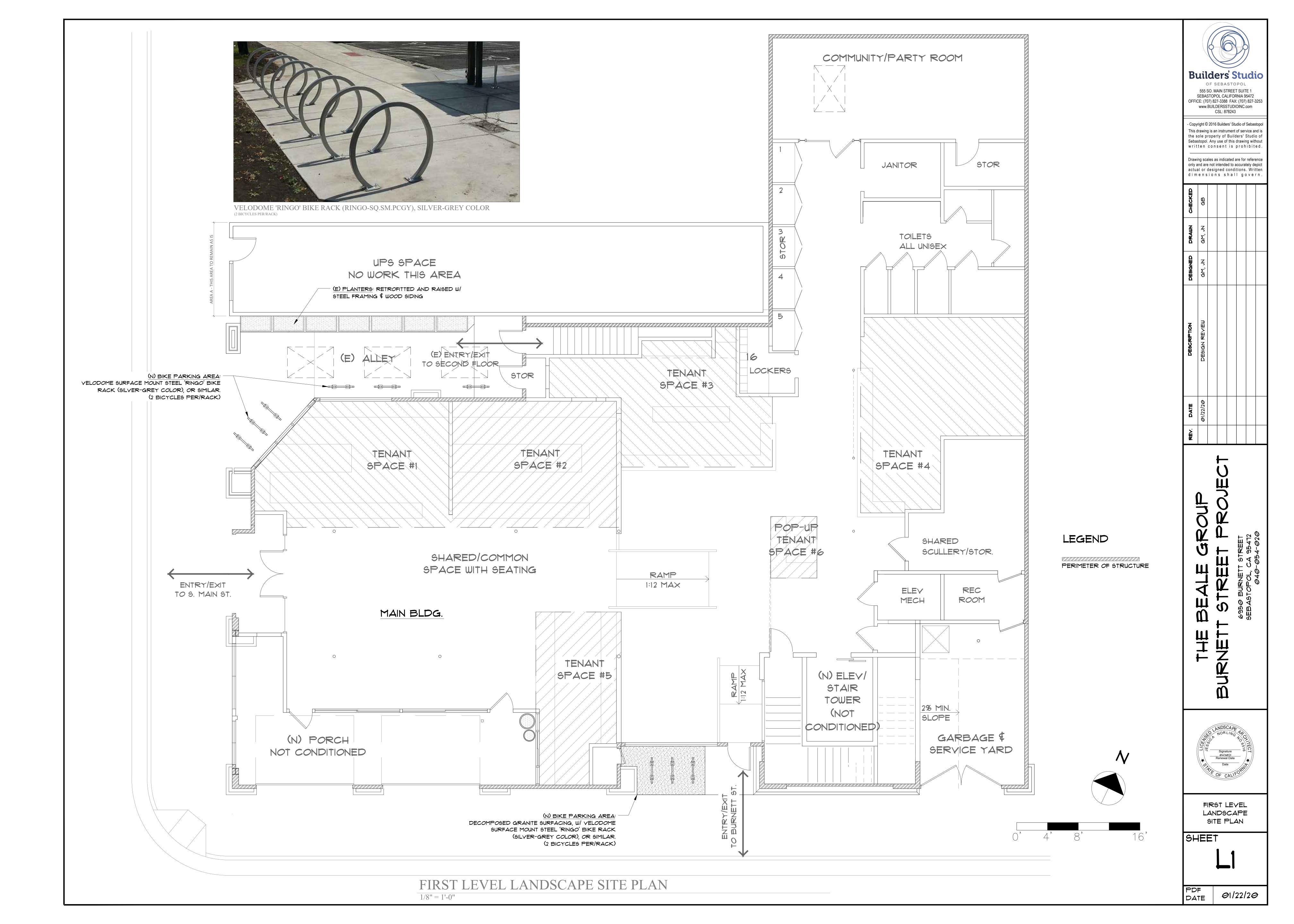
THE BEALE GROUP IRNETT STREET PROJECT

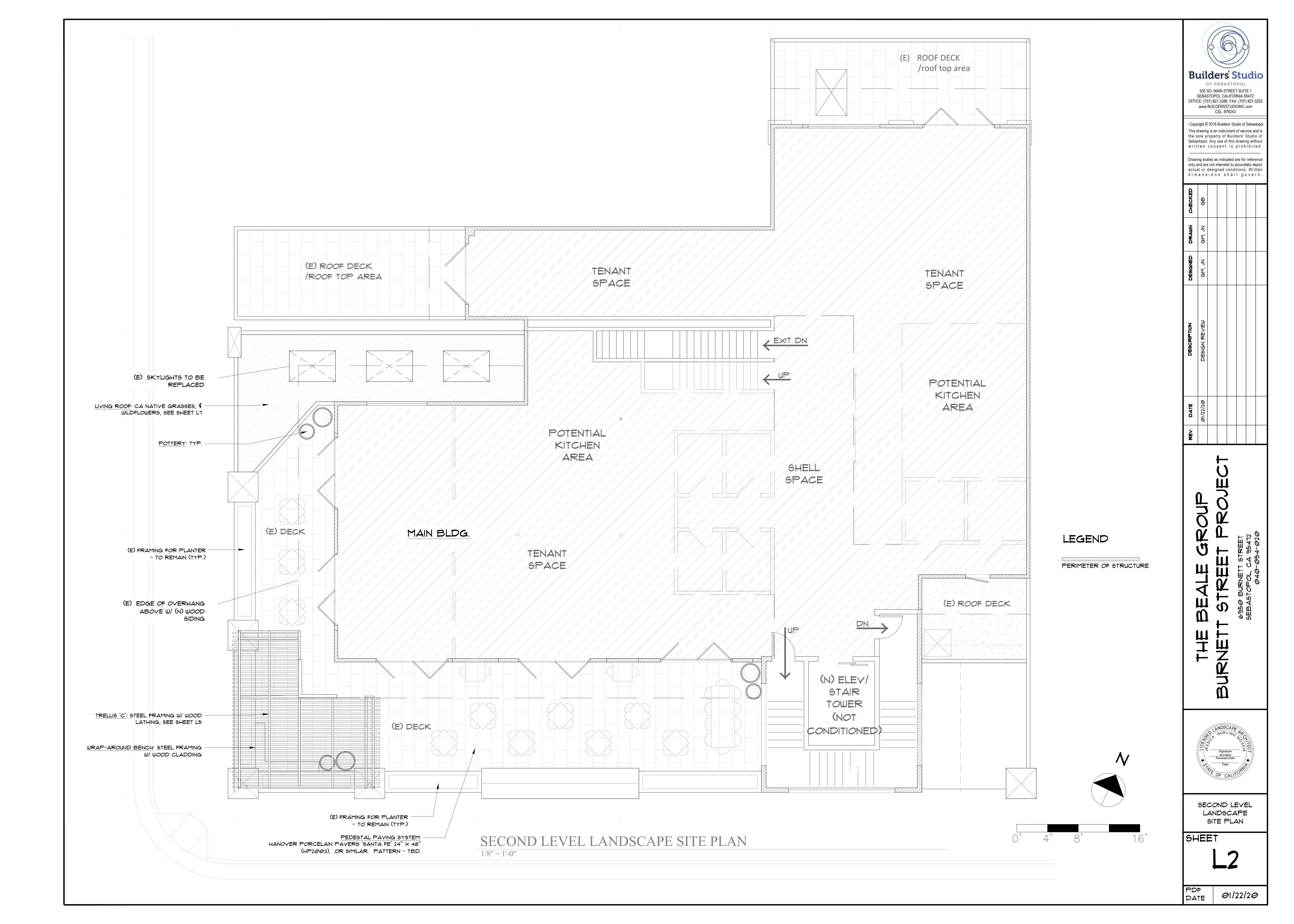
EXISTING ELEVATIONS

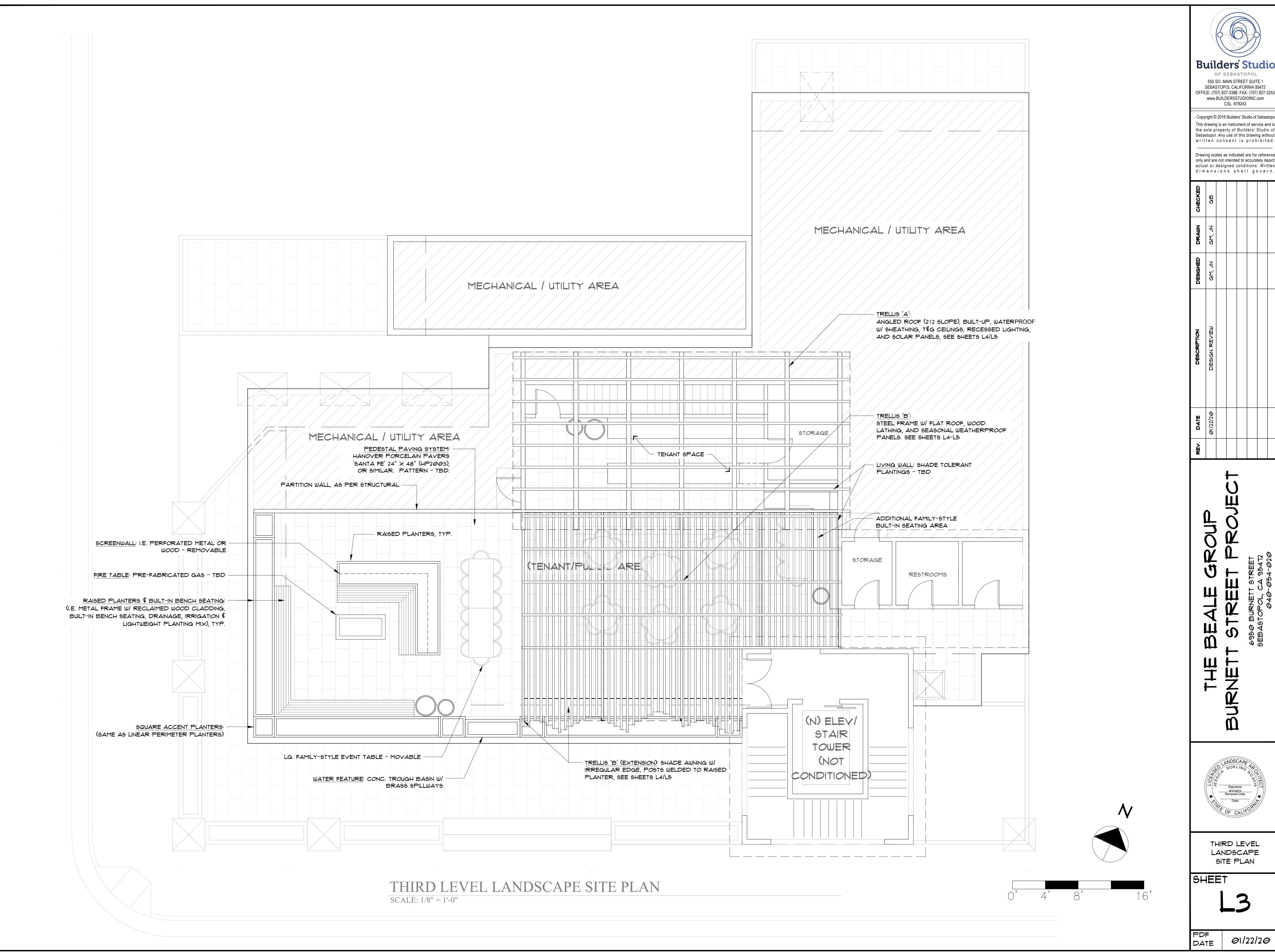
