



City of Sebastopol Planning Commission Staff Report

Meeting Date: June 13, 2023
Agenda Item: 6B
To: Planning Commission
From: John Jay, Associate Planner
Subject: Zoning Text Amendment
Recommendation: Approval with recommendation to City Council

Applicant/Owner: Patrick Slayter on behalf of Gregory & Karen and Timothy & Rosalina Dabel
File Number: 2023-020
Address: 1171 Gravenstein Highway South
CEQA Status: Exempt
General Plan: Commercial Office (CO)
Zoning: General Commercial (CG)

Introduction:

This is a request zoning text amendment request from the applicant Patrick Slayter on behalf of Gregory & Karen and Timothy & Rosalina Dabel to modify the Use Permit for the Planned Community Zoning at Woodstone Corners to allow the ground floor units to be either office or residential. This would also fulfill the requirement for a use permit approval for 100% residential within a commercial zone, should all six of the residential units be converted to residential.

Project Description:

Patrick Slayter, on the behalf of Gregory & Karen and Timothy & Rosalina Dabel, is requesting the City of Sebastopol amend the approved Planned Community District (PC) for Woodstone Corners at 1171 Gravenstein Highway South, approved by City Council Resolution No. 5156 on October 3, 2000. The applicant is requesting to modify the Use Permit for the Planned Community Zoning at Woodstone Corners to allow the ground floor units to be either office or residential. This would also fulfill the requirement for a use permit approval for 100% residential within a commercial zone, should all six of the residential units be converted to residential.

Project Location and Surrounding Land Uses:

The amendment request to allow conversion to ground floor residential would be applicable to each building within Woodstone Corners. The site is surrounded by Medium Density Residential to the east, transient residential (hotel) to the north, Gravenstein Highway to the west, and City limits to the south.

General Plan Consistency:

The project site has a General Plan Land Use Designation of General Commercial. This designation provides areas for commercial uses with off- street parking, and for clusters of street-front stores. This designation permits primarily local-serving retail establishments, as well as

specialty shops, banks, motels, professional offices and business services. Residential uses are allowed within this Land Use Designation as secondary to permitted commercial uses. Because the site is not located within the Central Core, and has no direct pedestrian access from Gravenstein Highway, a purely residential project is consistent with the commercial Land Use Designation. The proposed amendment modifies the requirement of the original PC to maintain the ground floor as commercial spaces.

The project is consistent with the following policies within the General Plan.

Goal LU 6: Promote a Range of Housing Options to Provide Affordability for Families, Seniors, and Low Income Households, Consistent with the Demographic Profile of the Area *As a residential conversion, the amendment would provide a compact two-bedroom residential option to the area.*

Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit. *As a residential conversion located along Gravenstein Highway South, the amendment would provide residential opportunities in close proximity to transit.*

Zoning Ordinance Consistency:

The project site is within the CG (General Commercial) Zone District. This District allows for a variety of commercial land uses, including offices. While a purely residential project would not be consistent with the CG Zone District, the modification fulfills the requirement for a use permit approval for 100% residential within a commercial zone. The proposed amendment modifies the requirement of the original PC to maintain the ground floor as commercial spaces.

Parking

The PC, City Council Resolution No. 5156, approved October 3, 2000, required 17 spaces for the entire development, 9 spaces for the residential portion and 12 spaces for the commercial portion. Because the parking requirement for two-bedroom multifamily units is 2 spaces per Table 17.110-2, the conversion to ground floor residential would not increase the parking requirement for the live-work development. Therefore, existing parking provided on-site, 17 on-site and 4 on-street parking spaces exceeds the minimum parking requirement.

Environmental Review:

The Zoning Amendment (the "Project") would be exempt with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, which exempts existing facilities, and Section 15183, because it is consistent with the General Plan for which an Environment Impact Report (EIR) was certified by Council in 2016, a Zoning Code Amendment consistent with the General Plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.

Required Findings:

Section 17.445.030 of the Sebastopol Municipal Code requires the following findings be made by the Planning Commission;

- A. Is compatible with the general objectives of the General Plan and any applicable specific plan.
- B. Is in conformity with public convenience, general welfare and good land use practice.
- C. Will not be detrimental to the public health, safety and general welfare.
- D. Will not adversely affect the orderly development of property.

City Departmental Comments:

- The Planning Department routed this to the various city departments and no comments were received on the Zoning Amendment proposal.

Public Comment:

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property.

Public comments received as of this staff report are included in the Attachments to this staff report.

Recommendation:

Hold a public hearing, and adopt the Resolution recommending the City Council adopt the Zoning Ordinance Amendment.

If approved, staff would be able to allow the ground floor units to be either office or residential for the Woodstone Corners PC located at 1171 Gravenstein Highway South.

Exhibits:

Resolution Recommendation to City Council

Attachments:

Exhibit A – Recommended Conditions of Approval

Exhibit B – Standard Conditions of Approval

Application materials

RESOLUTION NO. 23-xx

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL
RECOMMENDING THE CITY COUNCIL ADOPT THE ZONING TEXT AMENDMENT AND USE
PERMIT TO ALLOW RESIDENTIAL USES ON THE GROUND FLOOR AT 1171 GRAVENSTIEN
HIGHWAY SOUTH.

WHEREAS, the City Council Resolution No.5146 approved a Use Permit and Major Tentative Map. This Resolution was approved October 3rd, 2000, and approved a Mitigated Negative Declaration, with mitigation measures, for the California Environmental Quality Act (CEQA), Major Tentative map, and Use Permit; and,

WHEREAS, the Subdivision Map was recorded on March 8th, 2001 as Parcel Map No. 128, thereby establishing one lot parcel with six lots; and,

WHEREAS, the project is exempt from CEQA under Guidelines Section 15301, Class 1, which exempts existing facilities and section 15183 as the project is consistent with the General Plan for which an Environmental Impact Report (EIR) was certified by Council in 2016; and,

WHEREAS, on March 9th, 2023, the Planning Department received an application from Patrick Slayter to allow the conversion of one unit from commercial use to a residential unit on the ground floor at 1171 Gravenstein Highway South, which could apply to the single unit being proposed or to all six first floor units; and,

WHEREAS, on June 13th, 2023, the Planning Commission held a duly noticed public hearing to consider the Zoning Text Amendment to allow the conversion of any or all six of the commercial ground floor units to residential units; and,

WHEREAS, the Planning Commission finds the project is consistent with the General Plan, in that it conforms to the following goals and policies; and,

- Goal LU 6: Promote a Range of Housing Options to Provide Affordability for Families, Seniors, and Low Income Households, Consistent with the Demographic Profile of the Area As a residential conversion, the amendment would provide a compact two-bedroom residential option to the area.
- Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit. As a residential conversion located along Gravenstein Highway South, the amendment would provide residential opportunities in close proximity to transit. And,

WHEREAS, the Project is consistent with the General Plan and Zoning Amendment Section of the Zoning Ordinance, as follows. The Project:

- Is compatible with the general objectives of the General Plan, in that the project

provides additional housing units and promotes residential opportunities in close proximity to jobs, services, and transit.

- Is in conformity with public convenience, general welfare and good land use practice, in that the conversion through the Zoning Amendment procedure meets the requirement of a Use Permit for 100% residential within a Commercially zoned parcel.
- Will not be detrimental to the public health, safety and general welfare, in that the project, with conditions will not be a detriment to the public health, safety and welfare of the community.
- Will not adversely affect the orderly development of property, in that the allowance for additional units to convert to residential through the conditions of approval will increase the development of the property.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY ADOPT THIS RESOLUTION hereby recommends the City Council find the proposed Zoning Text Amendment for the conversion of a commercial ground floor unit to a residential is consistent with the General Plan, and that the Project is consistent with the following General Plan Policies as noted above. The Planning Commission further recommends the City Council approve the Use Permit to allow 100% residential uses on the first floor of the Project, and adopt the Zoning Text Amendment, subject to the Conditions of Approval attached as Exhibit A and B.

Approved on June 13th, 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Certified: _____

Kari Svanstrom, Planning Director

EXHIBIT B
STANDARD CONDITIONS OF APPROVAL

Zoning Text Amendment
1171 Gravenstein Highway South
060-480-027, 2023-020

1. All plans shall include a brief description of the project on the cover sheet.
2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Site landscaping shall be generally consistent with the Landscape Plan included as part of "Exhibit A" on file with the Sebastopol Planning Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed project. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Planning Director, landscape installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.
5. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.
6. 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.
7. A Construction Management Plan (CMP) shall be submitted to the City as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans, unless waived by staff. The City's CMP template, provided by the Planning Department, may be used for small, infill projects. Revisions to the CMP to increase or add on time to the construction timeline shall be coordinated with the Building Official and any additional requests will be at the applicant's responsibility.

This CMP shall be a binding document. Failure to adhere to the CMP may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the City, and may be posted to the city's website. The CMP shall be updated as project conditions warrant. Updates to the CMP shall be provided to the City for review and approval. The CMP shall include but not be limited to:

- a) Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates)
- b) Construction Hours
- c) Travel routes and turn-around locations with staff approval
 - Impact to state highways
- d) Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- e) Worker auto parking space locations/construction parking
- f) Phasing (if applicable)
- g) If construction improvements are located in areas of slopes 15% or greater, the Contractor shall provide safe temporary hard surface stair access to the improvements, unless waived by the Building Official. This access shall be shown on the CMP.
- h) Projects that require a grading permit shall comply with the City's grading ordinance.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the course of the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

The hours of construction activity shall be limited 7:00 a.m. to 8:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays with staff approval, depending on scope of work being done, or unless modified by a project's Specific Conditions of Approval.

A 24-inch by 36-inch weatherproof copy with items A-F posted on site. The remaining Construction Management Plan shall be made available on site. The Construction Management Plan shall be posted on the site as part of the job site signage and should include:

- a) Address of the project site.
 - b) Permitted hours of construction and of deliveries/off-haul.
 - c) Name, e-mail address and direct phone number of the General Contractor.
 - d) Name, e-mail address and direct phone number of the person responsible for managing the project.
 - e) Name and direct phone number of the party to call in case of an emergency.
 - f) City of Sebastopol Building Department (707-823-8597).
8. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Public Works Department prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The fee for using the right-of-way for storage of construction materials or equipment is \$10.00 per day. A minimum of 11' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the City right-of-way will not be permitted.

9. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
10. A pre-construction meeting is required with city staff for projects that:
 - a) Require a City encroachment permit, a Caltrans encroachment permit, or a City grading permit; or
 - b) Have 5 dwelling units or more; or
 - c) Have a total of 5,000 square feet of building or more; or
 - d) Have a creek setback requirement; or
 - e) Are required to have a pre-construction meeting under a specific condition of approval.
11. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
12. All required construction signage and any required tree-protection shall be posted and available for City inspection at the time of the Pre-construction meeting or, if no pre-construction meeting is required, prior to commencing construction. If these measures are not in place at the time of the pre-construction meeting, a re- inspection fee will be required, and issuance of building permit will be delayed.
13. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Planning Department Standard Conditions of Approval:

14. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
15. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.
16. For projects with new foundations or retaining walls less than 10' away from a required setback property lines shall be physically identified (string line or equal), and the applicant shall submit a letter or certificate from a licensed surveyor that confirms that the structure complies with the approved setbacks prior to placing the foundation. For any project that includes new foundations or retaining walls more than 10' away from a required setback, the applicant may apply for a waiver from this requirement from the City Engineer and Planning Department.
17. For any project that includes new structures within 2 feet of the allowed height limit, a letter or certificate from a surveyor confirming that the height of the roof complies with the approved plans shall be submitted to the Planning Department at the earliest point

possible.

18. All landscape and irrigation plans must be designed in accordance with the most current City of Sebastopol landscape requirements. Prior to providing water service for new landscape areas, or improved or modified landscape areas, the Planning Department must review and approve the project's working drawings for planting and irrigation systems. Any question regarding the City of Sebastopol current water conservation and Landscape Ordinance should be directed to the Planning Department.

New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet.

19. For any new housing unit development, the developer/owner shall submit the total amount of fees and exactions associated with the project prior to issuance of certificate of occupancy or final inspection.

