

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



Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Design Review Board Staff Report

Meeting Date: October 7, 2020
Agenda Item: 7A
To: Design Review Board
From: Alan Montes, Associate Planner
Subject: Addition to Existing Structure
Recommendation: Conditional Approval
Applicant/Owner: Marty Roberts
File Number: 2020-055
Address: 704 Robinson Rd.
CEQA Status: Categorical Exemption: Section 15301: Class 1
General Plan: Medium Density Residential (MDR)
Zoning: Planned Community (PC)

Introduction:

This is a request for a Design Review permit to construct a 51 sq. ft. addition to the rear of an existing residence, located at 704 Robinson Road. Design Review approval is required for all development in Planned Community Zoning Districts, as Planned Communities generally vary from the base residential zoning districts from which they were created.

Project Description:

The project proposes to construct a 51 sq. ft. (8.5' by 6') addition off the rear of an existing residence in a Planned Community. The addition will provide a 24.6' setback to the rear property line and a 29'-11" setback to the rear of the Planned Community.

Environmental Review:

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.

Section 15301(e)(1) states the following: "Additions to existing structures provided that the addition will not result in an increase of more than: 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less." The project is consistent with this categorical exemption in that it involves an addition that is less than 50 percent of the floor area.

General Plan Consistency:

The General Plan Land Use Designation for this property is Medium Density Residential (MDR). Per the General Plan this land use designations: Designates areas suitable for residential dwellings at a density of 2.6 to 12.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit. The proposal does not

increase the density or use within this designation. The project is consistent with this land use designation.

Zoning Ordinance Consistency:

The site is zoned as a Planned Community (PC) District. The purpose of the PC District is to allow for comprehensively designed and well-planned residential developments which create an integrated community wherein all land uses are planned and designed in a comprehensive “master plan” approach, including such aspects as roadways, open space, infrastructure, architecture, and landscaping. Every PC District creates their own development standards, which are approved by the City, with review by the Design Review Board, Planning Commission, and approval by the City Council. Further modifications must be determined to be consistent with the adopted Planned Community’s development standards. The Municipal Code allows Design Review for minor modifications in Planned Community developments to be approved by the Design Review Board (see below for Analysis).

The applicable development standards for this PC development are as follows:

Setbacks: Zero lot line setbacks between residences

62’ to west property line

20’ setback from East, North and South property lines

Height limitation: Residential structures = 35’ at tallest ridge and 13.5 along north property line

Lot coverage: Not Regulated

The proposed addition is consistent with the PC development standards in that the addition is 12’ tall and provides a 24.6’ setback from the rear property line. The addition does not require additional parking as the addition does not result in an additional bedroom.

Public Comment:

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

City Departmental Comment:

The following City departments reviewed the application: Building and Safety, Fire, and City Manager. Staff has received the following comment:

Building:

This project needs a Building permit. A building permit has been submitted and is pending Planning approval.

Required Findings:

Planned Community Modifications: Section 17.40.030 (E). Requests to modify, change, or revise any approved development plan or policy statement shall be processed in the same manner as any other change of zone application and shall be considered against the original development plan and policy statement and the conditions operating at the time the modification is requested, except that minor modifications which do not increase the approved density or change the approved uses may be allowed by Design Review Board approval.

Design Review: Section 17.450.030(8) 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:

The 51 sq. ft. addition to the bedroom complies with the development standards for the PC district in which it is located in and the plans indicate that the addition will utilize stucco and paint to match the existing structure. The project complies the Zoning Ordinance and PC District's development standards.

Recommendation:

Staff believes the proposed use is compatible with the site and recommends approval. Staff recommends including a condition of approval reiterating the note on sheet A06.01 stating that the "The addition shall be painted and finished to match the existing building".

If it is the consensus of the Design Review Board that the proposed addition is compatible with the site and surrounding uses, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report and as found in Exhibit A - Recommended Findings of Approval, and subject to the Recommended Conditions of Approval found in Exhibit B, and any additional or modified conditions the Design Review Board determines is appropriate.

Exhibits:

Exhibit A – Recommended Finds of Approval

Exhibit B – Recommended Conditions of Approval

Attachments:

Master Planning Application

Approved Planned Community Project Description and Policy Statement

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Design Review
704 Robinson Road
APN: 004-400-038; File #2020-055

1. That the proposal is categorically exempt from the requirements of CEQA under Section 15301, in that the project involves a residential addition less than 50% of the existing residence's floor area.

