



City of Sebastopol Planning Commission Staff Report

Meeting Date: January 23rd, 2024
Agenda Item: 6A
To: Planning Commission
From: John Jay, Associate Planner
Subject: Public Hearing on Draft Environmental Impact Report (Draft EIR/DEIR) for California Environmental Quality Act (CEQA) for the Canopy Residential Project at 1009-1011 Gravenstein Hwy North

Recommendation: Receive draft report and provide comments

Applicant/Owner: Samantha Hauser/City Ventures LLC
File Number: 2022-095
Address: 1009-1011 Gravenstein Highway North
CEQA Status: Draft Environmental Impact Report
General Plan: Office Light Industrial (OLI)
Zoning: Office/Light Industrial (OLM)

Introduction:

An Environmental Impact Report (EIR) has been drafted and made public since December 7, 2023, for the Canopy Residential Project at 1009-1011 Gravenstein Highway North (“Project”). This project is a residential housing development proposing 80 units with a potential of 16 American with Disabilities (ADA) Accessory Dwelling Units (ADU’s). The City of Sebastopol Planning Commission will hold a public hearing to provide an opportunity for the public and representatives of public agencies to provide input regarding the Draft EIR. The Draft EIR evaluates impacts on the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

The purpose of this meeting is to provide an opportunity for the public, interested agencies, and the Planning Commission to provide public comments on the Draft EIR. All comments received during the public comment period related to the Environmental Impacts, both at the hearing and directly to the Planning Department, will be responded to in the Final EIR. Comments received that are related to entitlements (but not environmental impacts) will be accepted, but will be addressed at the future public hearing on the project entitlements described below.

Project Location and Surrounding Land Uses:

The project site is located at 1009-1011 Gravenstein Highway North, on the east side of Gravenstein Highway North southeast of its intersection with Mill Station Road, within the City of Sebastopol. The project site encompasses approximately 6.1 acres across two parcels. The project site consists of Assessor’s Parcel Numbers (APNs) 060-261-028 and 060-261-026 and

is adjacent to the City of Sebastopol’s northwestern boundary. The project site is roughly bounded by the O’Reilly Media Center to the west, Gravenstein Highway North to the north, and primarily residential uses to the east and south.

Project Description:

The proposed project would involve the construction of 80 solar all-electric, three-story townhome-style condominiums, with the potential for up to 16 ADA ADUs. The project will require the City’s approval of a conditional use permit, site development review, design review, tree removal permit, and vesting tentative tract map. In addition, the project applicant proposes the use of a State Density Bonus to allow for a waiver to increase the building height to three stories. These entitlements are not under review at this time; a public hearing will be scheduled after the DEIR comment period and preparation of a Final EIR.

The project site is zoned Office/Light Industrial (OLM), which allows residential only development with approval of a conditional use permit and consistent with the R7-Multifamily Residential standards.

	Required (R7)	Proposed
Front Setbacks	10’	10’
Side Setbacks	5’-9’	9’
Rear Setbacks	20’-30’	20’-30’
Maximum density	153	80 with 16 potential ADUs
Minimum density	74	80 with 16 potential ADUs
Building Height	30’, 2 stories	Up to 40’ with State Density bonus waiver, 3 stories
Lot coverage	40%	26%

Access to the proposed residential units and garages would be taken from newly constructed private streets between the buildings, which would connect to Gravenstein Highway North. Access to the site via Gravenstein Highway North would be provided by two new inlet and outlet points at the northwest and southwest portions of the site on either side of the existing O’Reilly Media Center site. The project would include a total of 160 parking spaces in garages and 58 surface spaces across the site. The project would include construction of landscaped internal walkways throughout the site, including a new, enhanced 6-foot-wide pedestrian pathway to connect the West County Trail to Gravenstein Highway along the southern border of the site; a bicycle repair station is proposed at the same location. The project would include 96 bicycle parking spaces, with 80 long-term spaces located in each residential garage and 16 spaces in onsite bicycle racks.

The proposed project would involve the removal of 21 trees (20 protected native trees including Oaks, Redwoods and Douglas Fir) while preserving the remaining 111 trees primarily along the perimeter of the site. An existing large, mature coast live oak tree would be retained at the primary entrance to the project entry. Proposed landscaping would include new plantings throughout the open spaces, along drive aisles, roadways, and streets, and surrounding the proposed buildings. Other amenities, including gardens, active and passive seating areas, children’s play areas, and a meditation hammock garden are also proposed.

Site Plan



Environmental Review:

As noted above, the purpose of this meeting is to provide an opportunity for the public, interested agencies, and the Planning Commission to provide public comments on the Draft EIR.

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15161, staff has prepared a Draft Environmental Impact Report (DEIR) to assess and mitigate the potential adverse environmental effects of the project. The EIR evaluates impacts that would occur as a result of project changes for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The EIR also evaluates potential cumulative and growth-inducing effects of the proposed project.

Impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources were found to be potentially significant but mitigable to a less than significant level. Impacts to other resource areas and environmental topics evaluated in the EIR were found to be less than significant without mitigation.

Included in this report are some of the mitigation measures for the project

- **Cultural Resources:** The project includes a Cultural Resources Evaluation which was completed by Archaeological Resource Management in June of 2023. This report determined that there were no resources on site. However, if during the construction phase there is a discovery of resources on site, construction shall halt within 100 feet of the find and an Archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology shall be contacted immediately to evaluate the find.
- **Greenhouse Gas Emissions:** The project would create in Greenhouse Gas Emissions (GHG) during the construction phase, but construction equipment would be subject to USEPA Construction Equipment Fuel Efficiency standards and thus would minimize inefficient fuel consumption. The project would also increase the GHG emissions based on transportation however, the Transportation Impact Study provided by W-Trans notes that the Vehicle Miles Travelled (VMT) per capita is 13.07 which is below the 15 percent County wide average per capita of 14.11. The project also includes a 6-foot public access to the West County Trail to Gravenstein highway, 96 bicycle parking spaces, and a bicycle repair station to promote alternative forms of transportation which reduces the use of gasoline for vehicles.
- **Hydrology and Water Quality:** Development of the project would result in a net increase in impervious surfaces of the site as the site is currently undeveloped. These new impervious surfaces would increase the rate of surface runoff and general permit Best Management Plans (BMP) which relate to erosion control would be required. However, stormwater runoff would be captured and controlled by the proposed on-site stormwater detention facilities and through the implementation of these regulatory requirements the project would not result in substantial erosion or siltation on or off site.
- **Noise:** The project would create noise during the construction and demolition phases of the project and would be subject to State regulations. However, the Sebastopol Municipal Code exempts construction noise from projects when construction occurs during the daytime hours of 7:00 am to 8:00 pm, Monday through Friday and 8:00 am to 5:00 pm on Saturday and Sunday.
- **Tribal Cultural Resources:** As part of the Tribal Cultural Resources identification process pursuant to California Assembly Bill 52 (AB52) the City sent certified mail on January 27, 2023, to ten Native American tribal contacts as identified to be traditional and culturally affiliated with the project vicinity by the Native American Heritage Commission (NAHC). Tribes that received this letter had 30 days to respond to the City for a consultation request and the City received no consultation requests. However, if cultural resources of Native American origin are found, all earth work within 50 feet of the find shall cease and desist until an archaeologist has evaluated the nature of the find. If the City, in consultation with the local Native American tribes, determines the resource is of cultural significance than a mitigation plan shall be prepared and implemented in accordance with state guidelines.
- **Transportation:** The project was subject to a Traffic Impact Study which assessed the VMT which refers to the amount and distance of automobile travel. As mentioned in the GHG section the project would produce 13.07 VMT and is below the Countywide VMT per capita level of 14.11 and thus the impact to VMT would be less than significant. The Traffic Impact Study includes a mitigation measure for the pedestrian facilities to include a pedestrian pathway from the center of the site to the HAWK crossing at the northern section of the of the Danmar and Highway 116 intersection. This connection would then meet the Sebastopol General Plan Action CIR 1f which tasks the Planning, Public Works, Police, and Fire Departments to ensure developments adequately connect

transportation improvements along frontages, provide complete streets when feasible, provide adequate onsite pedestrian and bicycle facilities, and minimize driveway cuts.

After the draft EIR was released, the applicant reviewed Impact TRA-1 related to the new pedestrian pathway, which would require an easement through the adjoining property (O'Reilly). The adjacent property owner where the pathway is proposed is not amenable to the pathway in that location, but is open to a pedestrian pathway to the south side of their buildings. This is an acceptable mitigation to staff, as it will still meet the intent of providing a pathway through the site which will connect to the proposed HAWK crossing at the intersection of Highway 116 and Danmar Drive. Staff will incorporate this into the final EIR as a project cannot be conditioned upon the approval of another property owner, and the mitigation is still provided.

City Departmental Comments:

Relevant City departments have provided information for and reviewed the DEIR for consistency with their respective areas of responsibility.

Public Comment:

Pursuant to CEQA guidelines section **15807 Public Review Of Draft EIR** The lead agency shall provide public notice of availability of a draft EIR at the same time as it sends a notice of completion to the Office of Planning and Research. The lead agency, City of Sebastopol, completed that task on December 7th, 2023, and the draft EIR has been made available since that date.

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:

Hear report, hold a public hearing, and provide comments from the Draft Environmental Impact Report.

Attachments:

Application Materials
Draft Environmental Impact Report
Public Comment

THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Project Team



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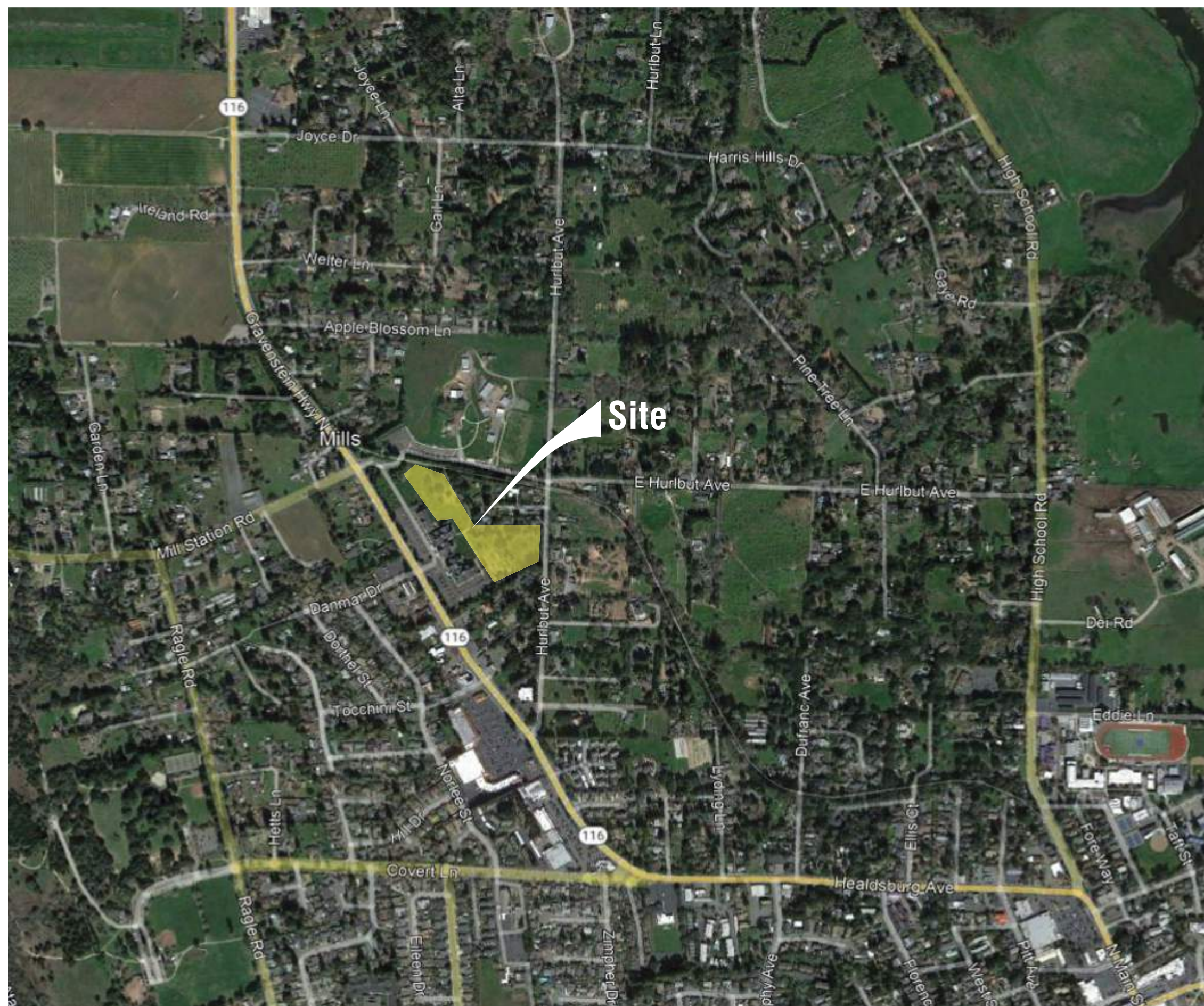
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Vicinity Map



Project Summary

City Ventures is pleased to provide this project overview for The Canopy Project, located at 1009-1011 Gravenstein Hwy North in Sebastopol, CA. The project site is comprised of a vacant 6.1-acre parcel, located in Northwest Sebastopol. The site is adjacent to the O'Reilly Media Center, to the west, beyond which is Gravenstein Hwy North. To the north is Sebastopol Charter School, to the east are single-family homes, and to the south are existing automotive commercial uses and single-family homes.

Though vacant, the existing site boasts beautiful mature trees and an informal pedestrian pathway that connects the Joe Rodota Trail to the O'Reilly Media Center parking lot. Our vision for The Canopy centers around these two elements—creating urban forestry and bolstering the connection to the Joe Rodota Trail. The project entry is located so that residents and visitors arrive at a magnificent Coast Live Oak, the pinnacle of the project site. Oak trees and redwoods are preserved throughout the site. Additional trees, such as Native Maples, Madrone and Dogwood, are proposed to create onsite ecosystems that attract birds and butterflies. Plants that attract butterflies and bees are also contemplated. Amenities, including gardens, active and passive seating areas, children's play areas, and an area of repose – a meditation hammock garden – are designed around the existing and proposed urban forests. A new, enhanced 6' wide pedestrian pathway is proposed to connect the Joe Rodota Trail out to Gravenstein Highway on the south border of the site. A bicycle repair station has been incorporated at the connection point of the pathway to the Trail.

This project prioritizes pedestrians and bicyclists, thereby facilitating a strong neighborhood feel. Each home would come standard with solar and be all-electric. Ample green space and connectivity emphasizes the environmental focus of this neighborhood. Well-designed internal streets and paseos encourage engaged community living. Members of the community who walk through the site will experience the mature oaks, large redwoods, and health-focused plantings.

The site is zoned Office/Light Industrial, which allows for R7-Multifamily Residential (12.1-25 du/ac). Consistent with existing land use, as well as the forthcoming Housing Element, City Ventures is proposing 80 solar all-electric, three-story townhome-style condominiums, with the potential for ±16 ADA accessible accessory dwelling units (ADUs). The homes are contemplated to have a modern agrarian aesthetic with steep pitched roofs, and materials like lapped and board-and-batten siding. The homes will incorporate a specific focus on healthy, energy efficient living. For-sale homes will range from two to four bedrooms and include rental opportunities by providing options for accessible ground floor Accessory Dwelling Units. Select for-sale homes will have the option for personal elevators and will provide additional ADA accessibility beyond what is required by the building code (±35%, rather than 10% required). The Canopy will have units with accessible/adaptable features in every building, thus an accessible path of travel will connect all buildings. Providing diverse unit types within this development encourages inherent affordability and provides housing opportunities for households at a variety of income levels and life stages. The project proposes onsite parking consistent with the City's municipal code. The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is not requesting any variances to the general plan.

City Ventures is providing an SB330 application, and respectfully requesting a Conditional Use Permit, Site Development Review, Vesting Tentative Tract Map, and consideration under state Density Bonus law. The State Density Bonus will allow for a waiver to increase the building height to three stories. No concession is being requested at this time.

City Ventures is looking forward to collaborating with the City of Sebastopol on a project that will bring vibrancy, lush greenery, and much needed housing that complements the neighborhood. We look forward to your comments on our application.

Project Information

Address: 1009-1011 Gravenstein Highway North, Sebastopol
APN: 060-261-026 & 028
Existing Zoning: Office/Light Industrial (OLI) - R7 with CUP
Proposed Zoning: Office/Light Industrial (OLI) - R7 with CUP

Total Site Area: 6.1 Acres (265,833 sf)
Lot Coverage
 Allowed: 40% or 106,333 sf
 Provided: 26% or 69,317 sf +/-

Open Space
 Required: 50 sf/ unit
 Provided: Common Open Space: 1,340 sf/ unit
 Private Open Space at grade: 216 sf/ unit average
 Private Open Space at upper level decks: 75 sf - 230 sf/ unit

Parking
 Required: 218 spaces
 (0) Required for Accessory Dwelling Units
 (22) 3 bedroom x 2 spaces = 44 spaces
 (58) 4 bedroom x 3 spaces = 174 spaces
 Provided: 218 spaces
 160 garage spaces
 41 standard surface spaces
 17 compact surface spaces

Electric Vehicle Charging
 Pre-wire service at all garages
 10% of on site surface parking (6 spaces) with pre-wire per Cal Green requirement

Bicycle Parking
 Required: 40 spaces
 0.5 spaces/ unit
 Provided: 96 spaces
 80 in garages; each garage to include 1 bicycle rack
 16 on-site bicycle racks

Unit Summary: 80 Total Units
 (11) Plan 1: 3 Bedroom 1,503 sf
 (11) Plan 2: 3 Bedroom 1,354 sf
 (14) Plan 3: 3 Bedroom (Optional Bed 4) 1,773 sf
 (15) Plan 4: 3 Bedroom (Optional Bed 4) 1,736 sf
 (13) Plan 5: 3 Bedroom (Optional Elevator and/or Bed 4) 1,926 sf
 (16) Plan 6: 3 Bedroom (Optional ADU or Bed 4) 2,017 sf

Density
 Allowed: 12.1 to 25 DU/acre = 73.8 to 1,525 DU/acre
 Provided: 13.1 DU/acre

Maximum Height
 Allowed: 30' and 2 stories
 Provided: Density Bonus Waiver (Up to 40' +/- and 3 stories)

Setbacks
 Allowed: Front: 10'
 Side: 5'-9'
 Rear: 20'-25' (20% of lot depth)
 Provided: Front: 10'
 Side: 9'
 Rear: 20'-30' (20% of lot depth)
 2,017 sf

Project and Unit Matrix

Building Type and Unit Summary						
Building Type	Three Bedroom	Four Bedroom	Total Units Per Building	Number of Buildings on Site	Total Three Bedroom	Total Four Bedroom
100	0	3	3	5	0	15
200	2	1	3	3	6	3
300	2	2	4	5	10	10
400	2	3	5	3	6	9
500	0	4	4	2	0	8
600	0	5	5	1	0	5
700	0	8	8	1	0	8
Totals				20	22	58
Total Units: 80						

Building Area Summary						
Building Type	First Floor	Second Floor	Third Floor	Total	Number of Buildings on Site	Totals
100	2,650	2,989	2,936	8,575	5	42,875
200	2,377	2,620	2,490	7,487	3	22,461
300	3,176	3,529	3,376	10,081	5	50,405
400	4,351	4,428	4,008	12,787	3	38,361
500	3,874	3,910	3,440	11,224	2	22,448
600	4,708	4,818	4,238	13,764	1	13,764
700	7,547	7,629	6,693	21,869	1	21,869
				212,183		

Total Ground Floor Footprint 69,317

Project Information

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Illustrative Site Plan

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

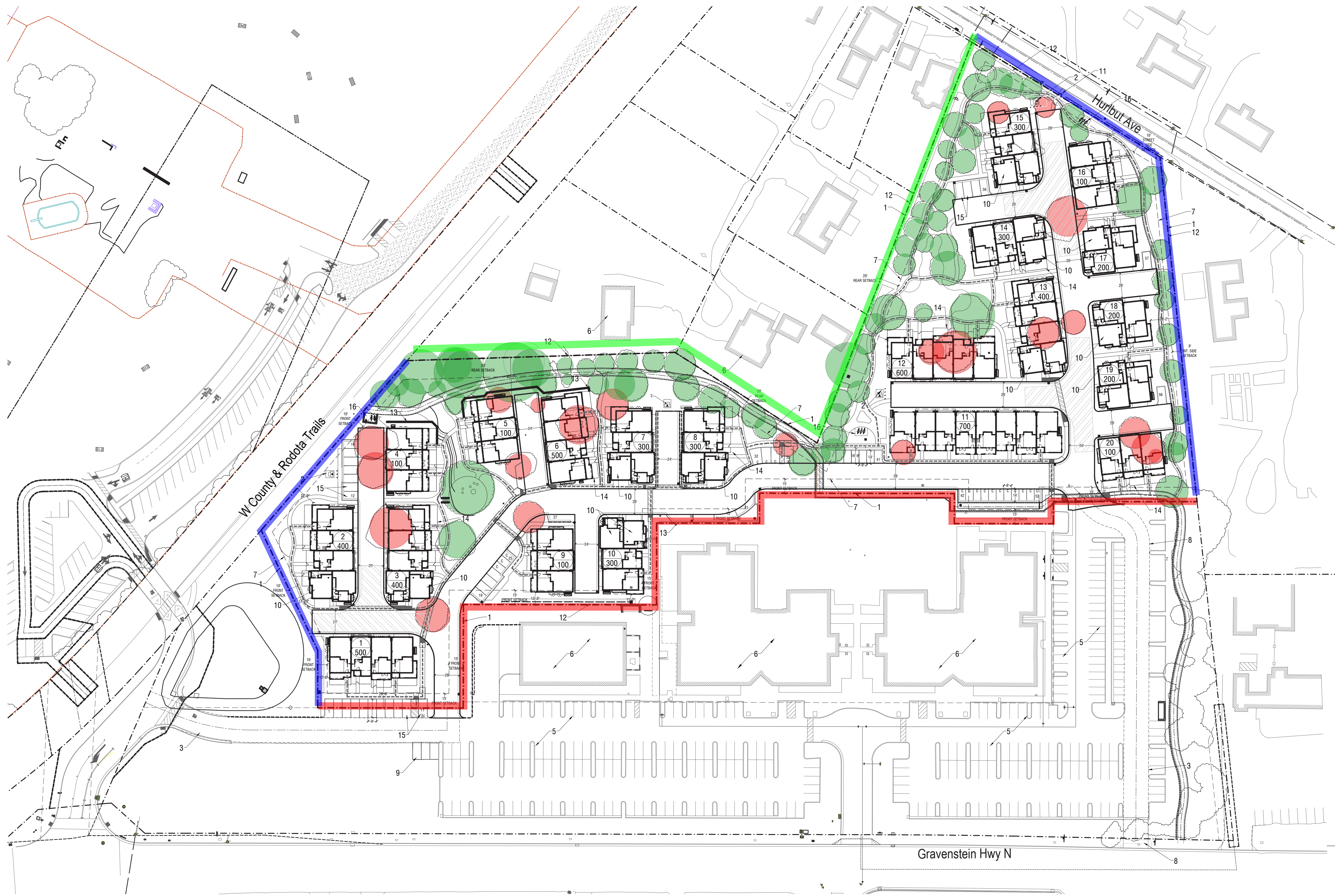
0 25 50
Scale: 1" = 50' = 0"

A2



Third Application Submittal

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Legend

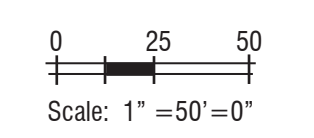
- Ordinance Tree to Remain
- Ordinance Tree to be Removed
- Emergency Vehicle Hammerhead
- Building Number
Building Type
- Front Setback 10'
- Side Setback 5'-9'
- Rear Setback 20'-30'
- Accessible Path of Travel

Keynotes

1. Property Line.
2. Transformer.
3. New entry, public utility and emergency vehicle access easement. Three parking spaces to be removed.
4. EVA Access.
5. Existing Parking.
6. Existing Building.
7. Setback Line.
8. New curb cut - remove three parking spaces.
9. Three new parking spaces to replace removed parking spaces at new entry.
10. Proposed affordable unit location. All BMR units shall be three-bedroom. Any location changes shall be mutually agreed upon by applicant and City.
11. Optional future connection to Herbut Ave.
12. Permitter fence - see Landscape drawing L-5.
13. Retaining wall.
14. Private yard fence with gate - see Landscape drawing L-5.
15. Pre-wire for future EV parking.
16. Bicycle rack.

Site Plan
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



A3



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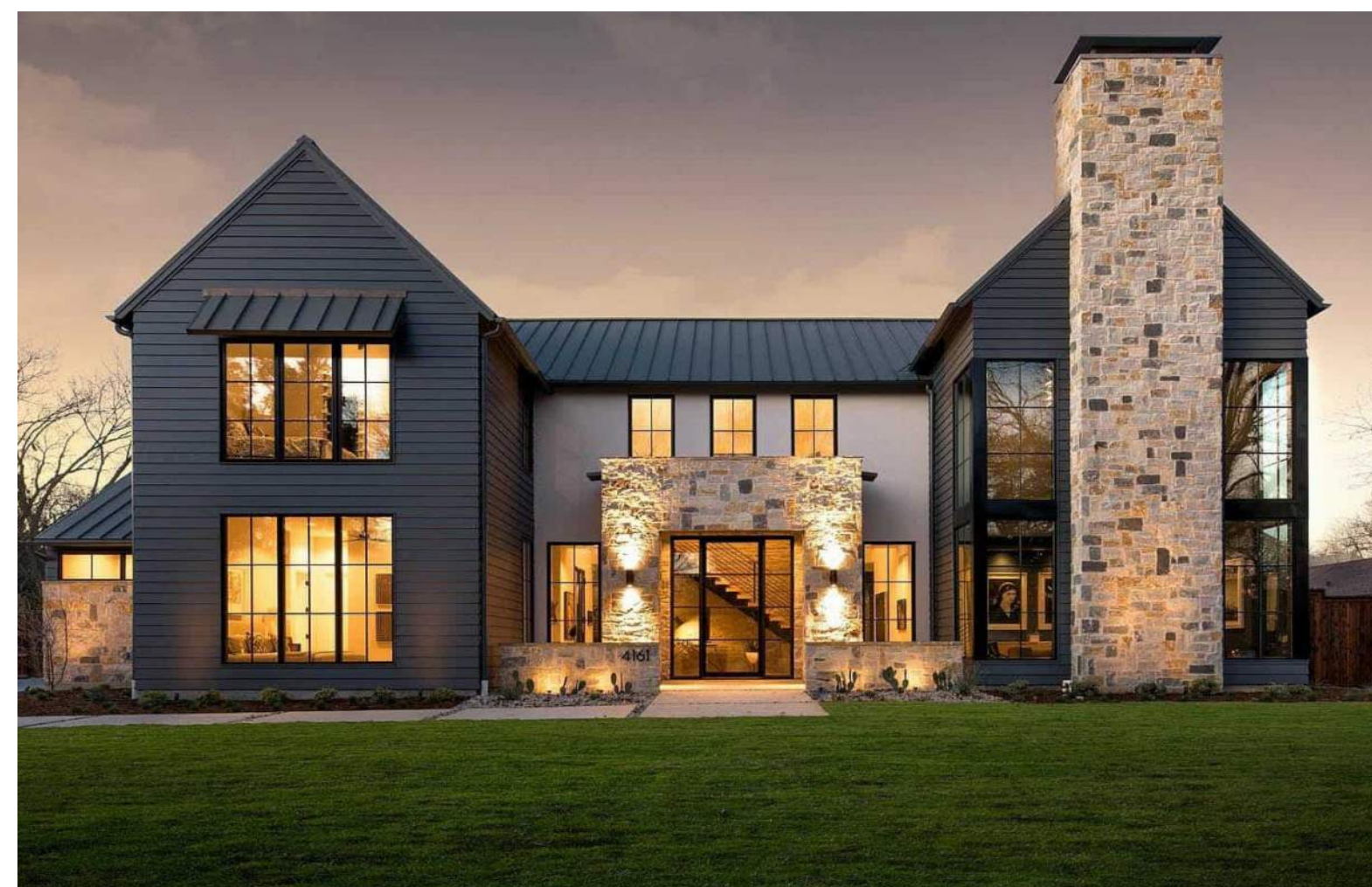
Streetscape Elevation at Gravenstien Highway Looking East

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Building 100 - Conceptual Perspective



