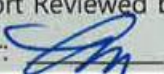


Agenda Report Reviewed by:  
City Manager: 

CITY OF SEBASTOPOL  
CITY COUNCIL  
AGENDA ITEM

**Meeting Date:** March 15, 2021  
**To:** Honorable Mayor and City Councilmembers  
**From:** Kari Svanstrom, Planning Director  
**Subject:** Second Reading of Ordinance 1138 - 7950 Bodega Avenue – Zoning Amendment to Modify the Zoning from Multifamily Residential (R7) to a Planned Community (PC) (Huntley Square)  
**Recommendation:** Adopt the Ordinance  
**Funding:** Currently Budgeted: \_\_\_\_\_ Yes \_\_\_\_\_ No  N/A

Account Code/Costs authorized in City Approved Budget (if applicable) AK (n/a) (verified by Administrative Services Department)

**INTRODUCTION/PURPOSE:**

At its March 1, 2022 regular meeting, the City Council received the staff report and presentation, held the public hearing. Following the deliberations, the Council introduced and waived the first reading of Ordinance No. 1138 to rezone the parcel from R7 to PC zoning, with the following development standards:

Allowed Uses	Huntley Square PC District
Single-family dwelling, attached	Conditional Use Permit required for all development types

**Development Standards Table:**

Development Standards	Huntley Square PC District Standards
Minimum Lot Area	<ul style="list-style-type: none"> <li>686 to 848 sq. ft. for individual lots</li> <li>9,535 sq. ft. for common area</li> </ul>
Maximum Building Height	<ul style="list-style-type: none"> <li>30', 2-stories</li> </ul>
Accessory Buildings Height	<ul style="list-style-type: none"> <li>Not permitted on individual lots</li> <li>17' for common area (parking area)</li> </ul>
Front Yard Setback*	<ul style="list-style-type: none"> <li>Common area (frontage on Bodega Avenue) = 10'</li> <li>Individual lots (interior to project, east and west) = 0'</li> </ul>
Interior Side Yard Setback*	<ul style="list-style-type: none"> <li>8' (east/west sides)</li> <li>0' (setback between the new lots/units)</li> </ul>

<b>Rear Yard Setback*</b>	<ul style="list-style-type: none"> <li>• Common area setback (original rear yard/north property line) = ~47'</li> <li>• Individual lots (east and west property lines) = 8'</li> </ul>
<b>Accessory Structure Side Setback</b>	<ul style="list-style-type: none"> <li>• Not permitted on individual lots</li> <li>• 3' on common parcel</li> </ul>
<b>Accessory Structure Rear Setback</b>	<ul style="list-style-type: none"> <li>• Not permitted on individual lots</li> <li>• 3' for common area (north property line)</li> </ul>
<b>Max Lot Coverage</b>	<ul style="list-style-type: none"> <li>• 38.2%</li> </ul>
<b>Density (DU per acre)</b>	<ul style="list-style-type: none"> <li>• 5 DU (SMC 17.200.020 counts studio units as .5 DU)</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>• 1 space per studio unit = 10 spaces required</li> <li>• 10 off street spaces + 9 on-street spaces = 19 spaces provided</li> <li>• Applicant will be required to provide electric vehicle charging spaces, as discussed later in this report</li> </ul>
<b>Bicycle Parking</b>	<ul style="list-style-type: none"> <li>• 5 spaces proposed</li> </ul>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• 140 sq. ft./DU minimum, including covered rear patio</li> </ul>

The ordinance is now presented for adoption. The ordinance and map will go into effect in 30 days after adoption.

**GOALS:**

This action supports the following City Council Goals as noted in the prior staff report:

Goal 9 – Enhance housing opportunities in Sebastopol and, when possible, provide assistance to housing projects.