1. That the project/use/proposal is consistent with the provisions of the General Plan, in that the addition is consistent with the Medium Density Residential Designation, in that the addition is not increasing the density of the development.

2. That the addition will not impair the desirability of investment or occupation in the neighborhood, in that the addition will utilize materials and colors to match the existing development.

3. That the proposal is consistent with the Zoning Ordinance, in that the project complies with the parking standards and the Planned Community Policy Statement.

4. That the proposal is consistent with the Design Review Guidelines in that the project will utilize the same materials and colors of the original building, and is in proportion to the building and overall development site.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Design Review
704 Robinson Road
APN: 004-400-038; File #2020-055

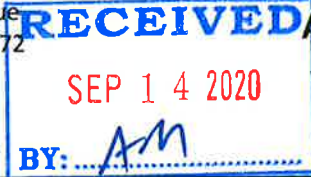
1. Plans and elevations, and all associated construction, shall be in substantial conformance with plans prepared by Eschenbach Construction, and stamped received on September 14, 2020, and on file at the City of Sebastopol Planning Department, except as modified herein.
2. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. The addition shall be painted and finished to match the existing building.
4. 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.
5. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
6. 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 17.400.100 of the Zoning Ordinance.



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM



APPLICATION TYPE

- Administrative Permit Review
Alcohol Use Permit/ABC Transfer
Conditional Use Permit
Design Review
Lot Line Adjustment/Merger
Preapplication Conference
Preliminary Review
Sign Permit
Temporary Use Permit
Tree Removal Permit
Variance
Other

This application includes the checklist(s) or supplement form(s) for the type of permit requested: Yes No

REVIEW/HEARING BODIES

- Staff/Admin
Design Review/Tree Board
Planning Commission
City Council
Other

APPLICATION FOR

Street Address: 704 Robinson Rd. Assessor's Parcel No(s): 004-400-004
Present Use of Property: residential Zoning/General Plan Designation: PC/MDR

APPLICANT INFORMATION

Property Owner Name: Marty Roberts
Mailing Address: 704 Robonson Rd. Phone: 707-829-9191
City/State/ZIP: Sebastopol, CA 95472 Email: MartyR@sonic.net
Signature: Date:
Authorized Agent/Applicant Name: NA
Mailing Address: Phone:
City/State/ZIP: Email:
Signature: Date:
Contact Name (If different from above): Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

Adding a small addition to my bedroom - 8.5 x 6 ft.
Only need a building permit I understood.

CITY USE ONLY

Fill out upon receipt: Application Date: 11/14/20
Planning File #: 2020-05h
Received By: AM
Fee(s): \$365
Completeness Date:
Action: Staff/Admin:
Planning Director:
Design Review/Tree Board:
Planning Commission:
City Council:
Action Date: Date: Date: Date: Date: Date:

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A	PC	PC
Use	N/A		
Lot Size			same
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>			51 sq. ft.
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking			NA
Building Height		13.5'	
Number of Stories		1	1
Building Setbacks – Primary			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear		20'	30"
Building Setbacks – Accessory			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Special Setbacks (if applicable)			
Other (_____)			
Number of Residential Units	_____ Dwelling Unit(s)	1 Dwelling Unit(s)	1 Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per PC _____ sq. ft.	1 unit per PC _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	NA _____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: 1 _____ cu. yds Cut: 1 _____ cu. yds. Fill: 0 _____ cu. yds. Off-Haul: 0 _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees 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.

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.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** 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. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____

Date: _____

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: _____

Date: _____

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: Yes No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

All members of our HOA have agreed to this project. I can submit a letter from our HOA chair if needed.

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), 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, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

**Marty Roberts Home addition, 704 Robinson, Sebastopol
Written Statement for DRB.**

I want to add a small addition to my bedroom (not much bigger than my walk-in closet). I plan to use it as a painting studio for my art work. It could also be a sitting room, a sewing room, a baby nursery and many other things. It will have a fold down desk/table and shelving and 2 windows.

It is 8.5 ft by 6 ft. and will use the existing bedroom window pushed out 6 ft. I am submitting very detailed drawings for a building permit and hope this moves very quickly since I am hoping to build it before it rains. I had not expected this delay going to DRB.

All of my neighbors here at Two Acre Wood have approved it and if necessary, I can submit a letter from our HOA chair. It is in my backyard and really not in anyone's view.