Precedent Imagery



Building 100
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

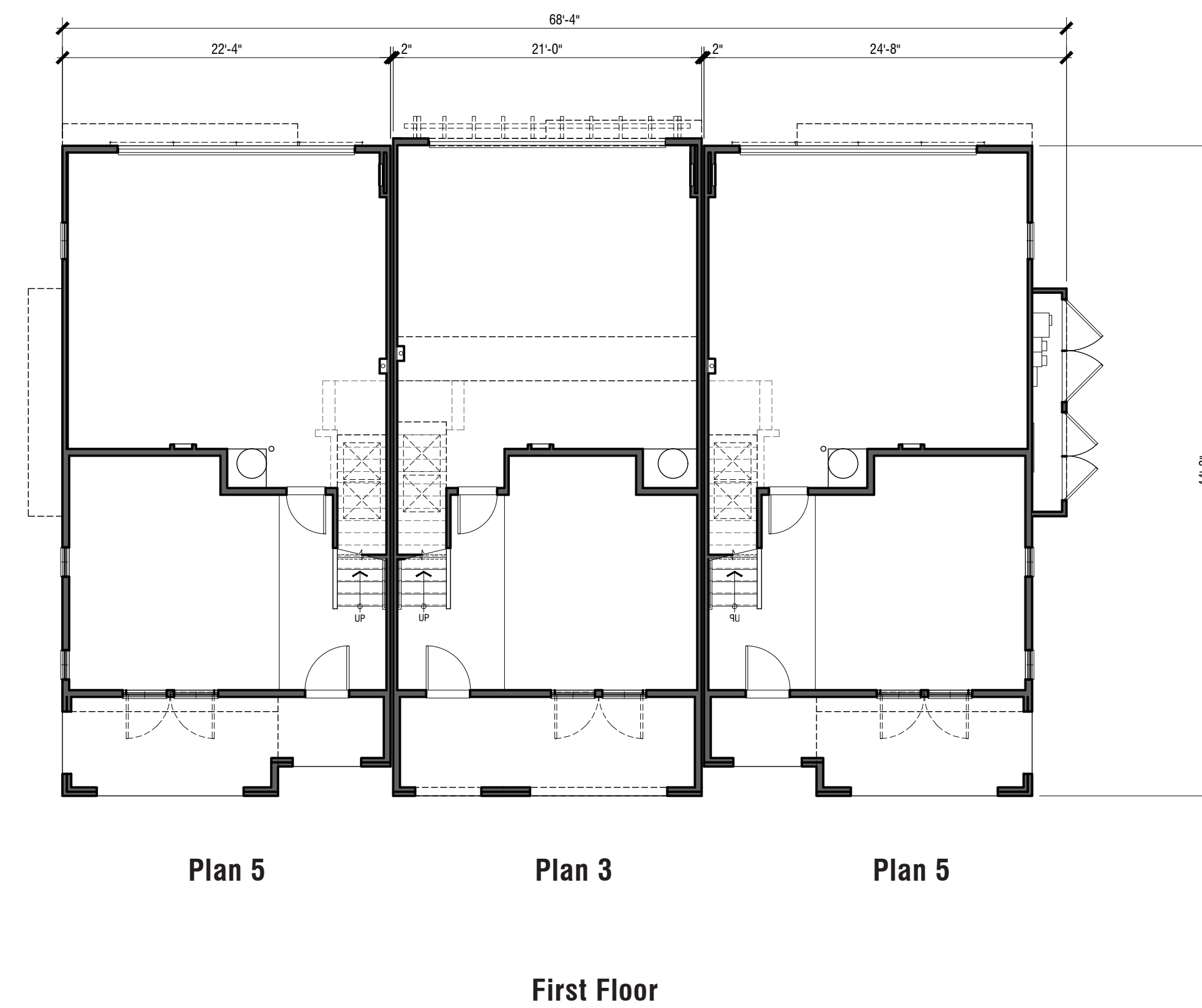
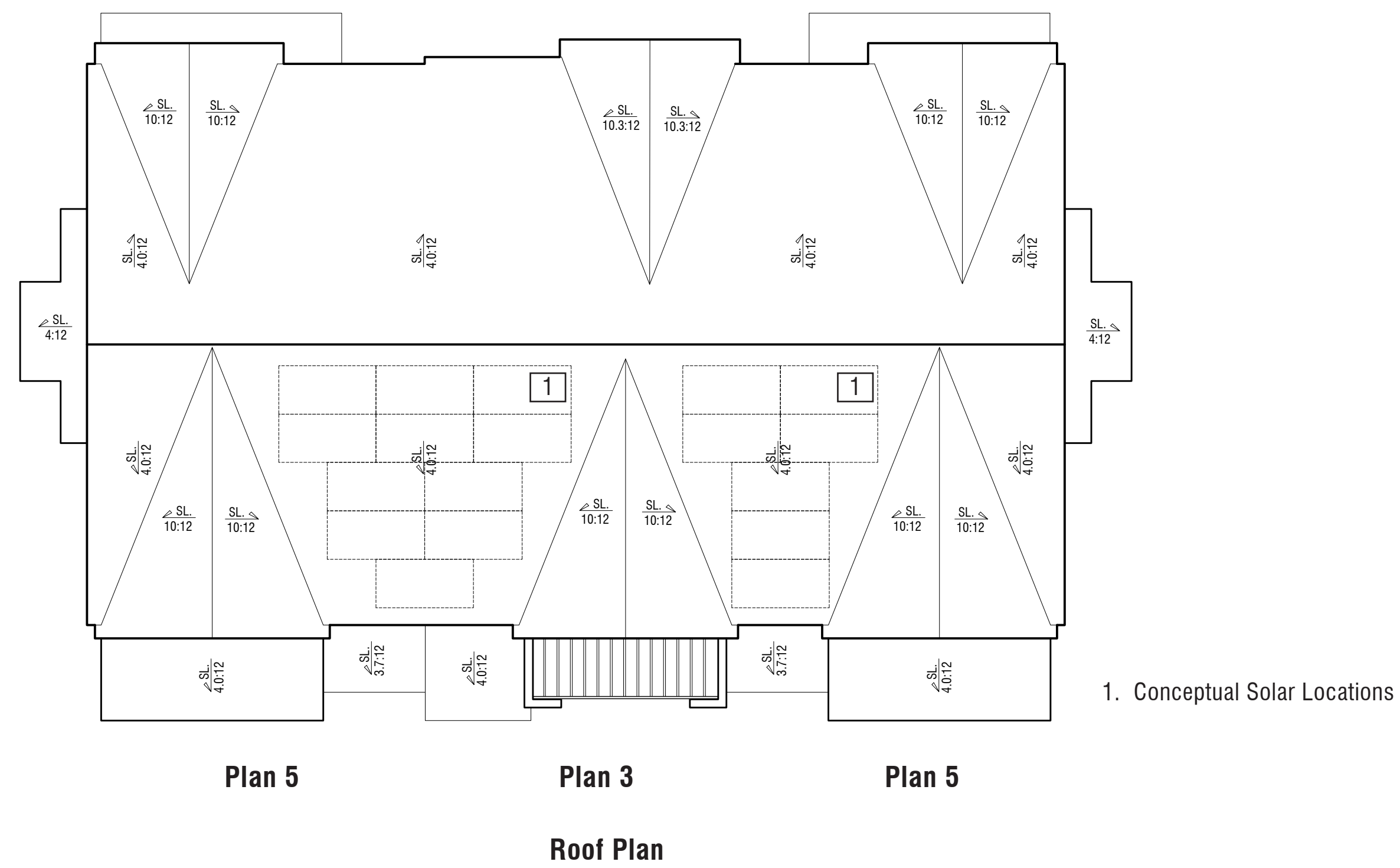


Left Elevation

Building 100 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Building 100
 3 Units
 (1) Plan 3
 (2) Plan 5

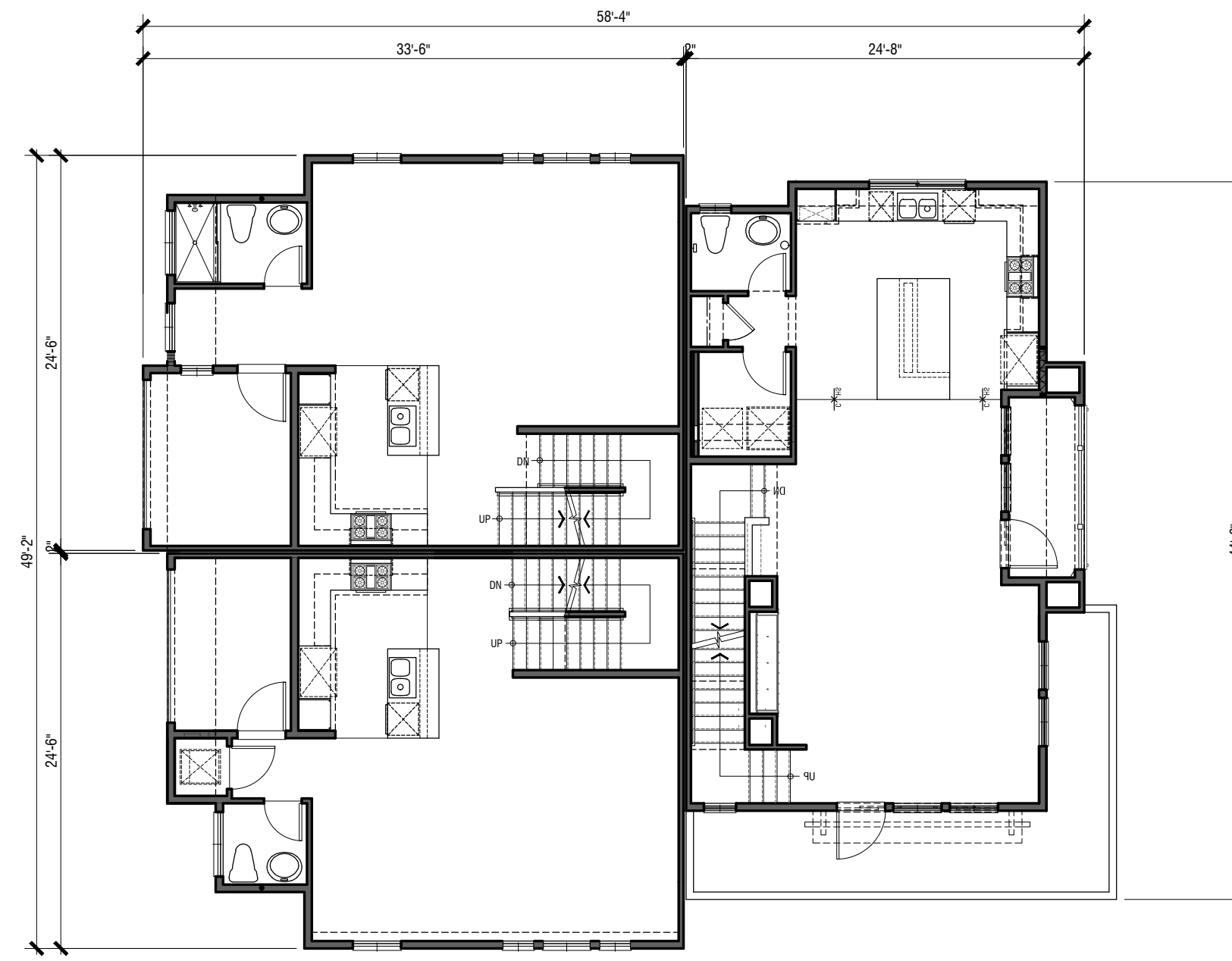
First Floor: 2,650 sf
 Second Floor: 2,989 sf
 Third Floor: 2,936 sf
Total: 8,575 sf

Building 100 Floor & Roof Plans

The Canopy

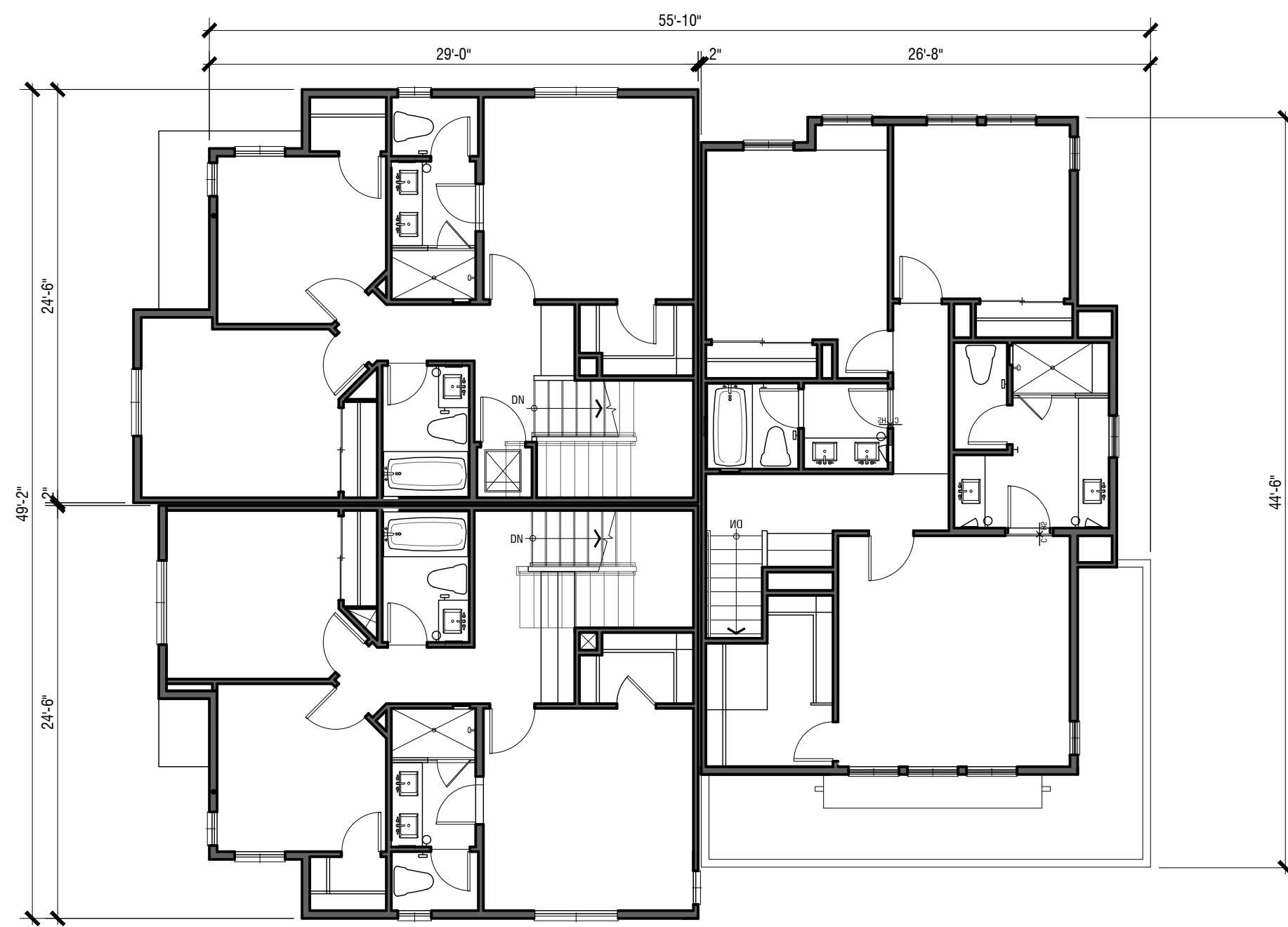
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

Plan 1
PLAN 1



PLAN 2 PLAN 6
Plan 2 Plan 6
Second Floor

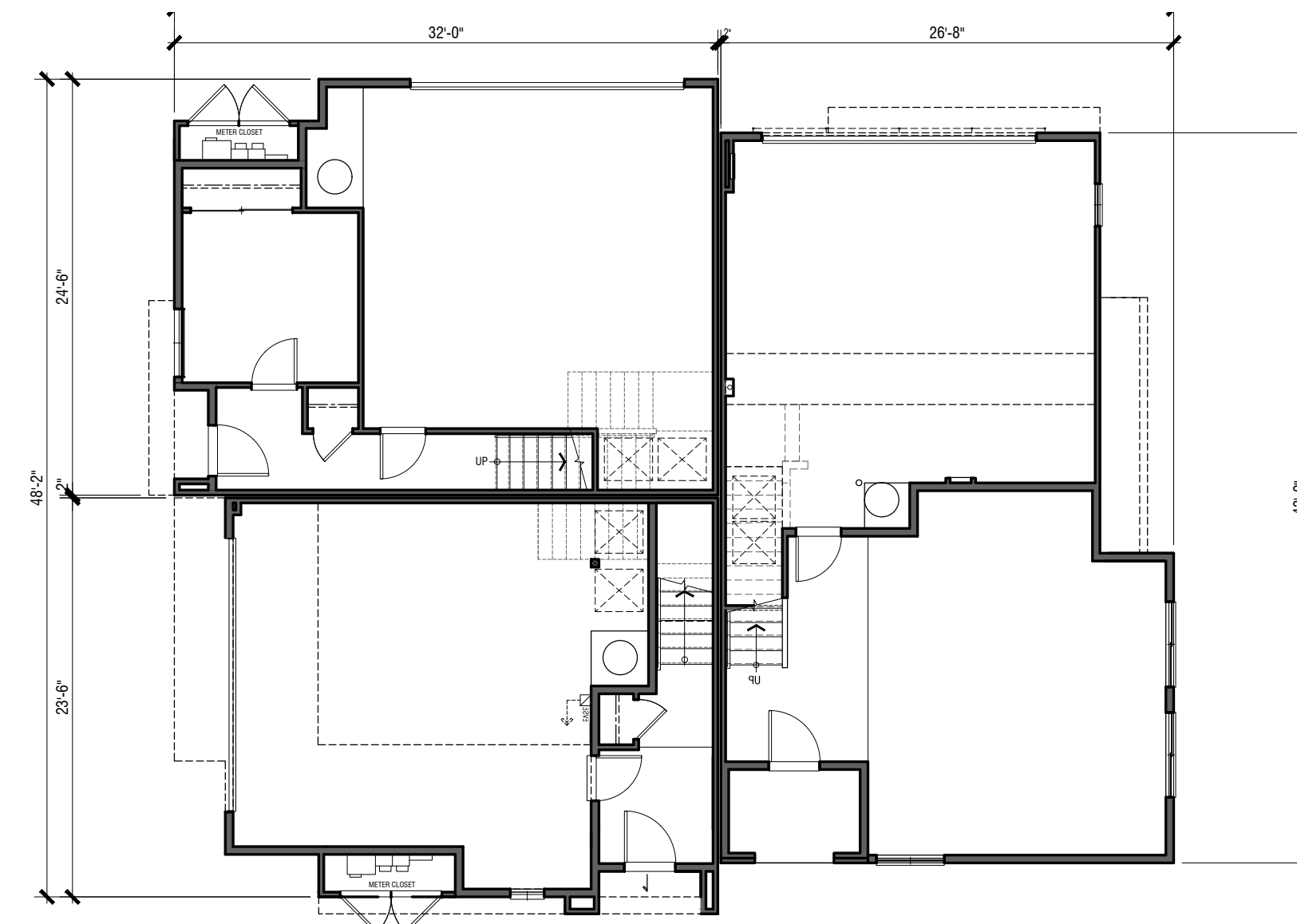
Plan 1



Plan 2 Plan 6
Third Floor

Plan 1

'LAN 1



PLAN 2 PLAN 6
Plan 2 Plan 6
First Floor

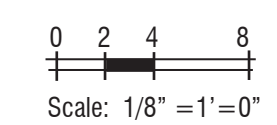
Building 200
3 Units
(1) Plan 1
(1) Plan 2
(1) Plan 6

First Floor: 2,377 sf
Second Floor: 2,620 sf
Third Floor: 2,490 sf
Total: 7,487 sf

Building 200 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



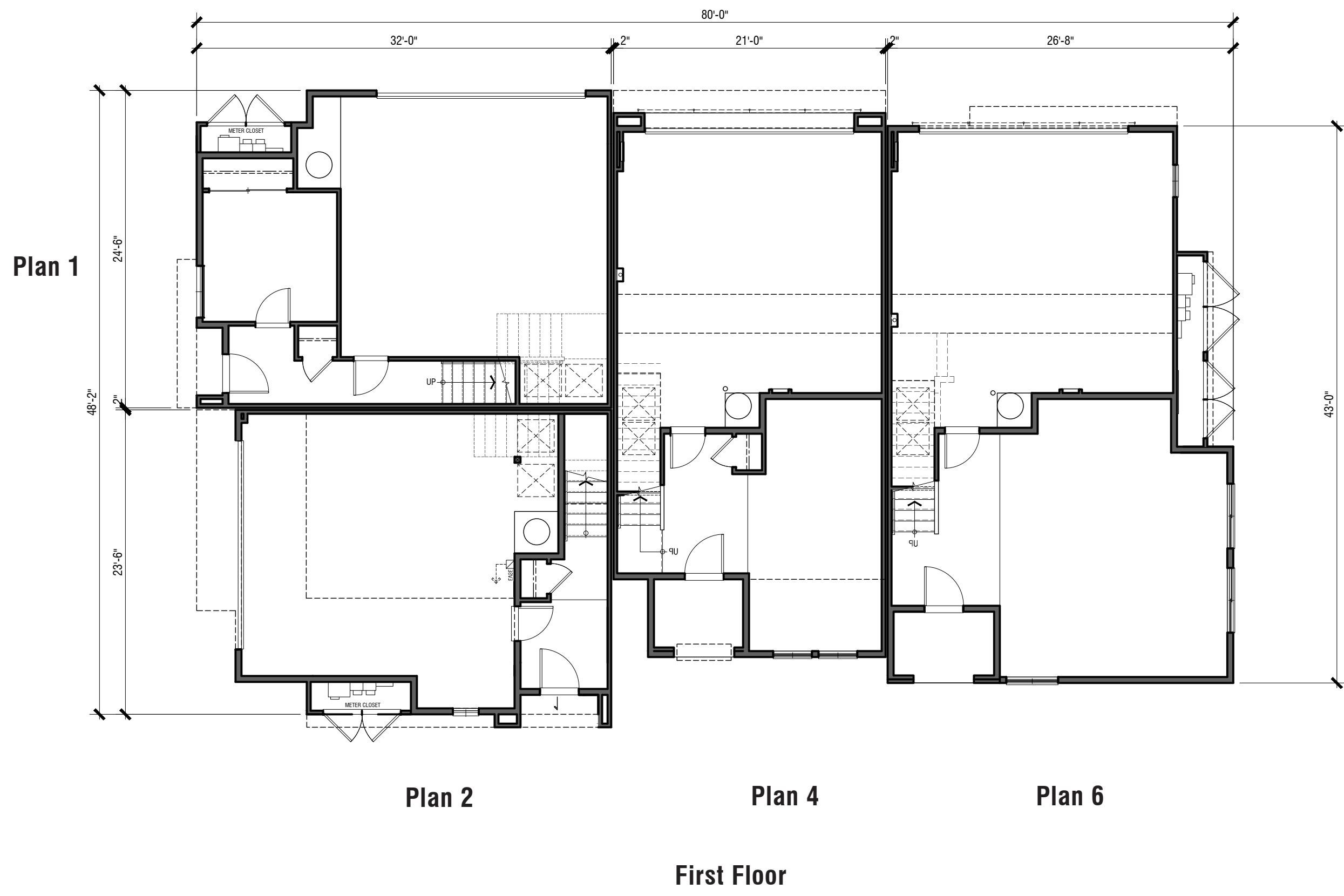
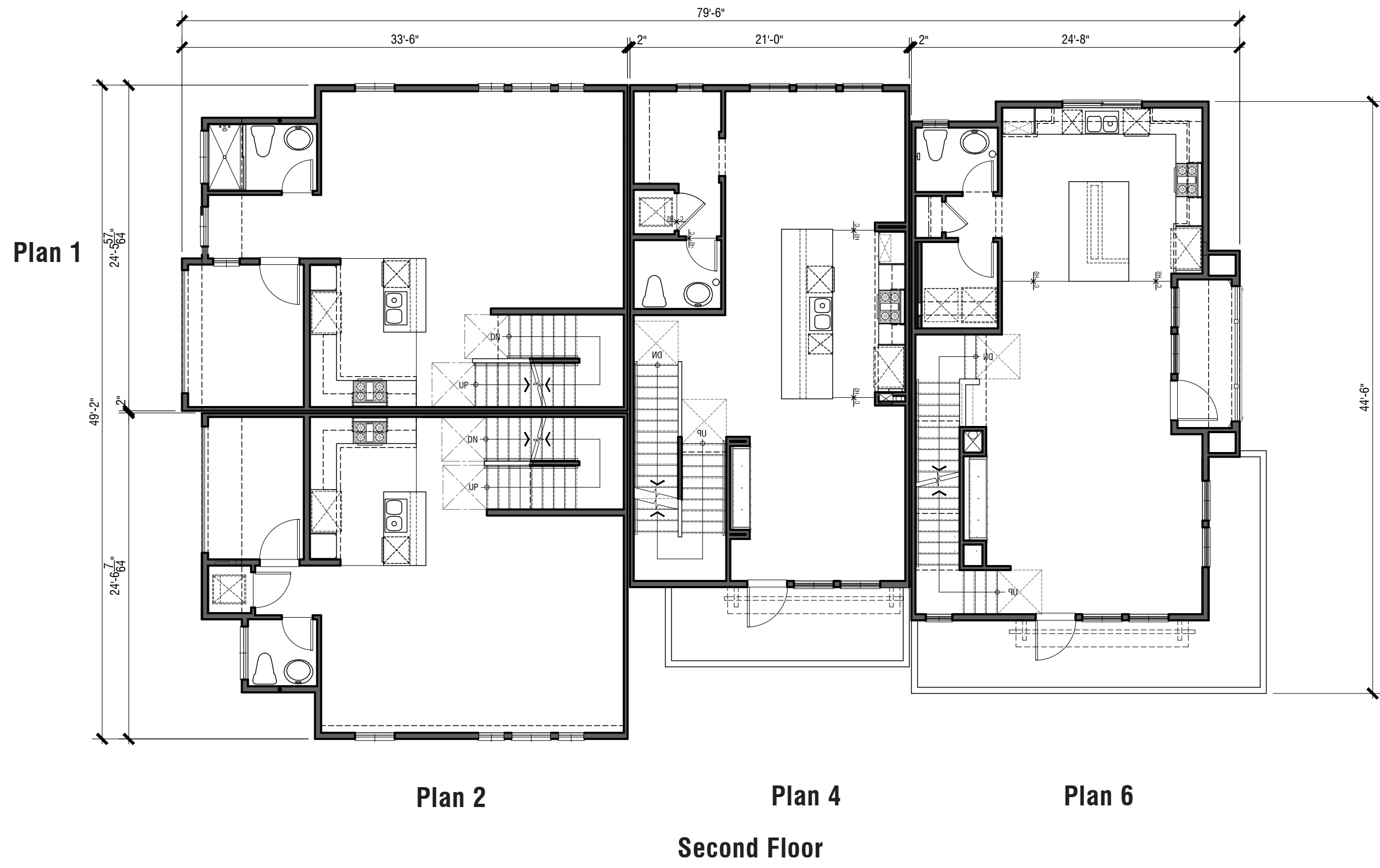
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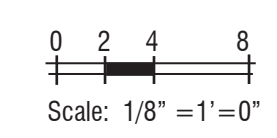
Building 300
 4 Units
 (1) Plan 1
 (1) Plan 2
 (1) Plan 4
 (1) Plan 6

First Floor: 3,176 sf
 Second Floor: 3,529 sf
 Third Floor: 3,376 sf
Total: 10,081 sf

Building 300 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



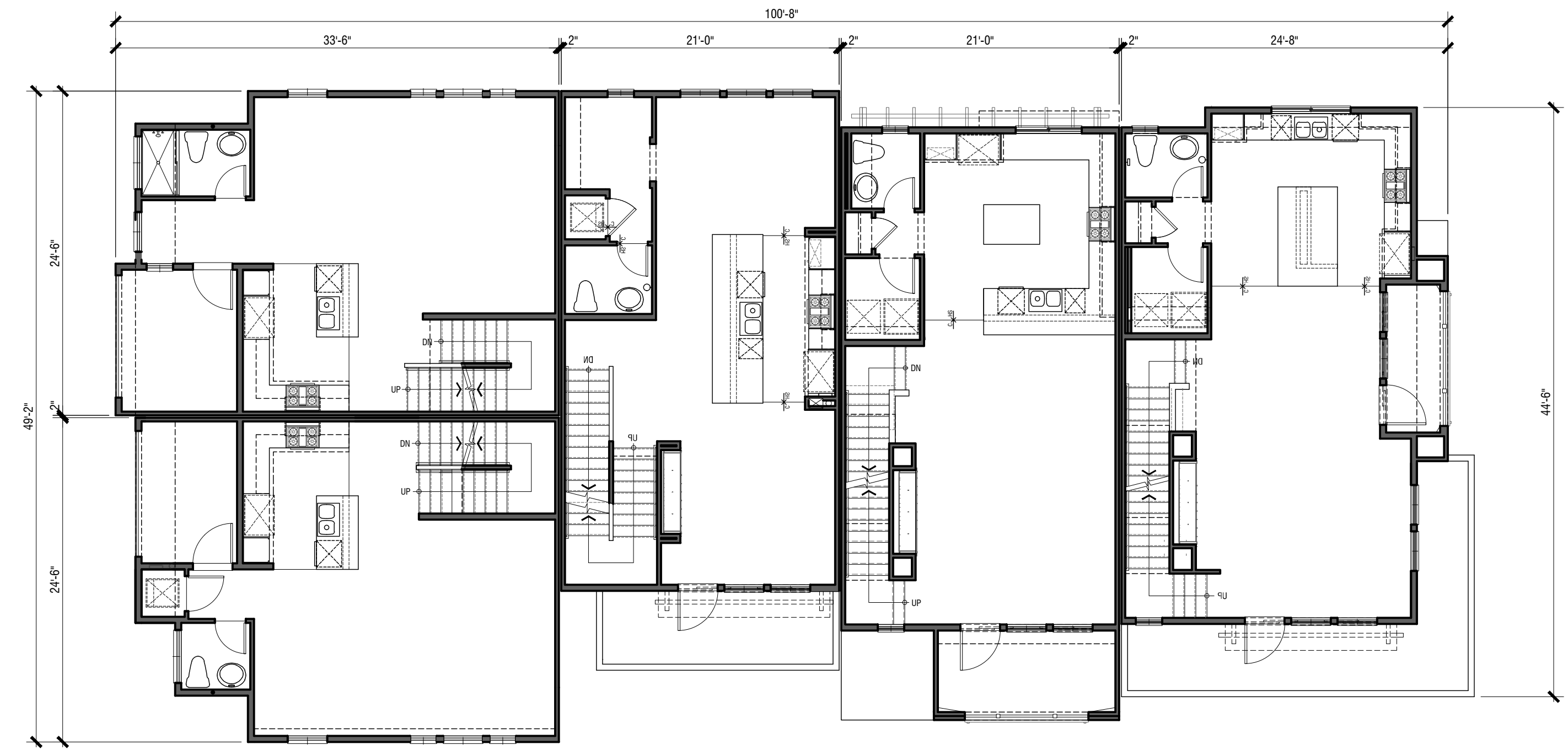
A9



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Plan 1



Plan 2

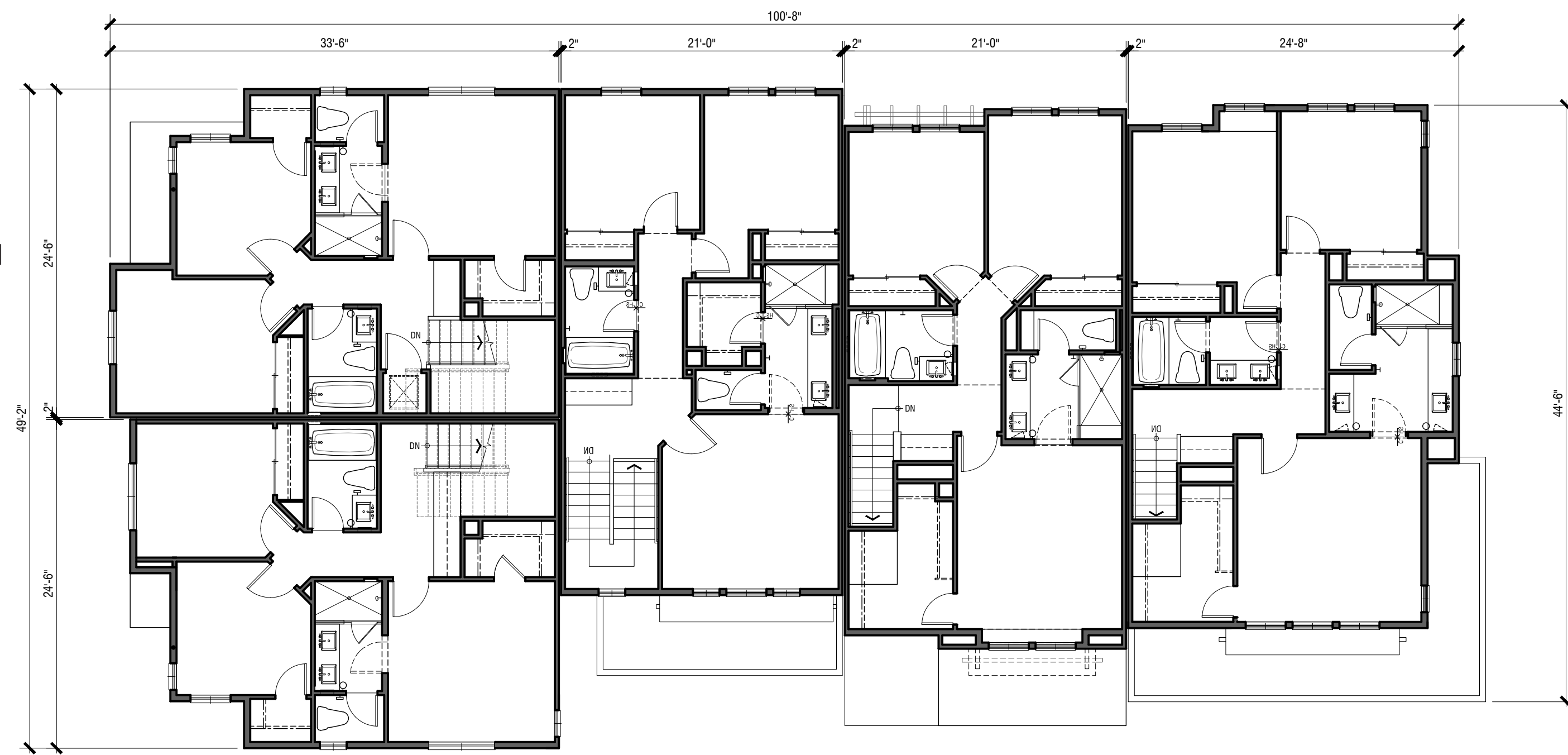
Plan 4

Plan 3

Plan 6

Second Floor

Plan 1



Plan 2

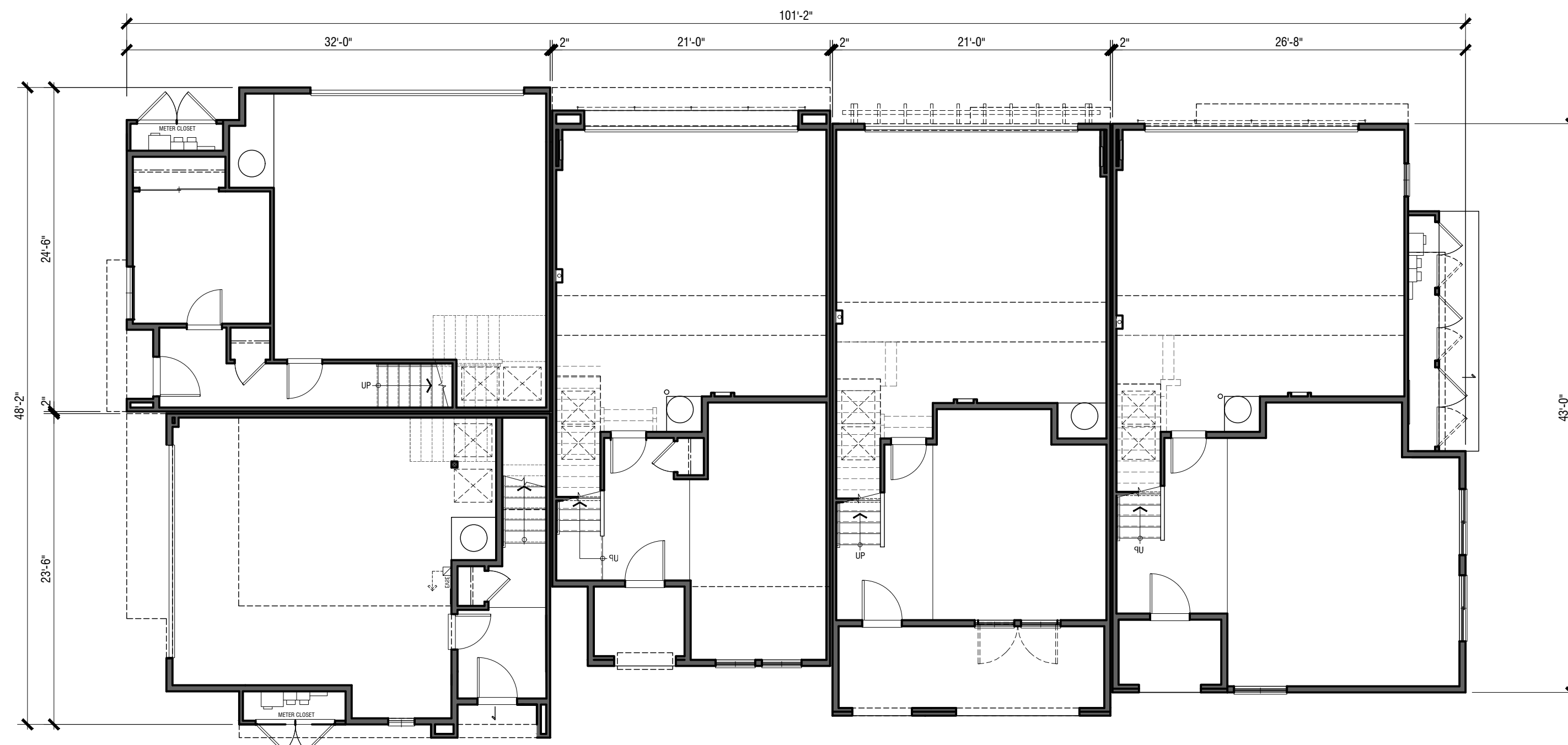
Plan 4

Plan 3

Plan 6

Third Floor

Plan 1



Plan 2

Plan 4

Plan 3

Plan 6

First Floor

Building 400

5 Units

(1) Plan 1

(1) Plan 2

(1) Plan 4

(1) Plan 3

(1) Plan 6

First Floor: 4,351sf

Second Floor: 4,428sf

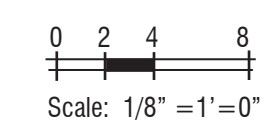
Third Floor: 4,008 sf

Total: 12,787 sf

Buidling 400 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



A10



Third Application Submittal

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Building 500 - Conceptual Perspective