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PDF 01/22/20







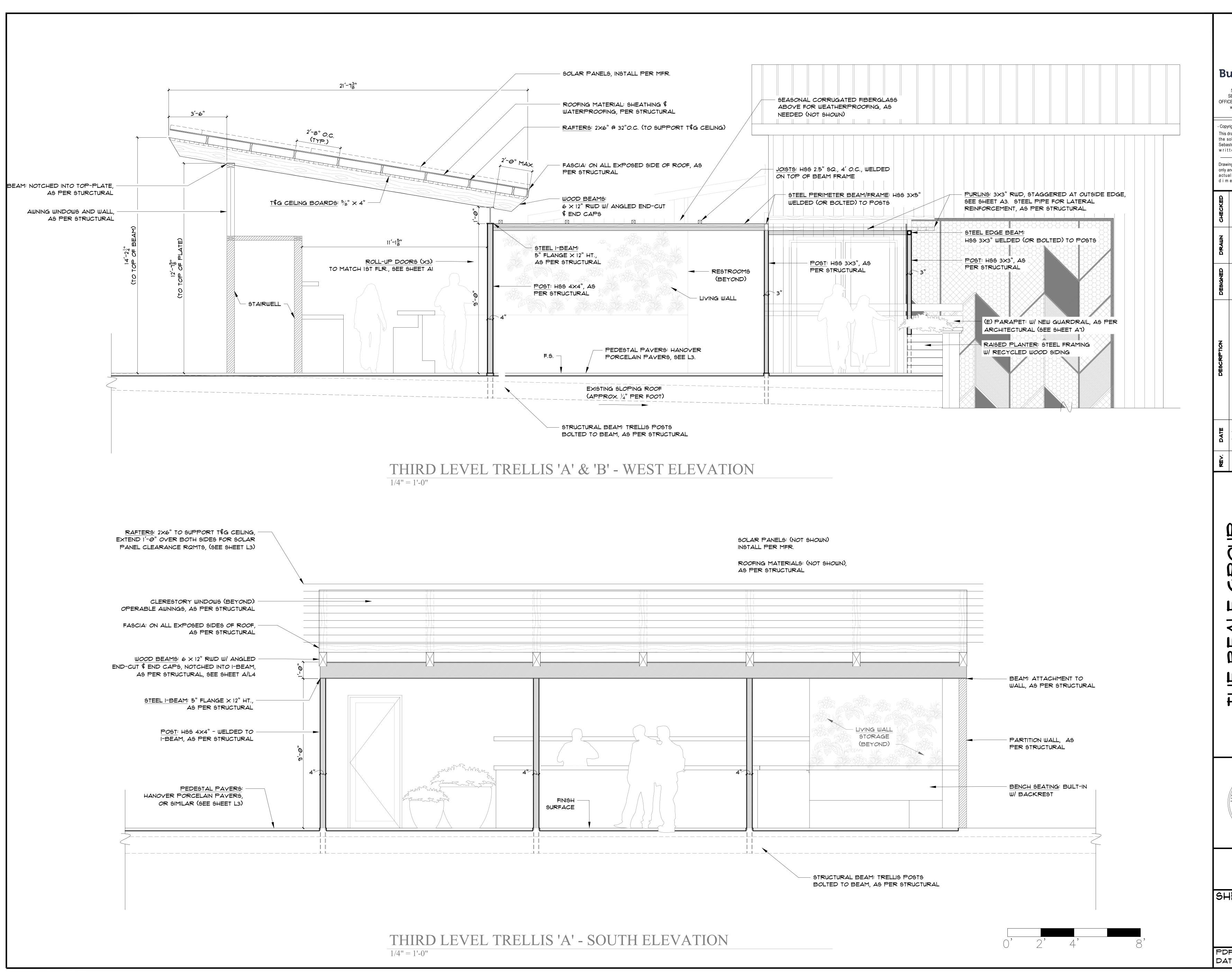


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THIRD LEVEL LANDSCAPE SITE PLAN