Thank you,
Marty Roberts

**TWO ACRE WOOD HOMEOWNERS ASSOCIATION
Robinson Road, Sebastopol**

To: The City of Sebastopol

From: Portia Sinnott, HOA President

Date: September 14, 2020

Re: 704 Robinson Rd Addition

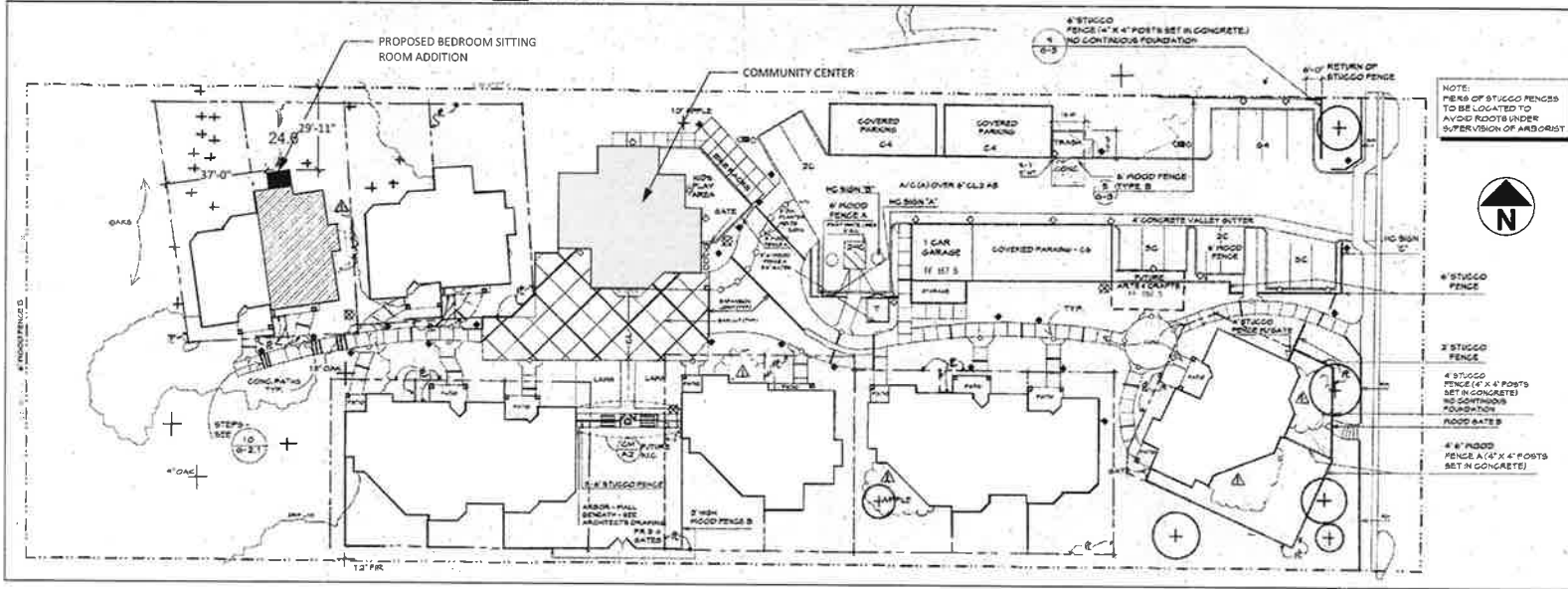
Our board and all of our residents have reviewed Marty Roberts' plans for a small addition on the back of her home. There are no objections and we officially approve her project at 704 Robinson Rd.

Signed,

A handwritten signature in cursive script that reads "Portia M. Sinnott". The signature is written in black ink and is positioned to the right of the printed name.

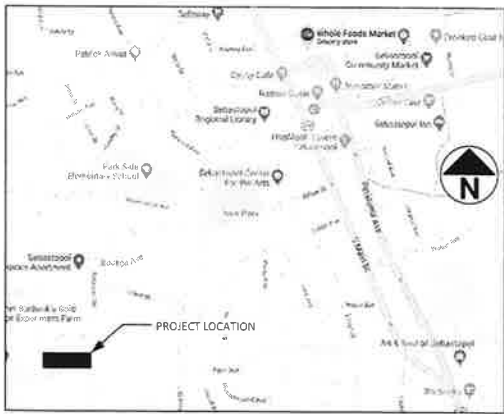
Portia Sinnott
HOA President
707 824-9931

[Hatched Box] EXISTING COMMUNITY CENTER
 [Solid Box] EXISTING RESIDENTIAL BUILDINGS
 [Dotted Box] RESIDENCE W/ PROPOSED ADDITION