Precedent Imagery

Building 500
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

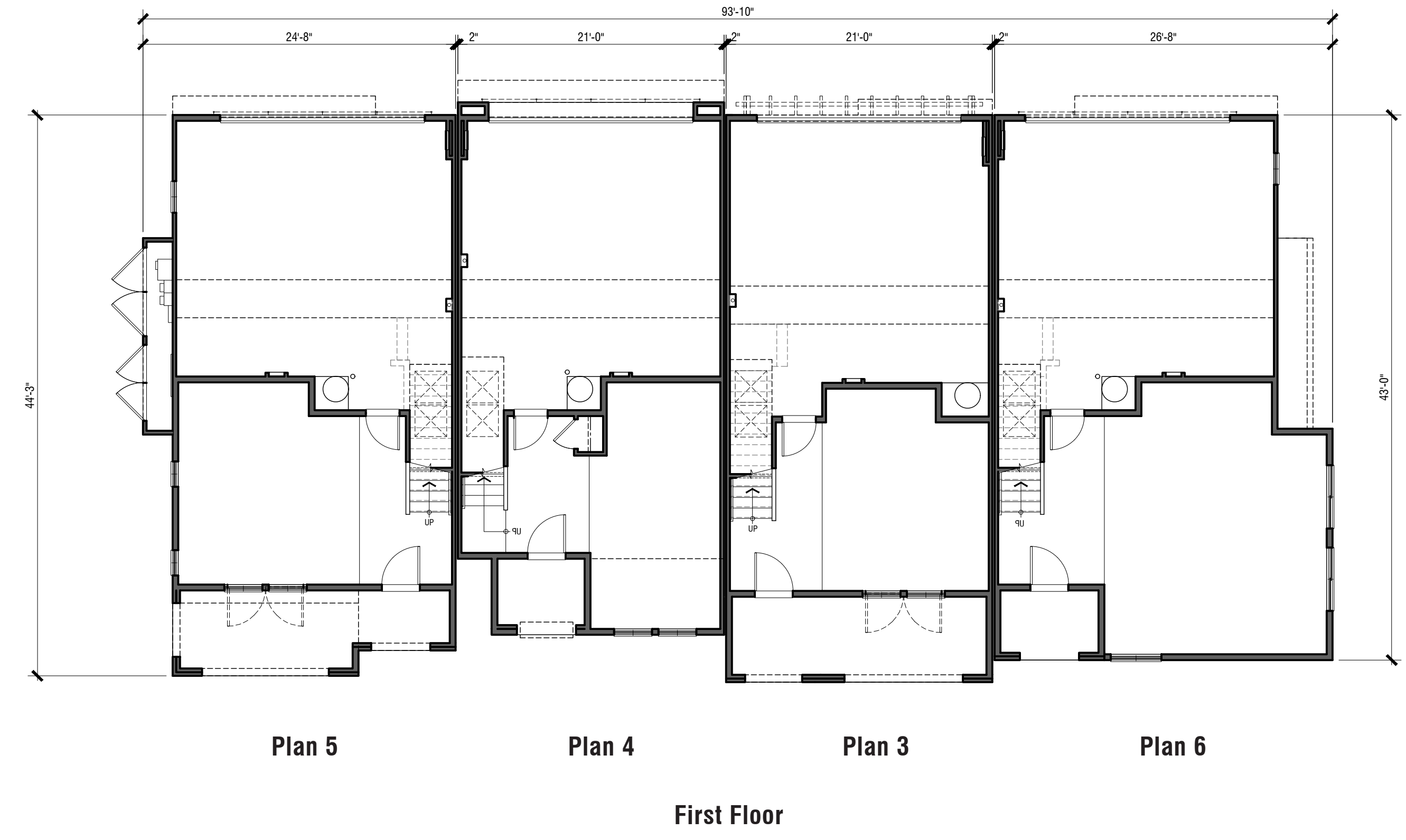
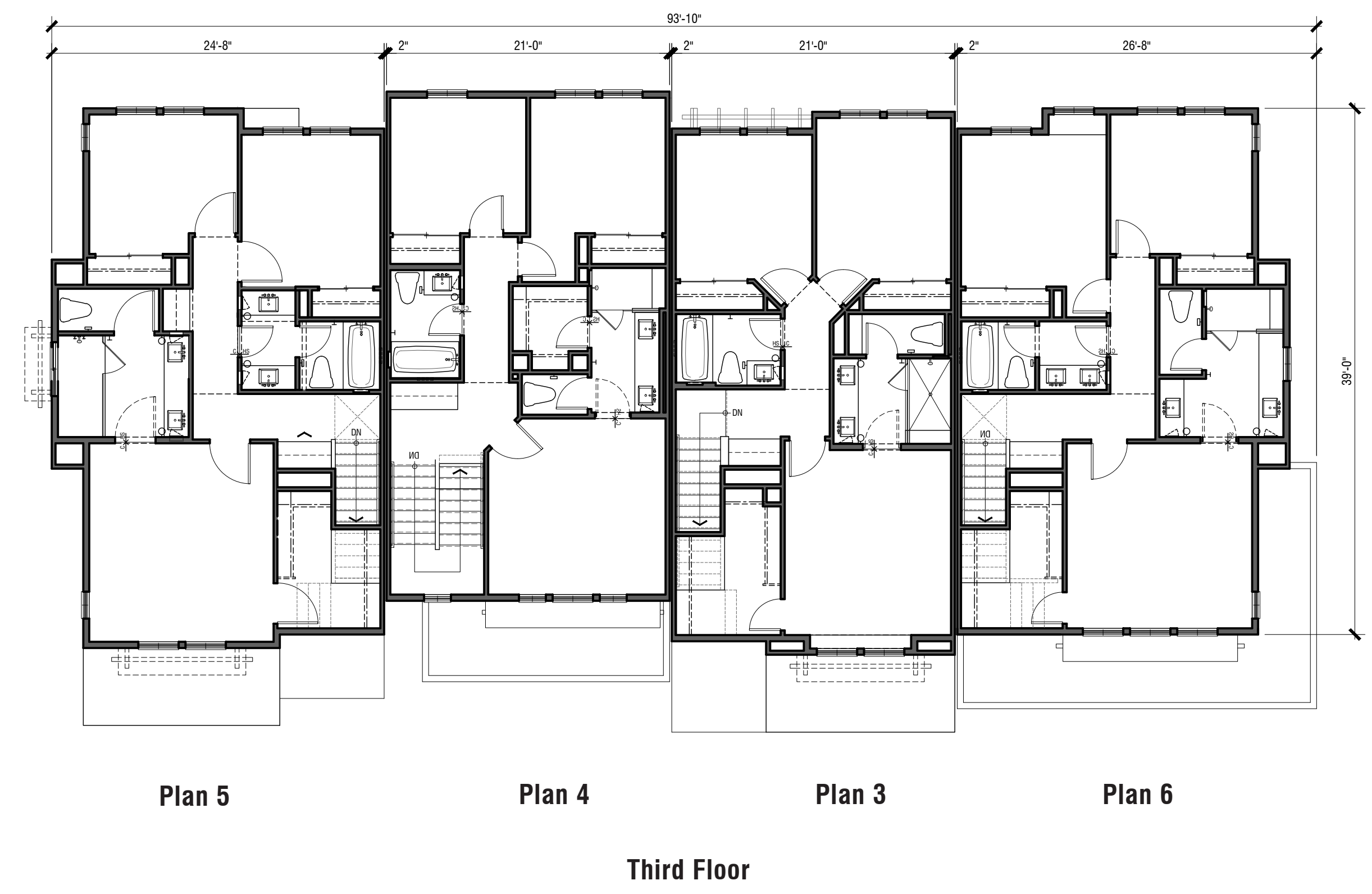
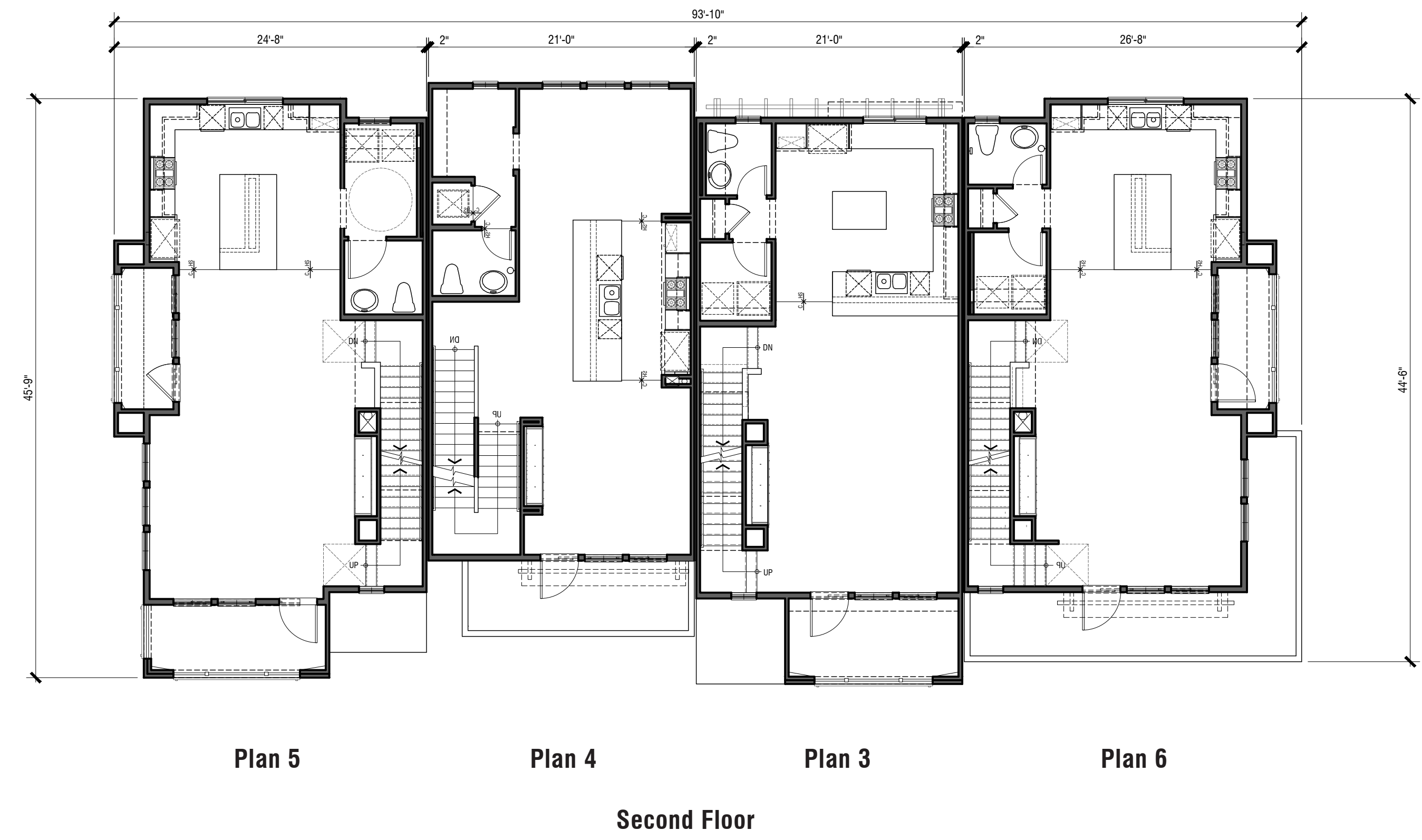
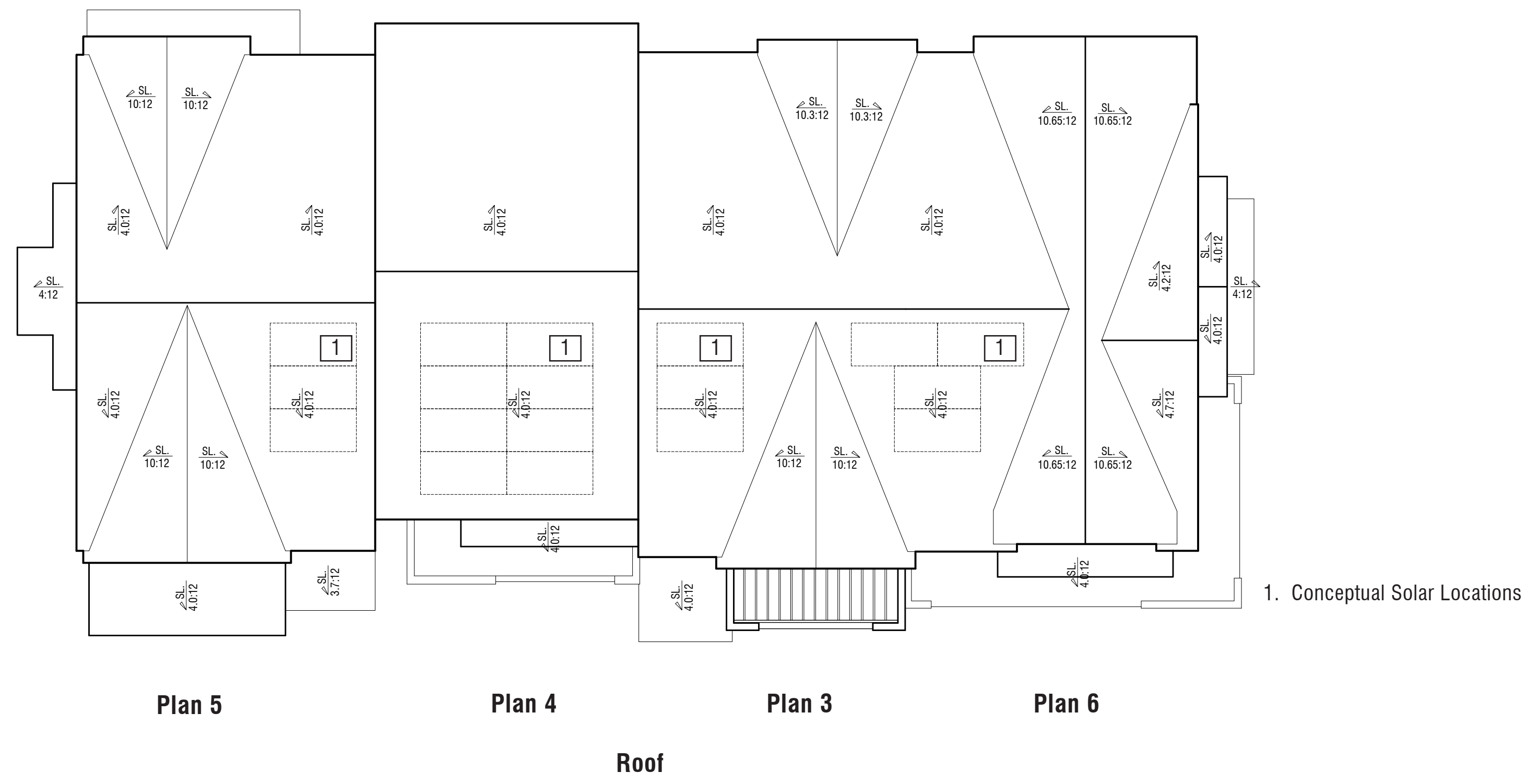


Left Elevation

Building 500 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



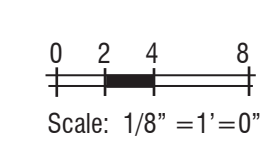
Building 500
 4 Units
 (1) Plan 3
 (1) Plan 4
 (1) Plan 5
 (1) Plan 6

First Floor:	3,874 sf
Second Floor:	3,910 sf
Third Floor:	3,440 sf
Total:	11,224 sf

Building 500 Floor & Roof Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



A13



Third Application Submittal

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Building 600 - Conceptual Perspective



Precedent Imagery

Building 600 The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

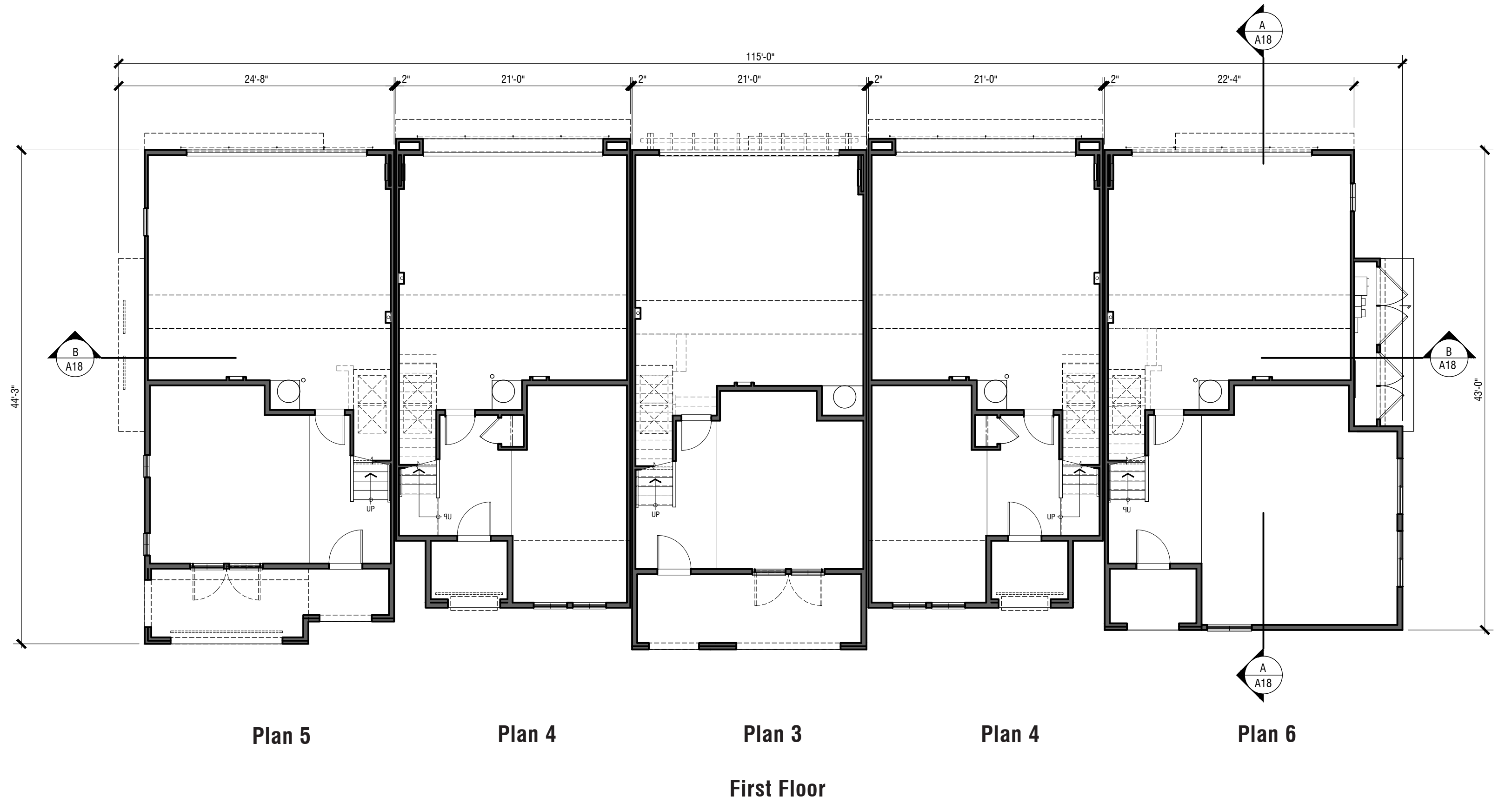
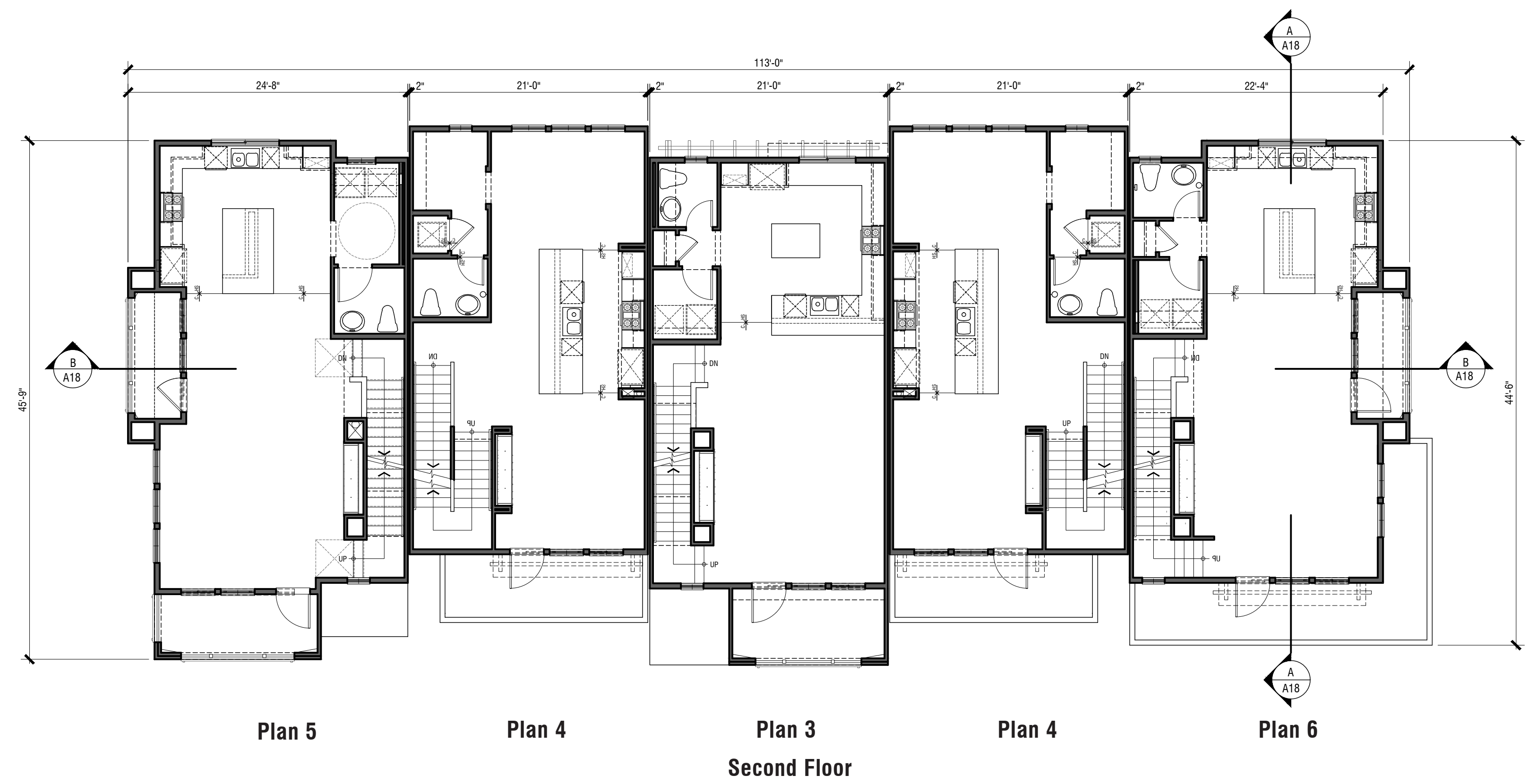
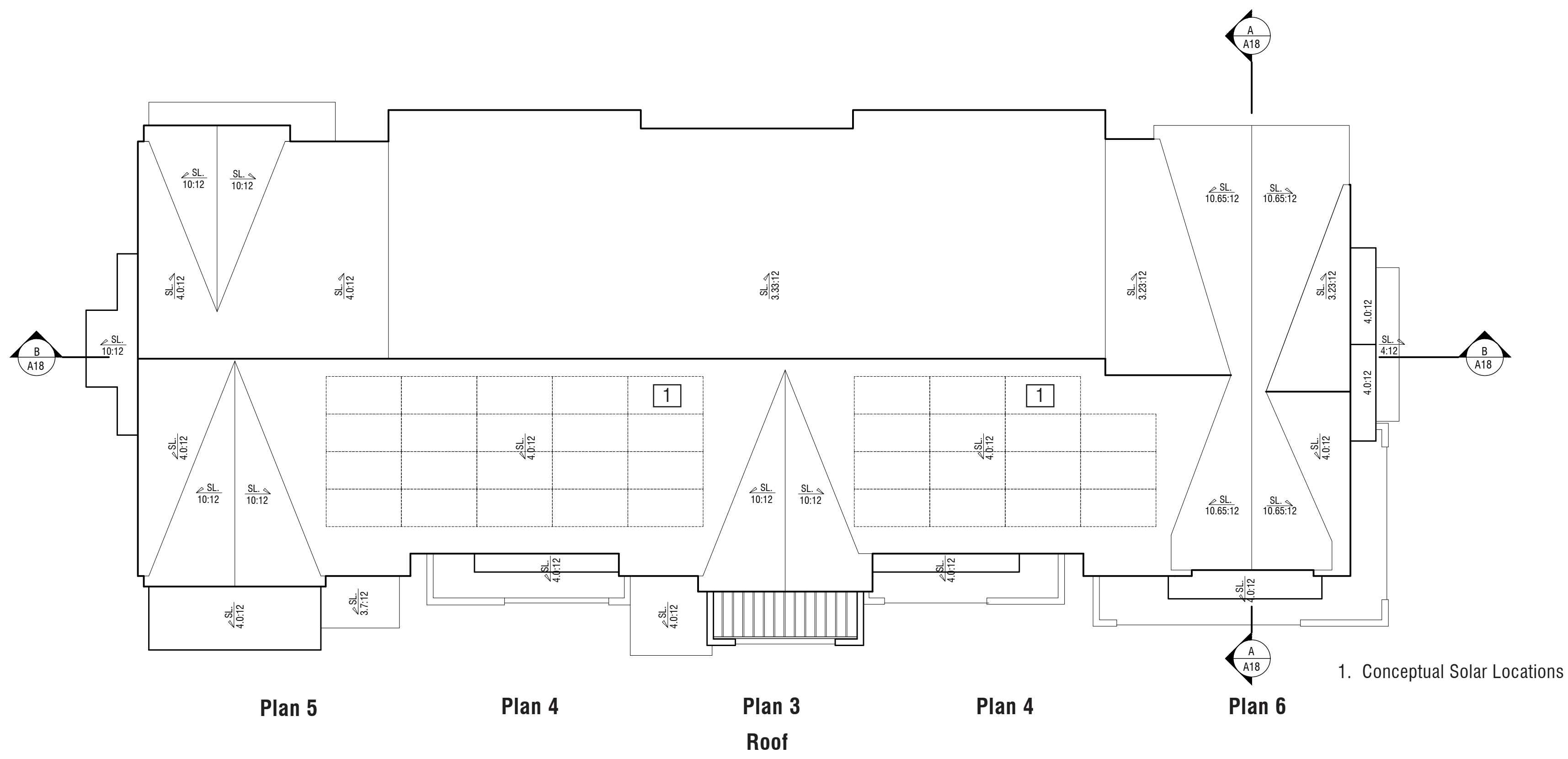