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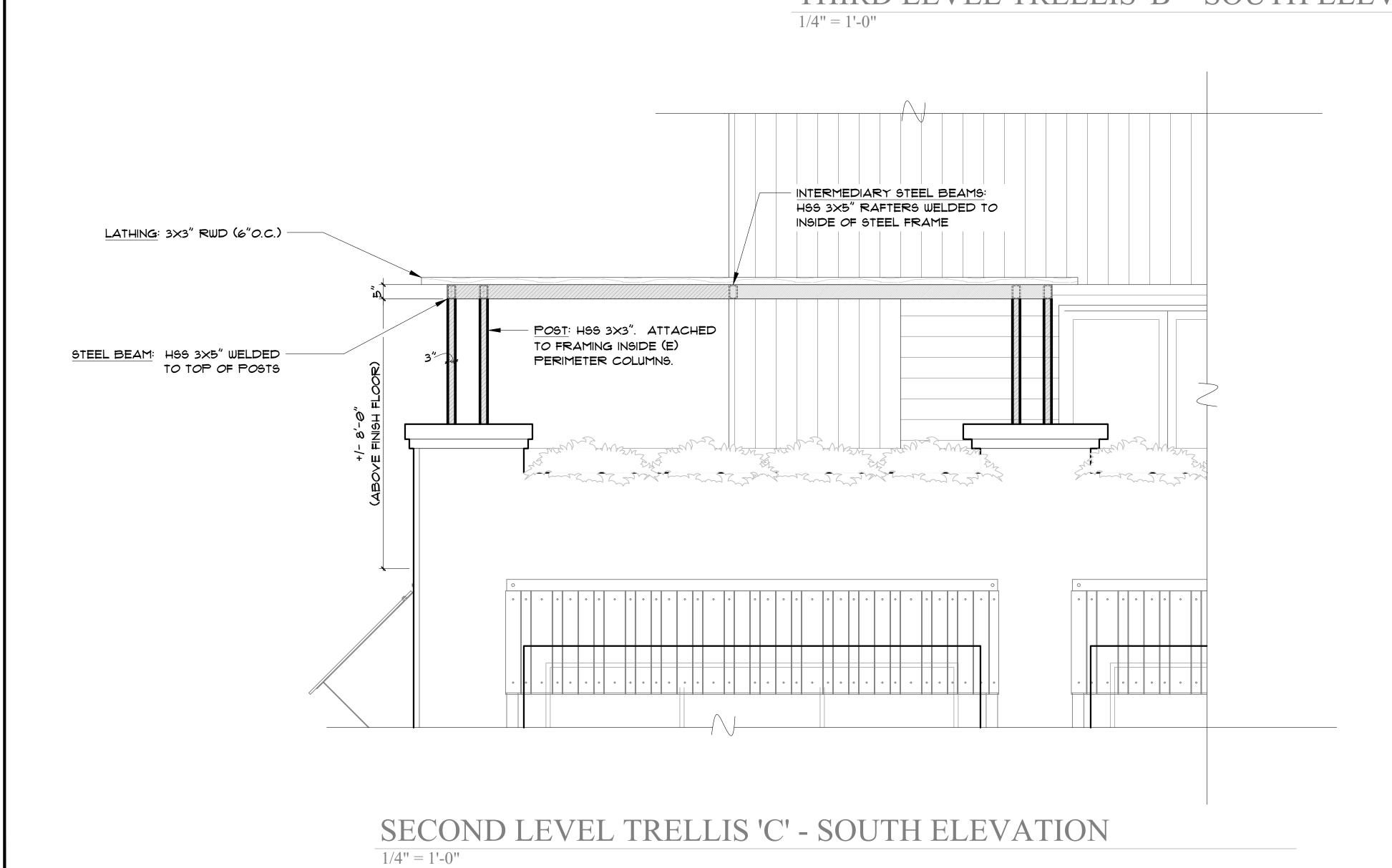
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THIRD LEVEL TRELLIS ELEVATIONS

SHEET





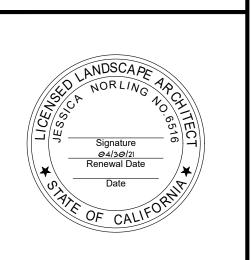


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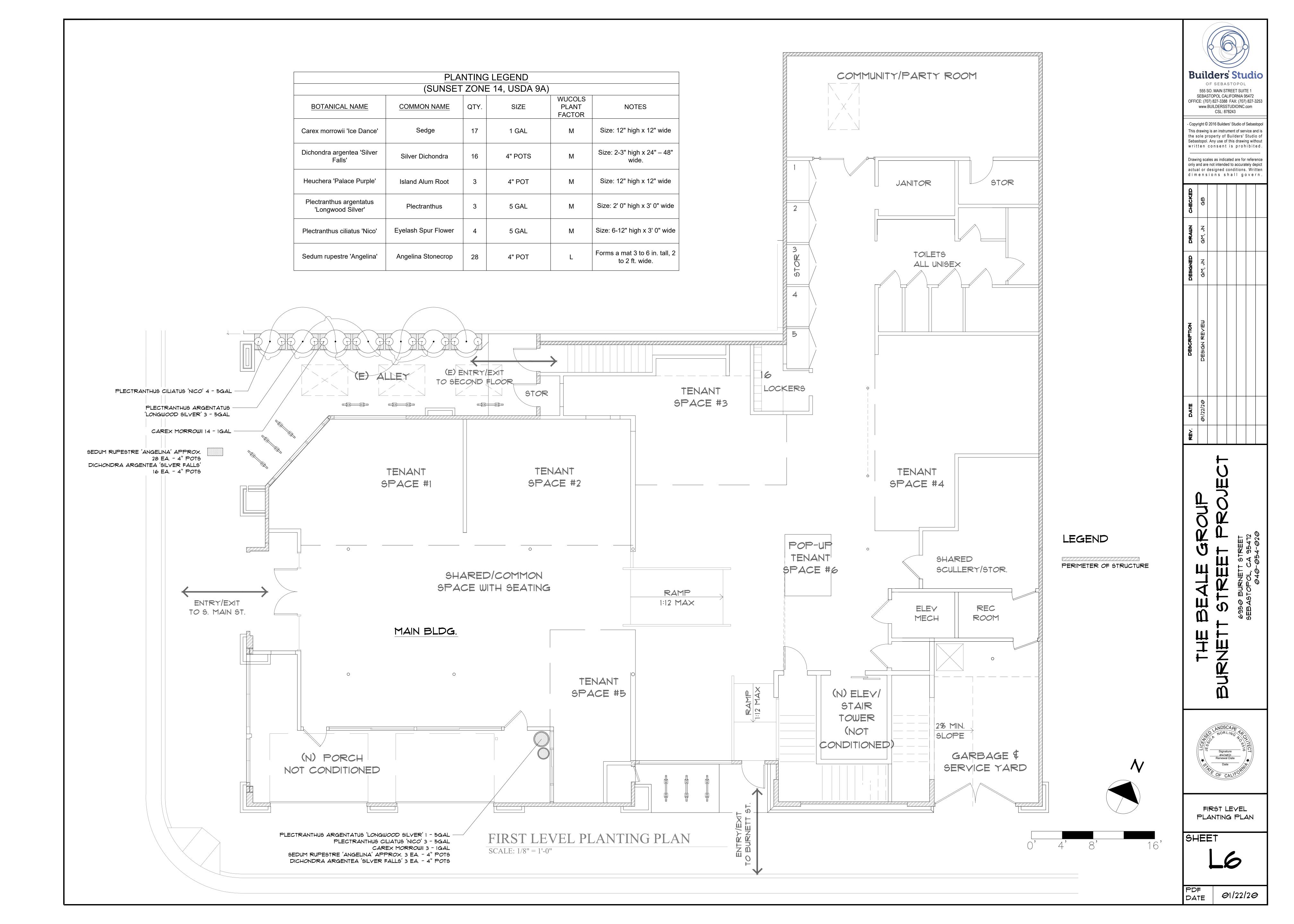
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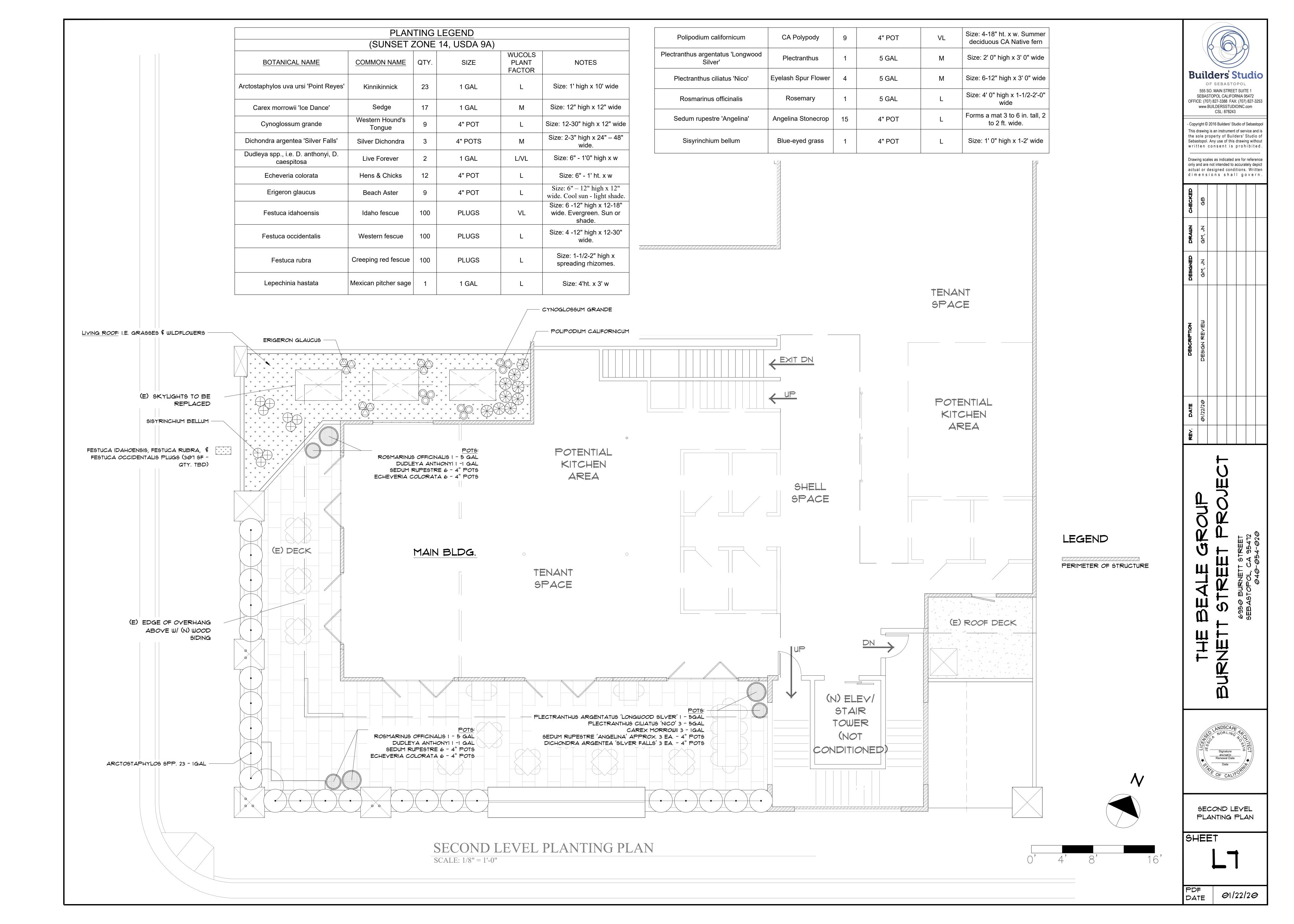
SNED DRAWN CHECKED	GM, JN GM, JN GB			
DESCRIPTION DESIGNED	DESIGN REVIEW GM,			
ATE	02/22			