TOTAL PARCEL AREA
 88788 FT²
 TOTAL RESID. & COMM. AREAS
 15733 FT²
 PARCEL COVERAGE = 18%

NOTE:
 PERMITS OF STUCCO FENCES
 TO BE LOCATED TO
 AVOID ROOTS UNDER
 SUPERVISION OF ARBORIST



1 **PARCEL MAP**
 Scale: 1:500
 TOTAL PARCEL AREA
 88788 FT²
 TOTAL RESID. & COMM. AREAS
 15733 FT²
 SITTING ROOM ADDITION
 51 FT²
 PARCEL COVERAGE = 18%

DRAWING INDEX

- A1.01..... TITLED
- A2.01.... FOUNDATION PLAN
- A3.01..... FLOOR PLAN / MEP / ROOF
- A6.01..... EXTERIOR ELEVATIONS
- A7.01..... INTERIOR ELEVATIONS
- A8.01..... SECTIONS
- A9.01..... DETAILS

ESCHENBACH CONSTRUCTION
 713 Robinson Rd.
 Seabrook, CA, 91358
 (949) 441-1111
 www.eschenbachconstruction.com

APPLICABLE CODES:
 THE DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LOCAL AUTHORITY.

PROJECT FROM:
BEDROOM ADDITION

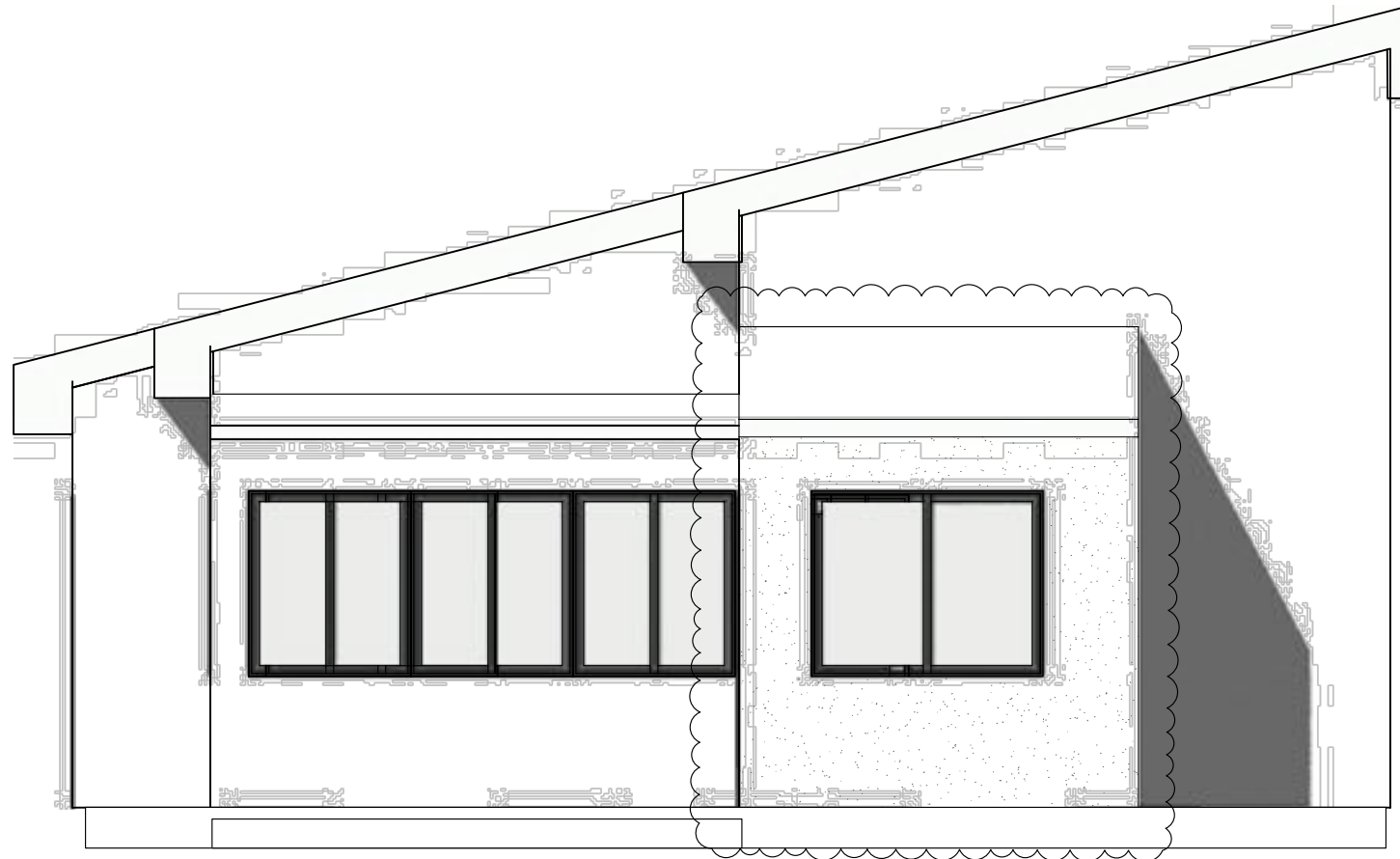
OWNER:
MARTY ROBERTS
 713 Robinson Rd.
 Seabrook, Ca.