Engineering and Public Works Department Standard Conditions of Approval:

20. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
21. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.
22. Construction within the public right-of-way is limited to that necessary to support the lot's use. This may include but is not limited to: driveways, sidewalks and any utility connections. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
23. The applicant shall prepare and submit site improvement plans for the construction of all improvements including water, sanitary sewer, storm drain, water quality facilities, roadway improvements, curbs, gutters, sidewalks, elevated or structural pedestrian walkways, landscaping, landscape irrigation, signing, striping, joint trench and streetlights. All design and construction shall conform to the latest edition of the City of Sebastopol Design and Construction Standards and other applicable codes, standards, guidelines and specifications. Public improvement drawings shall be drafted in the City-approved sheet format.
24. Once approved by the City Engineer, the applicant shall submit PDF files of the signed improvement plans. As-Built record drawings shall also be submitted as PDF files.
25. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing.

26. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Public Works Department prior to the first submittal of project improvement plans to identify the extents and limits of replacement.
27. An erosion and sediment control plan are required as part of the building permit application. The plan shall be prepared by a certified erosion control specialist and in full compliance with CASQA standards, The plan is subject to review and approval by the Engineering Department prior to the issuance of the building or grading permit. No modifications to the approved plans shall be made without approval of the City Engineer.
28. Mailbox plans and locations shall be approved by the Sebastopol Postmaster prior to improvement plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Sebastopol Postmaster approving mailbox locations.
29. City Public Water and Sewer and Drainage utility easements as required by the City Engineer utility companies shall be provided within the development. Easement locations shall be subject to review and approval by the City Engineer.

Roadway Improvements:

30. The improvement plans for the first phase of development shall include and provide for the construction of all offsite improvements as required to support full project build-out. Each subsequent phase of development shall construct sufficient onsite roadway and utility improvements to support the cumulative development proposed to be constructed as approved by the City Engineer.
31. Road closures, if permitted by the Project Approval, will only be permitted with prior authorization from the Public Works Department consistent with the City's road closure policy. Signs containing details of the proposed closure must be posted 48 hours in advance. Coordinate road closures with the Sebastopol Public Works Department. Contact the Public Works Department at 707-823-5331 to obtain a road closure permit.
32. An emergency vehicle access, meeting the requirements of the Sebastopol Fire Department shall be constructed.
33. All private driveway areas less than 24-foot wide shall require the approval of the Sebastopol Fire Department.
34. Sidewalk warps shall be provided to allow a clear five-foot walkway at all locations, including areas where mailboxes, street furniture, streetlights, street signs and fire hydrants are to be installed, or as otherwise approved by the City Engineer.
35. The structural section of all public road improvements shall be designed using a soil investigation which provides the basement soils R-value and expansion pressure test results. A copy of Geotechnical report and structural section calculations shall be submitted with the first improvement plan check.
36. The structural section of the private on-site drive aisles and parking areas shall meet the requirements and recommendations of the geotechnical report for the project.
37. Retaining walls and retaining curbs may be required to protect damage to trees as

determined by a licensed Arborist. All retaining structures shall be designed and constructed to minimize damage to trees.

38. Pedestrian curb ramps, meeting City standards and current accessibility requirements, shall be provided at all intersections and crosswalks where sidewalks are proposed.

Drainage Improvements:

39. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans and the City Engineer may require the applicant to acquire the review and recommendations by the Sonoma County Water Agency (Sonoma Water) prior to approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.
40. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.
41. Plans and certifications shall demonstrate compliance of all improvements, including building finished floor elevations, with the City's Flood Ordinance, to the satisfaction of the Building Official and City Engineer. Building finished floor elevations shall be constructed at a minimum of 2 foot above the 100-year storm event water surface elevation as determined by the City and certified by the project engineer. The Engineer of Record shall provide a signed and stamped letter indicating the project meets the requirements of the Ordinance before plan approval.

Stormwater Quality:

42. Projects that create or replace 10,000 square feet or more of impervious surface area are subject to design and construction requirements of the most recent edition of City of Sebastopol Low Impact Development (LID) Technical Design Manual. Improvement plans with required LID design features shall be approved by the City Engineer.
43. Projects that will disturb 1.0 acre or more of developed or undeveloped land shall provide evidence that a Notice of Intent (NOI) has been submitted by the applicant and received by the State Water Resources Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan (SWPPP) shall be provided to the City prior to issuing a grading permit, encroachment permit, or building permit.
44. For required LID features constructed on private property or on street frontage, the owner shall provide a Declaration Letter to the City Manager regarding the owner's commitment to ongoing maintenance of said LID features (LID Declaration) prior to occupancy.

Grading:

45. The improvement plans shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to public and private streets or parking areas, unless otherwise approved in the interest of tree preservation or other unusual circumstances.
46. The City of Sebastopol shall require a grading permit for projects that meet these requirements.
 - a) Cut or fill exceeding 50 cubic yards
 - b) Cut or fill greater than 3 feet in depth
 - c) Cut creating a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical
 - d) Fill intended to support a structure or surcharge greater than 1 foot in depth or placed on terrain with a natural slope steeper than 15 percent
47. When required by the Building Official the applicant shall submit to the City for review and approval, a detailed Geotechnical Report prepared by a Geotechnical Engineer registered in the State of California. The grading plan shall incorporate the recommendations of the approved Geotechnical Report.
48. Where soil or geologic conditions encountered during grading operations are different from those anticipated in the Geotechnical Report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
49. Existing wells, septic tanks and/or underground fuel storage tanks that are defective or will no longer be in use shall be permanently destroyed or removed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. Underground fuel storage tanks are subject to UST regulations of the State Water Resources Control Board.
50. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by the developer.
51. Improvements plans shall include an erosion control (winterization) plan. The plan shall include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.
52. Sewer services and laterals shall be CCTV inspected to determine if the service needs to be removed and replaced. A copy of the CCTV report shall be provided to the City Engineer. A waiver for CCTV inspection may be waived by the City Engineer, if the sewer lateral has been replaced within ten years of the submittal of the improvement plans. A copy of the documentation evidencing such replacement shall be included in the submittal package.
53. If the proposed project is located in or adjacent to a waterway, within an area

designated as habitat for threatened or endangered species, or other special status area, it possibly falls under the jurisdiction of another agency such as the United States Army Corps of Engineers, the California Regional Water Quality Control, or the California Department of Fish & Wildlife, U. S. Fish & Wildlife Service, etc. These agencies shall be contacted to determine if the project lies within their respective jurisdictions. All necessary permits and/or approvals shall be obtained prior to the City issuing any permits. If permits are not required, a letter stating so shall be submitted to the City as part of the record.

54. Trees and vegetation shall be trimmed according to Section 8.12 of the Sebastopol Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet over sidewalks and not less than twelve (12) feet over streets.

Fire Department. Standard Conditions of Approval:

55. The address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.
56. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
57. Noncombustible roofing shall be provided for:
 - a. All new roofs shall be non-combustible.
 - b. Roof Repairs or replacement:
 - i. Less than 25% - no requirement
 - ii. 25Hr to 50% - Class C minimum
 - iii. 50% or more — Non-Combustible
 - c. In no case shall the roofing material used to be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

58. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

Building Department Standard Conditions of Approval:

59. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.
60. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL



City of Sebastopol

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

**MASTER PLANNING
APPLICATION FORM**

APPLICATION TYPE

- | | | |
|--|---|--|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input checked="" type="checkbox"/> Other <u>Zoning Text Amendment</u> |

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: Zoning Text Amendment Assessor's Parcel No(s): 060 - 480 - 027

Present Use of Property: Mixed Residential/Office Zoning/General Plan Designation: PC / CO

APPLICANT INFORMATION

Property Owner Name: Gregory and Karen Dabel, Timothy and Rosalina Dabel

Mailing Address: P.O. Box 85 Phone: 707 - 829 - 5504

City/State/ZIP: Graton, CA 95444 Email: gregdabel@hotmail.com

Signature: [Signature] Date: 02/28/23

Authorized Agent/Applicant Name: Patrick Slayter, Architect C30700

Mailing Address: P.O. Box 941 Phone: 707 - 829 - 9090

City/State/ZIP: Sebastopol, CA 95473 Email: ps@slayterarchitect.com

Signature: [Signature] Date: 02/28/23

Contact Name (If different from above): _____ Phone/Email: _____

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

A Zoning Text Amendment for an existing mixed use project.

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	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	Residential/Office	Residential/Office
Lot Size	↑	1271 s.f. / 0.03 acres	1271 s.f. / 0.03 acres
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>		1804 sq. ft.	1804 s.f.
Floor Area Ratio (F.A.R)	_____ FAR	<u>1.42</u> FAR	<u>1.42</u> FAR
Lot Coverage	_____ % of lot	<u>82</u> % of lot	<u>82</u> % of lot
	_____ sq. ft.	<u>1271</u> sq. ft.	<u>1271</u> sq. ft.
Parking (on site)		17 spaces	17 spaces
Building Height		32'-0" approx.	32'-0" approx.
Number of Stories		two	two
Building Setbacks – Primary			
<i>Front</i>		0	0
<i>Secondary Front Yard (corner lots)</i>		0	0
<i>Side – Interior</i>		0	0
<i>Rear</i>		0	0
Building Setbacks – Accessory			
<i>Front</i>		N.A.	N.A.
<i>Secondary Front Yard (corner lots)</i>		N.A.	N.A.
<i>Side – Interior</i>		N.A.	N.A.
<i>Rear</i>		N.A.	N.A.
Special Setbacks (if applicable)			
<i>Other (_____)</i>		N.A.	N.A.
Number of Residential Units	_____ Dwelling Unit(s)	<u>1</u> Dwelling Unit(s)	<u>2</u> Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per <u>902</u> sq. ft.	1 unit per <u>902</u> sq. ft.
Useable Open Space	_____ sq. ft.	<u>110</u> s.f. sq. ft.	<u>110</u> s.f. 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: <u>0</u> cu. yds. Cut: <u>0</u> cu. yds. Fill: <u>0</u> cu. yds. Off-Haul: <u>0</u> cu. yds
Impervious Surface Area	N/A	<u>87</u> % of lot	<u>87</u> % of lot
		<u>1111</u> s.f. sq. ft.	<u>1111</u> s.f. sq. ft.
Pervious Surface Area	N/A	<u>13</u> % of lot	<u>13</u> % of lot
		<u>160</u> sq. ft.	<u>160</u> 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

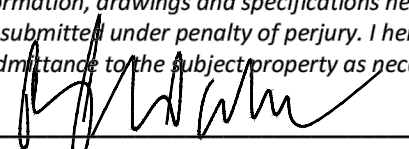
A specific plan

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: 02/28/23

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: 02/28/23

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:

This proposal was discussed and approved by the Board of Directors of Woodstone Corners Owners Association by unanimous vote on September 30, 2022.

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



City of Sebastopol

REZONING OR ZONING TEXT AMENDMENT

Application Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. The necessary level of environmental review must then be determined and completed. After this, the project can be scheduled before the Planning Commission within 3 to 6 weeks and to the City Council thereafter. The Planning Commission meets on the second and fourth Tuesday of every month and the City Council meets on the first and third Tuesday of every month. The Planning Commission and City Council meet at the Sebastopol Youth Annex, 425 Johnson Street, Sebastopol, CA at 7:00 p.m. A notice will be mailed no later than 10 days before the scheduled hearing.

The applicant and/or his representative must be present for any meetings. Failure to do so may result in the application being continued.

Size Limit: Plans should not be larger than 30" x 42" trimmed. All plans shall be folded into a 9" x 11" size. **Unfolded plans will not be accepted.**

Scale: The scale used on submittal plans shall generally be at a 1/8" = 1'0" for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

SUBMITTAL REQUIREMENTS

(# of copies)

- 1. **Application Form:**..... (1)
Completed and signed by applicant and property owner.
- 2. **Deposit:** As defined on the fee schedule listed on the Master Planning Application. Checks should be made payable to the City of Sebastopol. Total application costs are determined by the Planning Department with the final amount based on processing time spent by staff and consultants.
- 3. **Location Map:** (1)
Indicate the subject parcel(s) and adjacent streets on an 8 1/2" by 11" map.
- 4. **Written Statement:** (1)
Statement should include a description of the proposed use(s), as well as a description of current uses and conditions. If, because of use permit approval, there will be multiple uses on the site, indicate the location and square footage of the different uses. Complete the attached Statement of Justification for Rezoning. Describe the project in detail. State the reasons for the project, including the City's potential benefits and costs.
- 5. **Environmental Assessment Form:** (1)
Added information such as traffic reports, noise studies or visual impact studies may be required by the Planning Department to complete the environmental review.