ROOFTOP TRELLIS ELEVATIONS

SHEET

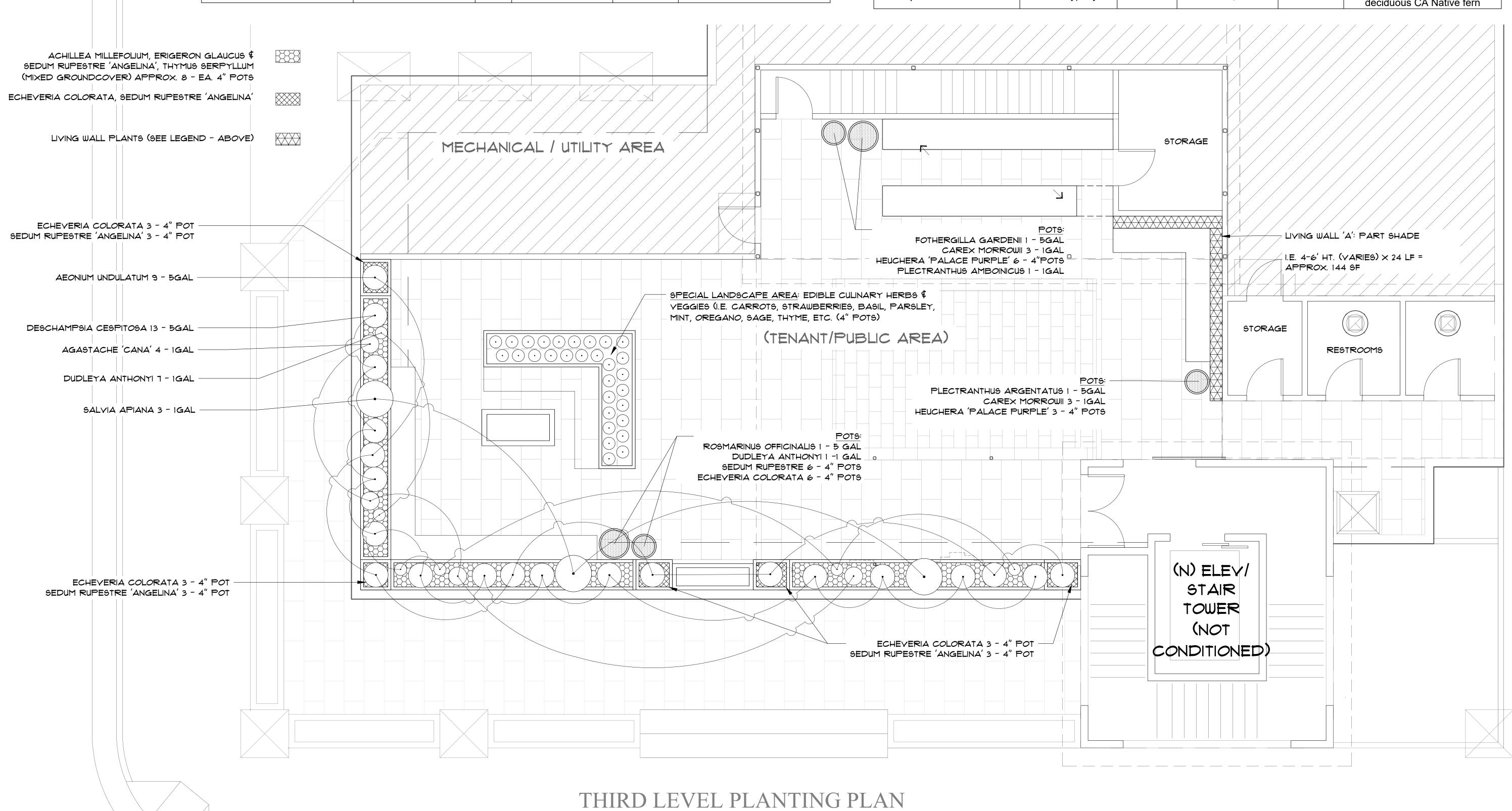




			<u>G LEGEND</u> E 14, USDA 9A`	)	
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PLANT FACTOR	NOTES
Achillea millefolium	Yarrow	8	4" POT	L	Size: 12" high x 15" wide
Aeonium undulatum	Aeonium	9	5 GAL	L/VL	Size: 2-3' high x 1-2' wide
Agastache cana	Texas Hummingbird Mint	4	1 GAL	L	Size: 2-3' high x 18" wide
Carex morrowii 'Ice Dance'	Sedge	6	1 GAL	М	Size: 12" high x 12" wide
Culinary Herbs & Veggies	i.e. Strawberry, Basil, Parsley, Mint, Oregano	32	4" POT	SLA	Size: varies
Deschampsia cespitosa	Tufted Hair Grass	13	5 GAL	L	Size: 1-2' high x 2' wide
oudleya spp., i.e. D. anthonyi, D. caespitosa	Live Forever	7	1 GAL	L/VL	Size: 6" - 1'0" high x w
Echeveria colorata	Hens & Chicks	18	4" POT	L	Size: 6" - 1' ht. x w
Fothergilla gardenii	Dwarf Witch-alder	1	5 GAL	М	Size: 2-3'ht. x 3-4'w
Heuchera 'Palace Purple'	Island Alum Root	6	4" POT	М	Size: 12" high x 12" wide
Plectranthus argentatus 'Longwood Silver'	Plectranthus	1	5 GAL	М	Size: 2' 0" high x 3' 0" wide
Plectranthus amboinicus	Mexican Mint	1	1 GAL	М	Size: 1-2' high x 1-2' wide

Rosmarinus officinalis	Rosemary	1	5 GAL	L	Size: 4' 0" high x 1-1/2-2'-0" wide
Salvia apiana	White Sage	3	1 GAL	VL	Size: 2-5' ht. x 2-5' wide
Sedum rupestre 'Angelina'	Angelina Stonecrop	26	4" POT	L	Forms a mat 3 to 6 in. tall, 2 to 2 ft. wide.
Thymus serpyllum 'Elfin'	Elfin Thyme	8	4" POT	L	Size: 1-2" high x 4-8" wide