AP# 0004-000-000

SHEET TITLE:
INDEX / TITLE PLOT PLAN

SHEET **A01.01**

THIS DRAWING IS TO BE USED FOR THE PROJECT ONLY. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN PERMISSION OF ESCHENBACH CONSTRUCTION IS STRICTLY PROHIBITED.



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 ESCHENBACH CONSTRUCTION CO. ONLY
 UNLESS WRITTEN PERMISSION GIVEN.



**ESCHENBACH
 CONSTRUCTION**
 CONSTRUCTION COMPANY
 966 SPRUCE AVE,
 SEBASTOPOL, CA, 95472
 O: 707-323-0496
 CONTR. LIC # 903729
 Website: ...Lightskies.com

APPLICABLE CODES:
 THE DESIGN IS BASED ON
 THE 2016 CRC, CBC, OMC,
 CFC, CEC, & 2016 ENERGY
 CODE & CALGREEN.
 ALL MATERIALS AND
 WORKMANSHIP SHALL BE
 IN COMPLIANCE WITH
 THESE CODES AND LOCAL
 ORDINANCES.

REVISIONS
 A/XXXX

PROJECT TYPE
**BEDROOM
 ADDITION**

OWNER
**MARTY
 ROBERTS**
 704 Robinson Ave
 Sebastopol, Ca.
 AP#

SHEET TITLE:
**EXTERIOR
 ELEVATIONS**

SHEET **A06.01**



EDWARDS & KELCEY ARCHITECTS
 ARCHITECTS
 1000 S. GARDEN ST.
 ANAHEIM, CA 92805
 TEL: 714/771-1111
 FAX: 714/771-1112
 WWW.EDWARDS-AND-KELCEY.COM

APPLICABLE CODES
 THE DESIGN IS SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC.