- 6. **Preliminary Title Report:**..... (2)
 A preliminary title report, prepared within three months of filing application, including a complete legal description.
- 7. **Site Photographs:**..... (1 set)
 Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a series of overlapping photographs of the surrounding neighborhood that show a panoramic view. Polaroids or digital photos on a CD are acceptable.
- 8. **Area Development Map:**..... (15 sets)
 Drawing should show existing development on site, surrounding land uses, streets and driveways and structures within 300 feet of subject parcel. Drawings should be accurately drawn to scale. Information may be obtained from recent aerial photos. This area map is a separate requirement from a specific, detailed site plan. Drawing should also show proposed plan showing the improvements you want to develop. If other permits such as use permit are processed simultaneously with this application, the detailed site plan requirements of that application, will have to be submitted as well.
- 9. **Reduction:** (1 set)
 Include an 8 1/2" x 11" reduction of each plan.

Justification for Rezoning

Prepared by: Greg Dabel, Owner
Property Address: 1171 Grav. Hwy. So.
Assessor's Parcel Number: 060-480-027

Please give your written response for each of the questions listed below. Use added pages if necessary.

1. Why do you want the Zoning changed?

[Please see written statement.](#)

2. What changes or events have occurred or what new evidence has arisen since the Zoning was adopted which now warrant a change?

[Please see written statement.](#)

3. Describe the effect the proposed change will have on the surrounding uses.

[Please see written statement.](#)

4. Describe how the proposed change will be consistent with the General Plan land use designation and policies for this location and the surrounding area.

[Please see written statement.](#)



City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department

Date Filed: 02/27/23

General Information:

1. Name of developer or project sponsor: Greg Dabel
Address of developer or project sponsor: P.O. Box 85, Graton, CA 95444
2. Address of project: 1171 Gravenstein Hwy. So.
Assessor's Block and Lot Number: 060 - 480 - 027
3. Name of person to be contacted concerning this project: Patrick Slayter Architect
Address of person to be contacted concerning this project: P.O. Box 941, Sebastopol, CA 95473
Telephone Number of person to be contacted concerning this project: 707 - 829 - 9090
4. Indicate number of the permit application for the project to which this form pertains:
1; Zoning Text Amendment
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:
Zoning Text Amendment

6. Existing Zoning District: PC Existing General Plan Designation: CO

7. Propose Use of Site (Project for which this form is filed): _____

For an existing development, allowing residential use in a first floor suite.

Current approvals allow second floor residential and first floor office/commercial.

PROJECT DESCRIPTION:

8. Site Size: 1271 Sq. Ft.
9. Square Footage: 1804 Sq. Ft. (Existing)
10. Number of floors of construction: two
11. Amount of off-street parking: 17 spaces
12. Attach plans X
13. Proposed scheduling T.B.D.
14. Associated project None
15. Anticipated incremental development: Unknown at this time, but there is potential request for the allowance of additional residential use by other owners within the complex.
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. See Application
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. See Application
18. If industrial, indicate type, estimated employment per shift, and loading facilities. None
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. None
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. Zoning text Amendment

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

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

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

Environmental Setting:

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 Application](#)
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. [See Application](#)

	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?		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?	X	
2. Will result in an increase in square footage or capacity as compared to the existing structure?	X	

	YES	NO
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?		X
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		X
3. Stores, motels, offices, restaurants, and similar structures 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?		X
	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?		X
	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?)	X	
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?		X
2. Similar to other projects, which you are planning to develop 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 explosives?		X
	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?		X
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		X

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

Paul SLE
Applicant Signature

02/27/23
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: 02/27/23

Signature: PSL SLE

Printed Name: Patrick Slayter, Architect

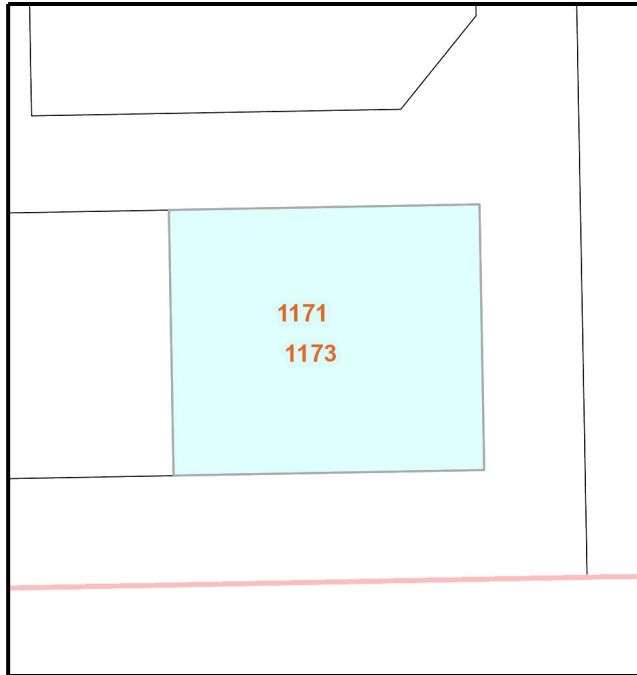
For: Greg Dabel, Owner

County Assessor Information

1/20/2023 9:52:36 AM

Situs Address: 1171 GRAVENSTEIN HWY S

Situs CSZ: SEBASTOPOL, CA 95472



Land Use: SINGLE LIVE/WORK UNIT

Tax Area: 005011

Jurisdiction: SEBASTOPOL

Recording#: 2015R108570

Rec Date: 12/22/2015

Land Value: \$113,250

Improvements: \$384,492

Owner Exempt: \$0

Subdivision:

Commercial Units:

Residential Units: 2

Bedrooms: 1

Bathrooms: 2

Main Bldg SqFt: 1,982

Year Built: 2001

Lot Acres: 0.00

GIS Calculated Information

Local Information

Lot Acres: 0.03

Zoning Code: PC

Census Tract: 153403

General Plan Code: CO

Census Block: 2009

Latitude: 38.3882

Longitude: -122.8137

RESOLUTION NO. 00-004

A RESOLUTION OF THE SEBASTOPOL PLANNING COMMISSION
ADOPTING A MITIGATED NEGATIVE DECLARATION
APPROVING A USE PERMIT AND
RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A TENTATIVE MAP
TO ALLOW THE DEVELOPMENT OF WOODSTONE CORNERS
1111 GRAVENSTEIN HIGHWAY SOUTH

WHEREAS, an application for Use Permit and Tentative Map was filed on April 3, 2000, by Vincent Saunders on behalf of property owner Harvey Charnofsky, to establish permanent residential uses as a part of this 6-unit mixed-use project, and to divide the .48 acre parcel located at 1111 Gravenstein Highway South into 6 ownership parcels and 1 common parcel;

WHEREAS, the proposed project has been found to be consistent with the Sebastopol General Plan, and with its Zoning and Subdivision Ordinances;

WHEREAS, an Initial Study was prepared for this project, pursuant to the requirements of the California Environmental Quality Act (CEQA);

WHEREAS, the Environmental Coordinator determined that a Mitigated Negative Declaration was appropriate for this project, based on the facts and analysis in the Initial Study dated July 18, 2000; and said Mitigated Negative Declaration was issued on July 18, 2000, and made available for public review and comment;

WHEREAS, the Sebastopol Planning Commission, at their meeting of September 12, 2000, held a duly noticed public hearing, received public comment and testimony and considered the proposed Mitigated Negative Declaration and the staff report;

WHEREAS, the Sebastopol Planning Commission, at their meeting of September 12, 2000, after holding a duly noticed public hearing, considering testimony and staff report, did find and determine that, based upon the facts, findings and analysis before them, the establishment or operation of the use applied for would not, under the circumstances of this particular case, and as conditioned, be detrimental to the health, safety, comfort or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City; and,

WHEREAS, the Sebastopol Planning Commission, at their meeting of September 12, 2000, also did find and determine that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the Sebastopol General Plan, and compatible with the objectives, policies, general land uses, and programs specified by the Plan.

NOW, THEREFORE BE IT RESOLVED that the Sebastopol Planning Commission hereby adopts the proposed Mitigated Negative Declaration, finding it to be adequate for this project;

NOW, THEREFORE BE IT FURTHER RESOLVED that the Planning Commission approves the Use Permit to allow permanent residential uses to be established as a part of this mixed-use development, subject to the Conditions of Approval set forth below;

NOW, THEREFORE BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council approval of the application for the 7-lot Tentative Map of 1111 Gravesntein Highway South, APN 060-090-029, subject to the requirements of the Subdivision Map Act, the Mitigation Measures set forth in the environmental document adopted herein and incorporated below, all adopted City standards and specifications, and the project-specific conditions of approval set forth below:

Conditions of Approval
Use Permit and Tentative Map for
Woodstone Corners Mixed Use Development
1111 Gravenstein Highway South
APN 060-090-029
September 12, 2000

Planning Department Conditions of Approval:

General Conditions

1. Approval is granted for the application dated April 3, 2000, together with the Tentative Map date stamped June 22, 2000, the Site Plan date stamped March 30, 2000, Floor Plans and Elevations date stamped June 22, 2000, and Preliminary Grading & Utility Plan date stamped May 22, 2000, except as amended herein (Conditions No. 4 and 6 were amended in the Planning Commission Resolution)
2. Use Permit approval is valid for one year. If use does not commence within one year, approval shall be rendered null and void with no further action required on the part of the City.

Prior to Filing of Final Map

3. All fees associated with the City's review of the Tentative Map application shall be paid prior to filing of the Final Map.

Prior to Issuance of a Grading Permit

4. The project shall be subject to Design Review Board review and approval to ensure that the buildings and overall site development are compatible with Sebastopol's character. Major Design Review approval shall be required prior to issuance of grading permit; however, a Grading Permit may be issued prior to final Design Review Board review and approval, provided that the Engineering Department has approved the grading and erosion control plan for the project.

5. A significant landscape border along the Gravenstein Highway and Cooper Road frontages shall be required, and shall include a minimum of twelve 15-gallon street trees of a species to be determined by the Sebastopol Design Review Board. Planting and maintenance of the landscaping area shall be the responsibility of the developer and subsequent homeowner's association. The landscaping plan shall be reviewed and approved prior to issuance of a grading permit. The approved landscaping for any public areas, including the project frontage and street trees, shall be installed prior to occupancy.
6. An appropriate "gateway" treatment shall be provided at the corner of Gravenstein Highway South and Cooper Road, as determined by the Design Review Board.
7. On-site lighting shall be subject to the review and approval of the Design Review Board and the Police Chief to determine that the lighting is not directed to adjacent properties and that adequate security is provided.

Prior to Issuance of a Building Permit

8. Prior to issuance of a Building Permit, the developer shall record a deed restriction, or other instrument acceptable to the City, to maintain all ground floor space in non-residential uses.
9. Notification to potential purchasers of the ownership units shall be made regarding the nature and zoning of the adjacent property to the north (Holiday Inn Express). Such notice shall be provided as follows: by the on-site posting of not less than two (2) signs, with a minimum size of 3 square feet each, during all phases of building construction following the framing inspection and until occupancy for the final unit has been received, to the satisfaction of the Planning Director; by notification in the CC & R's formed for the project, which shall be submitted for the review and approval of the Planning Director and City Attorney prior to issuance of any certificate of occupancy; and, by an appropriate, recorded deed notice, as determined by the Planning Director and City Attorney.
10. All recommendations set forth in the Geotechnical and Soils Investigation prepared by Giblin & Associates April, 2000, shall be incorporated into the Grading, Improvement, and Building Plans, to the satisfaction of the City Engineer and the Building Official.
11. Noise-sensitive exterior walls shall be required on the west and westerly upper floors of the units. The walls shall have fully sealed joints around window sashes and door jambs. All panel doors in these walls shall be steel or of solid core wood. All windows and sliding glass doors shall be insulated glass, or provide other characteristics satisfactory to the Building Official.
12. All utilities, both new and existing, shall be undergrounded unless deviation from this requirement is granted by the City Engineer. Overhead utilities across the project frontage shall be undergrounded. Any movement of existing utilities will be at the developer's expense.

- 13. A Traffic Impact Fee is to be paid prior to issuance of any building permits. The amount of the fee shall be determined by the City Traffic Engineer.
- 14. A Park In-lieu Fee shall be paid prior to issuance of any building permits.
- 15. Off-street parking shall be provided as required by the Sebastopol Parking Ordinance and the Use Permit.