Left Elevation

Building 600 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



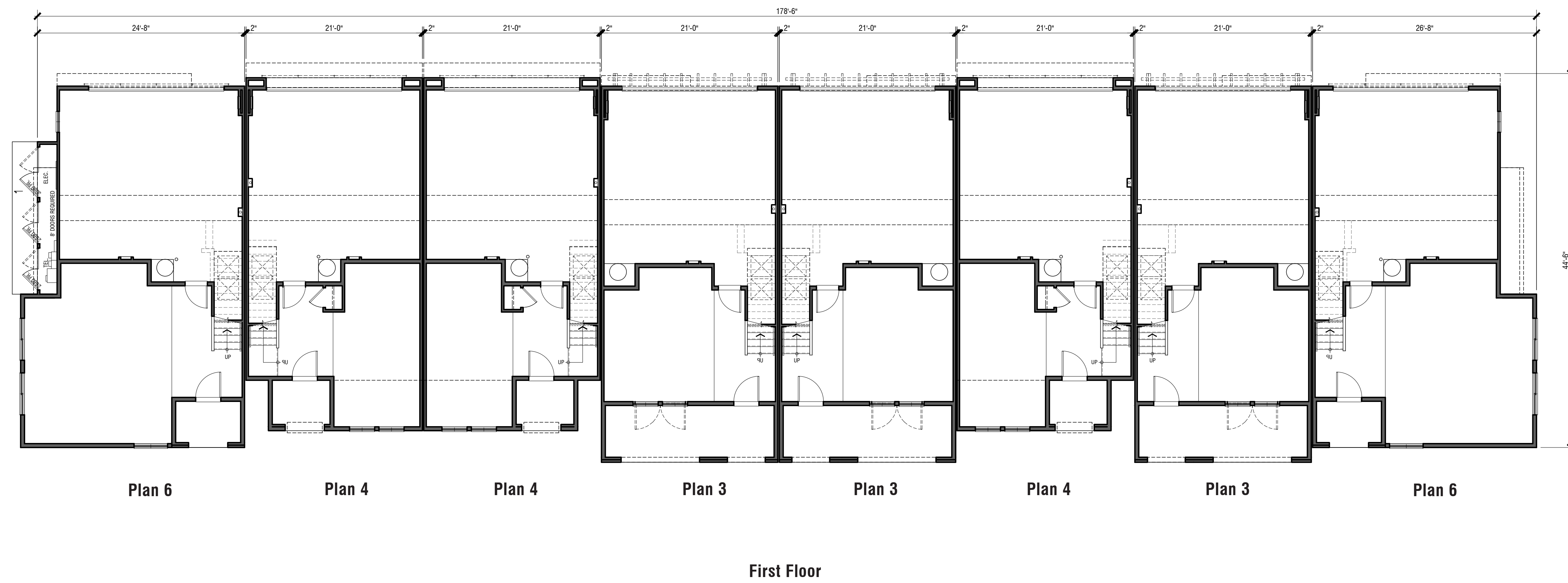
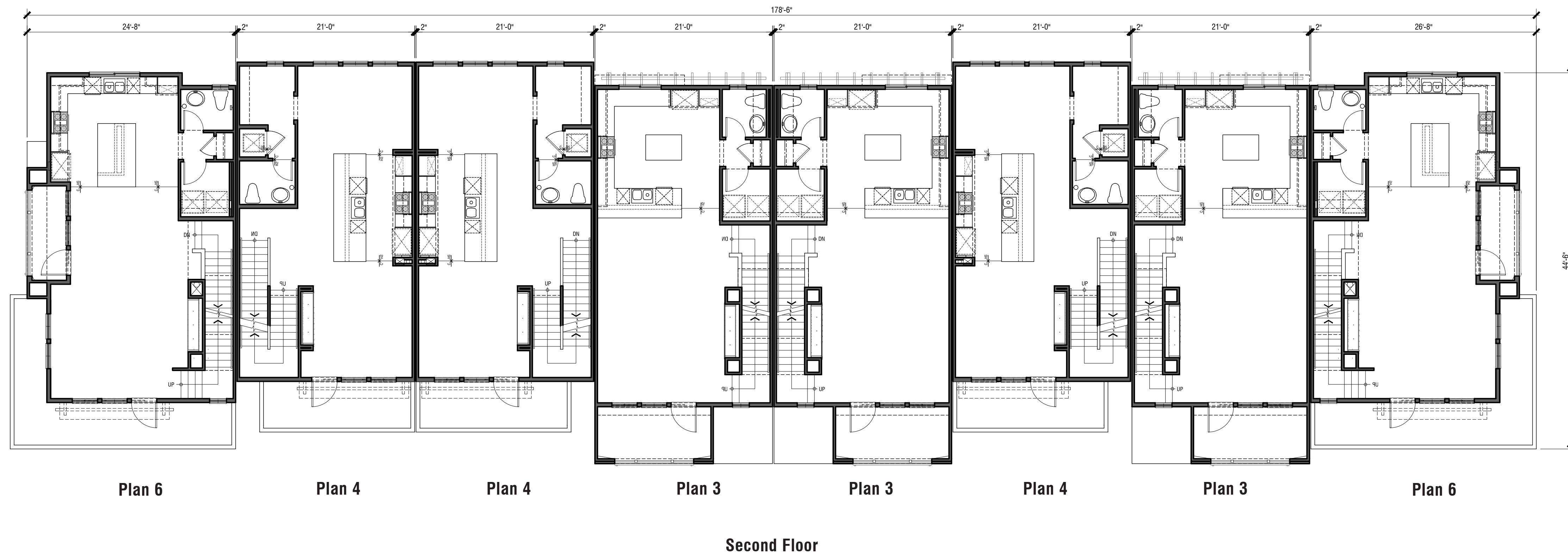
Building 600
 5 Units
 (1) Plan 3
 (2) Plan 4
 (1) Plan 5
 (1) Plan 6

First Floor:	4,708 sf
Second Floor:	4,818 sf
Third Floor:	4,238 sf
Total:	13,764 sf

Building 600 Floor & Roof Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



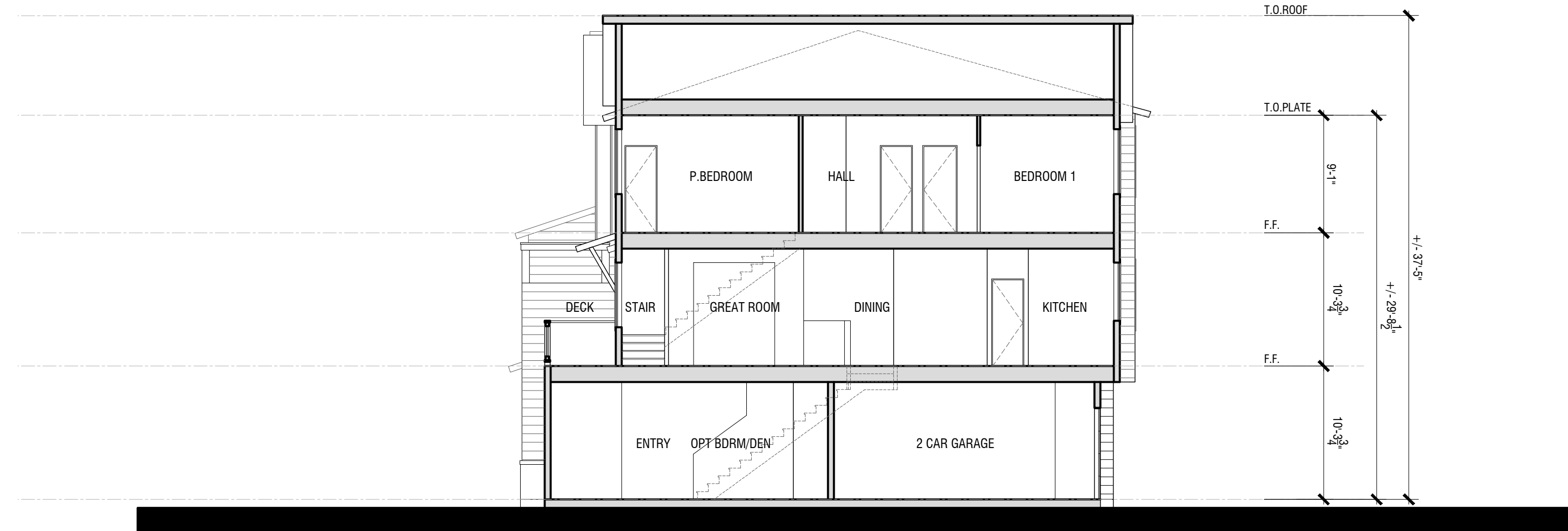
Building 700
 8 Units
 (3) Plan 3
 (3) Plan 4
 (2) Plan 6

First Floor: 7,547 sf
 Second Floor: 7,629 sf
 Third Floor: 6,693 sf
 Total: 21,869 sf

Building 700 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Plan 6



Plan 5

Plan 4

Plan 3

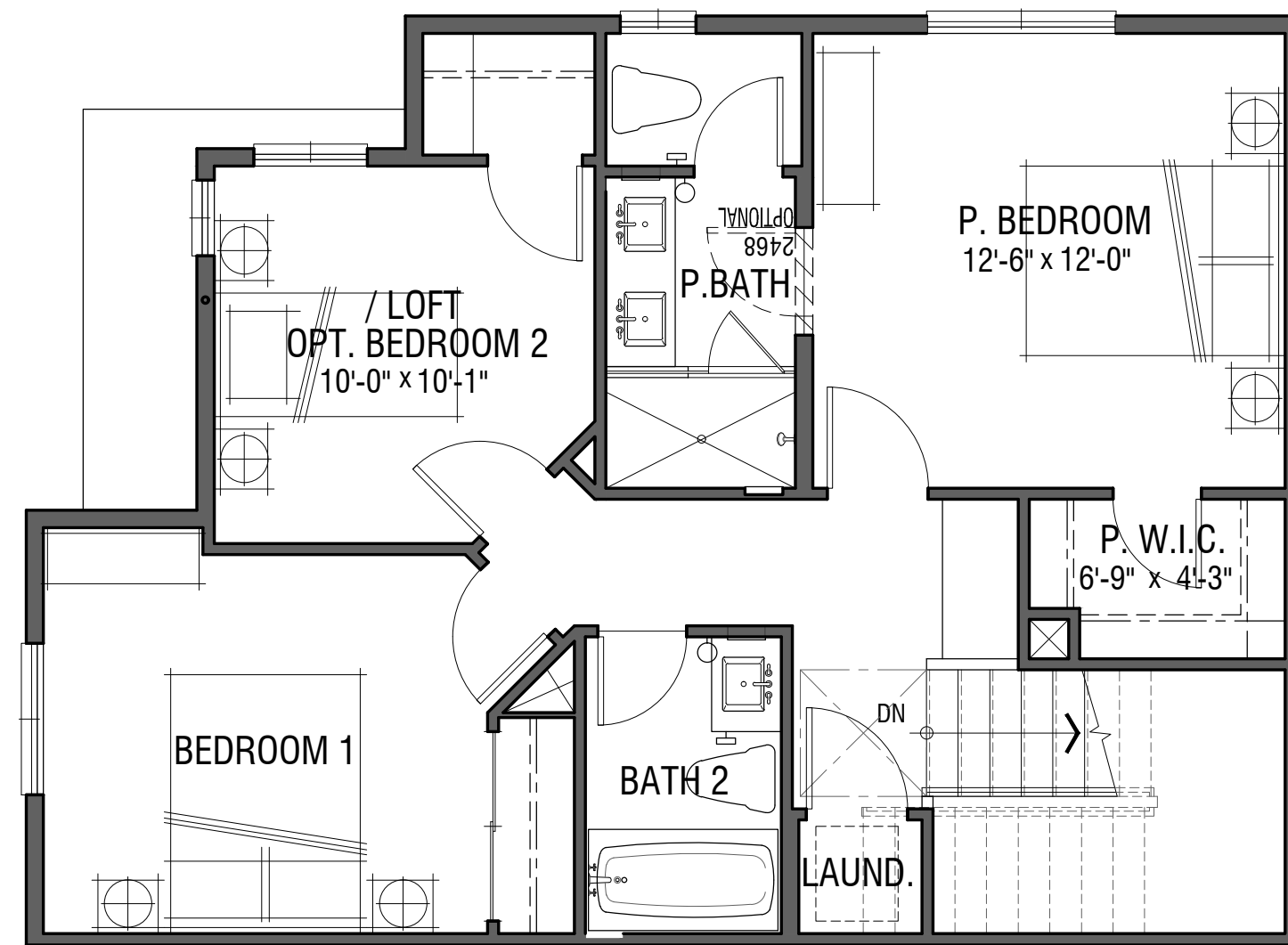
Plan 4

Plan 6

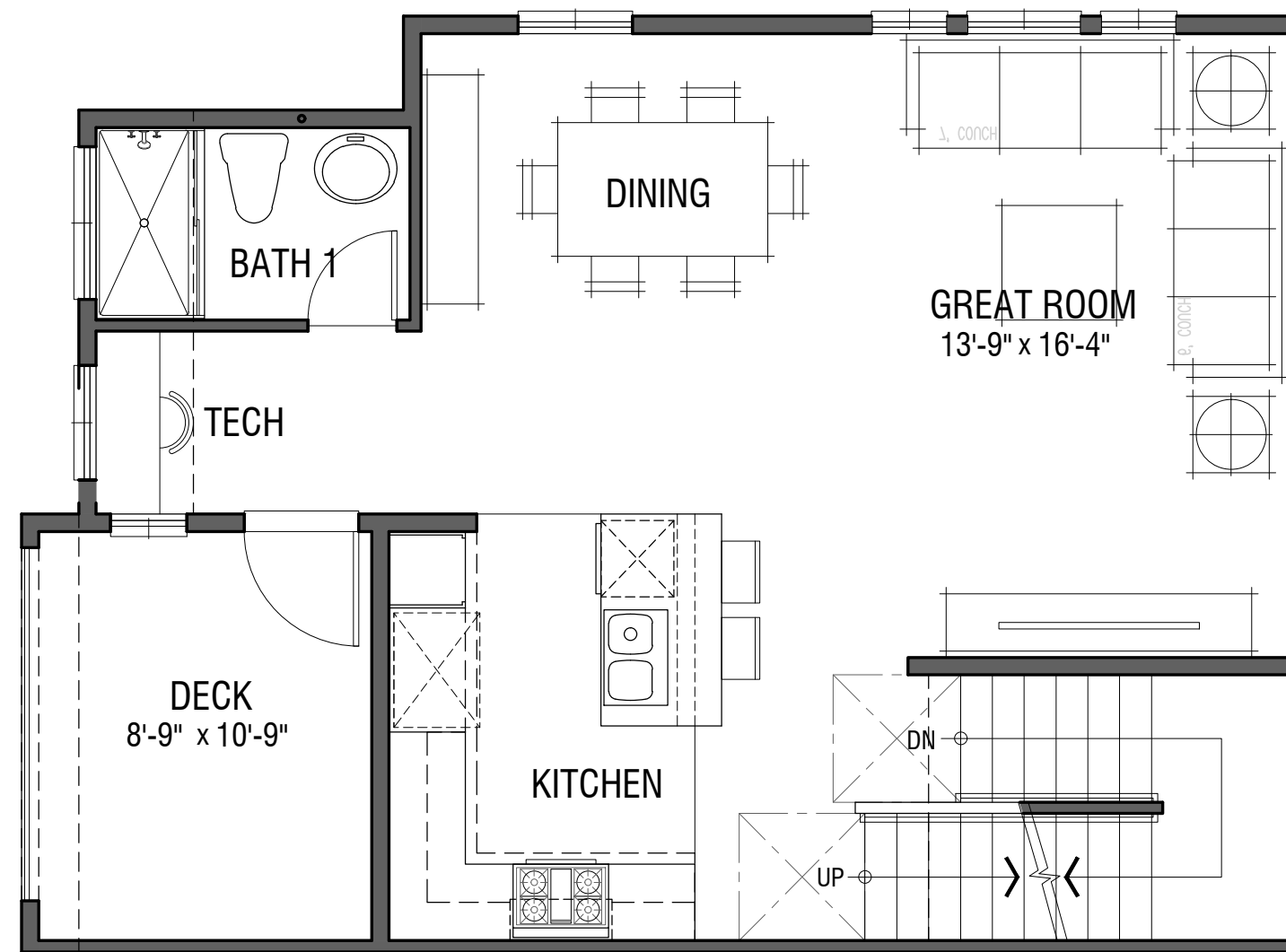
Representative Building Sections

The Canopy

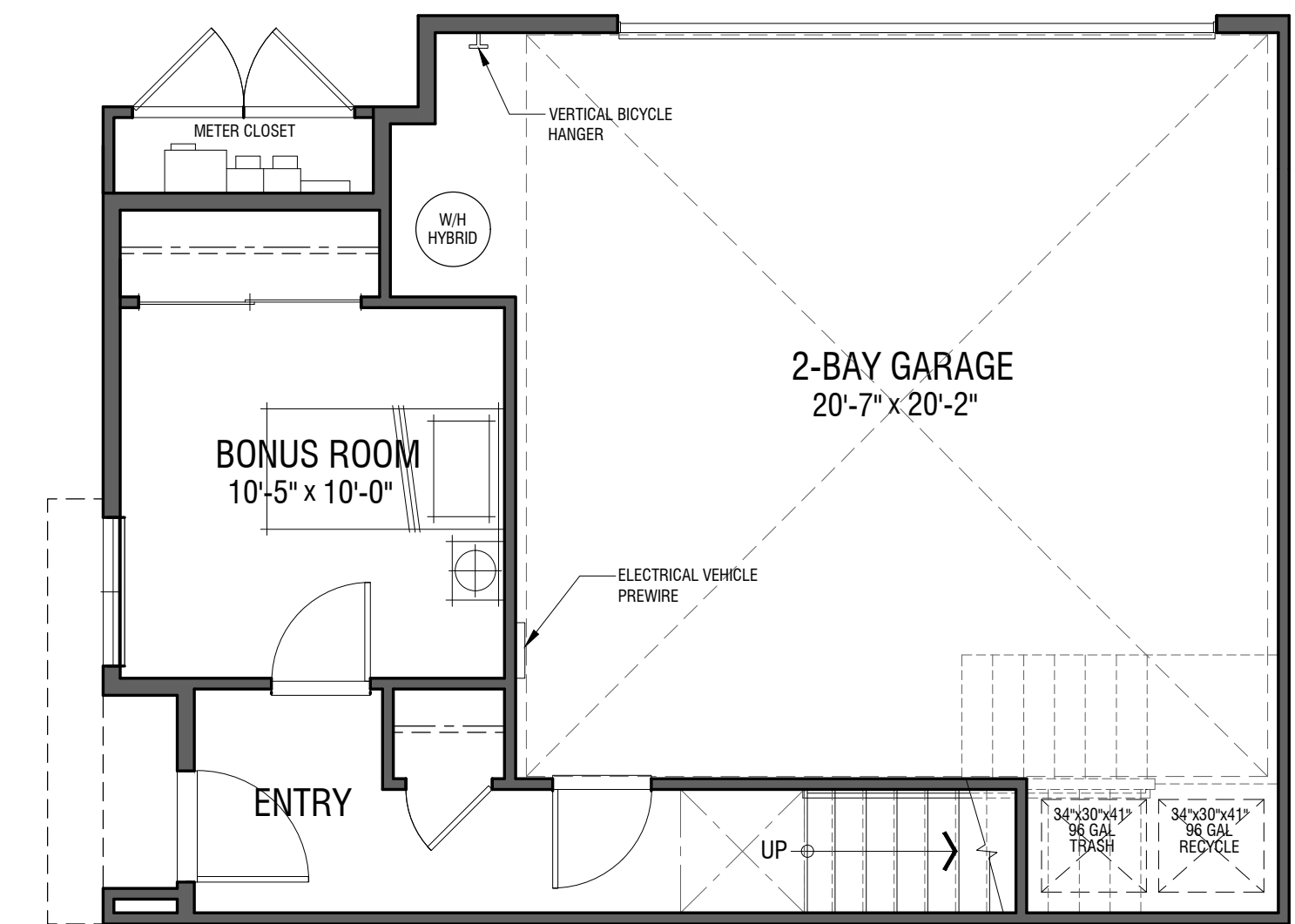
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



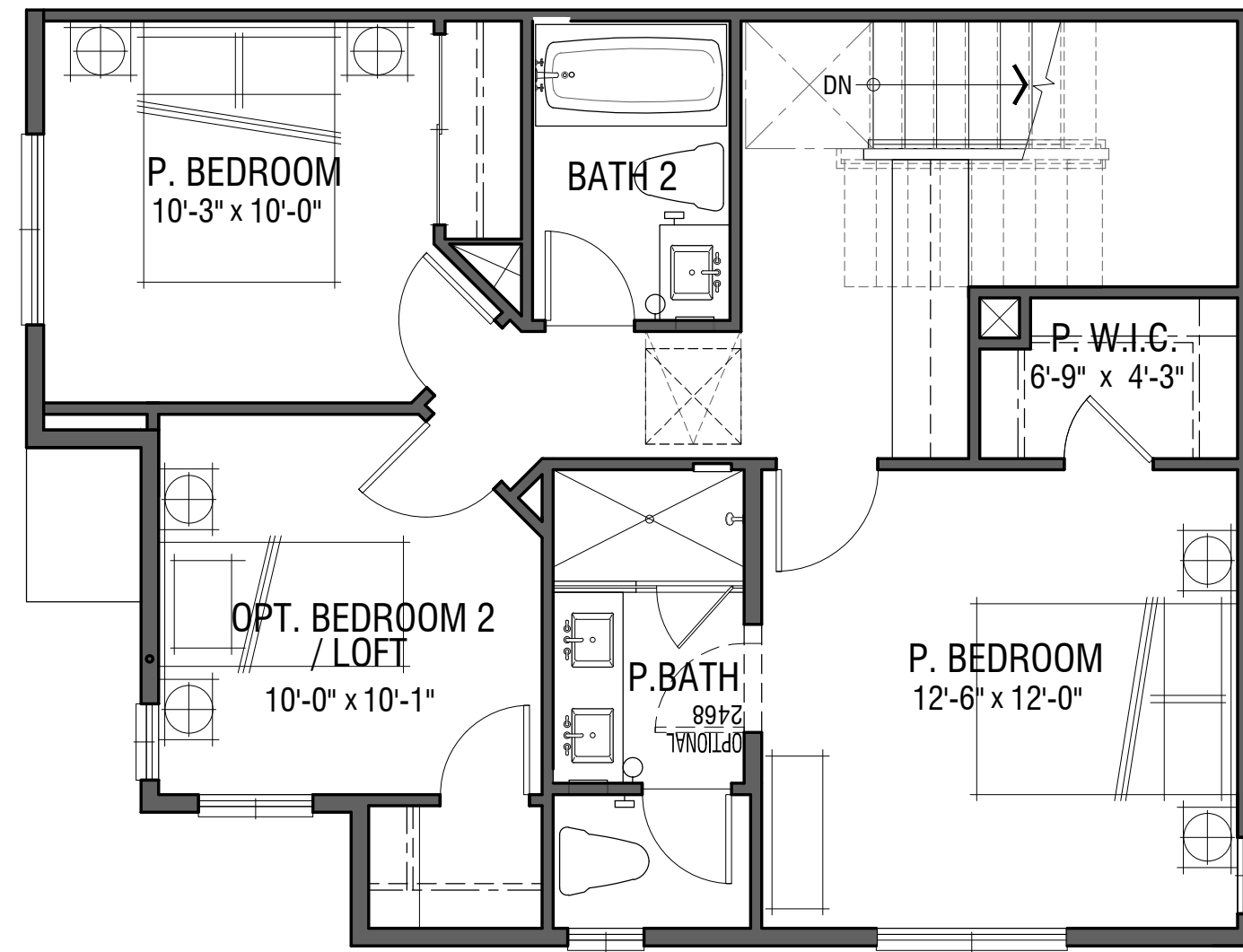
First Floor

Plan 1

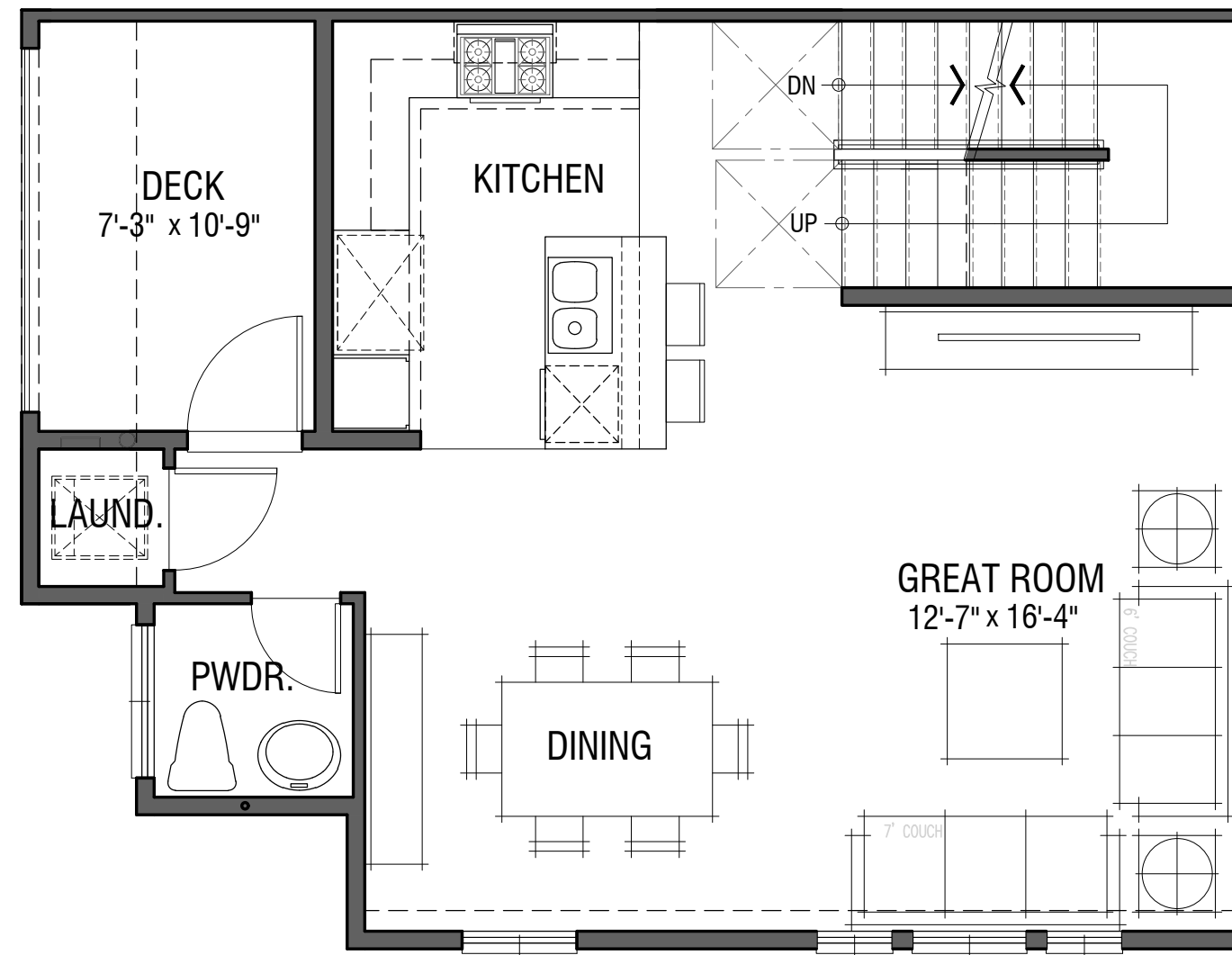
3 Bedroom | 3 Bath
 1 Optional Room / Den
 2 Car Garage
 1,503 sf

The Canopy

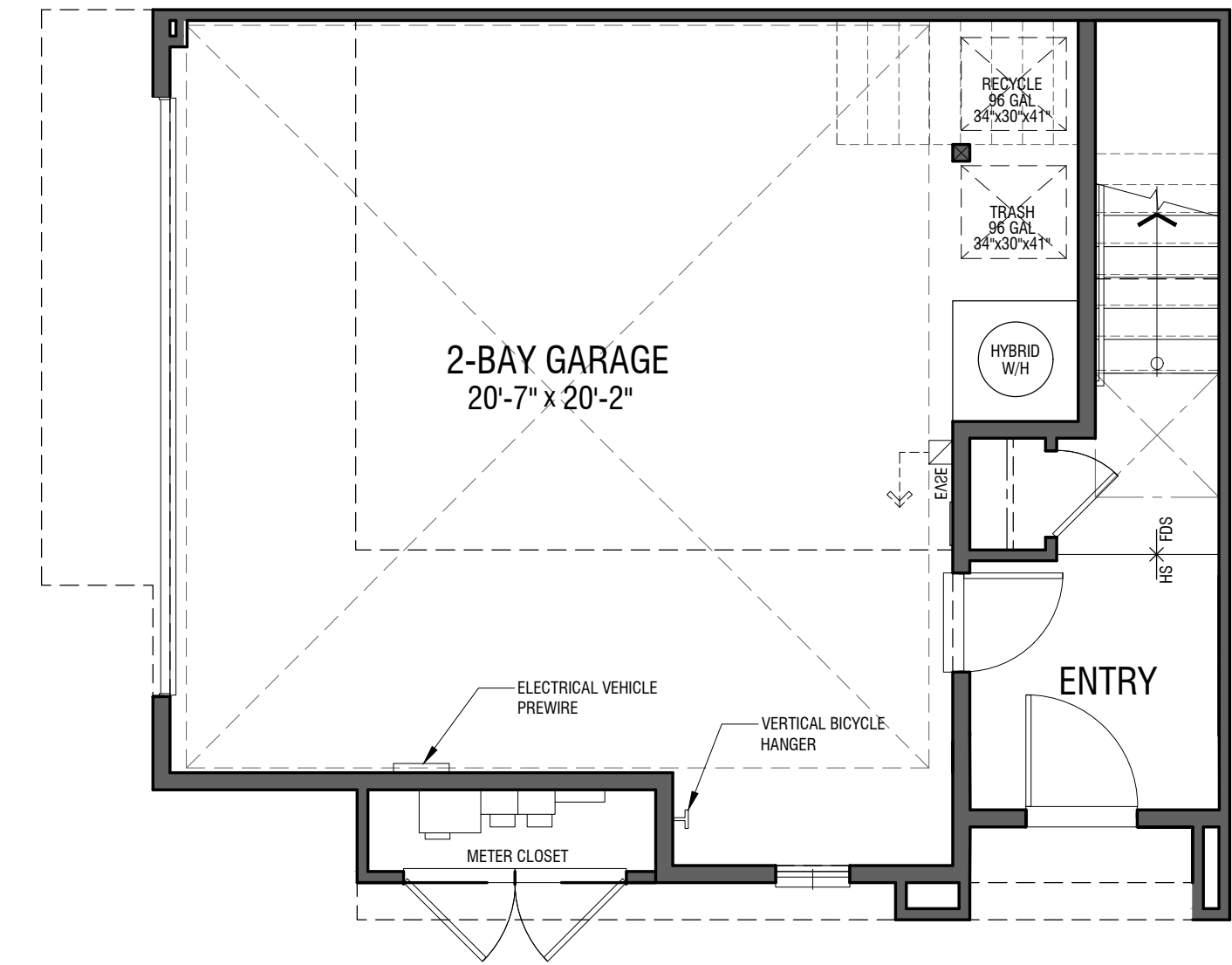
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