The project is also consistent with the following General Plan goals and policies as follows:

- **Goal LU 6** as it provides a housing option that is smaller and therefore more affordable to a wider range of household types.
- **Policy LU 6-2** as it promotes compact urban form that provides residential opportunities in close proximity to various community services and transit.
- **Policy LU 6-3** as it supports the construction and occupation of very small houses.
- **Housing Goal A-1** as it is an adequate site for housing development in the City of Sebastopol.
- **Housing Action A-1** as it helps ensure sufficient developable land is planned and zoned to accommodate the City’s RHNA.
- **Housing Goal C-1** as it facilitates new housing production.
- **Housing Policy C-4** as it provides new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.
- **Housing Goal F-1** as it promotes energy conservation in residential development through its numerous energy efficient features as described in the application.

- **Housing Goal G-1** as it promotes land use policies and development standards to facilitate housing production.
- **Housing Goal G-3** in that if the rezoning is approved, the project removes government constraints that affect the amount of land required for new housing.
- **Housing Policy G-1** in that if the rezoning is approved, the project provides provisions for a greater range of housing types, such as tiny houses to encourage opportunities for special needs and affordable housing.
- **Goal CIR 2** in that as part of the project improvements, Bodega Avenue will be widened along the project frontage to accommodate bike lanes and a new sidewalk, which helps maintain and expand a safe and efficient pedestrian and bicycle network connecting neighborhoods with key destinations and encouraging travel by non-automobile modes while also improving public health.
- **Goal COS 9** as it promotes conservation of energy and other natural resources through its numerous energy efficient features as described in the application.
- **Policy COS 9-1** as it will meet and comply with CALGreen Tier 1 standards.
- **Policy COS 9-2** as energy conservation is an important criterion in the development review process.

**PUBLIC COMMENT:**

As of the writing of this staff report, the City has not received any public comment. However, staff anticipates receiving public comment from interested parties following the publication and distribution of this staff report. Such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of the agenda item.

**PUBLIC NOTICE:**

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Approve the Second Reading and Adopt the Ordinance.

**Attachments:**

Ordinance No. 1138

*City of Sebastopol  
Ordinance No. 1138*

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL  
REZONING 7590 BODEGA AVENUE (APN 004-350-024) FROM MULTIFAMILY  
RESIDENTIAL (R7) TO A PLANNED COMMUNITY (PC) ZONING DISTRICT**

THE CITY COUNCIL OF THE CITY OF SEBASTOPOL does hereby ordain as follows:

**SECTION 1.** The City of Sebastopol City Council has adopted a Mitigated Negative Declaration (MND) for the “Huntley Square” Project (the “Project”) located at 7950 Bodega Avenue in a separate Resolution based on the findings of fact of the Adopting of Resolution No. 6140-2022.

**SECTION 2.** The City of Sebastopol City Council finds that the rezoning is consistent with the General Plan and the Municipal Code based on the following facts:

1. The proposal is consistent with Goal LU 6 as it provides a housing option that is smaller and therefore more affordable to a wider range of household types.
2. The proposal is consistent with Policy LU 6-2 as it promotes compact urban form that provides residential opportunities in close proximity to various community services and transit.
3. The proposal is consistent with Policy LU 6-3 as it supports the construction and occupation of very small houses.
4. The proposal is consistent with Housing Goal A-1 as it is an adequate site for housing development in the City of Sebastopol.
5. The proposal is consistent with Housing Action A-1 as it helps ensure sufficient developable land is planned and zoned to accommodate the City’s RHNA.
6. The proposal is consistent with Housing Goal C-1 as it facilitates new housing production.
7. The proposal is consistent with Housing Policy C-4 as it provides new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.
8. The proposal is consistent with Housing Goal F-1 as it promotes energy conservation in residential development through its numerous energy efficient features as described in the application.
9. The proposal is consistent with Housing Goal G-1 as it promotes land use policies and development standards to facilitate housing production.

10. The proposal is consistent with Housing Goal G-3 in that if the rezoning is approved, the Project removes government constraints that affect the amount of land required for new housing.
11. The proposal is consistent with Housing Policy G-1 in that if the rezoning is approved, the Project provides provisions for a greater range of housing types, such as tiny houses to encourage opportunities for special needs and affordable housing.
12. The proposal is consistent with Goal CIR 2 in that as part of the Project improvements, Bodega Avenue will be widened along the project frontage to accommodate bike lanes and a new sidewalk, which helps maintain and expand a safe and efficient pedestrian and bicycle network connecting neighborhoods with key destinations and encouraging travel by non-automobile modes while also improving public health.
13. The proposal is consistent with Goal COS 9 as it promotes conservation of energy and other natural resources through its numerous energy efficient features as described in the application.
14. The proposal is consistent with Policy COS 9-1 as it will meet and comply with CALGreen Tier 1 standards.
15. The proposal is consistent with Policy COS 9-2 as energy conservation is an important criterion in the development review process.