Fire Department Conditions of Approval:

- 16. A fire hydrant shall be provided at the corner of Cooper Road and Gravenstein Highway South, to the satisfaction of the Fire Chief.

Public Works/Engineering Department Conditions of Approval:

As attached.

REGULARLY ADOPTED BY the Sebastopol Planning Commission at their regular meeting of September 12, 2000 by the following vote:

VOTING AYE:	Commissioners Bradt, Brody, Doble, Jacobs, Shaw-Huffman and Standley
VOTING NO:	None
ABSTAINING:	Chair MacKinney
ABSENT:	None

ATTEST: _____
 Kenyon Webster, Planning Director

Woodstone Corners Mixed-Use Project

Discussion re: Planning Commission amendment to Condition of Approval No. 4:

This condition was changed to allow the applicant to receive a grading permit for this project even if Design Review Board approval has not been obtained. If the City did allow the issue of such a Grading Permit, the applicant would need to acknowledge that any site work undertaken pursuant to, and/or in reliance upon, a Grading Permit issued prior to final DRB approval, as provided for in this condition, *would be at applicant's own risk. The City declares and applicant acknowledges that issuance of a Grading Permit does not infer or imply Design Review Board approval of the site development plan.*

CEQA Analysis: The adopted Mitigated Negative Declaration for this project discusses design issues separately than grading issues: Grading and Improvement Plans must be to the satisfaction of the City Engineer, while building and site design must be reviewed and approved by the Design Review Board. However, the Design Review Board is empowered under the authority of Section 9.601 of Ordinance 913 to require and review grading plans as a part of the overall Design Review submittal package.

In this case, the grading of the site is an important element of the overall design. Condition of Approval #4 was set forth as a mitigation measure (and was agreed to by the applicant) in the Mitigated Negative Declaration adopted for this project. The Environmental Coordinator determined that the incorporation of this Mitigation Measure into the project would reduce potential visual impacts to below the level of significance; it is important that its essential elements be retained. The changes requested by the applicant and accepted by the Planning Commission do not seek to change the character of the condition; rather, they seek to change the timing, or order, in which permits are (or could be) issued. In fact, it is highly unlikely that the City Engineer will have approved the Grading and Erosion Control Plan before the applicant receives final Design Review Board approval, because the Tentative Map still needs to be reviewed and approved by the City Council before the City Engineer can give his signature approval.

Summary: While the amendment seems unnecessary, it is unlikely to be harmful to the integrity of the project or the environmental document.

Discussion re: Planning Commission amendment to Condition of Approval No. 6:

The following wording (the second sentence) was deleted from this condition:

Gateway elements to be considered may include, but are not limited to, the provision of a significant landscape treatment, trees, gateway entry signs, paving materials, street furniture, water features or artwork.

The Condition now reads:

An appropriate "gateway" landscape treatment shall be provided at the corner of Gravenstein Highway South and Cooper Road, as determined by the Design Review Board.

Staff has no problem with the deletion of a list examples; the condition for an appropriate gateway treatment remains intact. The Design Review Board regularly

reviews landscape plans, and routinely applies the term “landscape” to both softscape (plant materials) and hardscape items (such as those examples that had been listed in the recommended condition).

CEQA Analysis: This Condition was also a Mitigation Measure set forth in the adopted Mitigated Negative Declaration; its incorporation into the project was determined to reduce potential visual and land use compatibility impacts to below the level of significance.

Summary. The amendment does not affect the requisite condition.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
 005-071

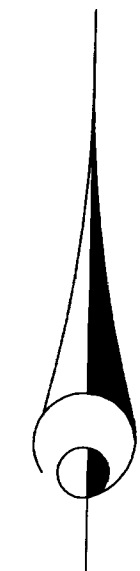
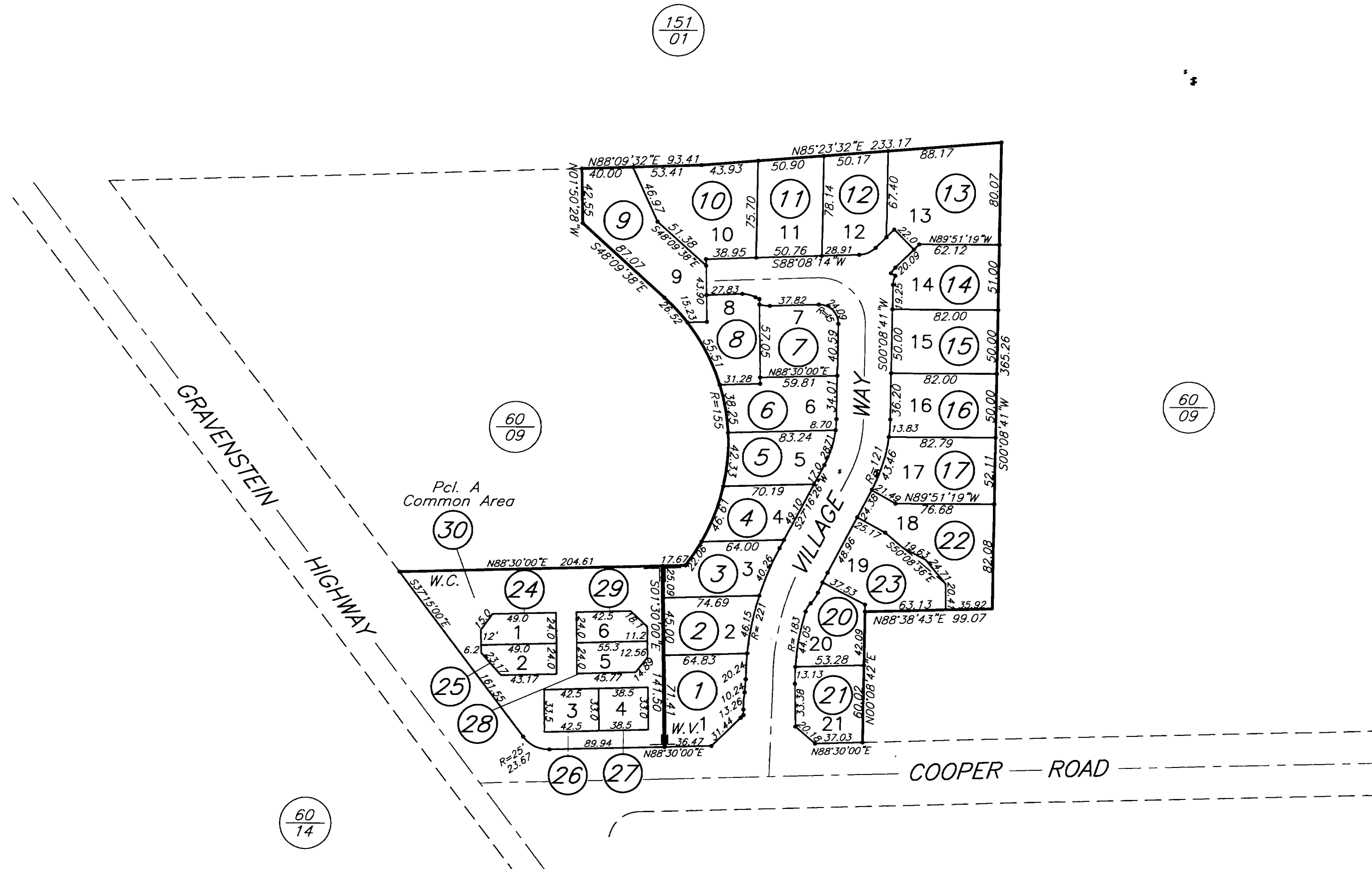
60-48

WOODSTONE VILLAGE

REC. 5-14-98 IN BK. 580, MAPS, PGS. 10-14

WOODSTONE CORNERS

REC. 3-8-01 IN BK. 618, MAPS, PGS. 30-32



SCALE: 1" = 100'

REVISED
 4 -11-00=23- KT
 8 -20-01=30- KT

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Zoning Text Amendment at Woodstone Corners

Gravenstein Hwy. South and Cooper Rd. Sebastopol
Lot 4 address: 1171 and 1173 Gravenstein Hwy S. Sebastopol - APN 060-480-027

Application seeking a zoning modification to existing PC 'Planned Community' zoning at Woodstone Corners to allow Lot 4 to convert an office unit (1171) into a residential apartment.



Woodstone Corners is a mixed residential and office community located at Sebastopol's southern gateway, on the northeast corner of Gravenstein Highway South and Cooper Road.

Built in 2001, it is a quiet mixed-use complex with six Lots. Each Lot has a commercial office at ground level and a separate and independent residential apartment on the second level. The complex, is zoned PC – 'Planned Community.'

This Application does not seek a zoning change. Instead, due to the need for housing in Sebastopol, especially easy infill housing, this application requests a zoning text amendment, a modification to the PC zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.