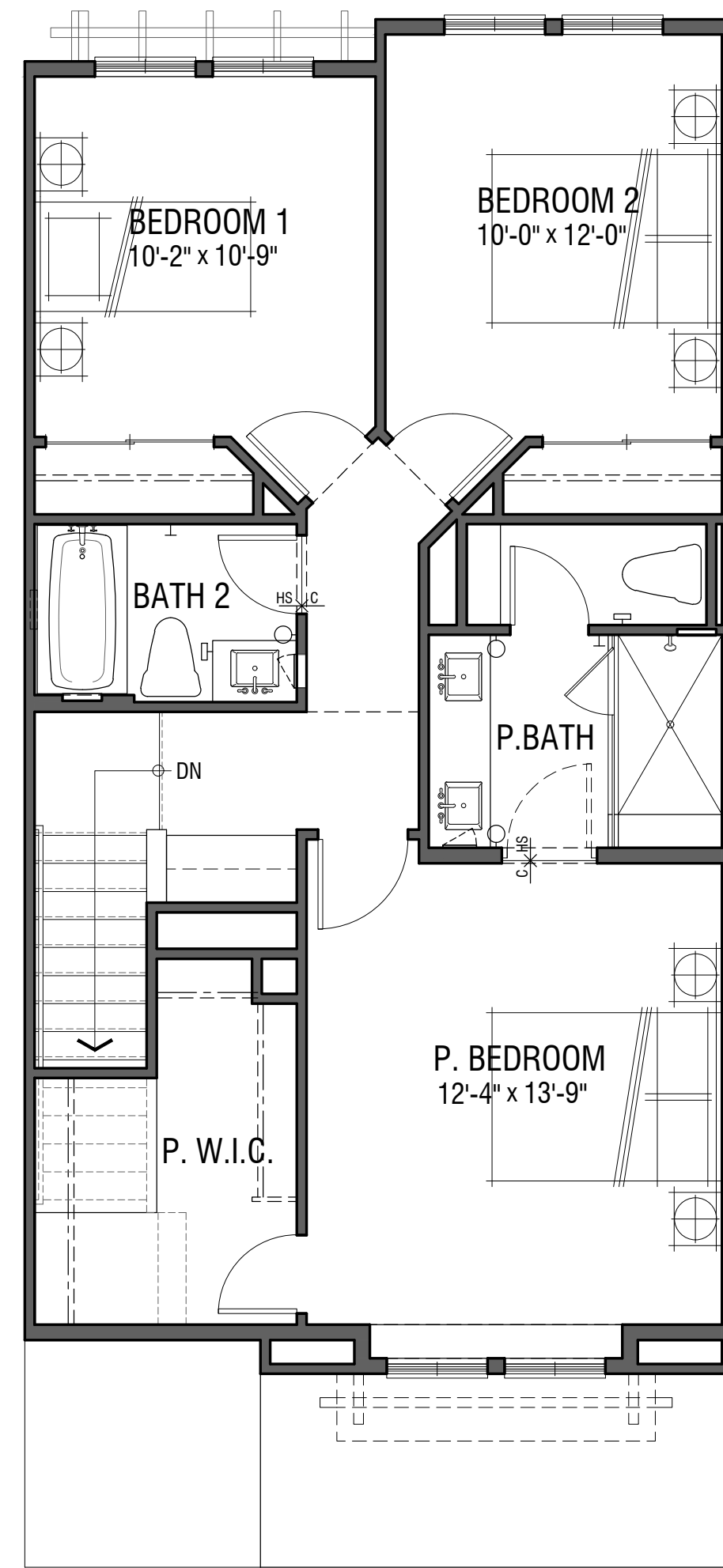
First Floor

Plan 2

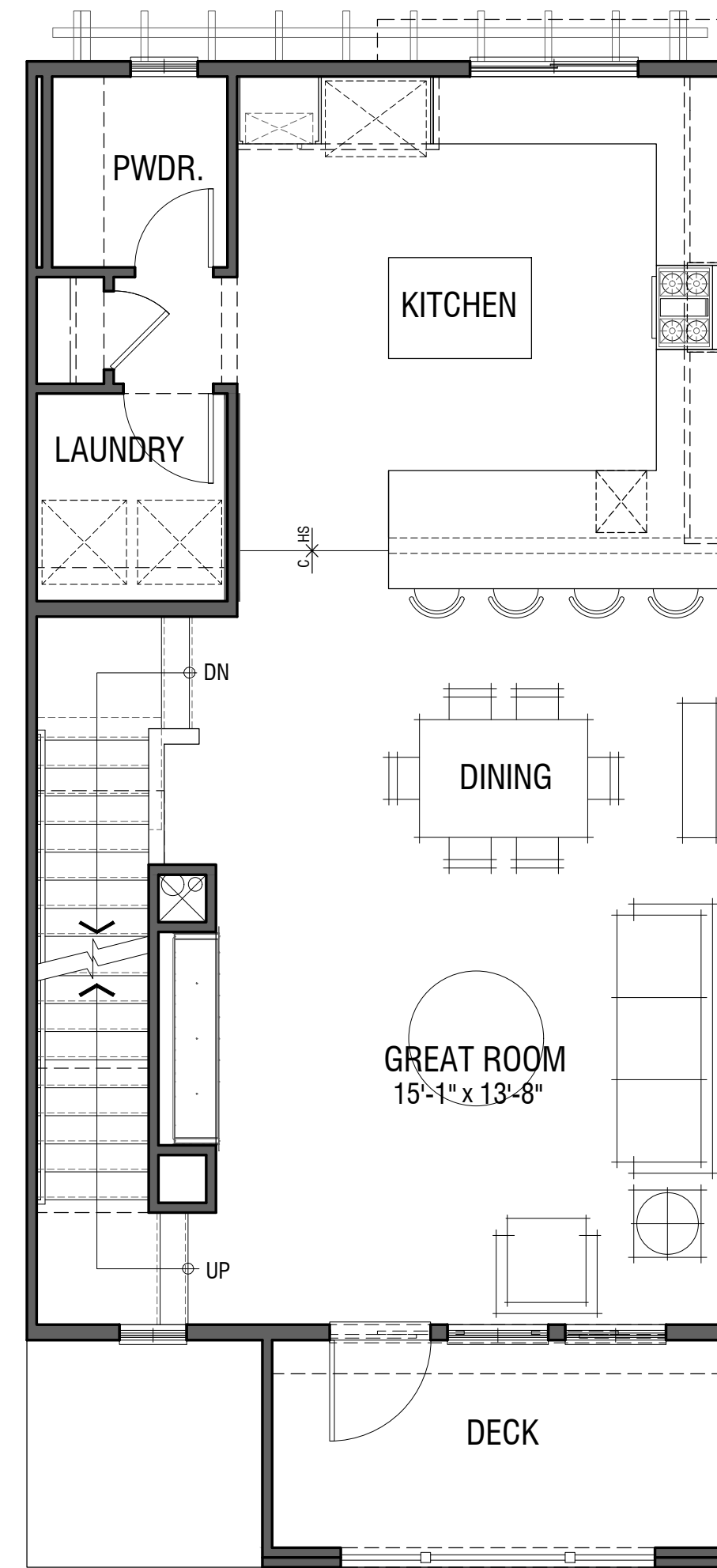
3 Bedroom | 2.5 Bath
2 Car Garage
1,354 sf

The Canopy

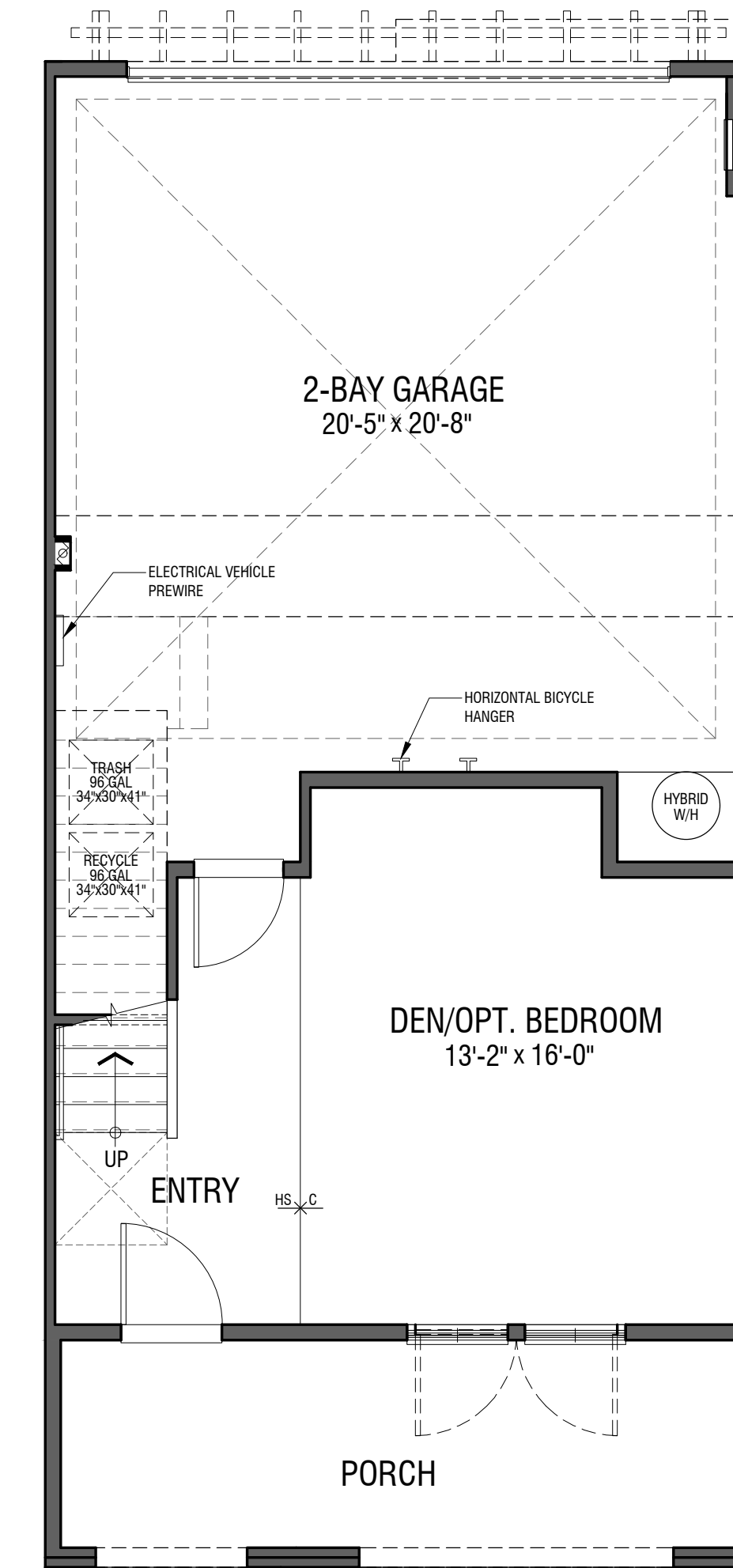
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



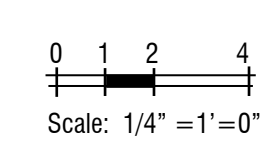
First Floor

Plan 3

3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,773 sf

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

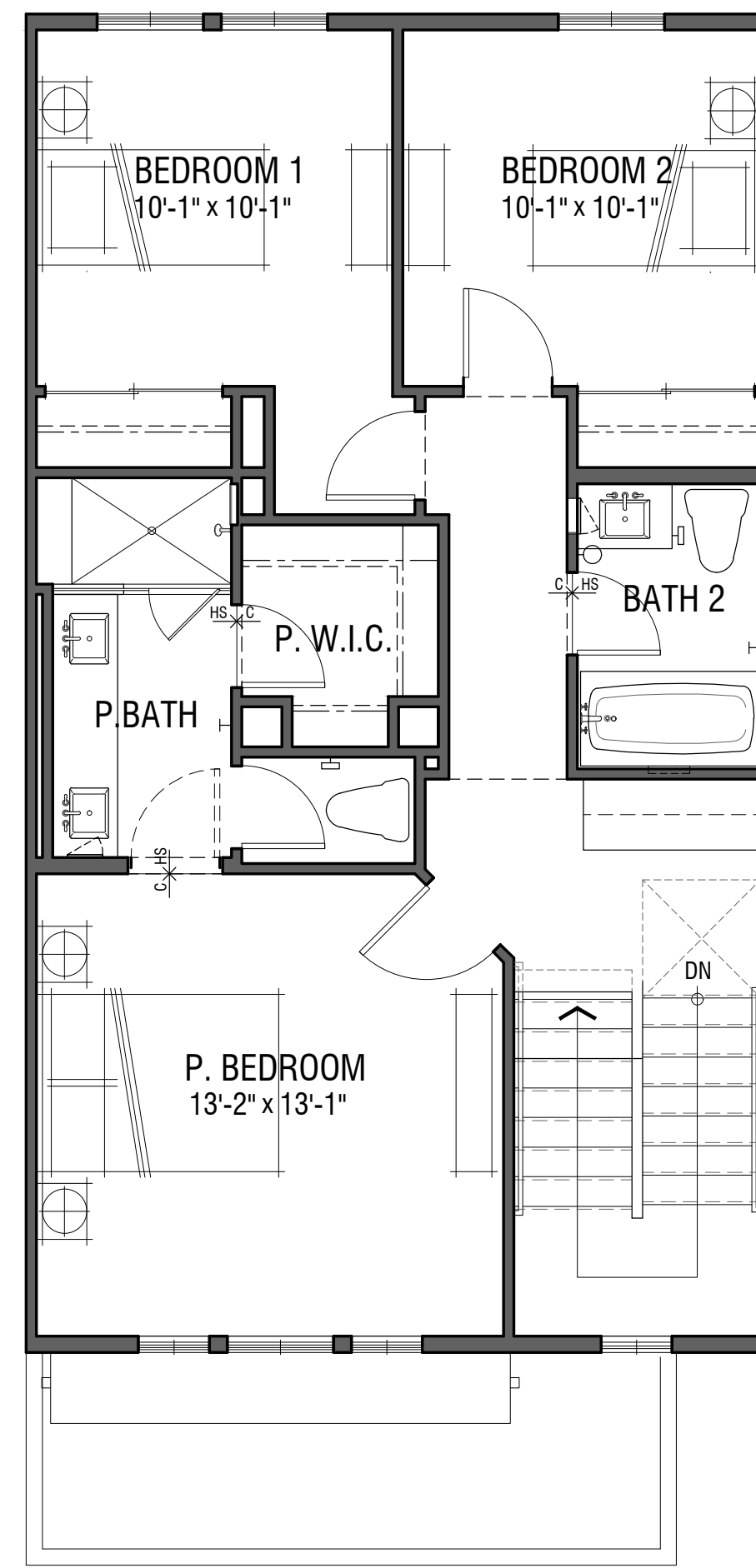


A22

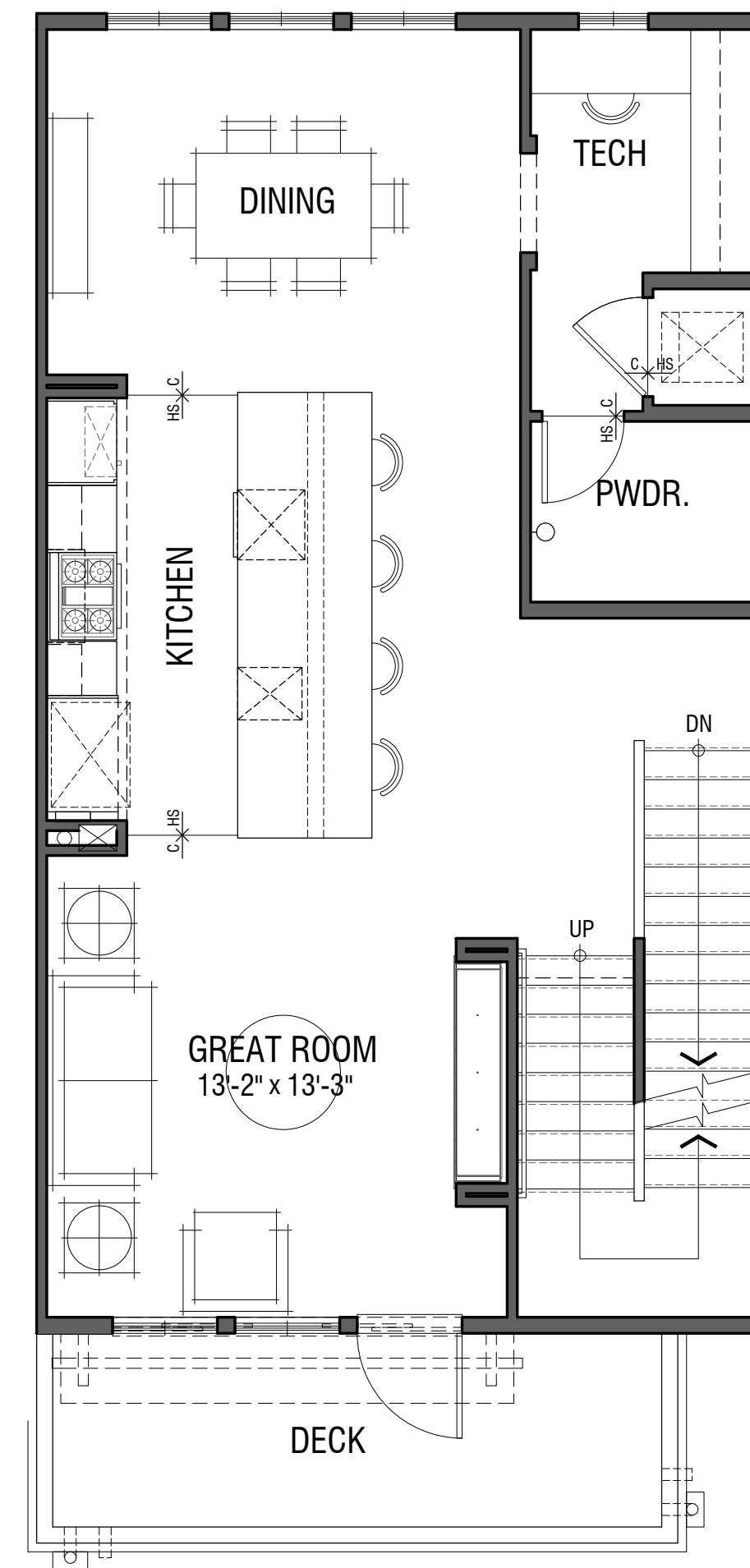
Third Application Submittal

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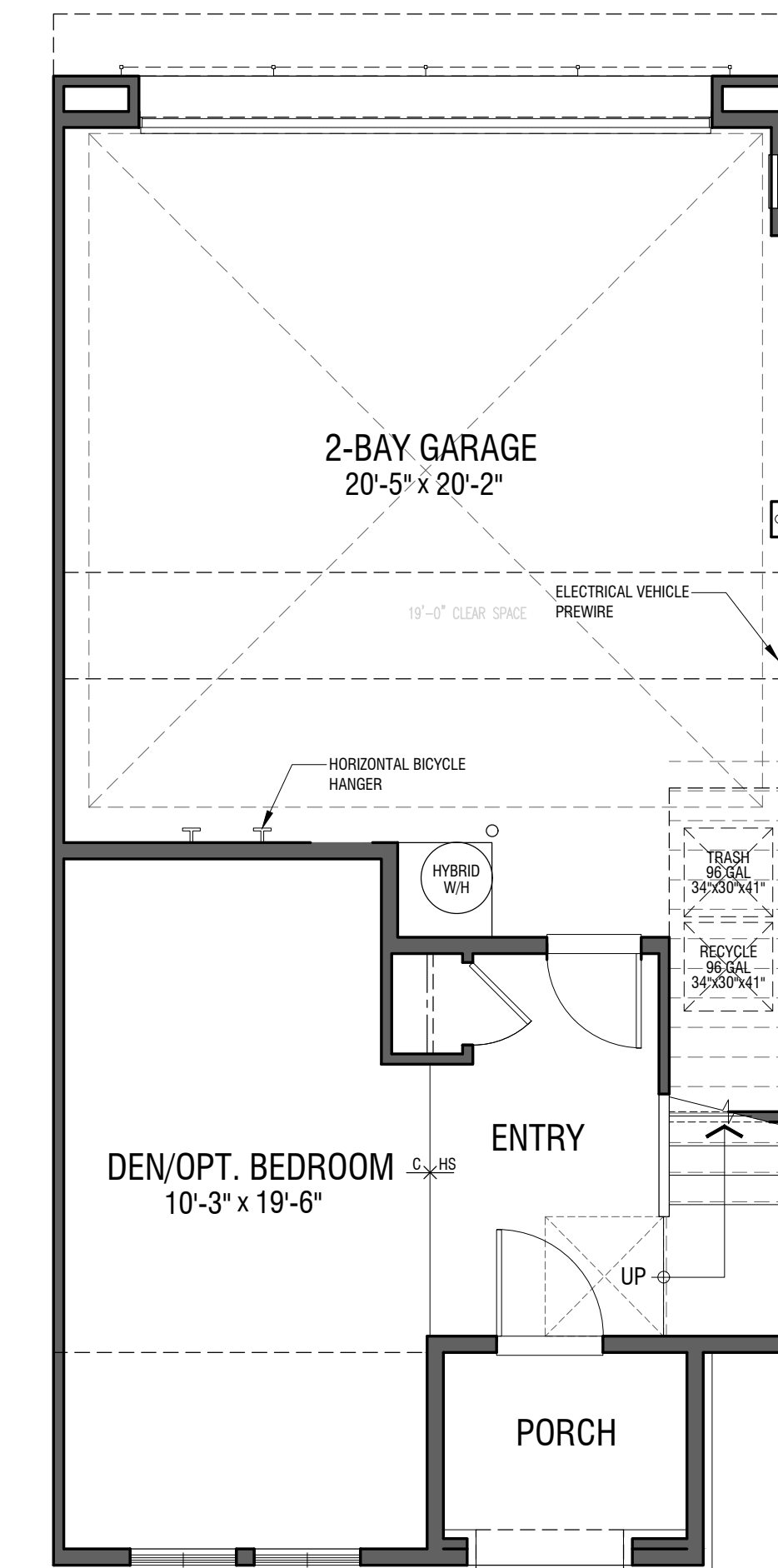




Third Floor



Second Floor



First Floor

Plan 4

3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,736 sf

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



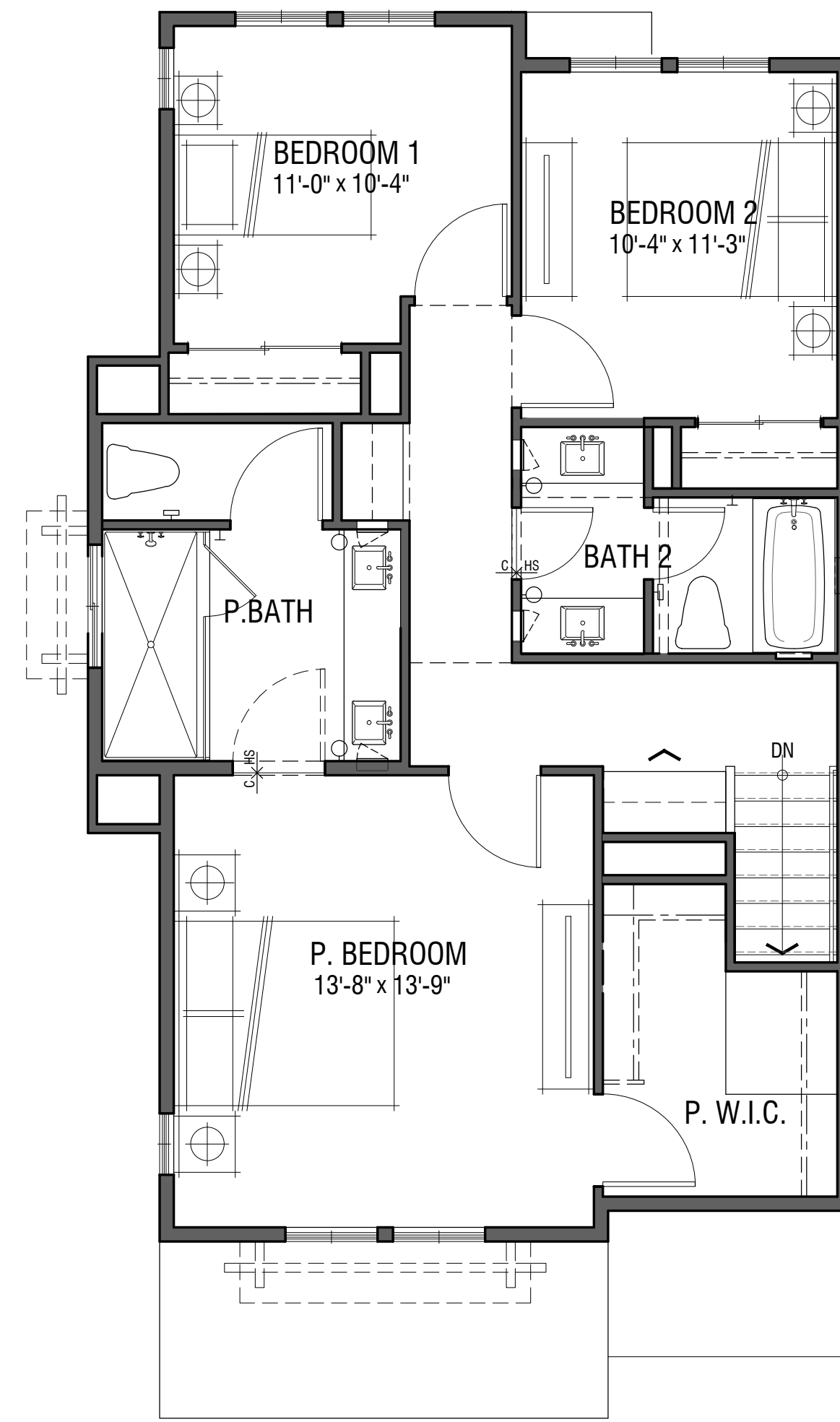
0 1 2 4
 Scale: 1/4" = 1'-0" **A23**

Third Application Submittal

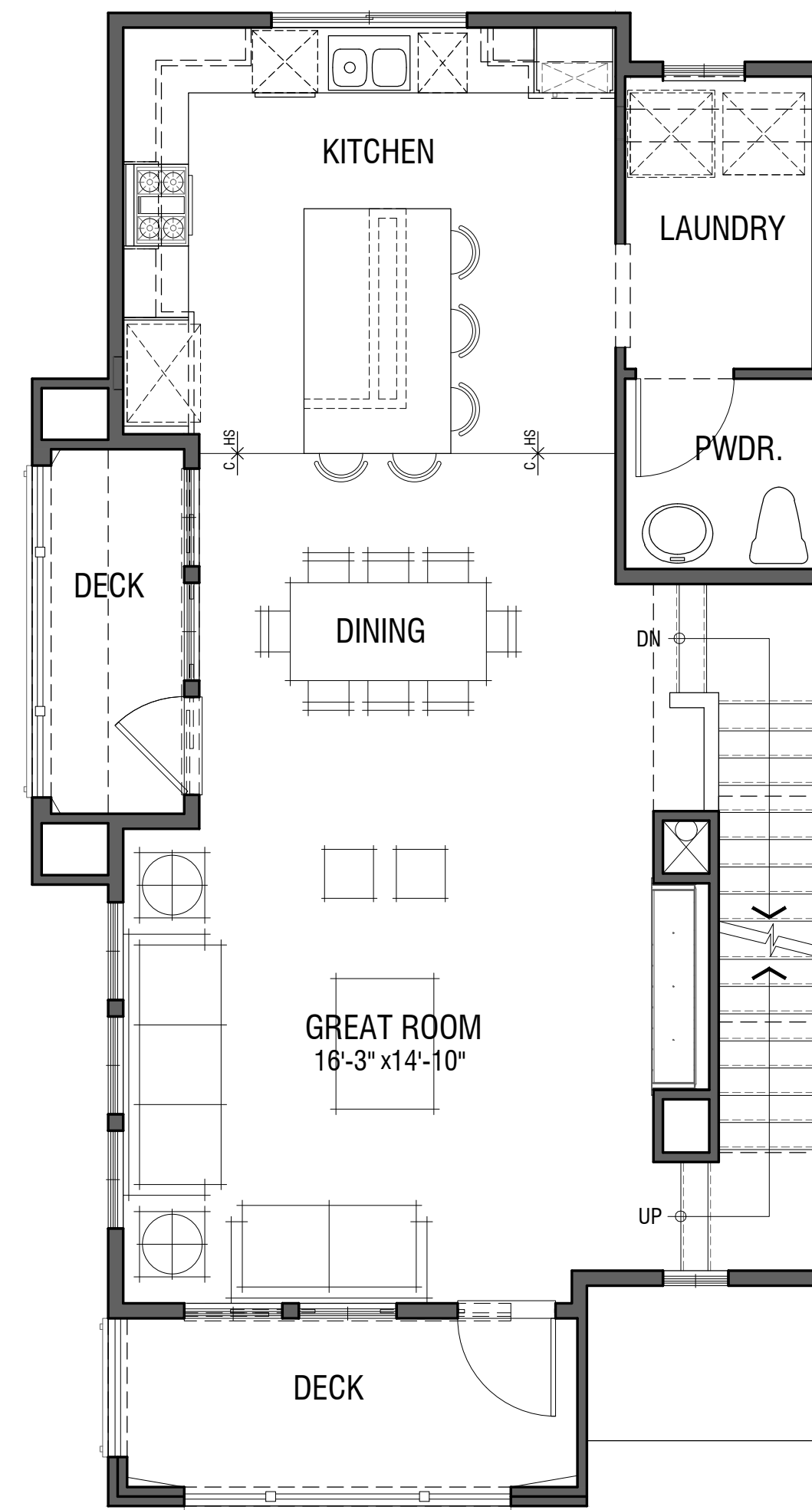
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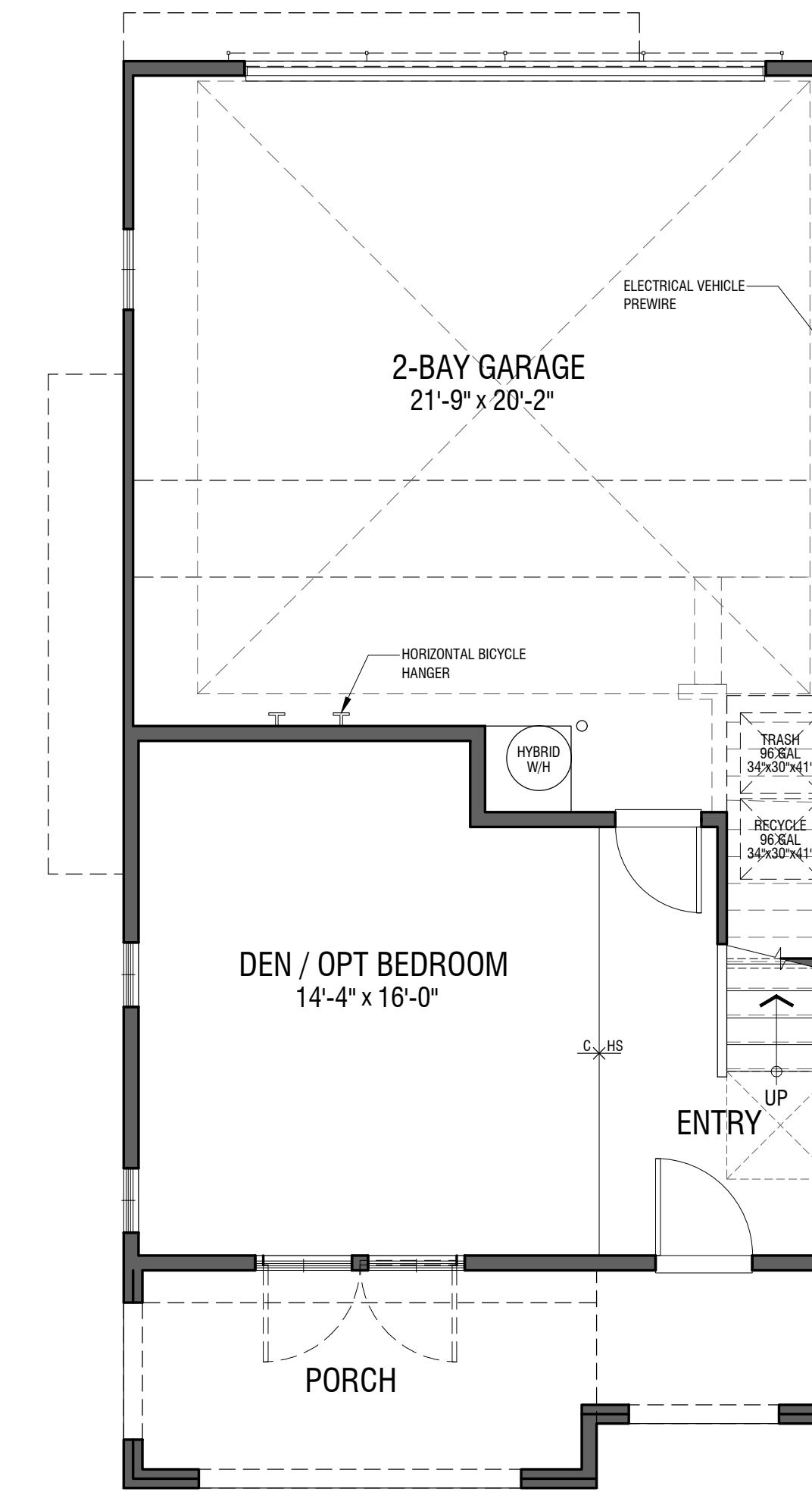
ARCHITECTS - PLANNERS - DESIGNERS
 ORANGE COUNTY - LOS ANGELES - BAY AREA - SACRAMENTO



Third Floor



Second Floor



First Floor

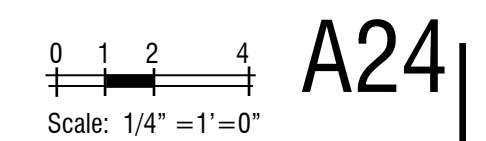
Note: For personal elevator option, see Sheet A24.