The Project is consistent with the provisions of the Zoning Ordinance, in that:

1. Granting a zoning amendment to modify the zoning from R7 to PC is appropriate as in accordance with SMC 17.445.030(B)(2), the Project:
  - a. Is compatible with the general objectives of the General Plan, as it is consistent with the intent and density requirements of the General Plan HDR land use designation as well as multiple General Plan goals and policies as detailed in the Analysis section of the Staff Report. There is no specific plan for the project site; and
  - b. Is in conformity with public convenience, general welfare and good land use practice, in that the existing zoning allows for the same residential use and density as is being proposed under the PC zoning; and
  - c. Will not be detrimental to the public health, safety and general welfare, as it will not have significant environmental impacts with the incorporation of mitigation measures and conditions of approval, including construction management requirements; and
  - d. Will not adversely affect the orderly development of property, as the site will be residential within a block of other residential development of similar scale.

- i. The proposed project will provide additional for-sale housing opportunities within walking distance of existing residential, commercial, and recreational uses.
- ii. The Design Review Board/Tree Board conducted a preliminary review of the project and provided a recommendation to the Planning Commission and City Council to approve the project as proposed as compatible to the R7 zoning standards. The Planning Commission held a public hearing on November 9, 2021, and also found the PC zoning to be compatible with the surrounding uses and zoning, and unanimously recommended approval of the PC zoning to City Council.

**SECTION 3.**

The zoning regulations for the new Planned Community “PC” District located at 7950 Bodega Avenue shall be as listed in the below “Huntley Square PC District”:

**Allowed Uses Table:**

Allowed Uses	Huntley Square PC District
Single-family dwelling, attached	Conditional Use Permit required for all development types

**Development Standards Table:**

Development Standards	Huntley Square PC District Standards
<b>Minimum Lot Area</b>	<ul style="list-style-type: none"> <li>• 686 to 848 sq. ft. for individual lots</li> <li>• 9,535 sq. ft. for common area</li> </ul>
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<b>Parking</b>	<ul style="list-style-type: none"> <li>• 1 space per studio unit = 10 spaces required</li> <li>• 10 off street spaces + 9 on-street spaces = 19 spaces provided</li> <li>• Applicant will be required to provide electric vehicle charging spaces, as discussed later in this report</li> </ul>
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<b>Open Space</b>	<ul style="list-style-type: none"> <li>• 140 sq. ft./DU minimum, including covered rear patio</li> </ul>

\*Current lot configuration: Front yard (south property line); Interior side yards (west/east); Rear Yard = north property line). The “proposed” column presents both the setbacks proposed to external adjacent properties as well as internal to the units. Within the units, the front yards will be east/west at the center of the site, the rear yards will face adjoining east/west external properties (currently interior side yard).

The site and uses shall comply with all other regulations in the Sebastopol Municipal Code and Zoning Ordinance.

**SECTION 4.** The City of Sebastopol City Council hereby modifies the Zoning Map of the City of Sebastopol to rezone 7590 Bodega Avenue (APN 004-350-024) from Multifamily Residential (R7) to the Planned Community (PC) zoning designation and subject to the Allowed Uses and Development Standards as described above.

Approved for First Reading and Introduction on the 1<sup>st</sup> day of March, 2022.

Scheduled for Second Reading and Approval on the 15<sup>th</sup> day of March, 2022.

**VOTE:**

- Ayes:
- Noes:
- Abstain:
- Absent:

APPROVED: \_\_\_\_\_

Mayor Patrick Slayter

ATTEST: \_\_\_\_\_

Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM: \_\_\_\_\_

Larry McLaughlin, City Attorney