Application Form

Location Maps

Written Statement

Title Report

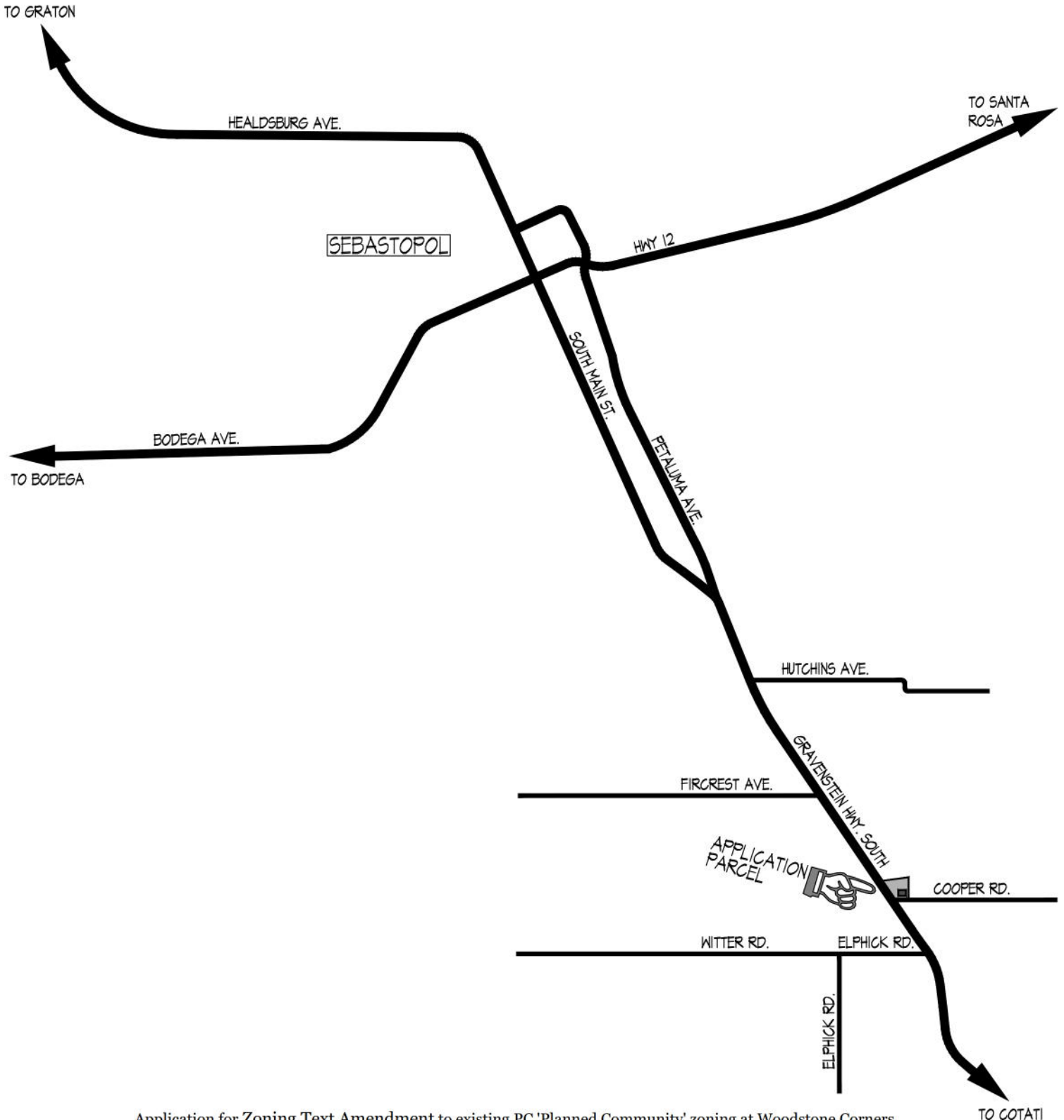
Site Photographs

Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Vicinity Map

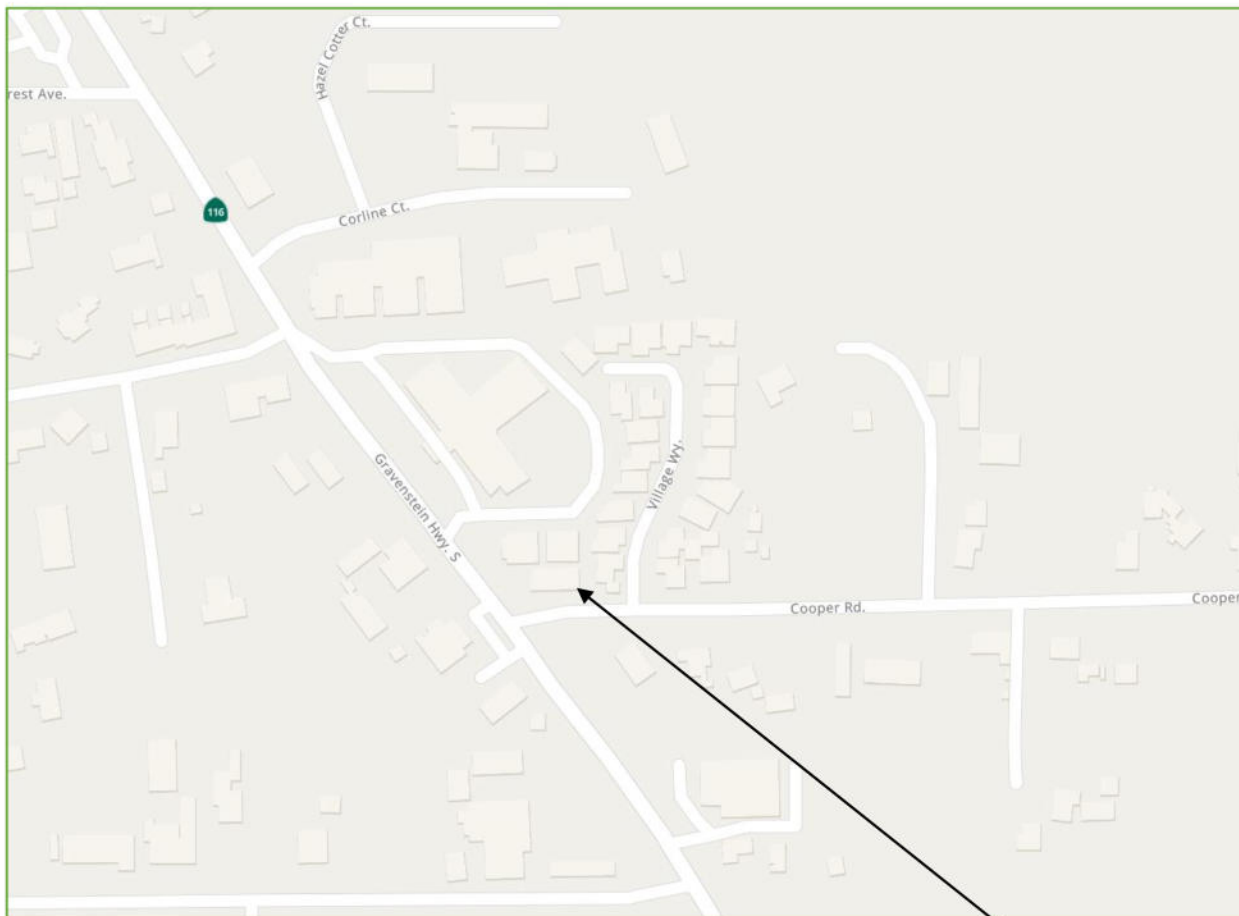
Woodstone Corners

Gravenstein Hwy. South and Cooper Rd. Sebastopol



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Location Maps
Woodstone Corners
Gravenstein Hwy. South and Cooper Rd. Sebastopol



Lot 4 address: 1171 and 1173 Gravenstein Hwy S. Sebastopol - APN 060-480-027

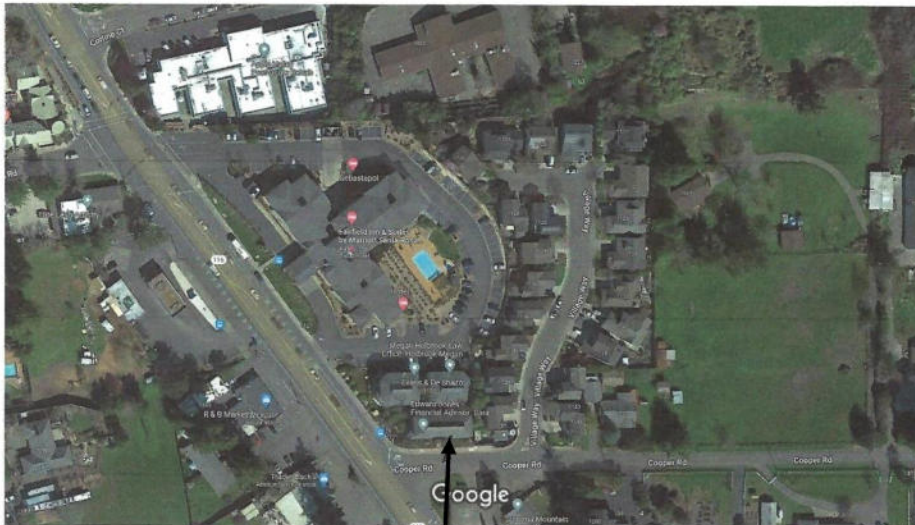
Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Location Maps
Woodstone Corners
Gravenstein Hwy. South and Cooper Rd. Sebastopol

Google Maps

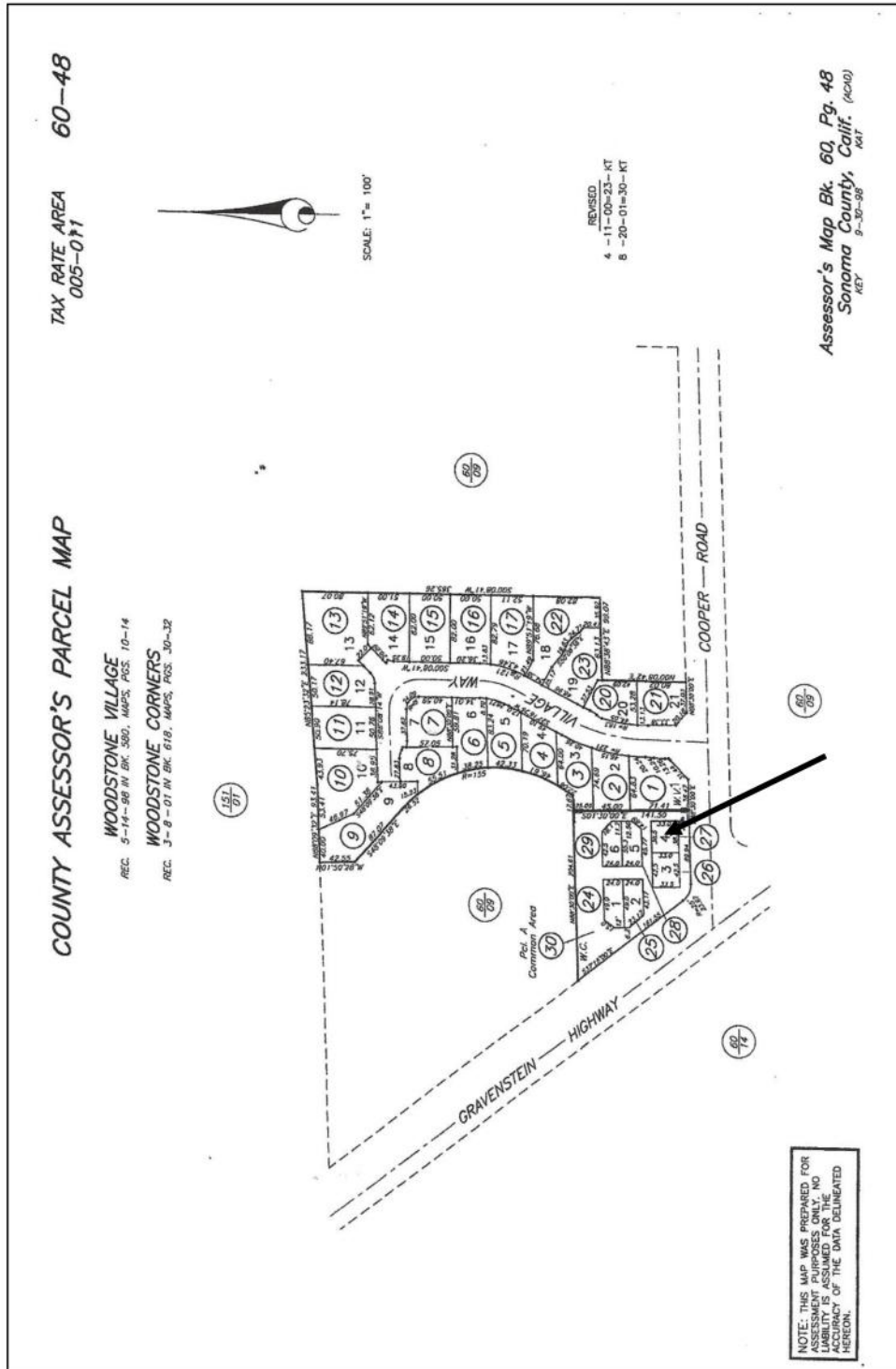


Google Maps



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Location Maps
Woodstone Corners
 Gravenstein Hwy. South and Cooper Rd. Sebastopol



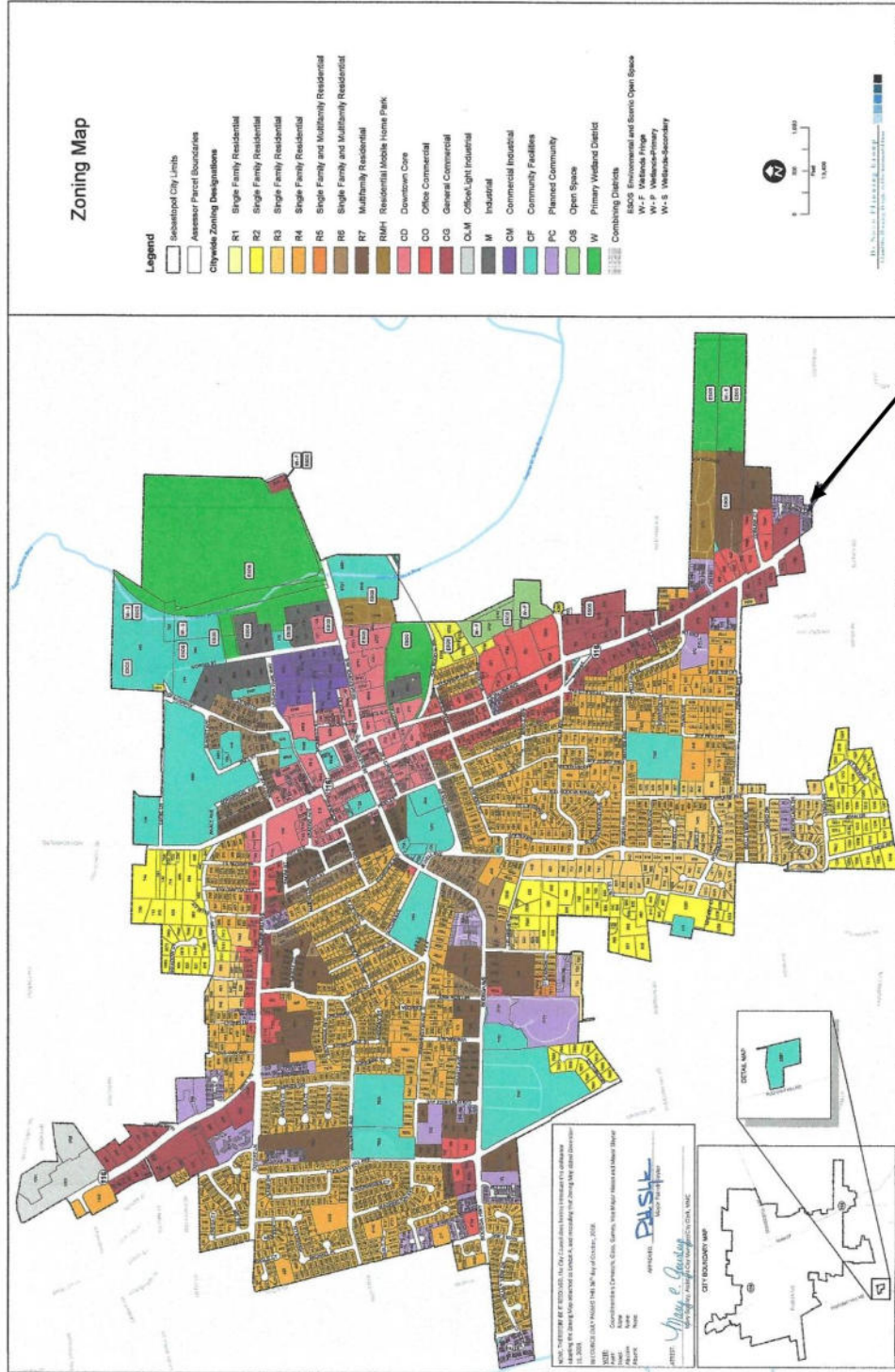
Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Location Maps

Woodstone Corners

Gravenstein Hwy. South and Cooper Rd. Sebastopol

City of Sebastopol Zoning Map



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Written Statement

Zoning Text Amendment at Woodstone Corners Gravenstein Hwy. South and Cooper Rd.