LIVING WALL PLANTS (PART-SHADE)							
WUCOLS DESIGNATION - MED							
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PLANT FACTOR	NOTES		
Prunella vulgaris	Self Heal	TBD	4" POT	M			
Carex morrowii 'Ice Dance'	Sedge	TBD	4" POT	М	Size: 12" high x 12" wide		
Fragaria chiloensis	Beach Strawberry	TBD	4" POT	М			
Heuchera maxima	Island Alum Root	TBD	4" POT	М			
Heuchera 'Palace Purple'	Island Alum Root	TBD	4" POT	М	Size: 12" high x 12" wide		
Lamium maculatum 'Purple Dragon'	Spotted deadnettle	TBD	4" POT	М			
Pellaea rotundifolia	Button Fern	TBD	4" POT	М	Size: 18" high x 18" wide		
Plectranthus ciliatus 'Nico'	Eyelash Spur Flower	TBD	4" POT	М	Size: 6-12" high x 3' 0" wide		
Polipodium californicum	CA Polypody	TBD	4" POT	VL	Size: 4-18" ht. x w. Summer deciduous CA Native fern		



SCALE: 1/8" = 1'-0"





**Builders' Studio** OF SEBASTOPOL 555 SO. MAIN STREET SUITE 1

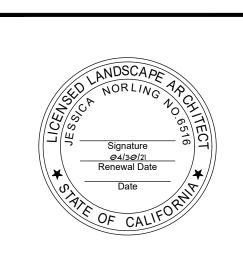
SEBASTOPOL CALIFORNIA 95472

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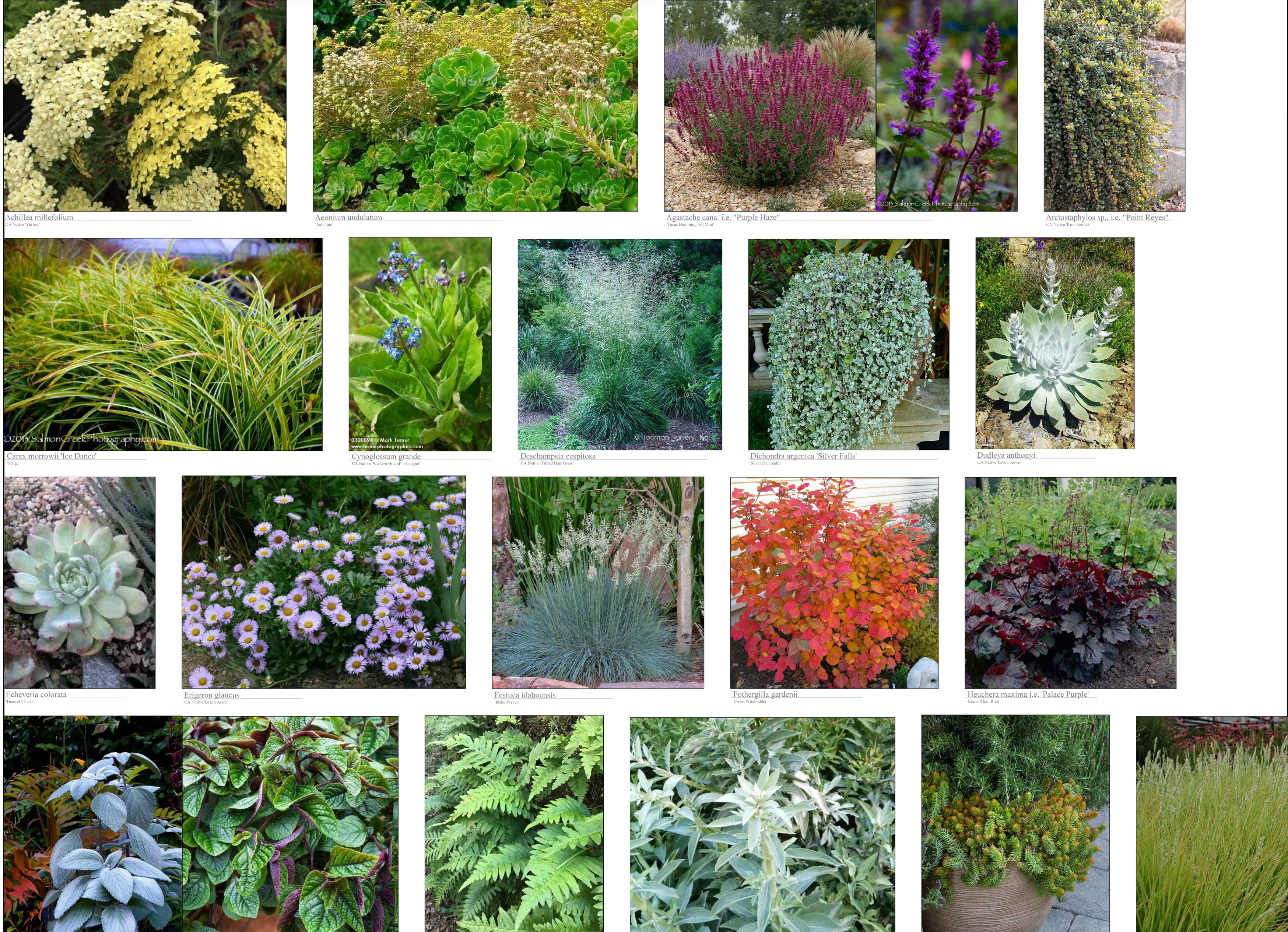
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THIRD LEVEL PLANTING PLAN

SHEET



Salvia apiana
CA Native 'White Sage'

Plectranthus argentatus 'Longwood Silver'

Plectranthus ciliatus 'Nico'
'Eyelash Spur Flower'

Polypodium californicum
CA Native 'Polypody Fern'

**Builders' Studio** 

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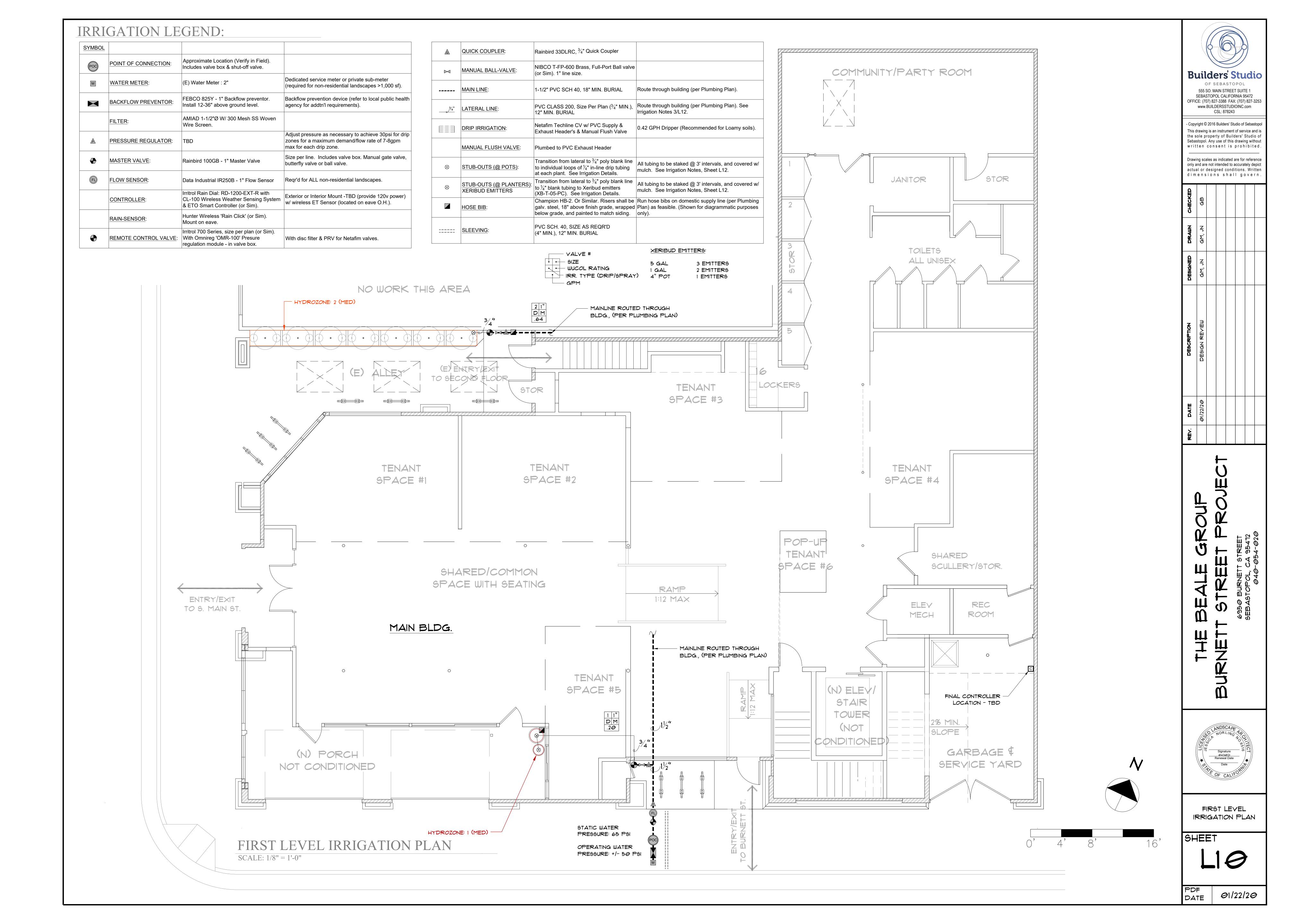
PLANTING PALETTE