Plan 5

3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,926 sf

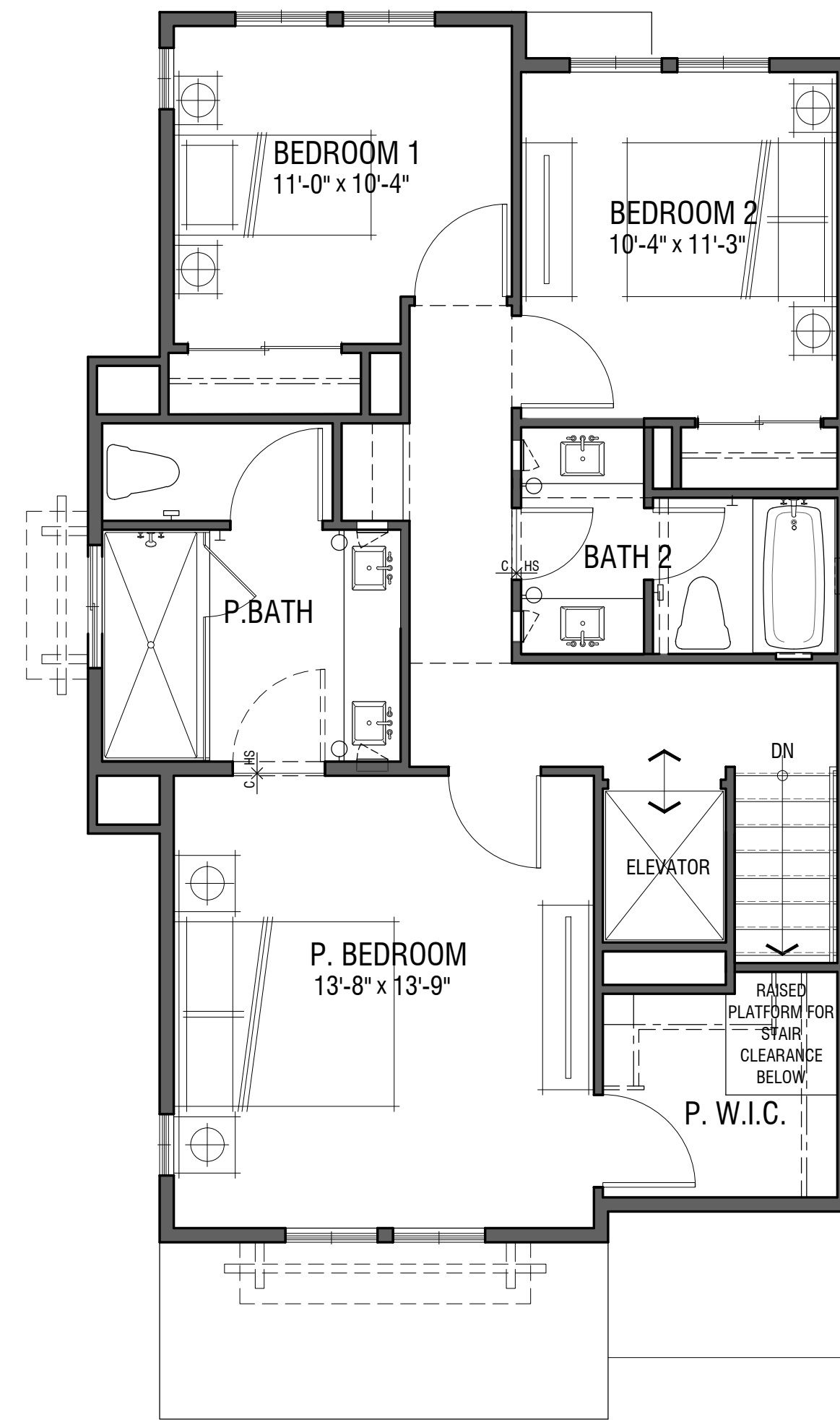
The Canopy

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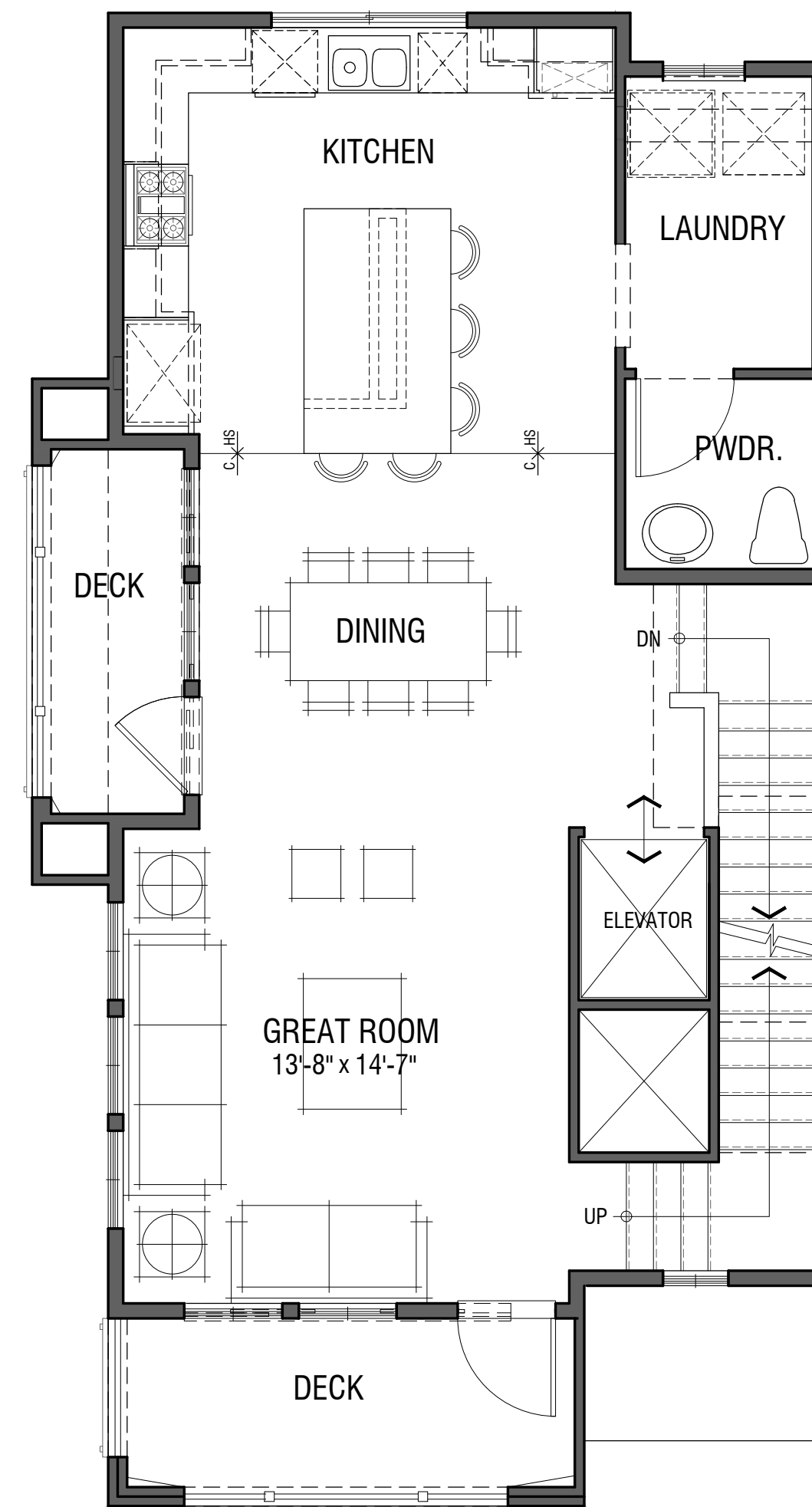


Third Application Submittal

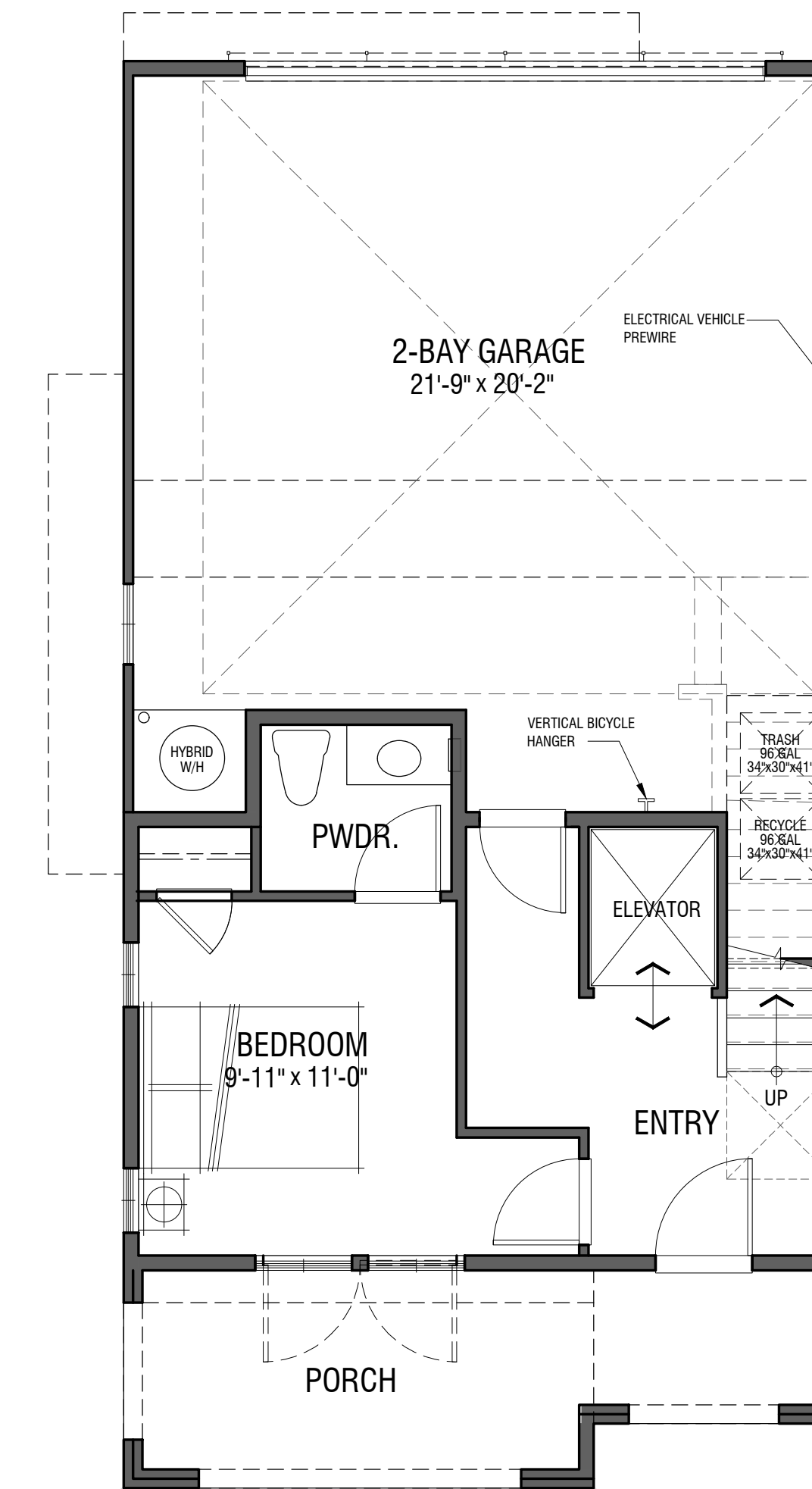
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Third Floor



Second Floor



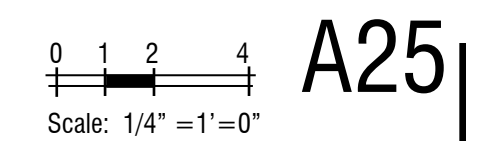
First Floor

Plan 5 with Personal Elevator Option

4 Bedroom | 2.5 Bath
 2 Car Garage
 1,926 sf

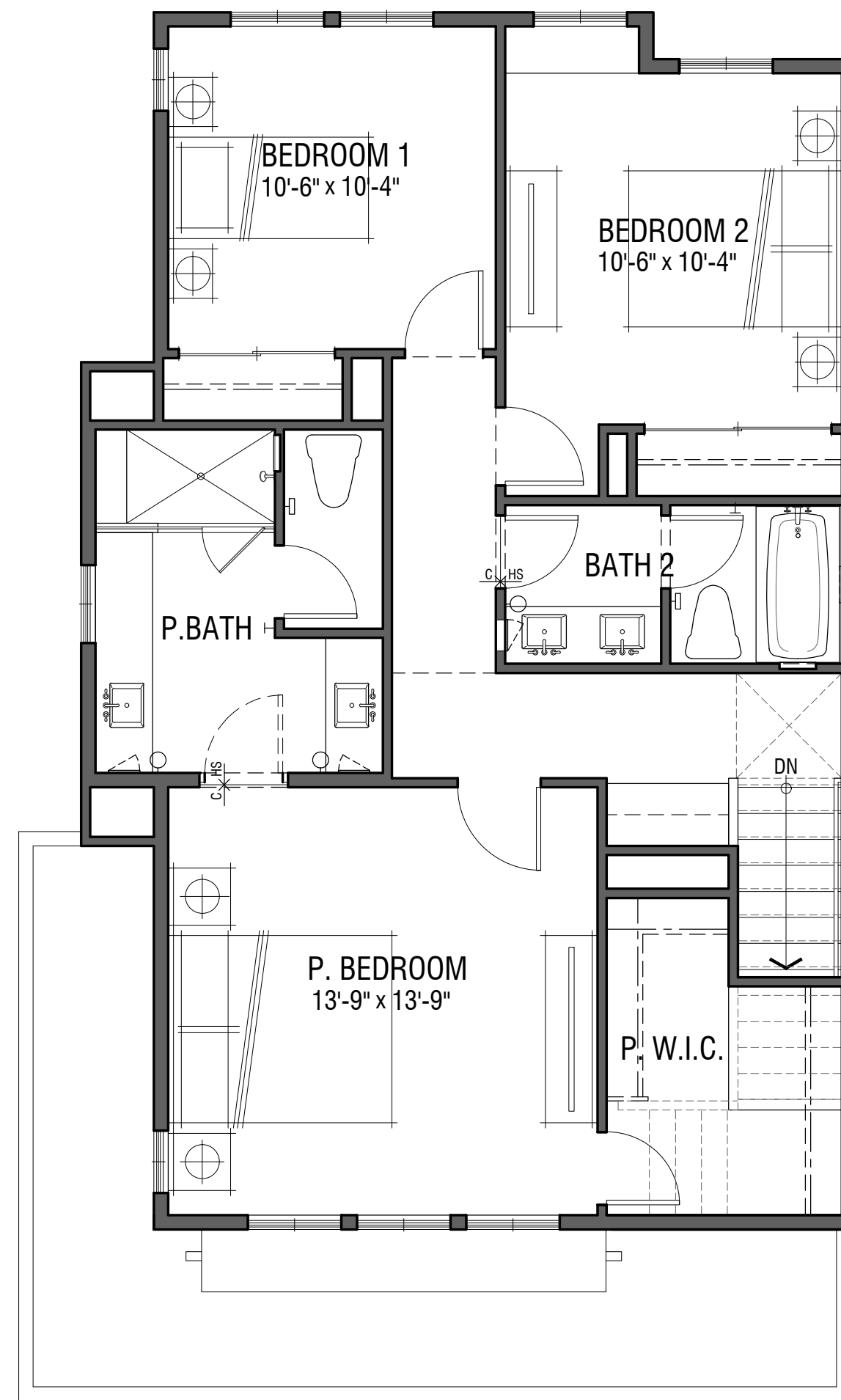
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

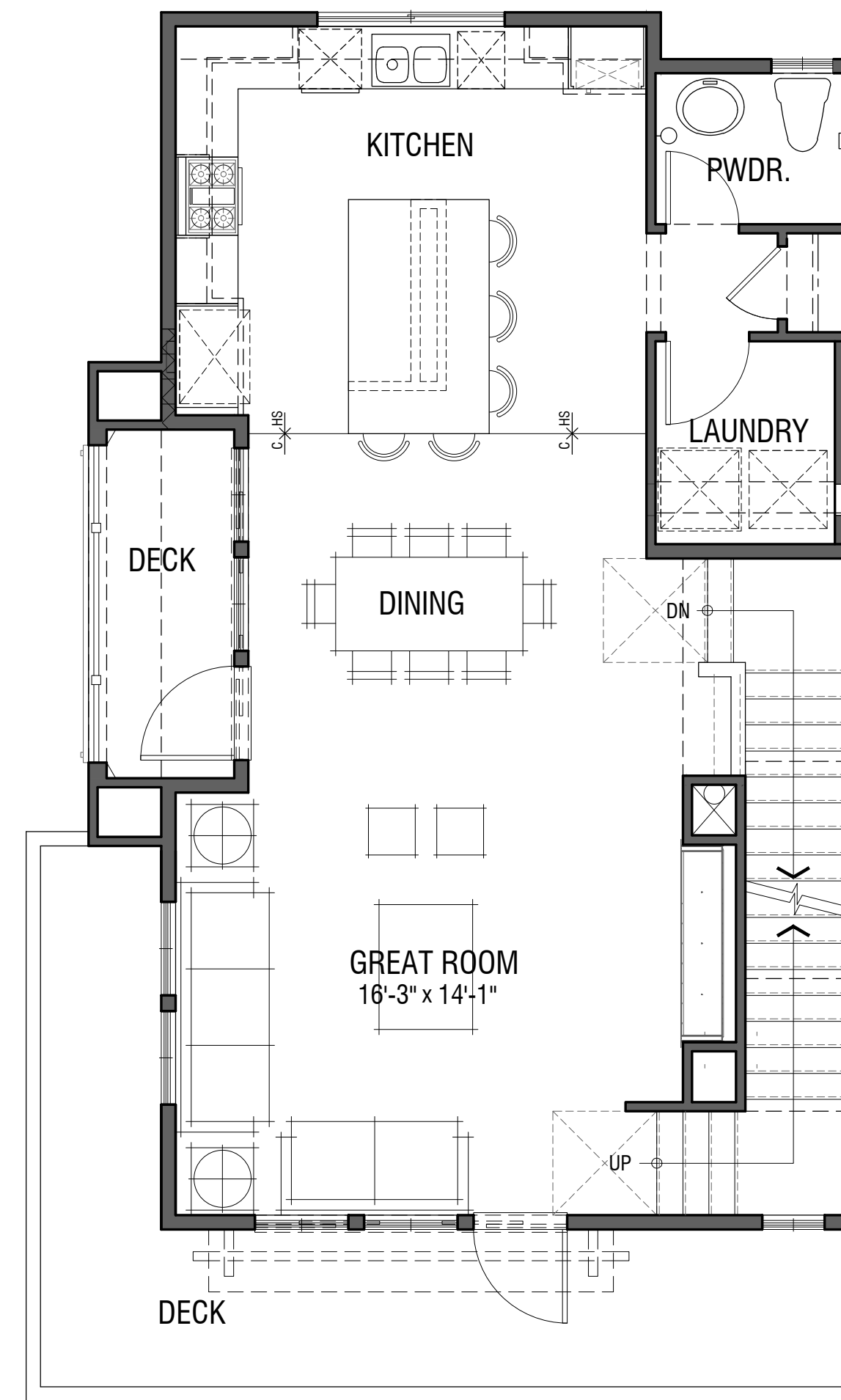


Third Application Submittal
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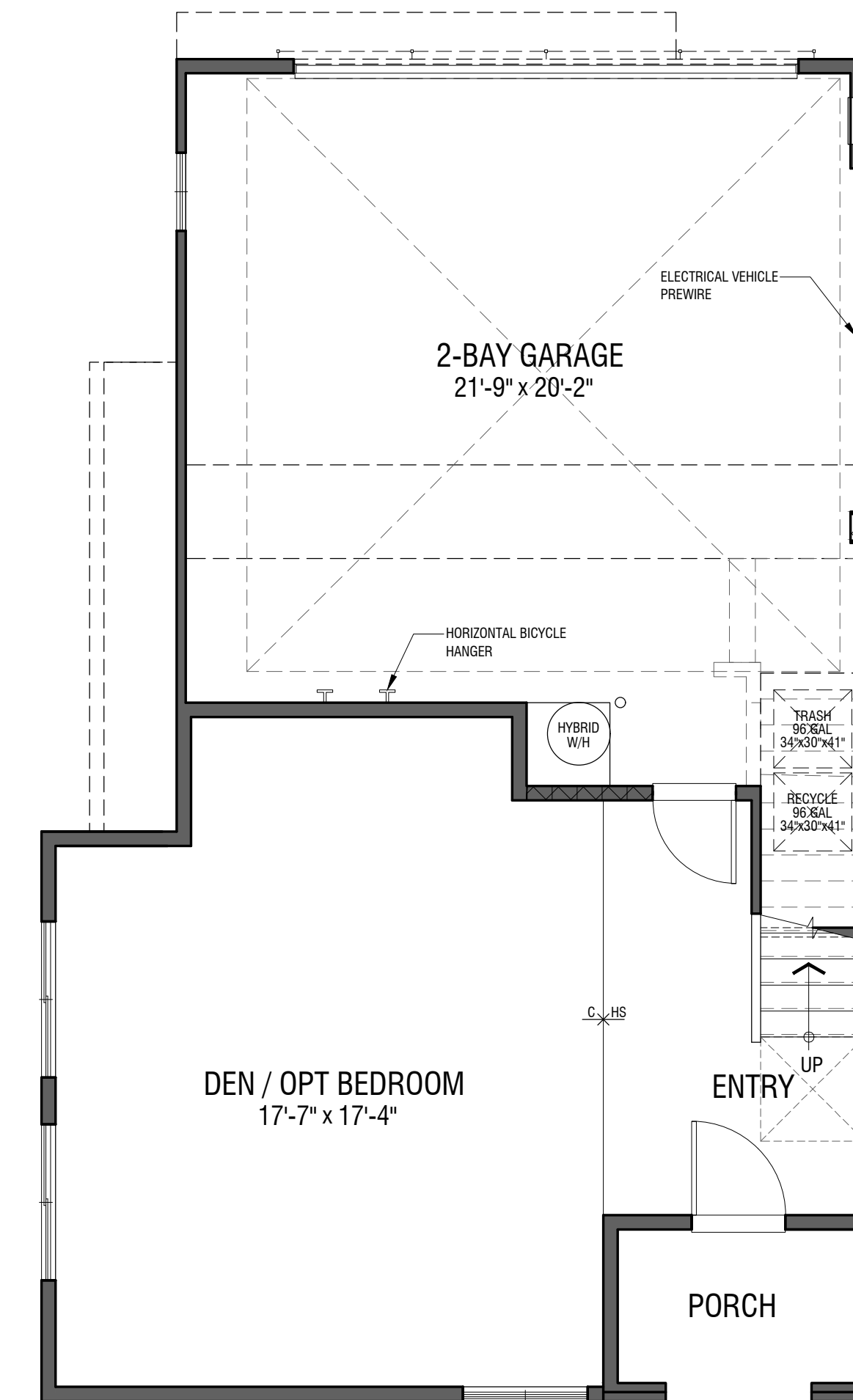




Third Floor



Second Floor



First Floor

Note: For Accessory Dwelling Unit Option
See sheet A25.

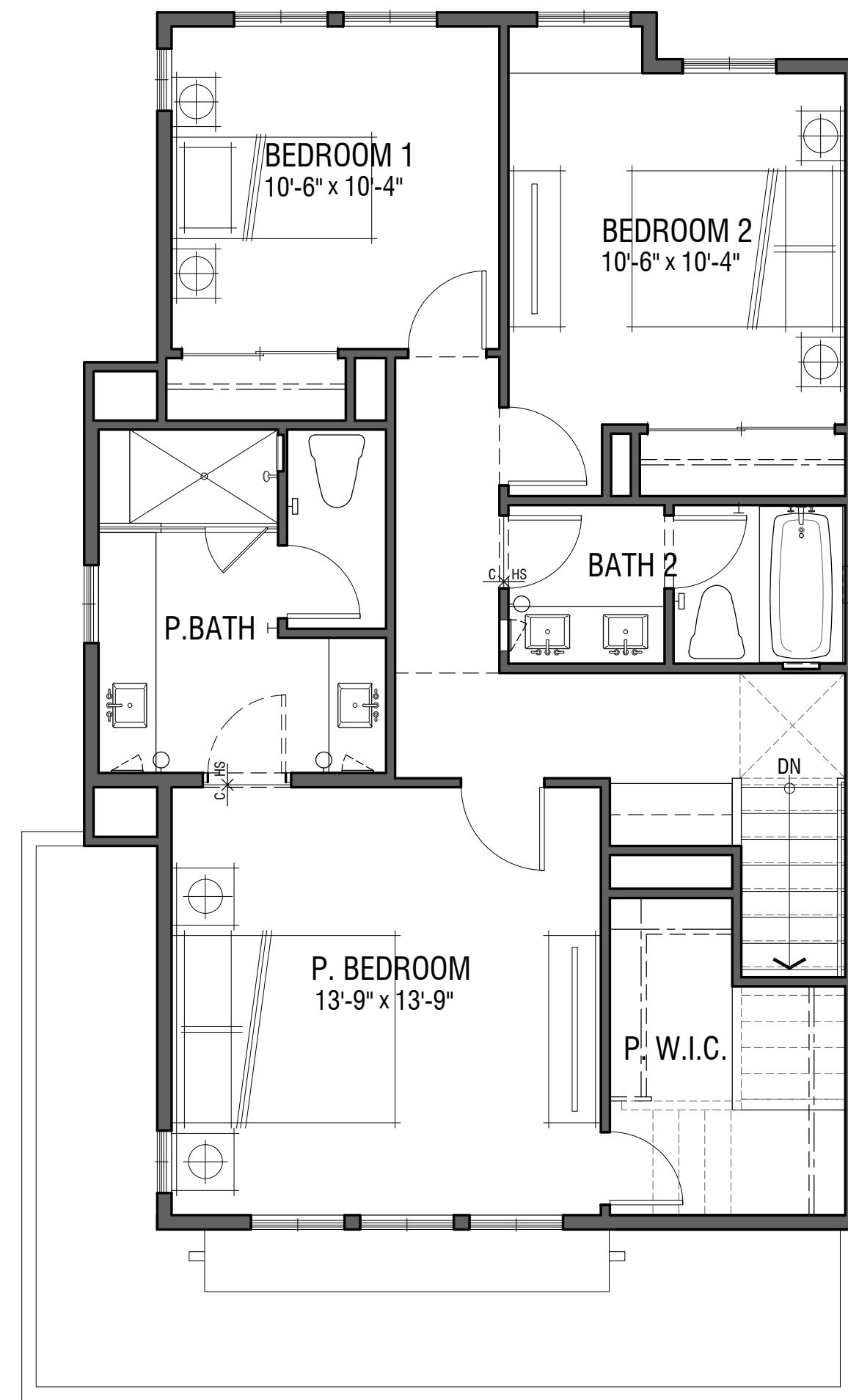
Plan 6

3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
2017 sf

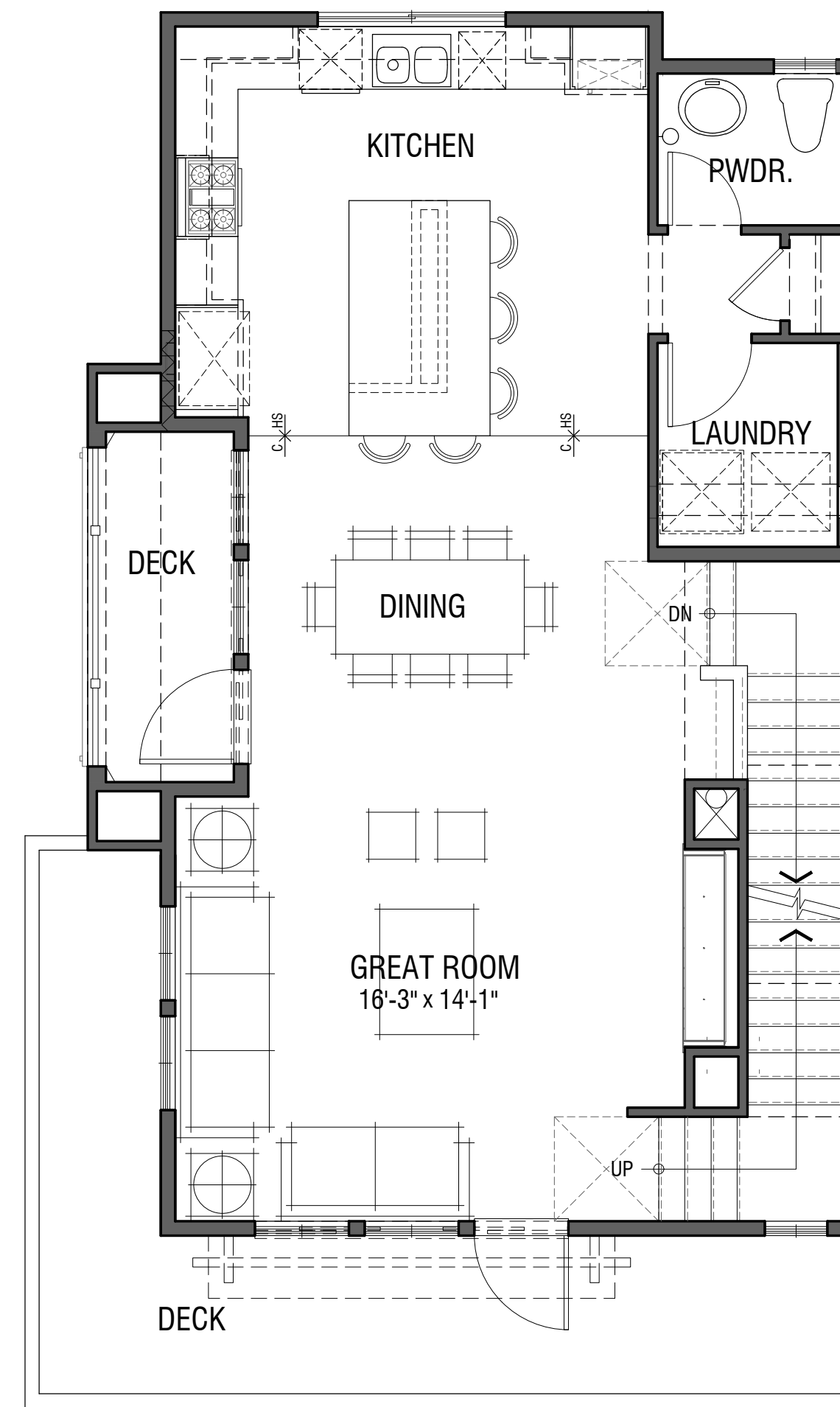
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