(Lot 4 - 1171 and 1173 Gravenstein Hwy S. Sebastopol - APN 060-480-027)



Summary

Woodstone Corners is a mixed residential and office community located at Sebastopol's southern gateway, on the northeast corner of Gravenstein Highway South and Cooper Road. Built in 2001, it is a quiet mixed-use complex with six Lots. Each Lot has a commercial office at ground level and a separate and self-contained residential unit on the second level. The complex, is zoned PC – 'Planned Community.'

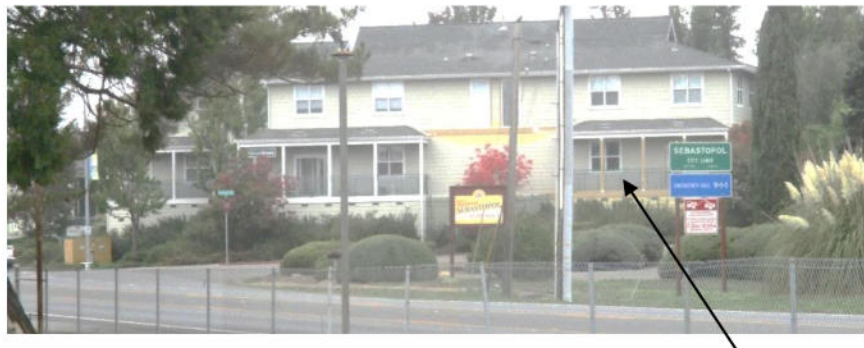
Zoning Modification

This Application does not seek a zoning change. Instead, due to the need for housing in Sebastopol, especially easy infill housing, this application seeks a modification to the existing PC zoning which would allow Lot 4 at Woodstone Corners to convert an office unit (1171) into a residential apartment.

High Demand for Housing in Sebastopol

Small office space (especially located so far removed from the business center of town) is in low demand in Sebastopol and is expected to remain low. Alternatively, the housing need in Sebastopol is high.

Given these demographic trends, the owner of Lot 4 seeks approval from the City of Sebastopol to convert the ground level office (1171) into a residential 1- 2-bedroom apartment. (Owners of Lots 1-6 support this conversion and have expressed similar interest for their Lots.)



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Creating New Infill Housing for Sebastopol

On initial review of the proposal to convert unit 1171 from office to apartment, the Sebastopol Planning Department expressed conceptual support stating: ***'this would be consistent with our current and draft Housing Element for the City.'***^(see email) Department staff further stated: ***'we would likely put in a condition that would allow the other units in the complex to do the same thing.'***^(see email)

Given this encouraging response, the Woodstone Corners Owners Association (owners of Lots 1-6) voted unanimously to amend Association CC&Rs (see association CC&Rs) to allow for the conversion of any downstairs office unit into a residential apartment (subject to city building permit process). Conversion of office units can potentially create six (6) new 'infill' residences (each with 1-2 bedrooms) and transition the complex from 50% residential to 60%, 70%, ...100% residential community. The complex is entirely suitable and desirable for 100% residential use.

#1173 Gravenstein Hwy South (second level currently separate residential unit)



Conversion of #1171 Gravenstein Hwy South

The conversion of 1171 into a residential apartment requires **no external construction** or **alterations**, **no structural changes**, and **minimal** interior remodeling (no new interior walls). Unit 1171 is approx. 900 square feet and is completely separate from the residential unit 1173 on second level.

Lot 4 consists of two self-contained units with separate addresses, separate exterior access, separate HVAC, separate metered utilities.

Unit 1173 second level

Unit 1171 ground level

Unit 1171 entry

Unit 1173 entry



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Conversion of unit 1171 from office to residence ...

No additional utility hookups or new meters.

No change to exterior appearance.

No exterior construction or alteration.

Residential ambiance of the complex enhanced.

Foot traffic lessened due to reduced business activity.

Decreased vehicular traffic and reduced parking needs.



Parking

Current parking at Woodstone Corners complex includes 16 on-site parking places plus one additional handicapped parking place. There is 133 linear feet of street frontage to the development along Gravenstein Hwy. So., providing an additional seven parking places.

Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Justification for Zoning Text Amendment at Woodstone Corners

Gravenstein Hwy. South and Cooper Rd.
(Lot 4 - 1171 and 1173 Gravenstein Hwy S. Sebastopol)

Prepared by: Owner Greg Dabel [Karen Dabel, Tim Dabel, and Rosalina Dabel]
Property Address: 1171 Gravenstein Hwy South
Assessor's Parcel Number: 060-480-027

1. Why do you want the Zoning changed?

To allow for conversion of ground-level office unit into residential unit.

Woodstone Corners is a quiet, mixed-use community with six office units (each at ground level) and six completely separate and independent residential apartments (each on second level). It is zoned 'Planned Community' (PC).

This Application seeks a modification to existing PC zoning which would allow for Lot 4 to convert the downstairs office unit (1171) into a residential apartment. This would be in keeping with the need for housing in Sebastopol, especially infill housing, and in keeping with current PC zoning.

2. What changes or events have occurred or what new evidence has arisen since the Zoning was adopted which now warrant a change?

Zoning adopted in 2001. Since then, demand for small office space in Sebastopol has fallen and is projected to remain low, especially at a location like Woodstone Corners which is far-removed from the business center of town. Alternatively, the need for housing in Sebastopol is high and growing. The city is actively encouraging infill housing. This project fits in all respects. Woodstone Corners is already zoned for housing and is 50% residential community.

3. Describe the effect the proposed change will have on the surrounding uses.

The proposed project would have no visible impact and would not change the character of Woodstone Corners. The conversion of an office space into a one- or two-bedroom residential apartment would require minimal interior remodeling, no structural changes, and no external construction or alterations. No, or lessened, impact to traffic, parking, or city services. No noticeable change, no impact on neighbors or change, effect, or impact on surrounding uses.

4. Describe how the proposed change will be consistent with the General Plan land use designation and policies for this location and surrounding area.

The complex is already zoned for residential (and commercial). The project would increase the number of residential units by one (1) unit. The ratio of residential to office would change from 50%-50% to 60%-40% residential to office.

On initial review, the Sebastopol Planning Department affirmatively supported the concept of converting office unit into a residential unit at Woodstone Corners stating, ***'this would be consistent with our current and draft Housing Element for the City.'***