REVISIONS
 1. 10/15/2024

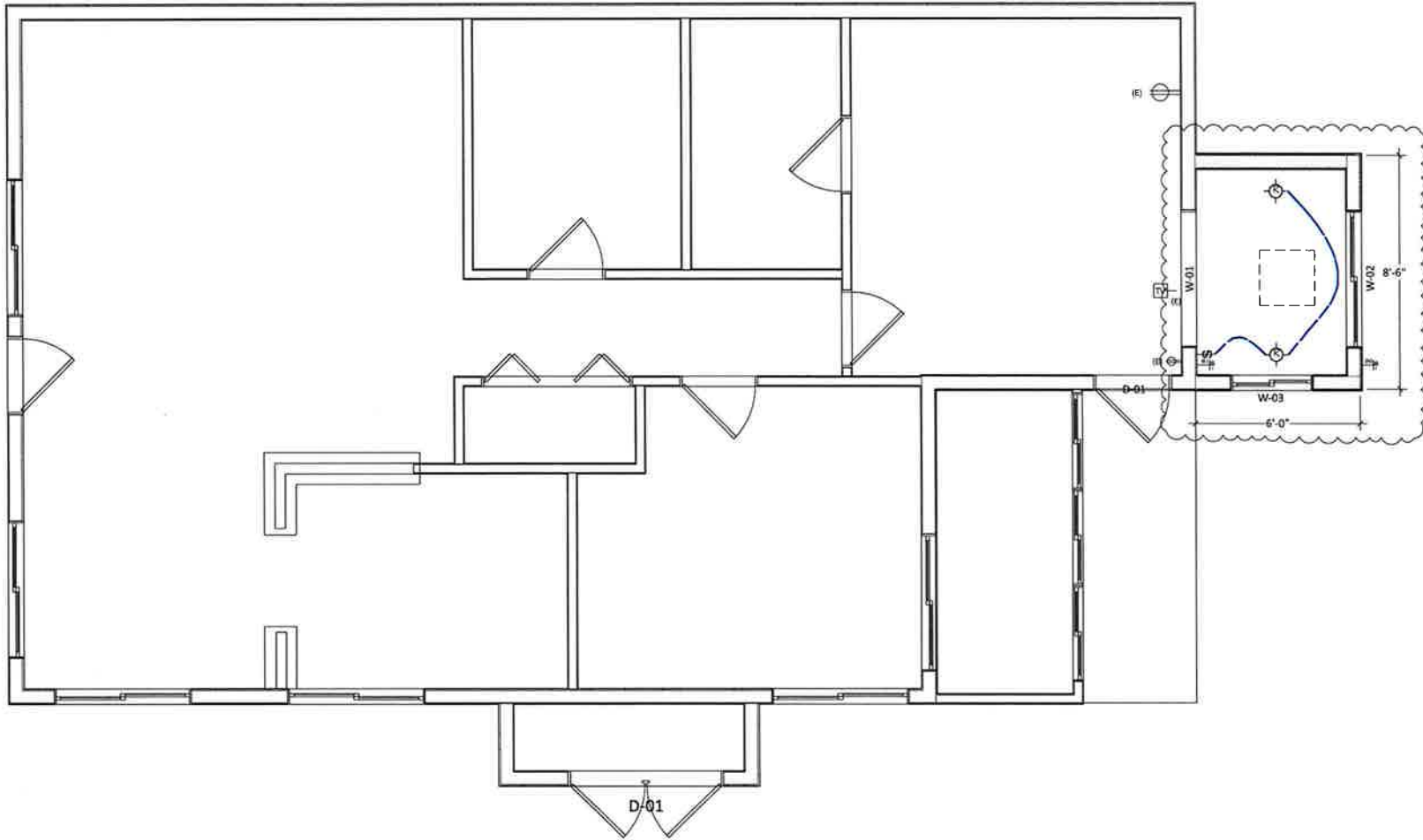
PROJECT TYPE
 BEDROOM ADDITION

OWNER
 MARTY ROBERTS
 715 Redwood Rd.
 Sebastopol, CA
 94965-4000

SHEET TITLE
 EXTERIOR ELEVATIONS

DATE
 10/15/24

THE CONTRACTOR & TRADER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE EXACT LOCATION OF THE WORK.



ESCHENBACH
CONSTRUCTION
340 BRIMLEY AVE.
SEBESTOPOL, CA 95976
916-438-2828
WWW.ESCHENBACHCONSTRUCTION.COM

ADMISSIBLE CODES:
THE DESIGN IS BASED ON THE 2018 IBC, IRC, IAC, IFC, CEC, & CALIFORNIA ENERGY CODE & CALIFORNIA ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THESE CODES AND LOCAL ORDINANCES.

REVISIONS
A XXXXX

PROJECT TYPE
BEDROOM ADDITION

OWNER
MARTY ROBERTS
704 Robinson Ave
Sebastopol, Ca
AP#

SHEET TITLE:
1ST FLOOR PLAN

SHEET **A03.01**

THIS CONTRACT IS DRAWING FOR USE BY
ESCHENBACH CONSTRUCTION CO. ONLY
UNLESS NOTED OTHERWISE.

Alan Montes

From: Marty Roberts <martyr@sonic.net>
Sent: Friday, September 11, 2020 5:18 PM
To: Alan Montes
Cc: Kari Svanstrom
Subject: Re: Two Wood Acre - Marty Roberts photos

Here are photos looking north, west and east of where the addition will be and one looking at the wall where the addition will be.









A COHOUSING COMMUNITY
for
712 ROBINSON ROAD
SEBASTOPOL, CA

PROJECT DESCRIPTION

It is our intention to develop a fourteen unit CoHousing community on our 2 acre site on Robinson Road. The site is currently occupied by an old, small two bedroom single family residence, some small agricultural buildings and an old neglected apple orchard. The site slopes upward from the street on the east to the west. The west upper end of the site is covered with oak woods. There are four beautiful conifers near the property line on the street edge.

We are committed to making this an example of an urban ecological village and are utilizing the discipline of Permaculture in order to accomplish this objective. This will result in lush gardens containing plants chosen for year-round beauty, food production and for creating an friendly habitat for birds, bees and butterflies. In addition, Permacultural development emphasizes passive solar building design and maximizes on-site drainage retention.

