



City of Sebastopol Environmental Review Committee Staff Report

Meeting Date: December 12th, 2023

To: Environmental Review Committee (ERC)
From: Kari Svanstrom, Planning Director
Subject: Lot Merger

Recommendation: Conditional Approval
Applicant/Owner(s): Daniele Petrone
File Number: 2023-059
Addresses: 6824 Depot Street / 6828 Depot Street
CEQA Status: Categorical Exemption 15305: Class 5

Introduction:

This is a lot line adjustment request to merge two parcels at 6824 Depot Street (APN # 004-052-001) and 6828 Depot Street (APN # 004-061-019). This will not impact the Brown Street right-of-way.

Project Description:

The two parcels proposed to be merged are part of the approved "Hotel Sebastopol" project. One of the parcels (APN # 004-052-001) is the site of the hotel and other structures, while the other parcel (APN # 004-061-019) is the parking area. The parking area includes covered carports with solar panels, which would be transmitted underground across Brown Street to the main service panels at the hotel site. PG&E is requiring that these two parcels be merged for this electrical connection and services. The merger of the parcels do not affect either the approved project or any existing easements on the property.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15305, Class 5, which includes minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcels.

Zoning Ordinance Consistency & Analysis:

The merger of the two parcels is consistent with the Zoning Ordinance, in that the two parcels are already required to work in tandem for the approved project, as the parking lot serves as the required parking for the hotel project to meet zoning approvals. Any future lot configuration would need to comply with current Subdivision Ordinance requirements (both State Subdivision Map Act and City Municipal Code Title 16).

City Staff is supportive of the Lot Merger application, in that the lot would be in conformance with the Zoning Ordinance, including minimum lot size, setbacks, and lot coverage.



Public Comment:

The Planning Department complied with Section 16.12.020(D) of the Subdivision Ordinance: 1) Provided written notice to all adjacent property owners. The Planning Department has not received any comments from the public as of writing this report.

City Departmental Comment:

The following City departments reviewed the application: Building and Safety, Fire, Public Works, Engineering and City Manager. No comments were received. City Engineer included Conditions of Approval.

Recommendation:

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

Exhibits:

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

Attachments:

Application Materials



LOT LINE ADJUSTMENT: 2023-059
Lot Line Adjustment
6824 Depot Street / 6828 Depot Street
APNs: 004-052-001/ 004-061-019

FINDINGS FOR APPROVAL

1. That notice of consideration of the application was provided, pursuant to the Subdivision Ordinance, and that no objections to the request were submitted.
2. That the project will not create a greater number of lots.
3. That the project will not reduce the minimum or maximum number of dwelling units that could be built upon either of the lots subject to this lot line adjustment.
4. That the project conforms to the relevant requirements of the Building Code, Zoning Ordinance, the Subdivision Ordinance, and General Plan in that it adjusts a lot line by adjusting the lot lines between 7710 Washington Ave/7760 Bodega Ave.



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CONDITIONS OF APPROVAL

1. Pursuant to Sebastopol Municipal Code Section 16.48.040, Conditional Approval is granted for Voluntary Lot Merger 2023-059 described in the application for Lot Line Adjustment dated May 5, 2023 and the Lot Merger Plat (Exhibit 'B' to the legal description of Voluntary Merger) revised November 2023 as prepared by Carlile-Macy, Project Number 2017010.00, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised. The applicant may request one (1) one-year extension of this Lot Line Adjustment from the Environmental Review Committee, pursuant to Section 16.12.020.J of the Municipal Code.
2. All previous requirements and conditions of approval for other approved entitlements, including but not limited to design review permits, building and grading permit, etc. shall remain in place and effect notwithstanding this conditional approval for voluntary lot merger.
3. Prior to the City of Sebastopol finaling any existing building and/or grading permits issued on either or both of the merging parcels, the Applicant shall provide to the City evidence that a Voluntary Parcel Merger has been recorded with the County of Sonoma.
4. The Applicant shall record a deed for the approved Voluntary Lot Merger, which recorded deed shall include the new legal description and lot merger plat (Exhibit 'B'). The new legal description shall also include the disclosure statement shown below. The draft deed and lot merger plat shall be submitted for review and approval by the City Engineer.

The purpose of this deed is for a Lot Line Adjustment for reconfiguration of certain parcels of land as conveyed to MV Hotel Sebastopol, LLC, a California limited liability company, by that certain grant deed recorded October 26, 2016 as Document No. 2016099082, Official Records of Sonoma County, and by that certain grant deed recorded June 28, 2019 as Document No. 2019043882, Official Records of Sonoma County, lying within the City Sebastopol, County of Sonoma, State of California.

This deed is pursuant to Voluntary Lot Merger approved by the City of Sebastopol Environmental Review Committee on _____, 2023. It is the express intent of the signatories hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.



5. At the time of submittal all required engineering plan check fees shall be paid to the City of Sebastopol.
6. Any future subdivision actions shall be subject to SMC Chapter 16 and the Subdivision Map Act.
7. 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.