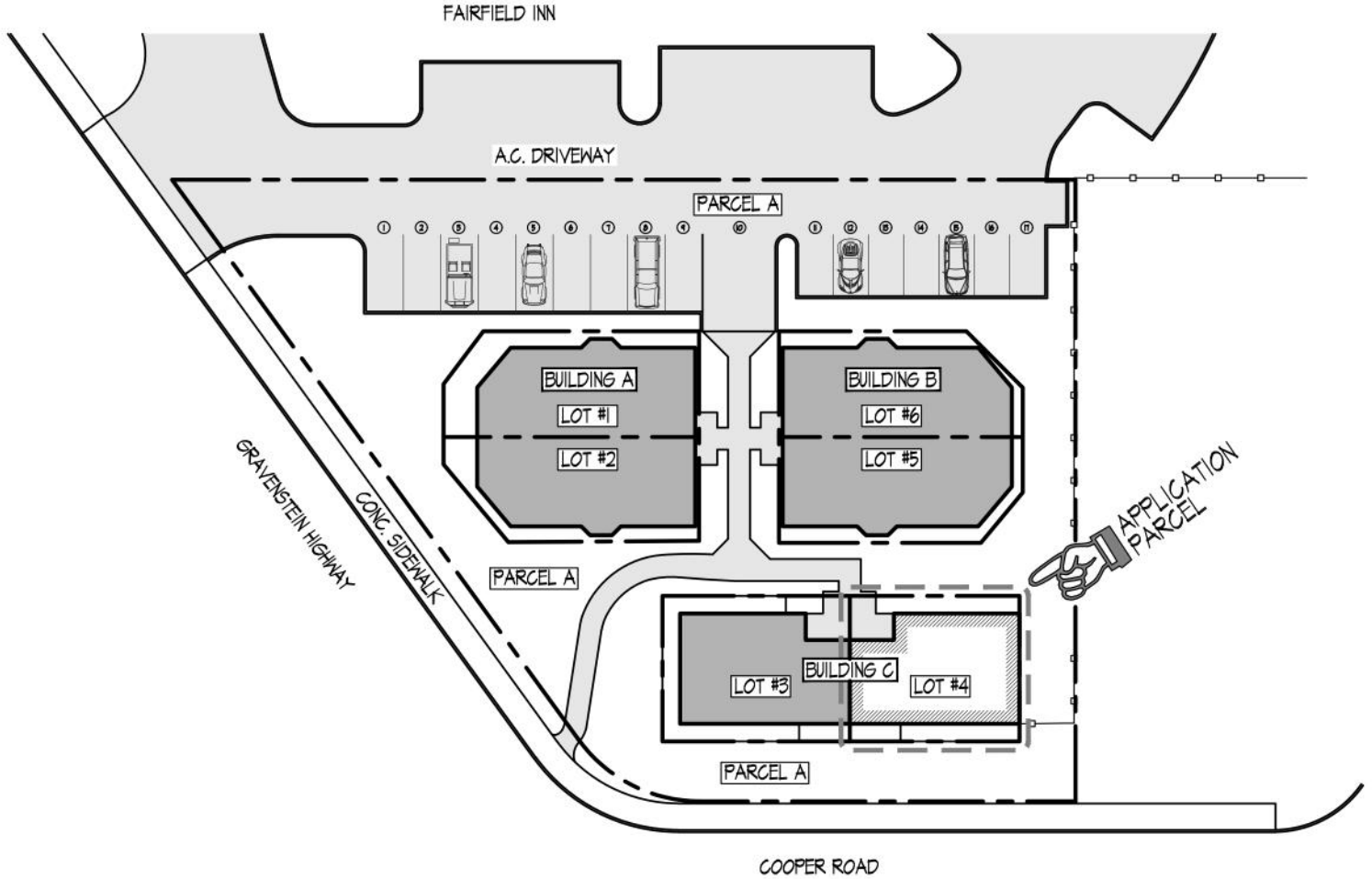




Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Existing Conditions

Woodstone Corners

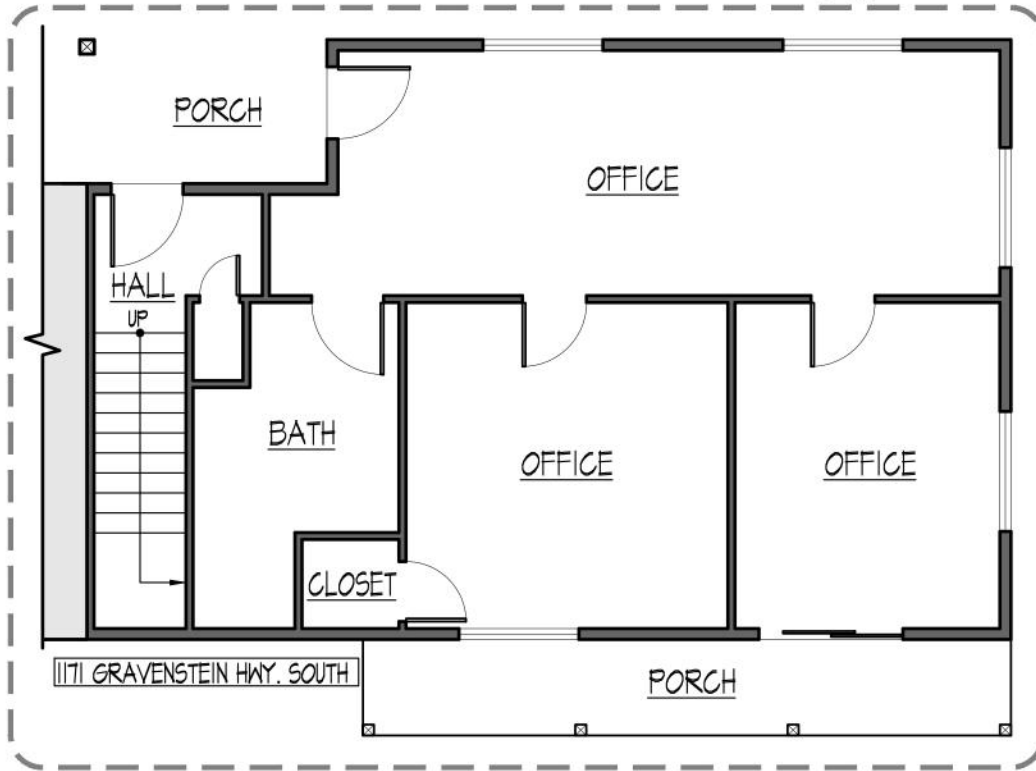
Gravenstein Hwy. South and Cooper Rd. Sebastopol



  **SITE PLAN**
AS-BUILT CONDITIONS 1" = 40'-0" 10 20 50 100 SCALE IN FEET

Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Existing Conditions
 Woodstone Corners
 Gravenstein Hwy. South and Cooper Rd. Sebastopol





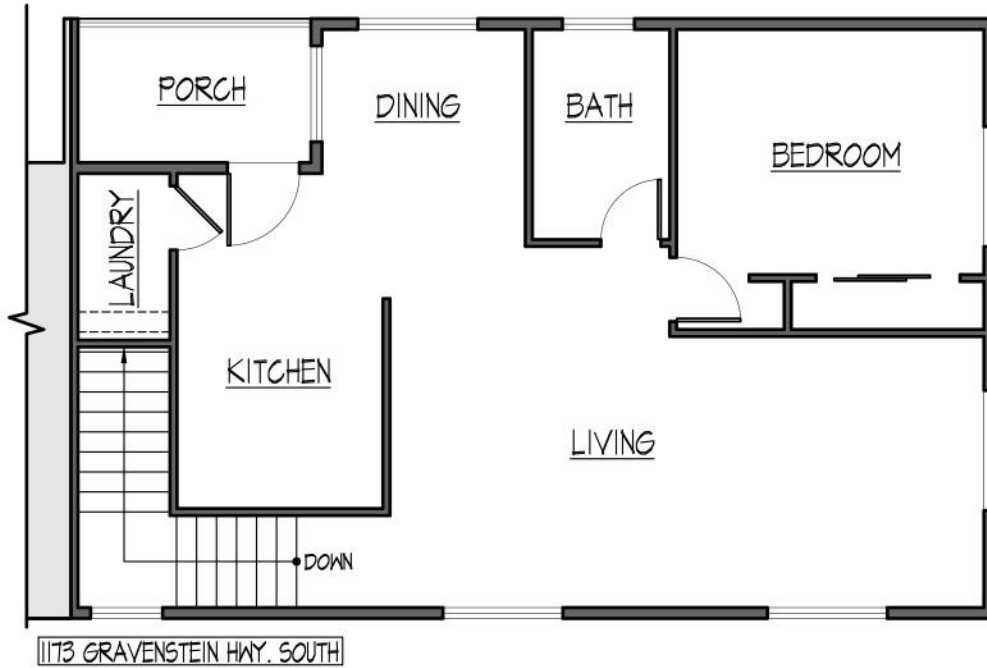
FIRST FLOOR PLAN 2 4 6 8 16
AS-BUILT CONDITIONS $1/8" = 1'-0"$ SCALE IN FEET

CURRENTLY OFFICE USE WITH POTENTIAL FOR CONVERSION INTO ONE OR TWO BEDROOM APARTMENT WITH AN ACCESSIBLE BATH, LIVING ROOM/KITCHEN, AND PRIVATE EXTERIOR PORCH.

UNIT 1171 IS COMPLETELY SELF-CONTAINED AND INDEPENDENT FROM SECOND FLOOR UNIT 1173 WITH SEPARATE ENTRANCES, SEPARATE ADDRESSES, SEPARATE UTILITIES, SEPARATE HVAC, ETC.

Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Existing Conditions
Woodstone Corners
 Gravenstein Hwy. South and Cooper Rd. Sebastopol





SECOND FLOOR PLAN 2 4 6 8 16
AS-BUILT CONDITIONS 1/8" = 1'-0" SCALE IN FEET

PROVIDED FOR REFERENCE - NO CHANGE PROPOSED FOR SECOND FLOOR.

UNIT 1173 IS COMPLETELY SELF-CONTAINED AND INDEPENDENT FROM FIRST FLOOR UNIT 1171 WITH SEPARATE ENTRANCES, SEPARATE ADDRESSES, SEPARATE UTILITIES, SEPARATE HVAC, ETC.

Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Parking

Woodstone Corners

Gravenstein Hwy. South and Cooper Rd. Sebastopol

WOODSTONE CORNERS PARKING

PLEASE NOTE, THIS INFORMATION IS NOT A REQUIRED ITEM FOR THIS APPLICATION, HOWEVER, IT IS PROVIDED TO ASSIST IN ANSWERING ANY POTENTIAL QUESTIONS.

CURRENT CONDITIONS & OCCUPANCY FOR ENTIRE WOODSTONE CORNERS COMPLEX

LAND USE	OCCUPANCY	AREA	PARKING REQUIRED	
R	R-3	5754 SQ. FT.	(1.5) SPACES PER UNIT (ALL EXISTING RESIDENTIAL UNITS ARE ONE BEDROOM)	(6) UNITS x (1.5) SPACES = (9) SPACES
CO	B (OFFICE)	5625 SQ. FT.	(1) SPACE PER 300 SQ. FT.	5625 S.F. x .05 = 4781 S.F. NET = (16) SPACES
TOTAL PARKING REQUIRED		(9) + (16) = (25) SPACES		

PARKING PROVIDED

ON SITE	17 SPACES
STREET FRONTAGE	133 FT. => 133 FT. / 19 FT. PER SPACE = (7) SPACES
TOTAL PARKING PROVIDED	(17) + (7) = (24) SPACES

CALCULATION FOR POTENTIAL ENTIRE WOODSTONE CORNERS DEVELOPMENT CONVERSION TO FULL RESIDENTIAL USE

BEDROOM COUNT	PARKING REQUIRED	
(6) EXISTING ONE BEDROOM UNITS	(1.5) SPACES PER UNIT	(6) UNITS x (1.5) SPACES = (9) SPACES
(6) POTENTIAL TWO BEDROOM UNITS	(2) SPACES FOR EACH UNIT	(6) UNITS x (2) SPACES = (12) SPACES
TOTAL PARKING REQUIRED	(9) + (12) = (21) SPACES	

IF THE ENTIRE COMPLEX IS CONVERTED TO RESIDENTIAL USE, UNDER CURRENT STANDARDS, THE REQUIRED PARKING WOULD BE REDUCED BY (4) SPACES.

Site Photographs
Woodstone Corners Complex at 1111 Gravenstein Hwy S. Sebastopol



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Site Photographs

Lot 4 - units 1171 and 1173 Gravenstein Hwy S. Sebastopol - APN 060-480-027

south view



north view



view of south and east



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Interior Photographs

1171 Gravenstein Hwy S. Sebastopol

(currently office use – potential for two bedroom; handicapped bath; living/kitchen; private sun deck)



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Woodstone Corners Owners Association CC&Rs

COVENANTS, CONDITIONS & RESTRICTIONS

SECTION FOUR: USE RESTRICTIONS

Paragraph 4.01 Use of Lots. **Lots** shall be occupied and used by Owners, their contract purchasers, lessees, tenants, or social guests as separate Live and Work units which includes both residential and business uses. The occupants of the residential and business portions of the ownership may be single occupant, or each use may have separate occupants so long as the fee ownership of Lot is not divided. Furthermore, such separate Live and Work uses may only be occupied subject to the approval, and in compliance with, the requirements of the City of Sebastopol.

Lots were designed for upstairs residential and downstairs commercial business use with each upstairs and downstairs unit having a separate address, separate entrance, and separate power utilities. Therefore, considering changes in demographics, community needs, city housing plan, and business trends in Sebastopol, the Association will allow the conversion of any/all downstairs units from 'commercial business' to 'residential' subject to approval, and in compliance with, the requirements of the City of Sebastopol. Owners will be required to report to the Association of intent to convert unit, provide proof of City approval, limit all remodeling and improvements to interior space, and conduct all work with and in compliance with City-issued building permit. *

*Paragraph 2 of SECTION FOUR was an amendment added/approved by the Board of Directors of Woodstone Corners Owners Association by unanimous vote on September 30, 2022.

Title Report

Lot 4 - 1171 and 1173 Gravenstein Hwy S. Sebastopol - APN 060-480-027

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Gregory J. Dabel and Karen L. Dabel
PO Box 85
Graton, CA 95444



2014081477

Official Records Of Sonoma County
William F. Rousseau
11/17/2014 08:21 AM
FIRST AMERICAN TITLE CO.

DEED 2 Pgs

Fee: \$16.00
County Tax: \$241.72
City Tax: \$241.73



Space Above This Line for Recorder's Use Only

A.P.N.: 060-480-027-000

File No.: 4903-4751174 (ANA)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$483.45; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area; City of Sebastopol, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Douglas L. Vadnais and Debra A. Vadnais, husband and wife as joint tenants**

hereby GRANTS to **Gregory J. Dabel and Karen L. Dabel, husband and wife as community property with right of survivorship**

the following described property in the City of **Sebastopol**, County of **Sonoma**, State of **California**:

LOT 4 AS SHOWN UPON THE MAP ENTITLED, "WOODSTONE CORNERS," FILED MARCH 8TH, 2001, IN BOOK 618 OF MAPS, PAGES 30, 31, AND 32, SONOMA COUNTY RECORDS.

Mail Tax Statements To: **SAME AS ABOVE**

Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Title Report

Lot 4 - 1171 and 1173 Gravenstein Hwy S. Sebastopol - APN 060-480-027

RECORDING REQUESTED BY

Gregory J. and Karen L. Dabel
PO Box 85
Graton CA 95444



2015038550

Official Records Of Sonoma County
William F. Rousseau
05/05/2015 01:49 PM
GENERAL PUBLIC

DEED 1 Pgs
Fee: \$13.00



AND WHEN RECORDED MAIL DOCUMENTS TO

Gregory J. and Karen L. Dabel
PO Box 85
Graton CA 95444

A.P.N.: 060-480-027-000

GIFT DEED

FAMILY GIFT DEED FREE AND CLEAR

NOT PURSUANT TO A SALE

GRANTORS: GREGORY J. DABEL and KAREN L. DABEL, husband and wife as joint tenants, hereby give, transfer, convey and GRANT to:

TIMOTHY J. Dabel and ROSALINA G. DABEL, husband and wife as joint tenants, a

TWO PERCENT (2.0%) INTEREST in the following lands and property together with all improvements located thereon lying in the City of Sebastopol, County of Sonoma, State of California:

LOT 4 AS SHOWN UPON THE MAP ENTITLED, "WOODSTONE CORNERS," FILED MARCH 8TH, 2001, IN THE BOOK 618 of MAPS, PAGES 30, 31, AND 32, SONOMA COUNTY RECORDS.
A.P.N.: 060-480-027-000

Dated: 5.5.15
[Signature]
Gregory J. Dabel

[Signature]
Karen L. Dabel

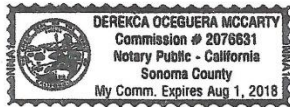
A notary public or other completing officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF SONOMA)

On May 5, 2015, before me, Derecka Ocegvera McCarty, Notary Public, personally appeared Gregory and Karen Dabel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature: [Signature]



Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

Title Report

Lot 4 - 1171 and 1173 Gravenstein Hwy S. Sebastopol - APN 060-480-027

Order Number: 4903-4751174
Page Number: 5

LEGAL DESCRIPTION

Real property in the City of Sebastopol, County of Sonoma, State of California, described as follows:

LOT 4 AS SHOWN UPON THE MAP ENTITLED, "WOODSTONE CORNERS," FILED MARCH 8TH, 2001, IN BOOK 618 OF MAPS, PAGES 30, 31, AND 32, SONOMA COUNTY RECORDS.