CoHousing is a form of housing that focuses on community life and is usually developed, as in this case, by a group of owner-builders who wish to live in a supportive community setting. The current group, which represents eight of the fourteen households, is diverse in age (adults from 37 to 65), marital situations (couples, single parents and singles), and financial resources. The heart of the community is the Common House which contains a lounge, a children's space, a multi-purpose room, a kitchen and various other community facilities. There is an emphasis on community dining in the multi-purpose room. This makes life much easier for working parents and those of us who simply work too much or commute to work. Another benefit for parents who work away from home will be that the children will have a community to return to after school.

The housing is designed to appeal to families with moderate incomes. Each will have its own kitchen and will vary from one bedroom plus an office/loft to three bedrooms plus an office. Of the thirteen adults who are currently members only 2 work away from home on a full-time basis and two work away on a part time basis.

The national average of automobile ownership in CoHousing is 1.3/unit. Our predilection toward car-pooling and bicycling and our location which is within walking distance of the downtown will affect the amount of cars owned and utilized by us. On a per unit basis we expect to have less impact on traffic than other developments.

All the parking is arranged straight along the north property line towards the front of the site and away from the houses in order to minimize paving surfaces and the visual impact on the neighbors. It will also maximize our contact with each other which is known to strengthen community.

A plaza is located adjacent to the Common House to provide a central place for socializing and children's play. A formal vegetable garden is located near the plaza, however much of the landscaping will be edible.

We intend to remove three oaks that are eight inches to fourteen inches in diameter to accommodate dwellings. Our arborist advises that since these oaks are internal and there are so many oaks that we are retaining, this will not have a negative impact on the neighborhood or the City. Most of the trees we expect to plant will be fruit trees.

A generous and welcoming pedestrian entry will be provided off of Robinson Road. There are only two narrow units on the street edge and they are tucked behind the conifers and set at an angle. The site plan has been designed to minimize the impact of the buildings on all the neighbors. All the buildings along the north property line adjacent to Stefanoni Court will be one story in height along their north edge to give privacy and solar access to those neighbors. The units along the south property line are stepped back to provide more generous setbacks. Locations of optional backyard walls are indicated as a stepped back feature as well. The community garden provides generous open space along that property line.

It is our intention to minimize cut and fill, building as close as we can to the existing contours. Swaling parallel to the contours will be utilized to retain surface water runoff. All gardening will be organically grown in keeping with our intention to live on the land lightly.

Our plan of duplexes and triplexes at a density of seven units to the acre fits in well with the existing neighborhood. Stefanoni Court along our north property line has eighteen units of single family detached homes and duplexes on three acres at six units to the acre. Burbank Heights which adjoins our west property line is a medium density development. Moderate single family homes are located along a private drive adjoining our south property line. Small older homes on deep and narrow lots are located across Robinson Road giving the impression of a greater density.

The PC zone is in the Zoning Ordinance in order to encourage developments such as this where open space is maximized, City streets and services are minimized and true community is created.

This development will benefit the City because it addresses the need for affordable housing and will serve as a national example of a housing development that emphasizes both community and ecology. It will strengthen Sebastopol's reputation of an environmentally focused city.

A COHOUSING COMMUNITY
for
712 ROBINSON ROAD
SEBASTOPOL, CA

POLICY STATEMENT

May 28, 1996

- (a) Location, size and existing character of the District:

The two acre site is located at 712 Robinson Road, just south of Stefanoni Court on the west side of the street. Adjacent and north is the Stefanoni Court development which consists of single family homes and duplexes totalling eighteen units on three acres (six units per acre). Modest single family homes are across Robinson Road to the east. Newer single family homes are located across a private driveway and utility easement to the south. Burbank Heights a n apartment complex for senior citizens is located to the west.

- (b) Allowable uses, minimum lot sizes, building setback, building height, density of development, open space, circulation, landscaping, and other design, construction or control features of the proposed development.

Allowable uses: According to the General Plan the allowable density on this site is from two and one-tenth to six units per acre. According to the Zoning Map and the Zoning Ordinance the site is zoned RSF-2, "Medium Density Residential". By utilizing a density bonus of two of the possible three unit bonus for providing low income units the CoHousing density will be seven units per acre. A Common House will be provided for the community and their guests. The neighborhood will be invited for an occasional "open house" or other events.

Minimum lot sizes: lot sizes of six thousand square feet for interior lots and seven thousand square feet for corner lots. Section 4.515 A of the Zoning Ordinance further allows smaller lots to promote affordability ranging from two thousand square feet for an average house size of one thousand square feet to fifty five hundred square feet for an average house size of seventeen hundred square feet. Since the CoHousing will utilize a PC Zone and will consist of zero-lot-line townhouses of from 960SF to 1600SF the lots will range in size from 1440SF to 2250SF.