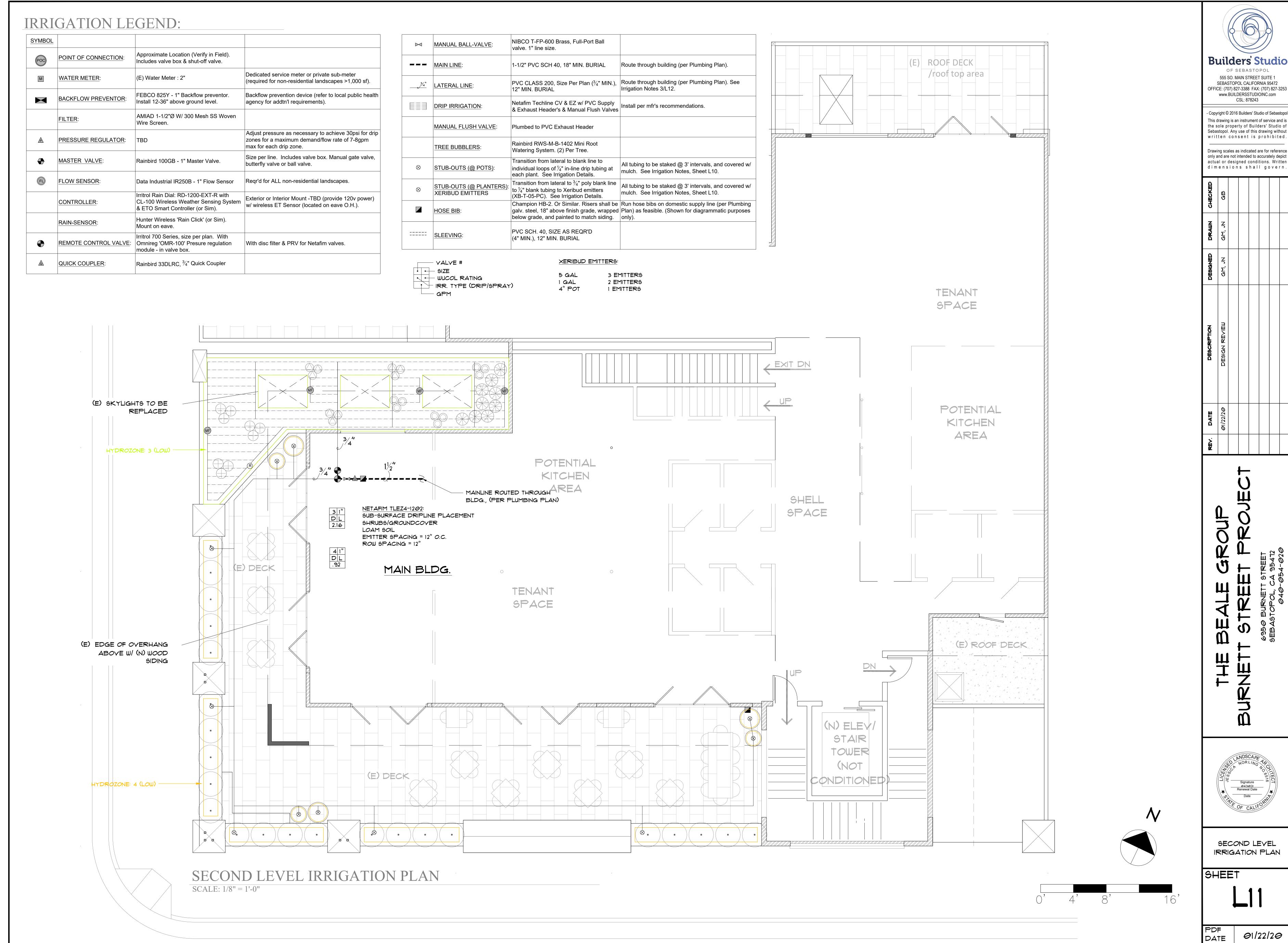
SHEET

Seslaria autumnalis
'Moor Grass'

Sedum rupestre 'Angelina'

Angelina stonecrop







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# IRRIGATION LEGEND:

	OTTTOTY EE		
SYMBOL			
POC	POINT OF CONNECTION:	Approximate Location (Verify in Field). Locate in valve box w/ shut-off ball valve.	
M	WATER METER:	(E) Water Meter : 2"	Dedicated service meter or private sub-meter (required for non-residential landscapes >1,000 sf).
	BACKFLOW PREVENTOR:	FEBCO 825Y - 1" Backflow preventor. Install 12-36" above ground level.	Backflow prevention device (refer to local public health agency for addtn'l requirements).
	FILTER:	AMIAD 1-1/2"Ø W/ 300 Mesh SS Woven Wire Screen.	
A	PRESSURE REGULATOR:	TBD	Adjust pressure as necessary to achieve 30psi for drip zones for a maximum demand/flow rate of 7-8gpm max for each drip zone.
<b>•</b>	MASTER VALVE:	Rainbird 100GB - 1" Master Valve.	Size per line. Includes valve box. Manual gate valve, butterfly valve or ball valve.
FL	FLOW SENSOR:	Data Industrial IR250B - 1" Flow Sensor	Reqr'd for ALL non-residential landscapes.
	CONTROLLER:	Irritrol Rain Dial: RD-1200-EXT-R with CL-100 Wireless Weather Sensing System & ETO Smart Controller (or Sim).	Exterior or Interior Mount -TBD (provide 120v power) w/ wireless ET Sensor (located on eave O.H.).
	RAIN-SENSOR:	Hunter Wireless 'Rain Click'. Mount on eave.	
•	REMOTE CONTROL VALVE:	Irritrol 700 Series, size per plan. With Omnireg 'OMR-100' Presure regulation module - in valve box.	With disc filter & PRV for Netafim valves.
<u> </u>	QUICK COUPLER:	Rainbird 33DLRC, <sup>3</sup> / <sub>4</sub> " Quick Coupler	

$\bowtie$	MANUAL BALL-VALVE:	NIBCO T-FP-600 Brass, Full-Port Ball valve. Size per line.	
	MAIN LINE:	1-1/2" PVC SCH 40, 18" MIN. BURIAL	Route through building (per Plumbing Plan).
	LATERAL LINE:	PVC CLASS 200, Size Per Plan (¾" MIN.), 12" MIN. BURIAL	Route through building (per Plumbing Plan). See Irrigation Notes 3/L12.
	DRIP IRRIGATION:	Netafim Techline CV w/ PVC Supply & Exhaust Header's & Manual Flush Valve	0.42 GPH Dripper (Recommended for Loamy soils).
	MANUAL FLUSH VALVE:	Plumbed to PVC Exhaust Header	
$\otimes$	STUB-OUTS (@ POTS):	Transition from lateral to blank line to individual loops of $\mathcal{V}_4$ " in-line drip tubing at each plant. See Irrigation Details.	All tubing to be staked @ 3' intervals, and covered w/mulch. See Irrigation Notes, Sheet L10. (At Living Wall $\frac{1}{4}$ " drip-line will run in horizontal rows - no stakes). See Irrigation Details.
$\otimes$	STUB-OUTS (@ PLANTERS): XERIBUD EMITTERS	Transition from lateral to $\frac{3}{4}$ " poly blank line to $\frac{1}{4}$ " blank tubing to Xeribud emitters (XB-T-05-PC). See Irrigation Details.	All tubing to be staked @ 3' intervals, and covered w/mulch. See Irrigation Notes, Sheet L10.
	HOSE BIB:	•	Run hose bibs on domestic supply line (per Plumbing Plan) as feasible. (Shown for diagrammatic purposes only).
	SLEEVING:	PVC SCH. 40, SIZE AS REQR'D (4" MIN.), 12" MIN. BURIAL	

VALVE #	XERIBUD E	MITTERS:
SIZE  WUCOL RATING  IRR. TYPE (DRIP/SPRAY)  GPM	5 GAL 1 GAL 4" POT	3 EMITTERS 2 EMITTERS 1 EMITTERS