THE GROUND FLOOR IS TO MAINTAINED FOR NON-RESIDENTIAL USE COMPLYING WITH CONDITIONS OF APPROVAL OF OCTOBER 3, 2000, APPROVED BY THE CITY COUNCIL, CITY OF SEBASTOPOL

APN: 060-480-027-000

Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

**Zoning Text Amendment at Woodstone Corners
email Response to Initial Enquiry**

8/20/22, 7:00 AM

Mail - Greg Dabel - Outlook

RE: Office conversion

Kari Svanstrom <ksvanstrom@cityofsebastopol.org>

Mon 8/8/2022 2:21 PM

To: Greg Dabel <gregdabel@hotmail.com>

Cc: John Jay <jjay@cityofsebastopol.org>

Thanks – and, if anyone else is interested in same, John and I would want to do the approval to allow anyone in complex to do.

Kari Svanstrom
Planning Director

From: Greg Dabel <gregdabel@hotmail.com>

Sent: Monday, August 08, 2022 2:15 PM

To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>

Subject: Re: Office conversion

Thanks Kari.

I am also discussing this conversion idea with the other owners in the complex. No concerns or objections from them.

Awaiting your instruction on City process.

Greg Dabel

Sent from my iPhone

On Aug 8, 2022, at 10:41 AM, Kari Svanstrom <ksvanstrom@cityofsebastopol.org> wrote:

Hi Greg,

I'll just add, although this might sound like a large step (and can be), and while we as staff cannot guarantee an approval, in this particular case, I can say that staff would be fully supportive of this – both John and I discussed, and we both feel, that this would be consistent with our current and draft Housing Element for the City (the comprehensive policy governing housing development).

Kari Svanstrom
Planning Director

Application for Zoning Text Amendment to existing PC 'Planned Community' zoning at Woodstone Corners which would allow Lot 4 to convert an office unit (1171) into a residential apartment.

RESOLUTION NO. 5146

A RESOLUTION OF THE SEBASTOPOL CITY COUNCIL
ADOPTING A MITIGATED NEGATIVE DECLARATION
AND APPROVING A TENTATIVE MAP, WITH EXCEPTION,
FOR THE SUBDIVISION OF WOODSTONE CORNERS,
1111 GRAVENSTEIN HIGHWAY SOUTH

WHEREAS, an application for Use Permit and Major Subdivision Tentative Map, with exception to the Sebastopol Subdivision Ordinance, was filed on April 3, 2000, by Vincent Saunders on behalf of property owner Harvey Charnofsky, to establish Woodstone Corners, a 6-unit mixed-use project, and to divide the .48 acre parcel located at 1111 Gravenstein Highway South into 6 ownership parcels and 1 common parcel;

WHEREAS, an Initial Study was prepared for this project, pursuant to the requirements of the California Environmental Quality Act (CEQA);

WHEREAS, the Environmental Coordinator determined that a Mitigated Negative Declaration was appropriate for this project, based on the facts and analysis in the Initial Study dated July 18, 2000; and said Mitigated Negative Declaration was issued on July 18, 2000, and made available for public review and comment;

WHEREAS, the Sebastopol Planning Commission, at their meeting of September 12, 2000, held a duly noticed public hearing, received public comment and testimony and considered the proposed Mitigated Negative Declaration and the staff report;

WHEREAS, the Sebastopol Planning Commission, at their meeting of September 12, 2000, determined that the on-site parking provided is sufficient to safely serve the proposed land use, because the proposed use will generate a reduced parking demand such that the number of spaces conveniently available for use is sufficient for safe, convenient and efficient operation, and that a greater number of parking spaces is not necessary to mitigate adverse impacts to the surrounding properties.

WHEREAS, the Sebastopol Planning Commission, at their meeting of September 12, 2000, did find and determine that, based upon the facts, findings and analysis before them, the establishment or operation of the use applied for would not, under the circumstances of this particular case, and as conditioned, be detrimental to the health, safety, comfort or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City, and adopted a resolution approving the Mitigated Negative Declaration and the application for Use Permit;

WHEREAS, the Sebastopol Planning Commission, at their meeting of September 12, 2000, also did find and determine that the proposed subdivision, together with the provisions for

its design and improvement, is consistent with the Sebastopol General Plan, and compatible with the objectives, policies, general land uses, and programs specified by the Plan, and adopted a resolution recommending to the City Council approval of the subdivision request;

WHEREAS, the City Council at their meeting of October 3, 2000, held a duly noticed public hearing to consider both the proposed Negative Declaration and the proposed Major Subdivision Tentative Map, with exception, received public comment and testimony and considered staff reports, and considered the recommendations of the Planning Commission and Design Review Board;

WHEREAS, the requested Subdivision Ordinance exception to the minimum lot size of the CG Zone District is appropriate, in that special circumstances apply to the development of this site, including the existing slope and the location of various unbuildable public utilities easements, which create a situation such that implementation of the provisions for mixed use developments set forth in the General Plan can not be achieved without the granting of the requested exception;

WHEREAS, the granting of the exception preserves a substantial property right of the owner, in that the development of the site subject to the minimum lot size requirement, would require a reduction in common open space, resulting in a reduction of the project amenities of open space and landscaping, and further reducing available light, air, and solar access within the development, and would preclude the development of this parcel at the density than is intended under the Land Use Density Range of the General Plan and would render the development of this parcel as a mixed-use subdivision consistent with the General Plan problematic;

WHEREAS, the granting of the requested exception will not be detrimental to the public welfare or injurious to other property in the area, because conditions of approval and mitigation measures are in place that will adequately address the potential for adverse impacts that might be associated with the project.

WHEREAS, with the granting of the requested exceptions to the Subdivision Ordinance, the proposed project, as conditioned, is deemed consistent with the Subdivision Ordinance;

WHEREAS, pursuant to Government Code Section 66474, the City Council finds and determines that the proposed map and the design and improvements of the proposed subdivision are consistent with the General Plan; that the site is physically suited for the proposed type and density of development, as conditioned as set forth in this resolution; that the design and improvements will not cause substantial environmental damage or public health problems.

NOW, THEREFORE, BE IT RESOLVED that the Sebastopol City Council hereby adopts the proposed Mitigated Negative Declaration, finding it to be adequate for this project;

NOW, THEREFORE BE IT FURTHER RESOLVED, that the City Council hereby grants approval of the subject Tentative Major Subdivision, with exception to the Subdivision Ordinance, for the Woodstone Corners mixed-use project, based on the facts and analysis in the staff report and subject to the following conditions:

Conditions of Approval
Tentative Map for
Woodstone Corners Mixed Use Development
1111 Gravenstein Highway South
APN 060-090-029
October 3, 2000

Planning Department Conditions of Approval:

General Conditions

1. Approval is granted for the application dated April 3, 2000, which includes a Tentative Map date stamped June 22, 2000, Floor Plans and Elevations date stamped June 22, 2000, and Preliminary Grading & Utility Plan date stamped May 22, 2000, except as amended herein.
2. All conditions of approval which were originally imposed on the Parcel to allow its subdivision from the adjacent properties now developed as Woodstone Village and Holiday Inn Express, as applicable, shall remain in full force and effect.

Prior to Filing of Final Map

3. All fees associated with the City's review of the Tentative Map application shall be paid prior to filing of the Final Map.

Prior to Issuance of a Grading Permit

4. The project shall be subject to Design Review Board review and approval to ensure that the buildings and overall site development are compatible with Sebastopol's character. Major Design Review approval shall be required prior to issuance of grading permit. A Grading Permit may be issued prior to final Design Review Board approval if the Grading Plan and Erosion Control Plan have been approved by the City Engineer.
5. A significant landscape border along the Gravenstein Highway and Cooper Road frontages shall be required, and shall include a minimum of twelve 15-gallon street trees of a species to be determined by the Sebastopol Design Review Board. Planting and maintenance of the landscaping area shall be the responsibility of the developer and subsequent homeowner's association. The landscaping plan shall be reviewed and approved prior to issuance of a grading permit. The approved landscaping for any public areas, including the project frontage and street trees, shall be installed prior to occupancy.
6. An appropriate "gateway" treatment shall be provided at the corner of Gravenstein Highway South and Cooper Road, as determined by the Design Review Board.
7. On-site lighting shall be subject to the review and approval of the Design Review Board

and the Police Chief to determine that the lighting is not directed to adjacent properties and that adequate security is provided.

Prior to Issuance of a Building Permit

8. Prior to issuance of a Building Permit, the developer shall record a deed restriction, or other instrument acceptable to the City, to maintain all ground floor space in non-residential uses. Additionally, developer shall provide clear notice in the CC&Rs developed for this project that all ground floor area is to be maintained in a commercial use at all times, consistent with the project description and the codes and regulations of the City of Sebastopol.
9. Notification to potential purchasers of the ownership units shall be made regarding the nature and zoning of the adjacent property to the north (Holiday Inn Express). Such notice shall be provided as follows: by the on-site posting of not less than two (2) signs, with a minimum size of 3 square feet each, during all phases of building construction following the framing inspection and until occupancy for the final unit has been received, to the satisfaction of the Planning Director; by notification in the CC & R's formed for the project, which shall be submitted for the review and approval of the Planning Director and City Attorney prior to issuance of any certificate of occupancy; and, by an appropriate, recorded deed notice, as determined by the Planning Director and City Attorney.
10. All recommendations set forth in the Geotechnical and Soils Investigation prepared by Giblin & Associates and dated April 25, 2000, shall be incorporated into the Grading, Improvement, and Building Plans, to the satisfaction of the City Engineer, Planning Director, and the Building Official.
11. Noise-sensitive exterior walls shall be required on the west and westerly upper floors of the units, or as otherwise determined to be appropriate by the Building Official. The walls shall have fully sealed joints around window sashes and door jambs. All panel doors in these walls shall be steel or of solid core wood. All windows and sliding glass doors shall be insulated glass, or provide other characteristics satisfactory to the Building Official.
12. All utilities, both new and existing, shall be undergrounded unless deviation from this requirement is granted by the City Engineer. Overhead utilities across the project frontage shall be undergrounded. Any movement of existing utilities will be at the developer's expense.
13. A Traffic Impact Fee is to be paid prior to issuance of any building permits. The amount of the fee shall be determined by the City Traffic Engineer.
14. A Park In-lieu Fee shall be paid prior to issuance of any building permits.
15. Off-street parking shall be provided as required by the Sebastopol Parking Ordinance and the Use Permit.

16. Prior to issuance of a Grading Permit, the applicant shall have prepared by a licensed Civil Engineer, whose signature shall be provided on the report, a written analysis of the suitability of the proposed Grading Plan toward the accomplishment of the objectives of reducing the overall height of the site and buildings, as directed by the Design Review Board, while maintaining compliance with the requirements of the Soils Engineer, the City Engineer, and the Building Official (ADA accessibility). The report shall meet the requirements of the Planning Director, to whom it shall be submitted for review and approval, in consultation with the City Engineer, prior to Grading Permit issuance.

Fire Department Conditions of Approval:

17. A fire hydrant shall be provided at the corner of Cooper Road and Gravenstein Highway South, to the satisfaction of the Fire Chief.

Public Works/Engineering Department Conditions of Approval:

Attached.

IN COUNCIL DULY PASSED this 3rd day of October, 2000, by the following vote:

VOTING AYE: Councilmember Austin and Mayor Foley
VOTING NO: Councilmember Anderson
ABSENT: Councilmembers Robinson and Roventini
ABSTAIN: None

APPROVED: _____

Ken Foley
Mayor

ATTEST: _____

Joelle Lori
City Clerk