Building setbacks: The Common House will be set back twenty feet from the north property line. The units will be set back twenty feet from the Robinson Road and north and south property lines. The units closest to the west property line are setback approximately sixty two feet. The carports are setback three feet from the north property line and approximately ninety feet from the Robinson Road property line.

<u>Building heights:</u>	Residential structures:	
	Tallest ridge:	35.0 feet
	Along north property line:	13.5 feet
	Common House:	
	Tallest ridge:	30.0 feet
	Along north property line:	14.5 feet

Density of development: The base density that we are working with is six units to the acre or twelve units. We are utilizing the density bonus provided in Chapter IV Housing, Section II. Housing Section of the General Plan and specifically addressed in Goals Policies and Implementation Programs, Goal 3, Policy 24 which provides a Density Bonus of 25 percent or three additional units for construction at least 20

percent of the units or a maximum of three additional units. We are only adding two units designated to be purchased by low income households. These two units will be maintained as low income units for a period of thirty years. They will be administered and maintained by the home-owners association. Home owners dues for the low-income units will be subsidized by the home owners association.

Open space: Due to the consolidation of the parking and the resultant minimization of driveways and also to the clustering of units there is an abundance of open space (74%) comprised of common areas for outdoor uses and the oak woods at the west end of the site. In addition, each unit will have its own back yard.

Pedestrian circulation: There is a generous pedestrian entry off of the City sidewalk. The site is designed to provide an environment for pedestrians that is totally vehicle free except for emergencies. A network of paths connect the entry to the Common House, all of the units and all of the site features including the plaza, garden and the oak woods. The pathway system will be accessible.

Vehicular circulation: The parking is consolidated to provide a pedestrian oriented environment for the residents and their visitors. The driveway and parking are arranged for maximum efficiency and to minimize their visual impact on the neighborhood. The emergency vehicle access is a continuation of the driveway up to the west edge of the plaza area. Its turn-around will be on an approved surface designed to not appear as a vehicle area. Both the driveway material and the turn-around material will be pourous.

Parking: Twenty seven parking spaces are required by the zoning ordinance. Each unit will be provided with one covered parking space. In addition to the fourteen covered parking spaces there will be a total of two more covered spaces and fifteen open spaces providing a total of thirty three parking spaces. The national average of automobile ownership by residents of CoHousing communities is 1.3 cars per unit. Given the communities inclination towards car-pooling and bicycling and the close proximity to the downtown area, the amount of parking provided should be more than sufficient. In addition, St. Stevens Church has agreed to allow us to use their parking lot for overflow on such occasions as occasional tours of the community.

Construction features: The building materials utilized in the construction will be sustainable and non toxic wherever possible. The walls will be constructed of wood studs, recycled cotton insulation and with recycled wood and stucco siding. The roofing material is intended to be recycled metal.

Landscaping: The landscaping will be designed as an integral part of a permacultural approach to the site development. Sustainability, productivity and aesthetic beauty will guide the specific design. Most of the plant materials will produce food and herbs through organic gardening methods. The large conifers and the oaks near the front property line will be retained. The remaining oak woods on the west slope will be preserved. The apple orchard is old and has suffered from years of neglect. We will maintain a few of the trees if possible but intend to plant new orchards and dispersed fruit trees. On site water retention will be maximized, thereby minimizing the impact on the City's storm water system and the laguna.

- (c) Statement of assurances:

Permanent preservation and maintainance of the common facilities and areas: The home-owners association will provide CC&R's to the State of California Department of Real Estate that will describe how the due structure will provide for the preservation and maintainance of all the common facilities and areas.

- (d) Schedule of timing of development: We anticipate returning to the City with our application for Tentative Map and approval by the Design Review Board by mid

November. We plan on breaking ground by June, 1997 and moving in the beginning of 1998.

SUMMARY:

This community will serve as a national model of an ecologically designed urban CoHousing residential development. It will be an example of the positive aesthetic, social and spacial consequences of emphasizing a community and pedestrian oriented environment over one guided by the convenience of the automobile. The following is a list of the benefits of this type of development:

An abundance of open space for the benefit of the residents and the neighborhood.

A minimum of city maintained streets.

An example of how housing can be planned to facilitate community.

An example of a residential development that establishes a community of residents consisting of a mix of incomes.

Sebastopol will receive national publicity for providing this "model development".