## IRRIGATION NOTES

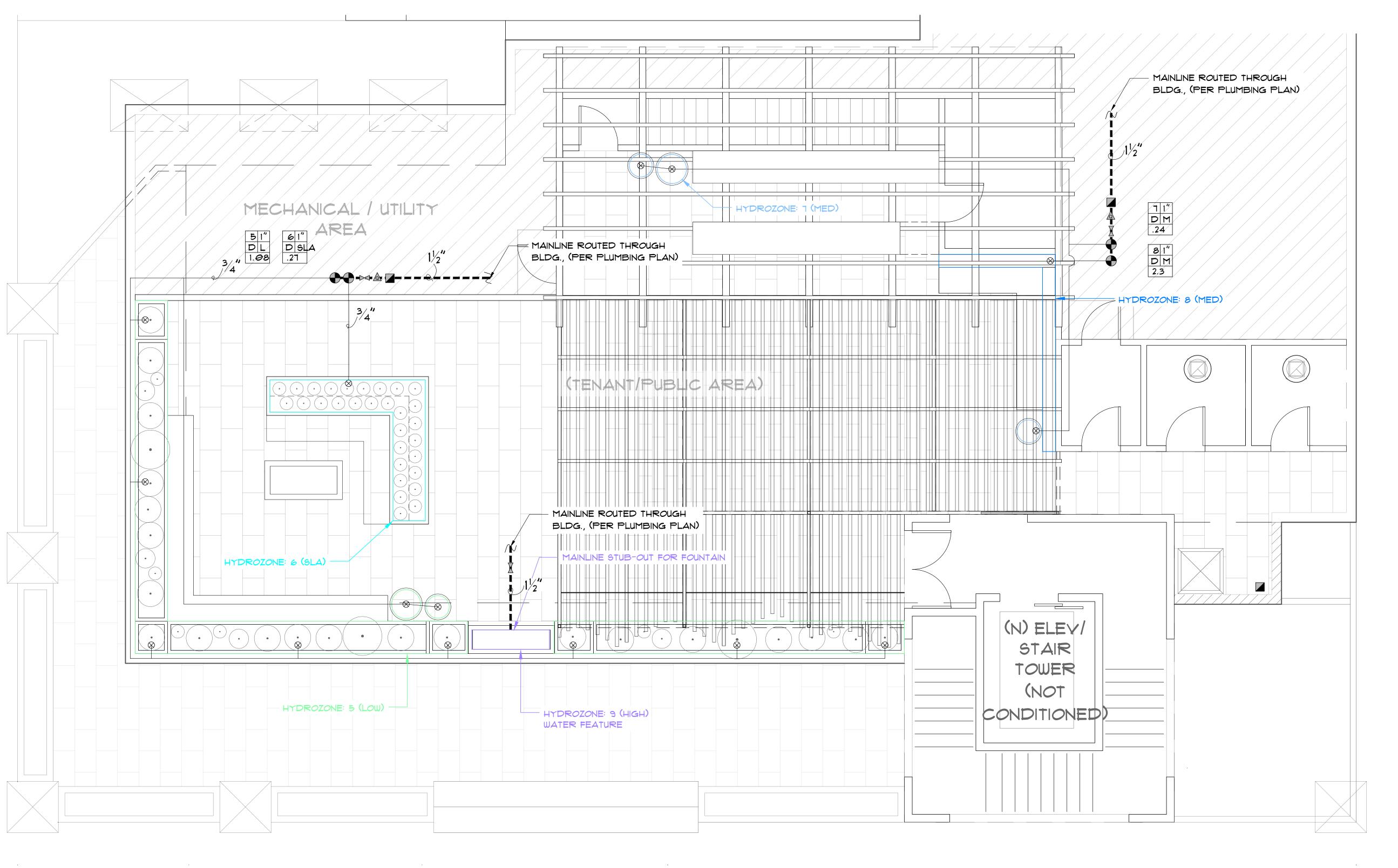
TOTAL LANDSCAPE AREA: WATER SUPPLY TYPE: LOCAL WATER PURVEYOR: DEDICATED SERVICE METER OR PRIVATE SUB-METER: STATIC WATER PRESSURE:

(AS PER CITY OF SEBASTOPOL PUBLIC WORKS DEPT.) OPERATING WATER PRESSURE:

910 SF POTABLE CITY OF SEBASTOPOL NOT REQR'D 65-68 PSI

+/- 50 PSI

- 1. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. THIS SYSTEM IS DESIGNED BASED ON AN APPROXIMATE OPERATING PRESSURE OF 50 PSI. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ONCE VERIFIED IN FIELD. (IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A MIN. OF 15-30 PSI PER DRIP VALVE, AND A MAX. FLOW RATE OF 1-8 GPM PER DRIP VALVE).
- 2. ALL WORK SHALL CONFORM TO LOCAL PLUMBING \$ ELECTRICAL CODES.
- 3. WATER LINES AND EQUIPMENT SHOWN IN PAYING (OR WITHIN BLDG.) ARE FOR GRAPHIC CLARITY ONLY, UNLESS OTHERWISE SPECIFIED. ALL EQUIPMENT SHALL BE LOCATED IN DESIGNATED PLANTING AREAS (TBD). ALL PIPING LOCATED W/IN PAYING SHALL INCLUDED PROPERLY SIZED SLEEVING AND SHALL BE STRAIGHT-LINE W/ NO CONNECTIONS.
- 4. CHECK YALYES OR ANTI-DRAIN YALYES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. (N/A)
- 5. CONTRACTOR SHALL FLUSH ALL LINES THOROUGHLY PRIOR TO INSTALLATION OF EMITTERS, AND INCLUDE A WHOLE-SYSTEM FILTER.
- 6. "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN".
- 1. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- 8. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- 9. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.





SCALE: 1/8" = 1'-0"



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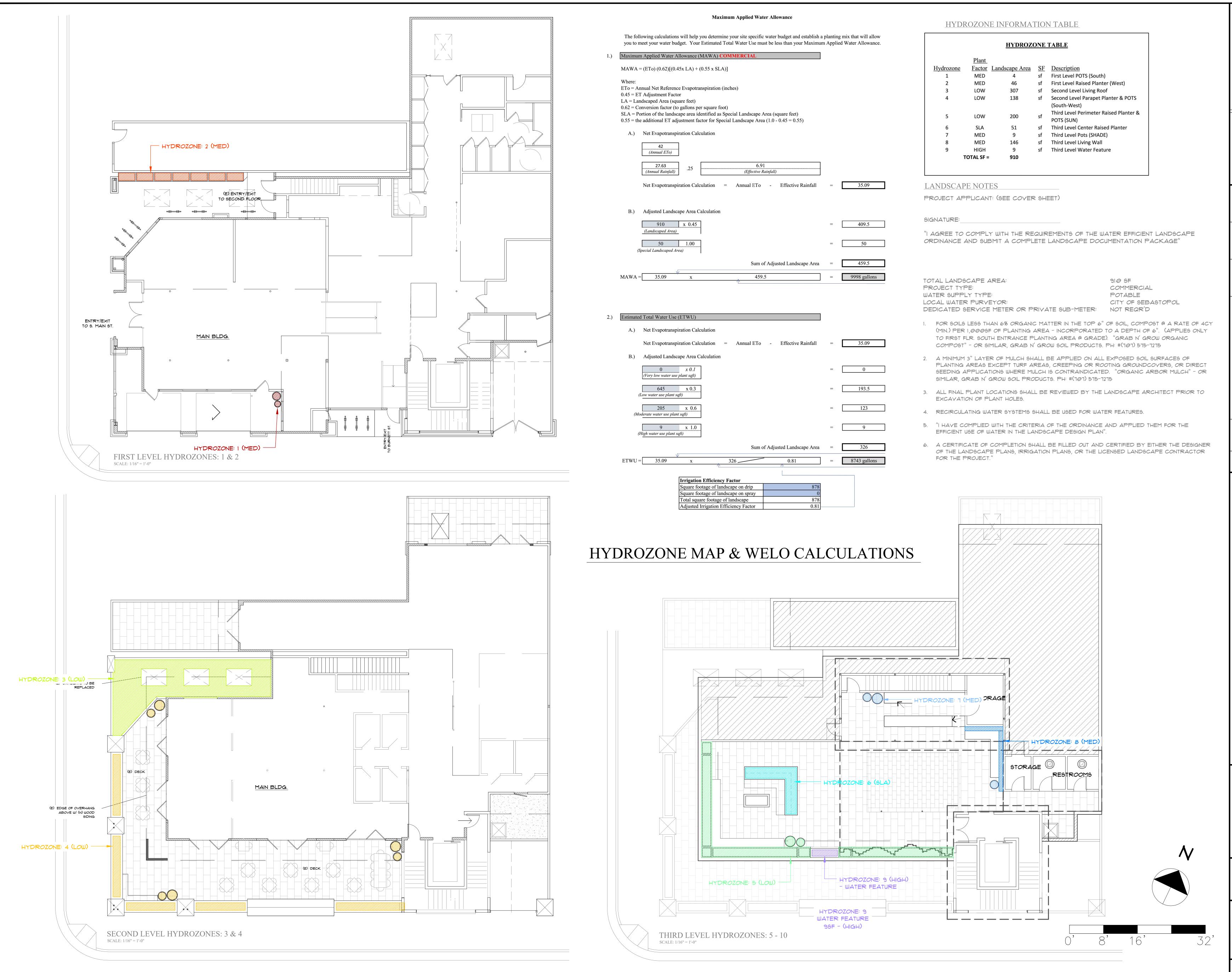
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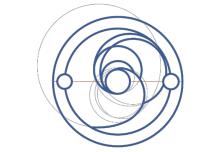
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DRAWN	GM, JN			
8	7			