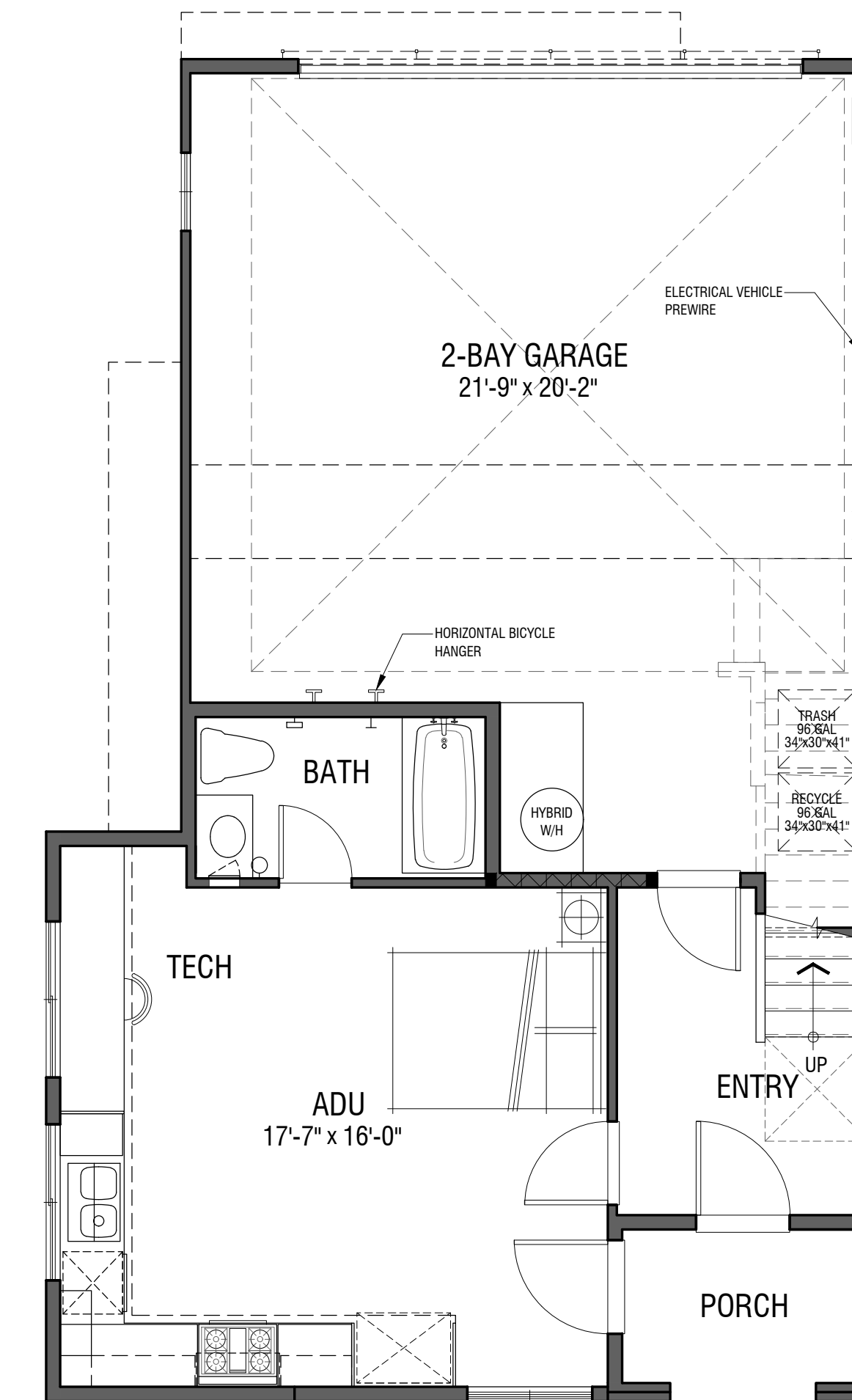




Third Floor



Second Floor



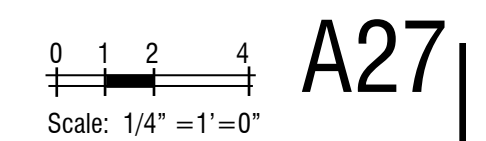
First Floor

Plan 6 with Accessory Dwelling Unit option

3 Bedroom | 2.5 Bath
 Accessory Dwelling Unit with Bathroom
 2 Car Garage
 2,017 sf

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Application Submittal

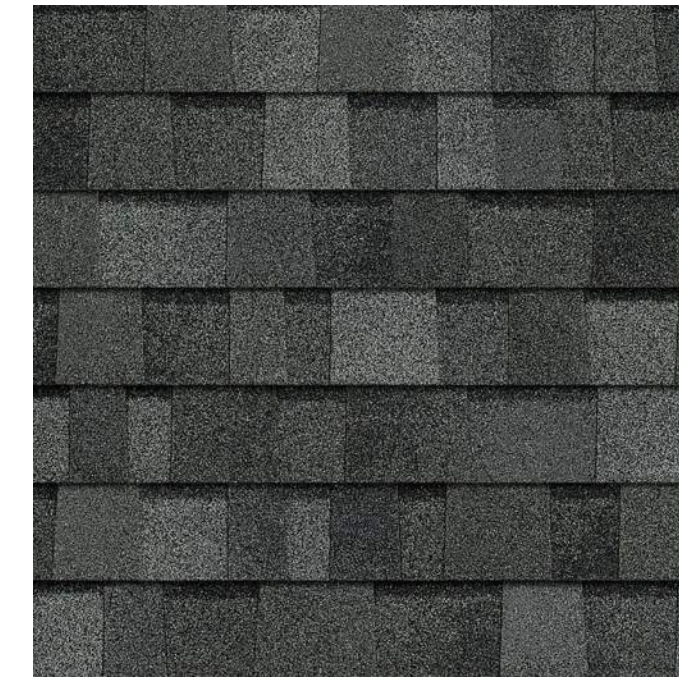
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Area Lights - See Sheet L-6



Fiber Cement Lap Siding



Composition Shingle Roof



Bracing



Area Lights - See Sheet L-6



Building 100 Front Elevation



Trellis



Ashbery Path Light



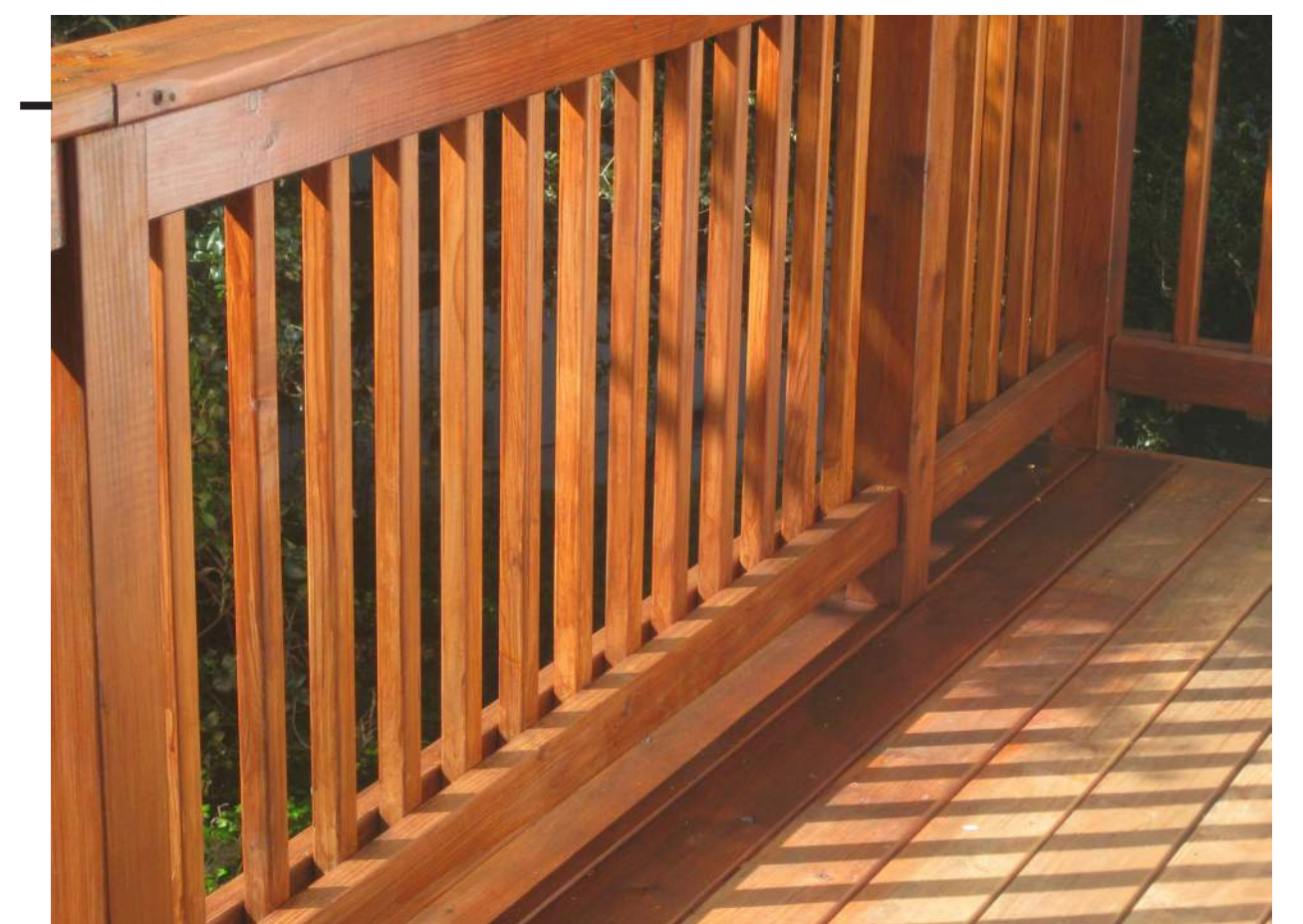
Dark Vinyl Windows with White Fiber Cement Trim



Colored Doors with White Fiber Cement Trim



White Exterior Decorative Shutters



Guardrail

Conceptual Colors and Materials

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



1



2



3



4



5



6



7



8



9



10



Existing Site Photos

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



11



12



13



14



15

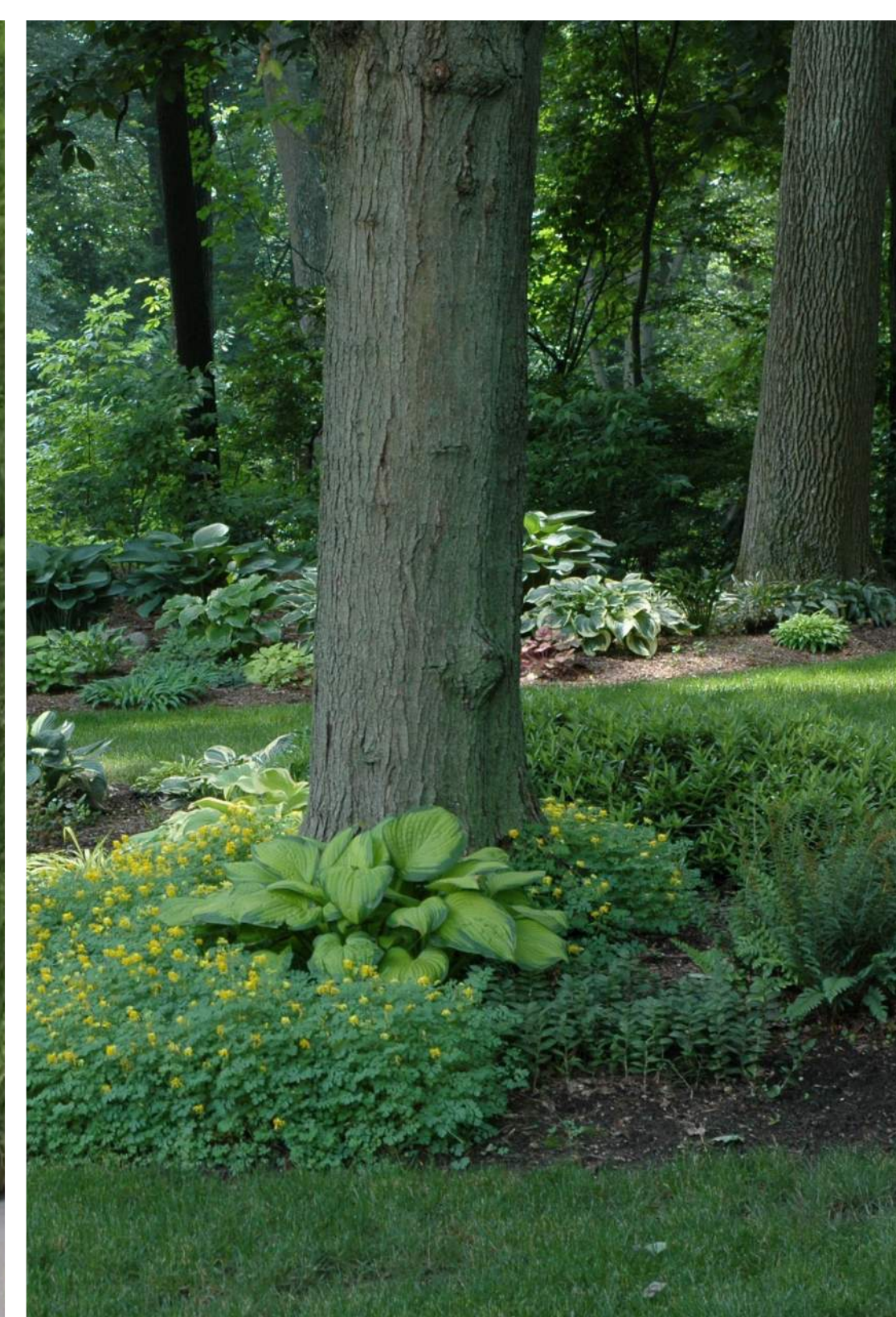
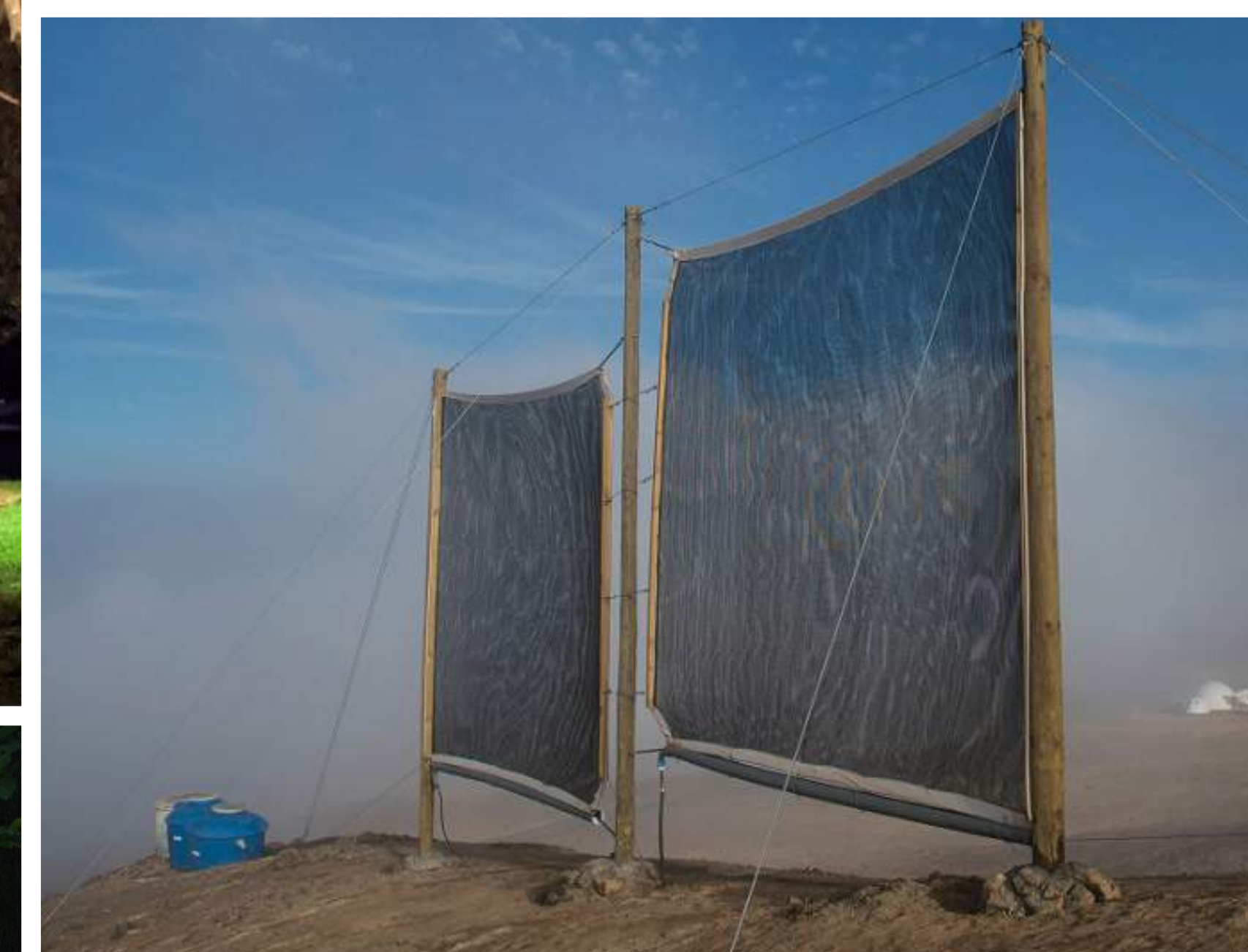
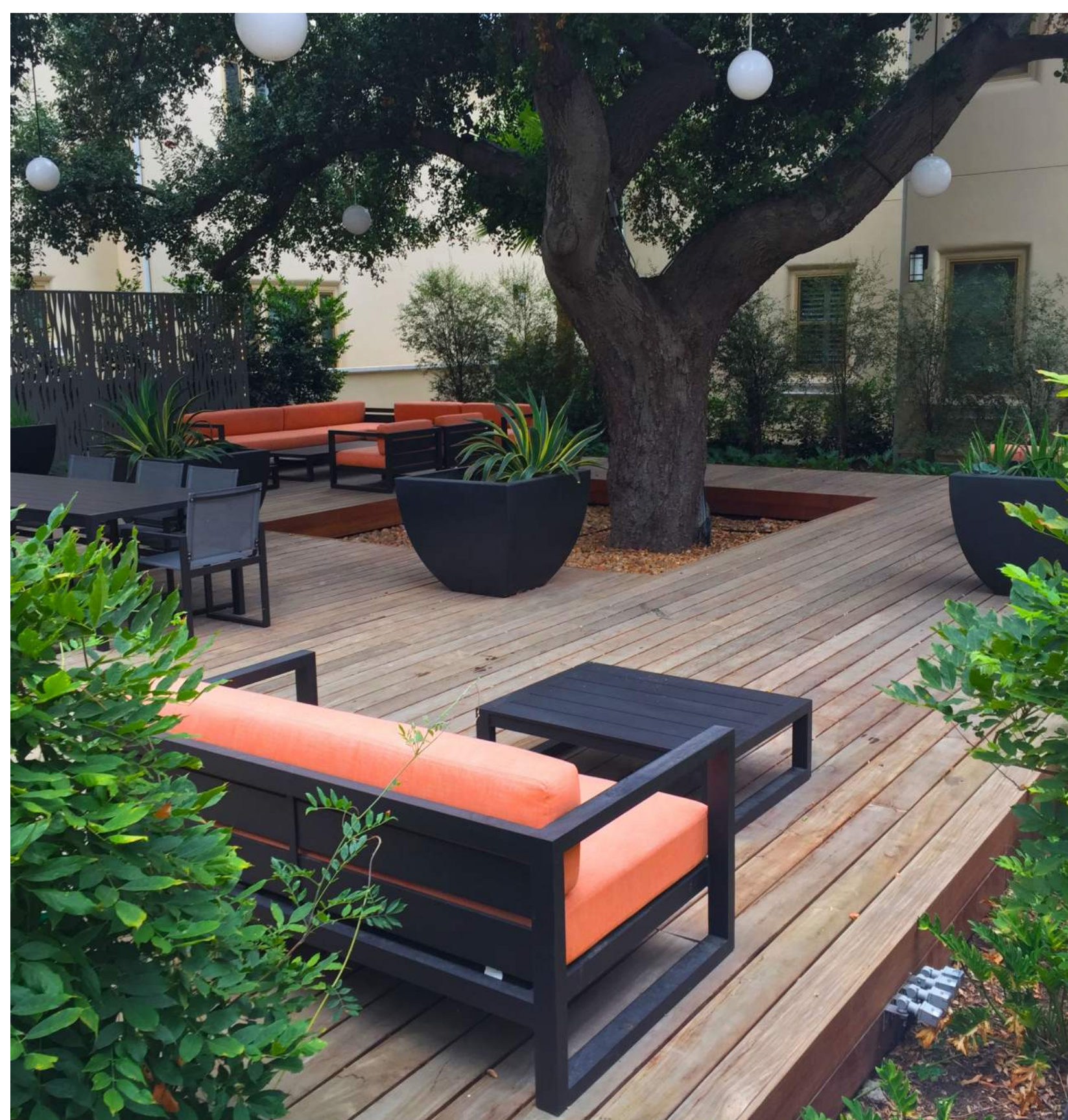


16



Existing Site Photos The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



CONCEPTUAL DESIGN IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-1

First Application Submittal
APRIL 21, 2023





LEGEND

- 1 Homes per Architect
- 2 Primary Entry - Through existing parking lot.
- 3 Secondary Entry - Off existing road.
- 4 Street per Civil Engineer.
- 5 Common Area Walks (4' Wide)
- 6 Amenity Path (6' Wide)
- 7 Private Yards
- 8 Common Area Landscape
- 9 Bicycle Repair Station and Racks
- 10 Social Space (Large)
 - Deck
 - Soft Seating
 - Decorative Down Lights in Heritage Tree
- 11 Social Space (Small)
 - Wood Deck
 - Bench (or Chair Seating)
- 12 Mailbox Plaza
 - Cluster Box Units
 - Heritage Tree
- 13 Recreation Area (See Sheet L-4)
- 14 Fog Catchers
- 15 Council Ring
- 16 Transformer
- 17 Vegetated Buffer Zone (Stormwater Swale)
- 18 Property Line
- 19 Existing Trees to Remain
- 20 Street Trees
- 21 Accent Trees
- 22 Pedestrian Access Sign
- 23 Optional Pedestrian Gate to Hurlbut Ave.
- 24 Bike Rack

CONCEPTUAL SITE PLAN The Canopy

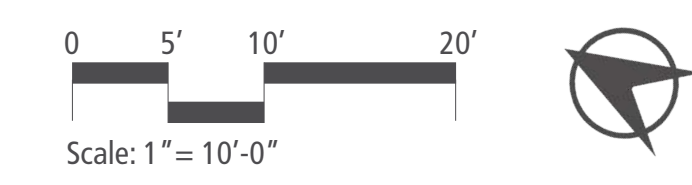
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-2

First Application Submittal
APRIL 21, 2023



- ### LEGEND
- 1 Homes per Architect
 - 2 Street per Civil Engineer
 - 3 Common Area Walks (4' Wide)
 - 4 Amenity Path (6' Wide)
 - 5 Private Yards
 - 6 Common Area Landscape
 - 7 Bicycle Repair Station and Racks
 - 8 Social Space (Large)
 - Deck
 - Soft Seating
 - Decorative Down Lights in Heritage Tree
 - 9 Transformer
 - 10 Property Line
 - 11 Existing Trees to Remain
 - 12 A/C Units
 - 13 Street Trees
 - 14 Accent Trees



CONCEPTUAL HERITAGE TREE SOCIAL SPACE AND AMENITY PATH CONNECTION

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



LEGEND

- 1** Homes per Architect
- 2** Street per Civil Engineer
- 3** Common Area Walks (4' Wide)
- 4** Private Yards
- 5** Common Area Landscape
- 6** Recreation Area
 - Organic Children's Play Area
 - Hammock Garden
 - Seating
- 7** Fog Catchers
- 8** Property Line
- 9** Existing Trees to Remain
- 10** A/C Units
- 11** Vegetated Buffer Zone
- 12** Accent Trees

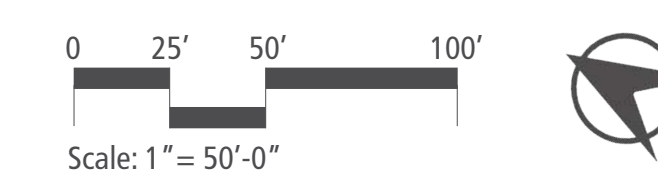
CONCEPTUAL RECREATION AREA The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



LEGEND

- Fence
(6' HT, ~1,750 Linear Feet)
- - - Private Yard Fence and Gate
(42" HT, ~1,800 Linear Feet)
- - - Retaining Wall (per Civil)
(3' HT, ~330 Linear Feet)



CONCEPTUAL WALL AND FENCE PLAN

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

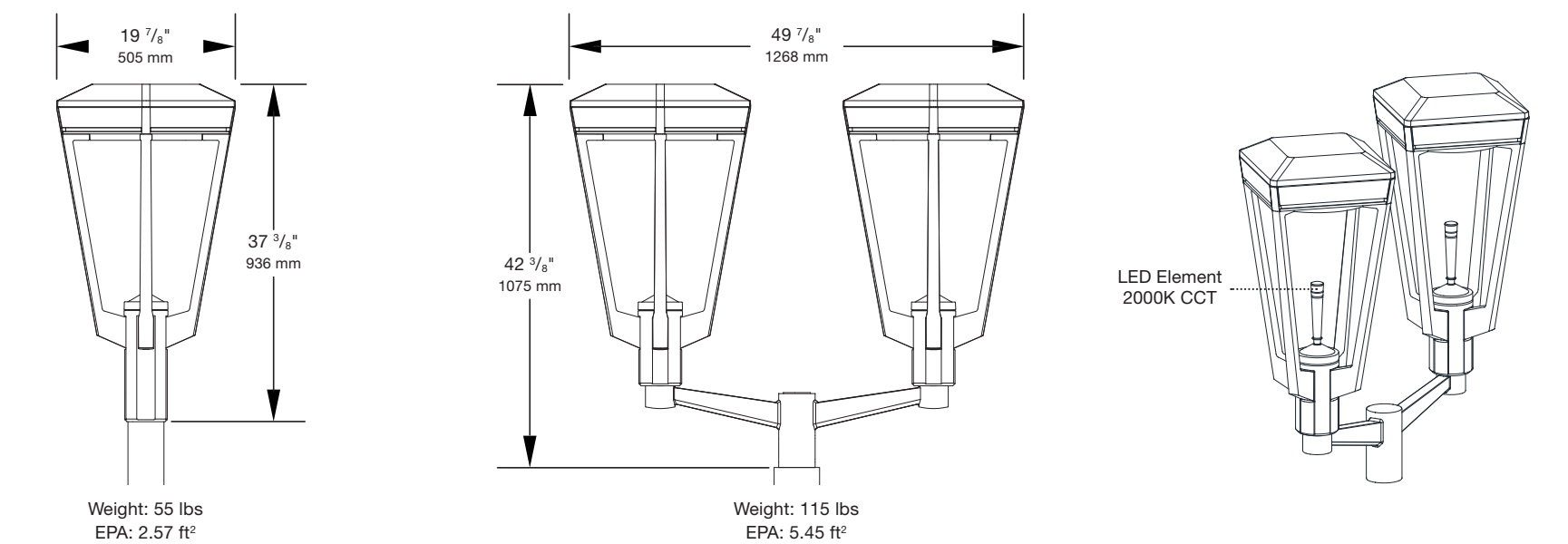
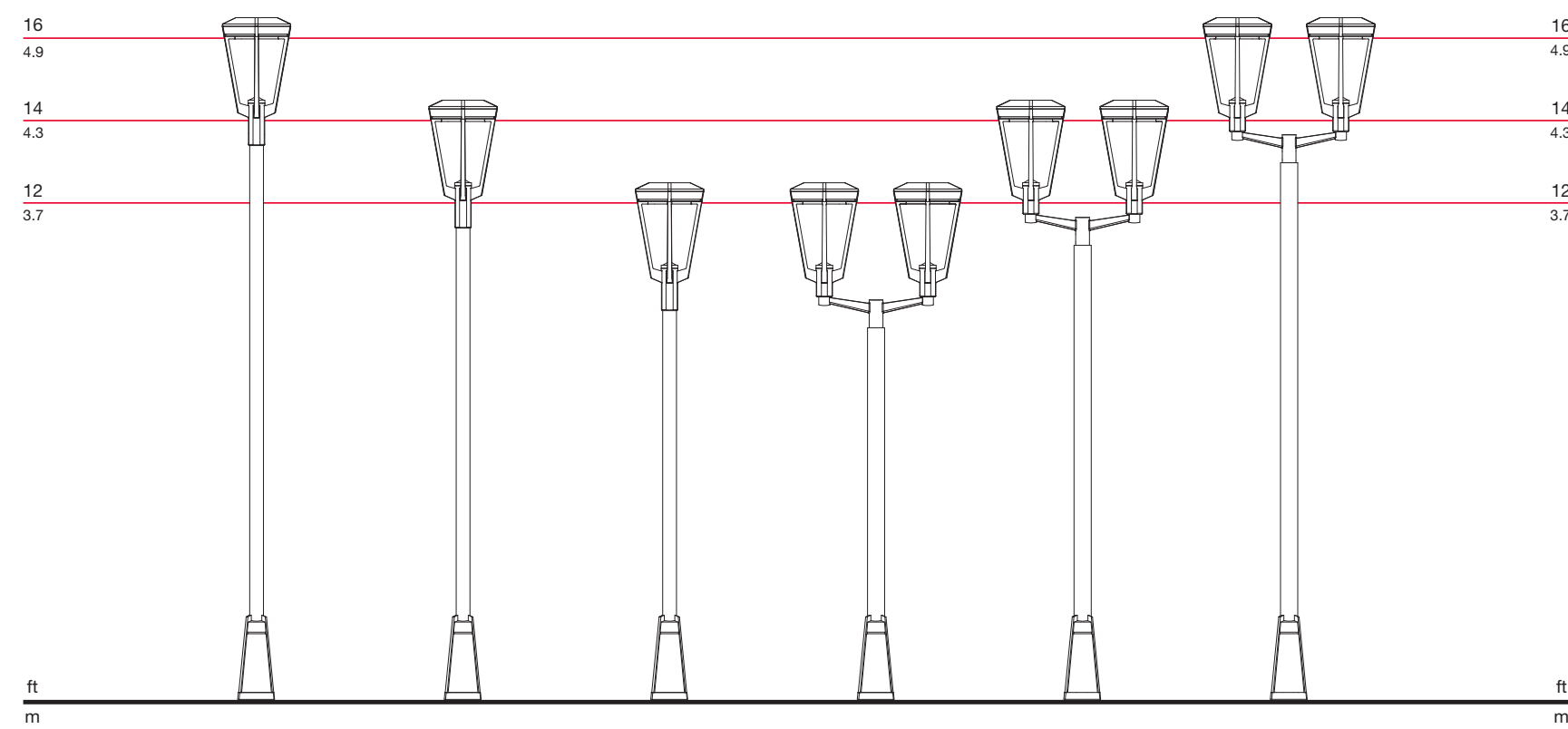
L-5

First Application Submittal
APRIL 21, 2023

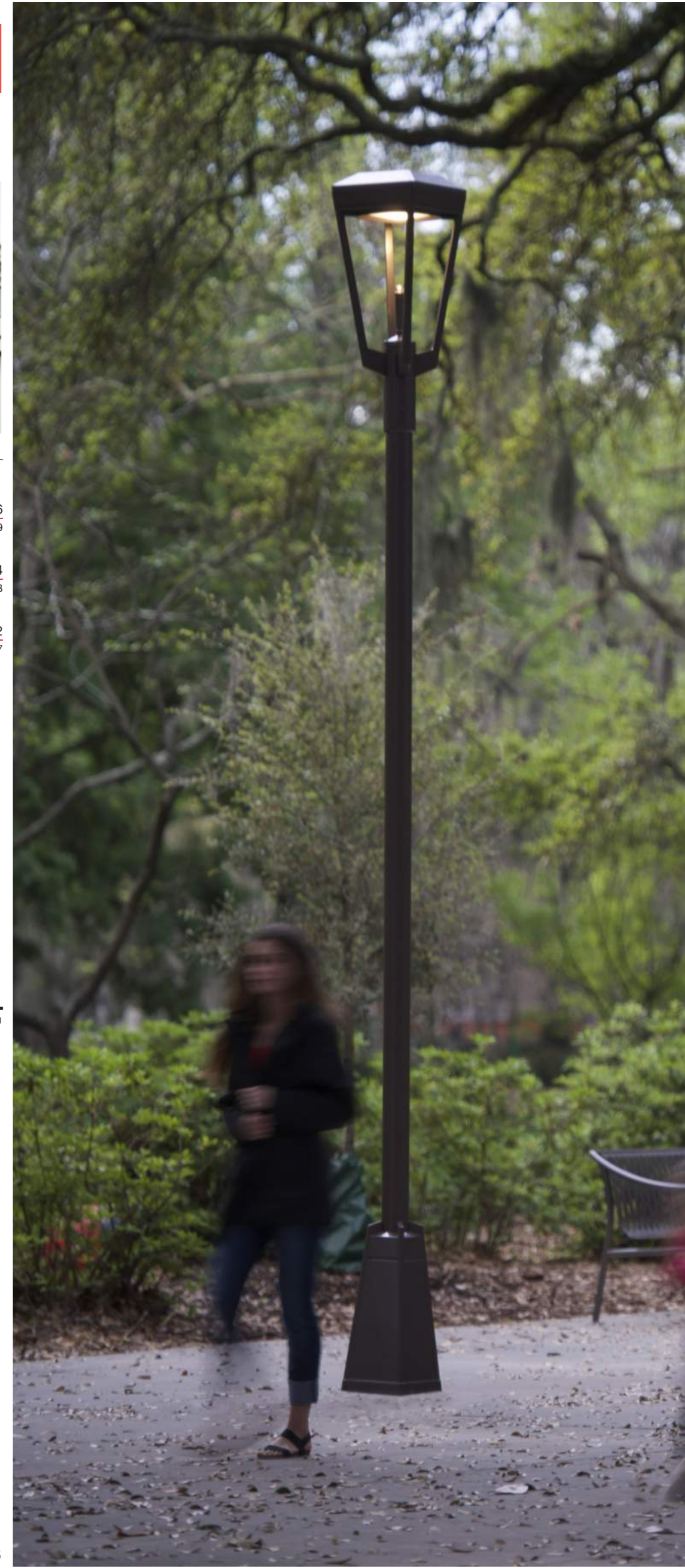


Ashbery Area Light

Product Data Sheet



2 Revised September 22, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



Ashbery Path Light

Product Data Sheet



Finish
Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order
Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4)	035F (350 mA)	40K (4000K)	UV1 (100-277VAC)	SM (Surface Mount)
	012L5 (12 LED, Type 5)		35K (3500K)		
			30K (3000K) 27K (2700K)		

EXAMPLE: AP - 006L4 - 035F - 35K - UV1 - SM - Powdercoat Color

Product Modifications
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

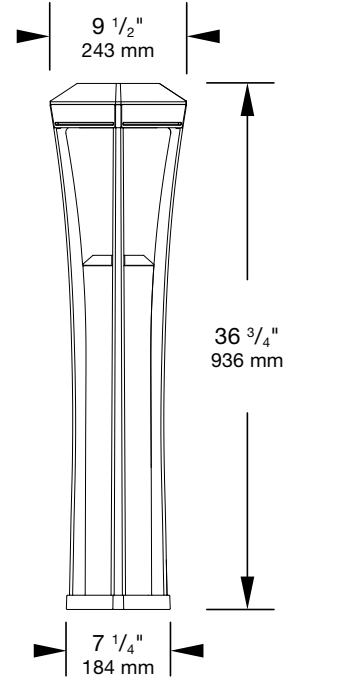
Warranty
LED lighting products are warranted for six years.