THIRD LEVEL IRRIGATION PLAN

SHEET





OF SEBASTOPOL

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CHECKE	ខ្ល			
NMYNG	NC 'M5			

DESIGNED GM, JN

DE9IG

DESIGN REVIEW

THE BEALE GROUP
URNETT STREET PROJECT



HYDROZONES \$
WELO CALC.S

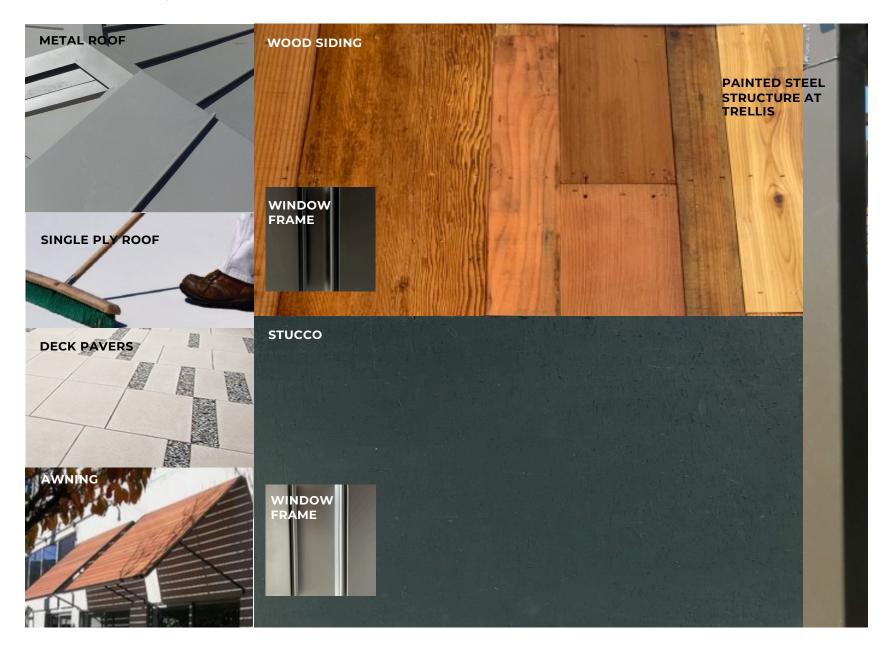
SHEET

L13

PDF 01/22/20

Builders' Studio

MATERIAL BOARD: APRIL 27, 2020



**MATERIAL BOARD: APRIL 27, 2020** 



#### FIRST LEVEL MATERIALS

#### **STUCCO**

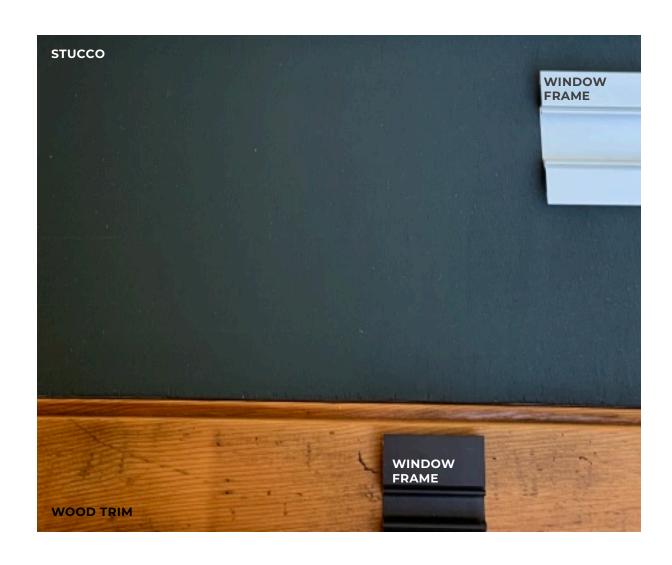
- Color: Benjamin Moore 2136-20 Regent Green
- Smooth finish
- Typical at 1<sup>st</sup> Level

#### WINDOW FRAME

- Western Windows or equal
- Satin Anodized at Stucco
- Bronzed Anodized at Wood Trim

#### **WOOD TRIM**

- Cedar trim at Stucco
- Transparent Stain/Sealer\*
- Typical at 1<sup>st</sup> Level



**MATERIAL BOARD: APRIL 27, 2020** 



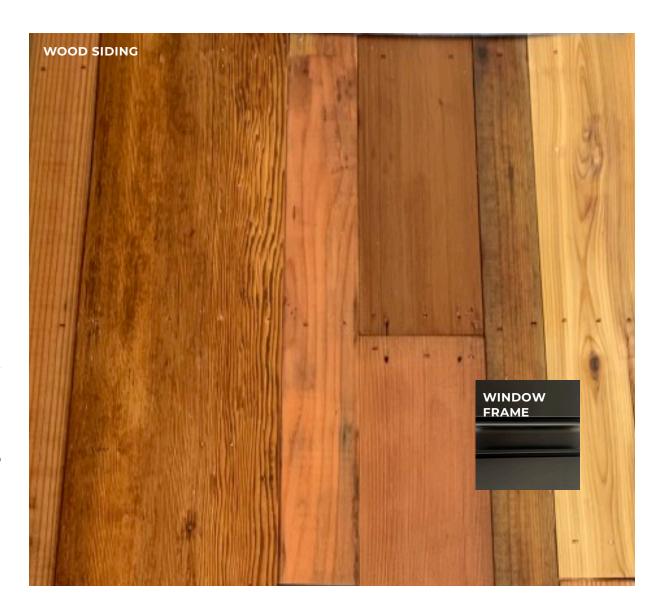
#### **SECOND LEVEL MATERIALS**

#### **WOOD SIDING**

- Mixture of exterior grade wood with a variety of grain, primarily redwood and cedar
- Transparent Stain/Sealer\*
- Typical at 2<sup>nd</sup> Level, Tower, and Recesses at Main Street

#### WINDOW FRAME

- · Western Windows or equal
- Bronzed Anodized at Wood Siding
- \* Transparent Stain/Sealer to be penetrating and will be applied to all 6 sides of the the wood siding or trim. Stain/Sealer to be Watco teak oil or equal. We are searching for the most environmentally friendly options that will also provide a long lasting and appealing finish.



1

MATERIAL BOARD: APRIL 27, 2020



## **ROOFS AND DECKS**

#### **DECK PAVERS**

- Hanover Pedestal Pavers or Equal
- Manhattan, 12" x 24"

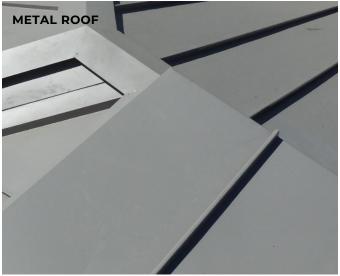
#### **METAL ROOF**

- Standing seam metal roof
- Dark Gray
- Typical at Tower and 2<sup>nd</sup> level rail

#### SINGLE PLY ROOF

- GAF TPO Roofing at decks and roof rop
- Energy Gray







1

MATERIAL BOARD: APRIL 27, 2020



#### **TRELLIS AND AWNING**

#### **TRELLIS**

- · Combination of steel and wood
- Wood: Cedar\*
- Steel: Painted to match dark bronzed window frames

#### **AWNINGS**

- Combination of wood and metal
- Wood: Cedar\*
- Metal: Painted to match dark bronzed window frames