Certifications
UL Listed, CE, RoHS Compliant, Dark-Sky Approved



Ashbery is designed by Robert A.M. Stern Architects

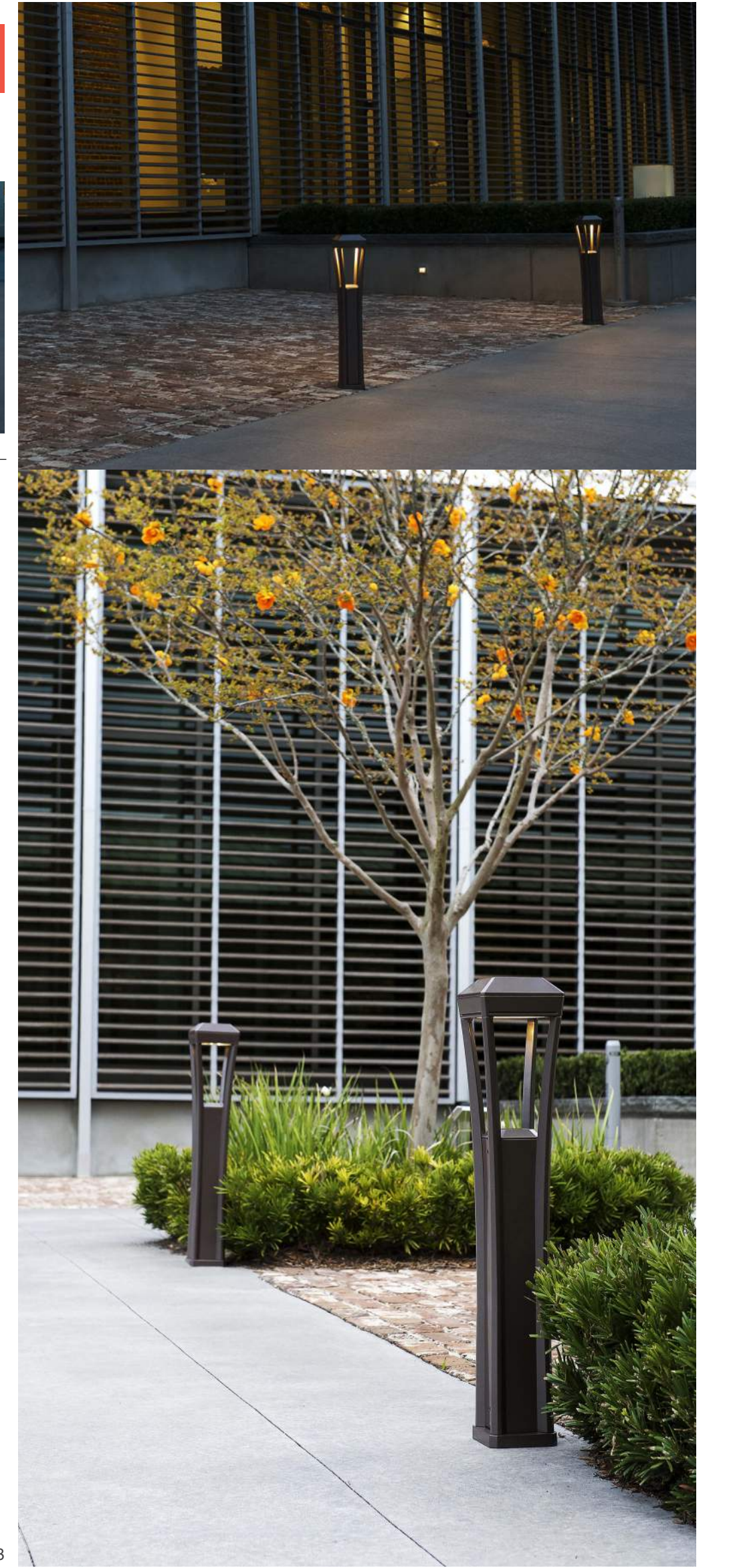
[Click here](#) for patent information related to this product.



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2 Revised July 05, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



CONCEPTUAL POLE LIGHT [OR EQUAL]

SCALE: NTS

CONCEPTUAL BOLLARD LIGHT [OR EQUAL]

SCALE: NTS

NOTE: PROJECT TO MEET ALL PHOTOMETRIC REQUIREMENTS OF CITY. FULL LIGHTING AND PHOTOMETRIC PLANS WILL BE SUBMITTED DURING THE CONSTRUCTION DOCUMENT PHASE.

CONCEPTUAL LIGHTING DETAILS

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

CONCEPTUAL PLANT PALETTE

EXISTING TREES

SCIENTIFIC NAME

Alnus rhombifolia
Calocedrus decurrens
Cedrus deodara
Pinus radiata
Pinus spp.
Pseudotsuga menziesii
Quercus agrifolia
Quercus kelloggii
Quercus lobata
Salix matsudana "Tortuosa"
Sequoia sempervirens
Ulmus americana

COMMON NAME

Alder
Incense Cedar
Deodar Cedar
Monterey Pine
Pine
Douglas-Fir
Coast Live Oak
Black Oak
Valley Oak
Curly Willow
Coast Redwood
American Elm

PROPOSED TREES

SCIENTIFIC NAME

Acer macrophyllum
Apple "Gravenstein"
Arbutus menziesii
Betula spp.
Cercis canadensis
Cercis occidentalis
Cornus florida "Rubra"
Ginkgo biloba "Goldspine"
Platanus racemosa

COMMON NAME

Big-leaf Maple
Gravenstein Apple
Madrone
Birch
Eastern Rosebud
Western Redbud
Pink Flowering Dogwood
Autumn Gold Maidenhair Tree
Sycamore

SHRUBS, GRASSES, AND GROUNDCOVER

SCIENTIFIC NAME

Arctostaphylos spp.
Calycanthus occidentalis
Camellia spp.
Carex tumulicola
Ceanothus sp.
Cornus sericea
Cornus sericea ssp. Occidentalis
Dianella spp.
Equisetum hyemale
Frangula californica
Grevillea spp.
Heuchera spp.
Heteromeles arbutifolia
Ilex spp.
Iris douglasiana
Juncus patens
Lavandula ssp.
Leymus condensatus "Canyon Prince"
Lomandra sp.
Lonicera ssp.
Mimulus sp.
Muhlenbergia ssp.
Myoporum p. "Putah Creek"
Olea europaea "Little Ollie"
Phormium spp.
Pittosporum spp.
Podocarpus elongatus "Icee Blue"
Polystichum munitum
Prunus ilicifolia
Rhododendron occidentale
Rosa spp.
Rosmarinus officinalis
Sedum spp.
Woodwardia ambriata
Westringia sp.
Turf Grass

COMMON NAME

Manzanita
Spice Bush
Camellia
Foothill Sedge
Wild Lilac
Creek Dogwood
Western Dogwood
Flax Lily
Horsetail
Coffeeberry
Grevillea
Coral Bells
Toyon
Holly
Douglas' Iris
California Gray Rush
Lavender
Canyon Prince Wild Rye
Dwarf Mat Rush
Honeysuckle
Monkey Flower
Deer Grass
Creeping Myoporum
Little Ollie Dwarf Olive
New Zealand Flax
Pittosporum
Icee Blue Yellow-wood
Western Sword Fern
Hollyleaf Cherry
Western Azalae
Rose
Rosemary
Stoncrop
Giant Chain Fern
Coast Rosemary

VINE AND ESPALIER

SCIENTIFIC NAME

Eriobotrya ssp.
Lonicera japonica "Halliana"
Rosa banksiae
Vitis "Rogers Red"

COMMON NAME

Loquat
Hall's Honeysuckle
Lady Banks' Rose
Rogers' Red Grape

NOTE: SUBJECT TO CHANGE DUE TO MWELO AND AVAILABILITY



CONCEPTUAL PLANT PALETTE AND IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-7

First Application Submittal
APRIL 21, 2023



City Ventures

APPLICANT
 City Ventures Homebuilding LLC
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 (646) 522-4260

ARCHITECT
 William Hezmalhach Architects
 1201 J Street, Suite 200
 Sacramento, CA, 95814
 Phone: (949) 622-8737

LANDSCAPE
 C2 Collaborative
 100 Avenida Miramar
 San Clemente, CA 92672
 Phone: (949) 366-6624

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 Phone: (707) 541-2300
 Fax: (707) 541-2301

THE CANOPY - VESTING TENTATIVE MAP PACKAGE

1009 & 1011 GRAVENSTEIN HIGHWAY NORTH

Sebastopol, California

APN 060-261-026 & 028

GRADING QUANTITIES:
 Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
4,549 CY	7,211 CY	2,662 CY	2,002 CY
(FILL)			

Note:
 Excess material to be off-hauled to an approved location or placed onsite under the direction of the project.
 Soils Engineer: Earth materials placed onsite not shown on these plans may require revision(s) to the grading permit.
 Area of Disturbance = 5.35 Acres

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STORM DRAIN & CATCH BASIN (CB)
		PVT DWY EASEMENT
		PVT SD EASEMENT
		PVT ACCESS EASEMENT / PUBLIC UTILITY EASEMENT
		PATH OF VEHICLE TRAVEL
		EXISTING TREE WITH TAG NUMBER FROM ARBORIST REPORT. "X" INDICATES REMOVAL. SEE HORTICULTURAL ASSOCIATES REPORT DATED APRIL 10, 2019.

HATCHING LEGEND:

EXISTING/ALTERNATE ACCESS

ABBREVIATIONS

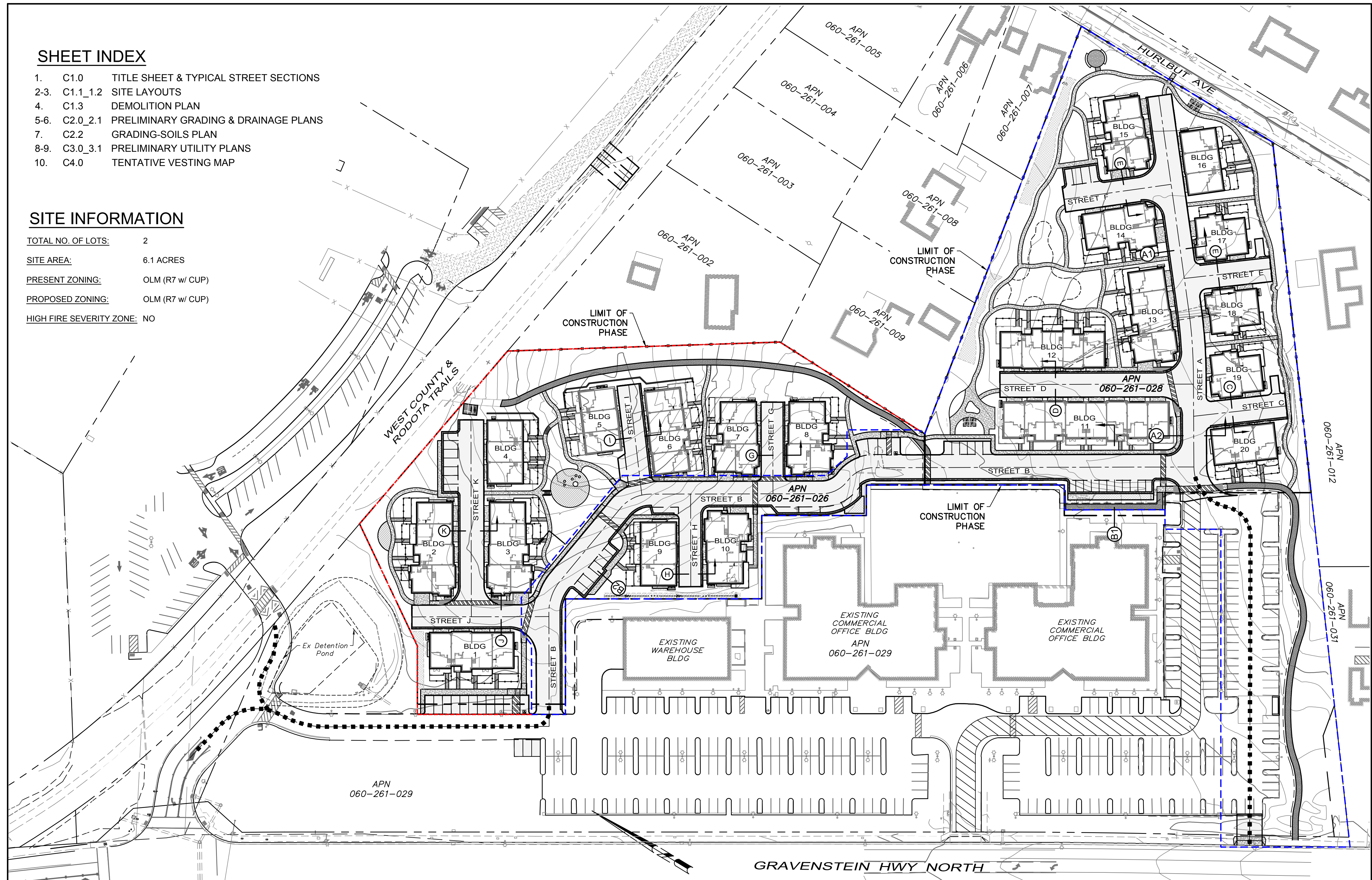
AAI	ADBE ASSOCIATES, INC.	MIN	MINIMUM
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRE
AD	AREA DRAIN	PAE	PRIVATE ACCESS EASEMENT
AE	ACCESS EASEMENT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PS	PLANTER STRIP
BM	BENCHMARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVT	PRIVATE
CL	CLASS	RCE	REGISTERED CIVIL ENGINEER
C	CENTERLINE	R/W	RIGHT OF WAY
CO	CLEANOUT	S	SLOPE
DI	DROP INLET	SAP	SEE ARCHITECTURAL PLANS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DWY	DRIVEWAY	SLP	SEE LANDSCAPE PLANS
EG	EXISTING GROUND	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SV	SEE PLAN VIEW
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	SSE	SANITARY SEWER EASEMENT
EX	EXISTING	SSCO	SANITARY SEWER CLEANOUT
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FS	FINISHED SURFACE	SWE	SIDEWALK EASEMENT
GR	GRATE	TC	TOP OF CURB
IG	INVERT GRADE	TYP	TYPICAL
JT	JOINT TRENCH	W	WATER
LF	LINEAR FEET	WE	WATER EASEMENT
MAX	MAXIMUM	WS	WATER SERVICE
MH	MANHOLE		

SHEET INDEX

- C1.0 TITLE SHEET & TYPICAL STREET SECTIONS
- C1.1, 1.2 SITE LAYOUTS
- C1.3 DEMOLITION PLAN
- C2.0, 2.1 PRELIMINARY GRADING & DRAINAGE PLANS
- C2.2 GRADING-SOILS PLAN
- C3.0, 3.1 PRELIMINARY UTILITY PLANS
- C4.0 TENTATIVE VESTING MAP

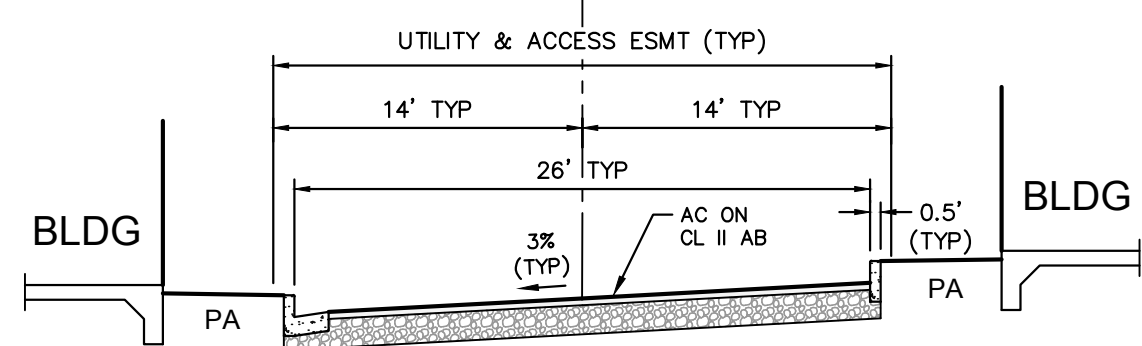
SITE INFORMATION

TOTAL NO. OF LOTS: 2
 SITE AREA: 6.1 ACRES
 PRESENT ZONING: OLM (R7 w/ CUP)
 PROPOSED ZONING: OLM (R7 w/ CUP)
 HIGH FIRE SEVERITY ZONE: NO

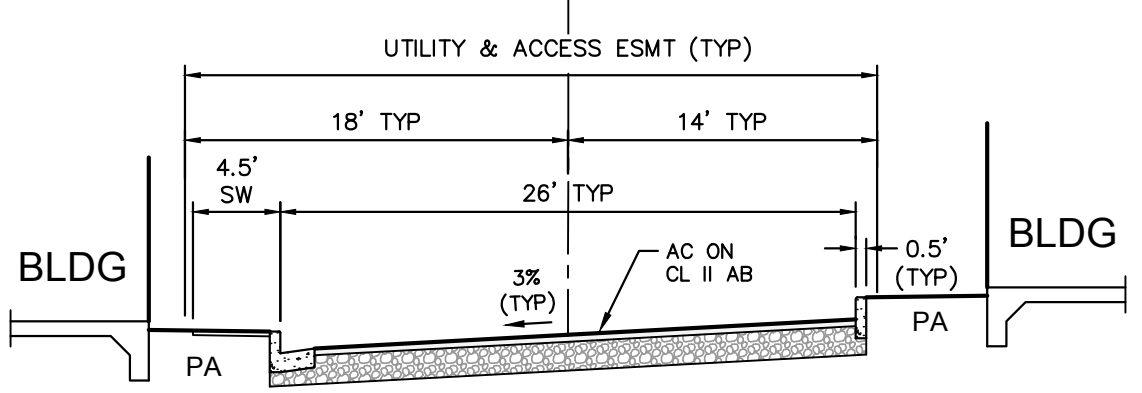


OVERALL SITE PLAN

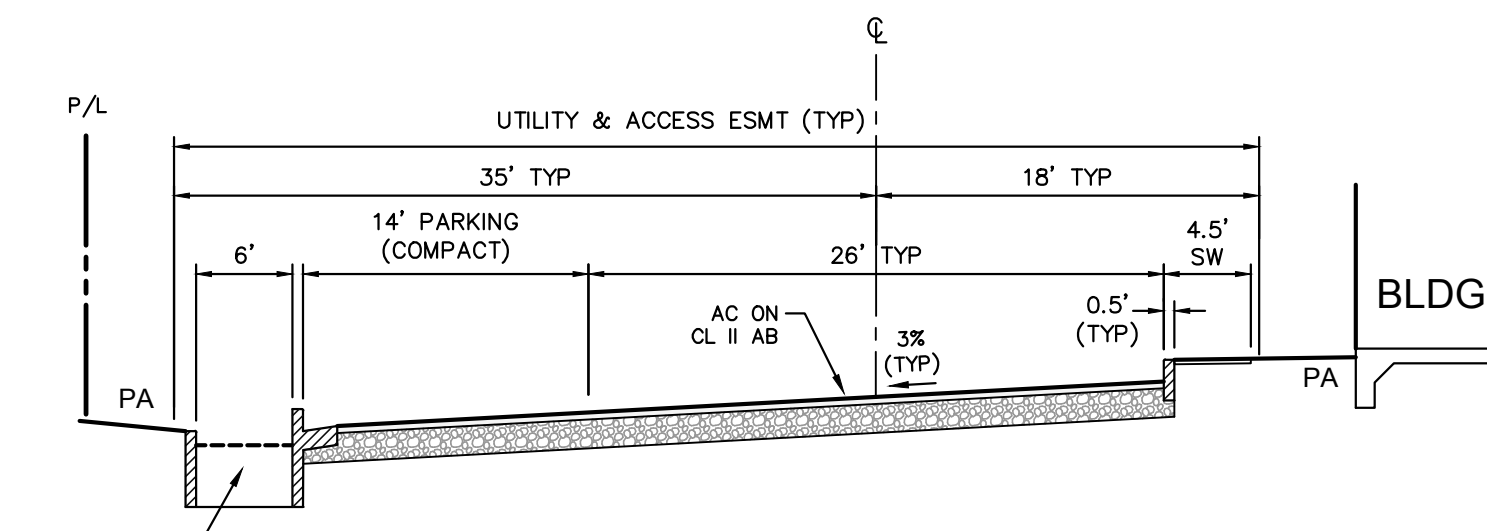
SCALE: 1" = 60'



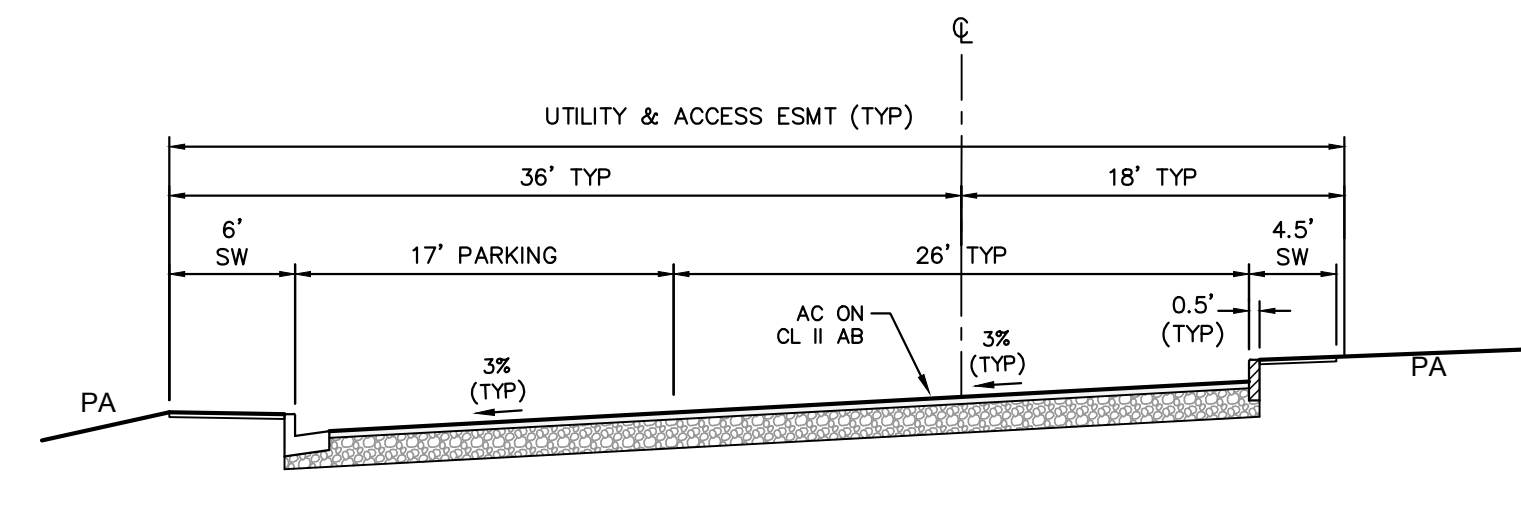
A1 STREET A - TYPICAL SECTION (NO SIDEWALK)
 NTS



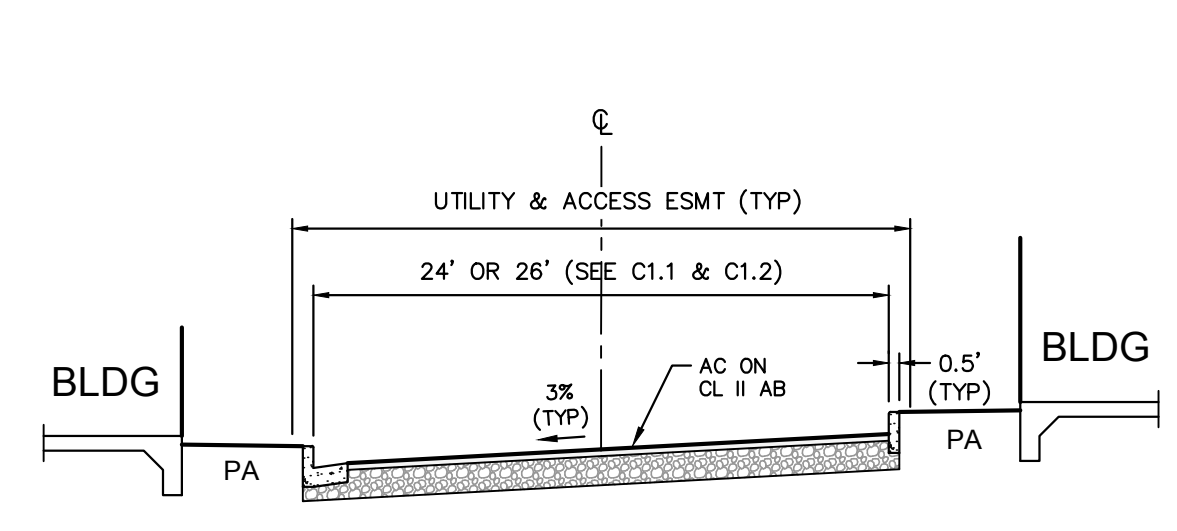
A2 STREET A - TYPICAL SECTION (WITH SIDEWALK)
 NTS



B1 STREET B - TYPICAL SECTION
 NTS



B2 STREET B - TYPICAL SECTION
 NTS



C TYPICAL STREET SECTION (STREET C ~ K)
 NTS

Revisions

No.	Date	Description	Approved

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David R. Brown, RCE 41833
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THE CANOPY
 VESTING TENTATIVE MAP PACKAGE
 TITLE SHEET & TYPICAL STREET SECTIONS
 1009 & 1011 Gravenstein Highway North
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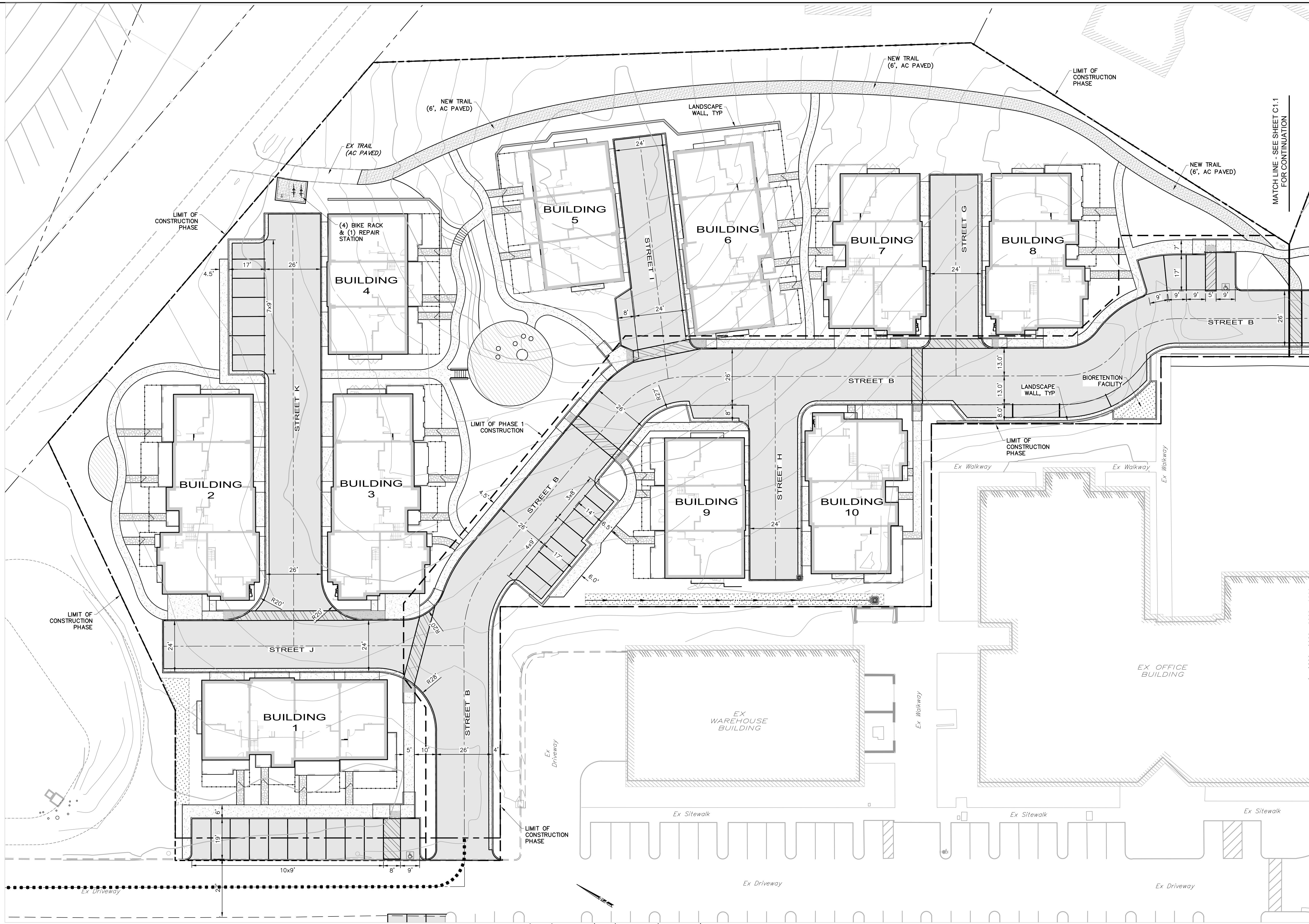
SCALE: AS NOTED
 Date: April 2023
 Design by: CM/GRV
 Drawn by: GRV
 Checked by: LRP

Sheet
C1.0
 1 of 10 Sheets
 Job 22181

TENTATIVE MAP - NOT FOR CONSTRUCTION

I: 2022 PROJECTS\22181\060 Adobe-Design\Tentative Map_22181_C1.0 Title Sheet.dwg, Quan Nguyen, 4/21/2023 1:11:11 PM

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 STATE OF CALIFORNIA

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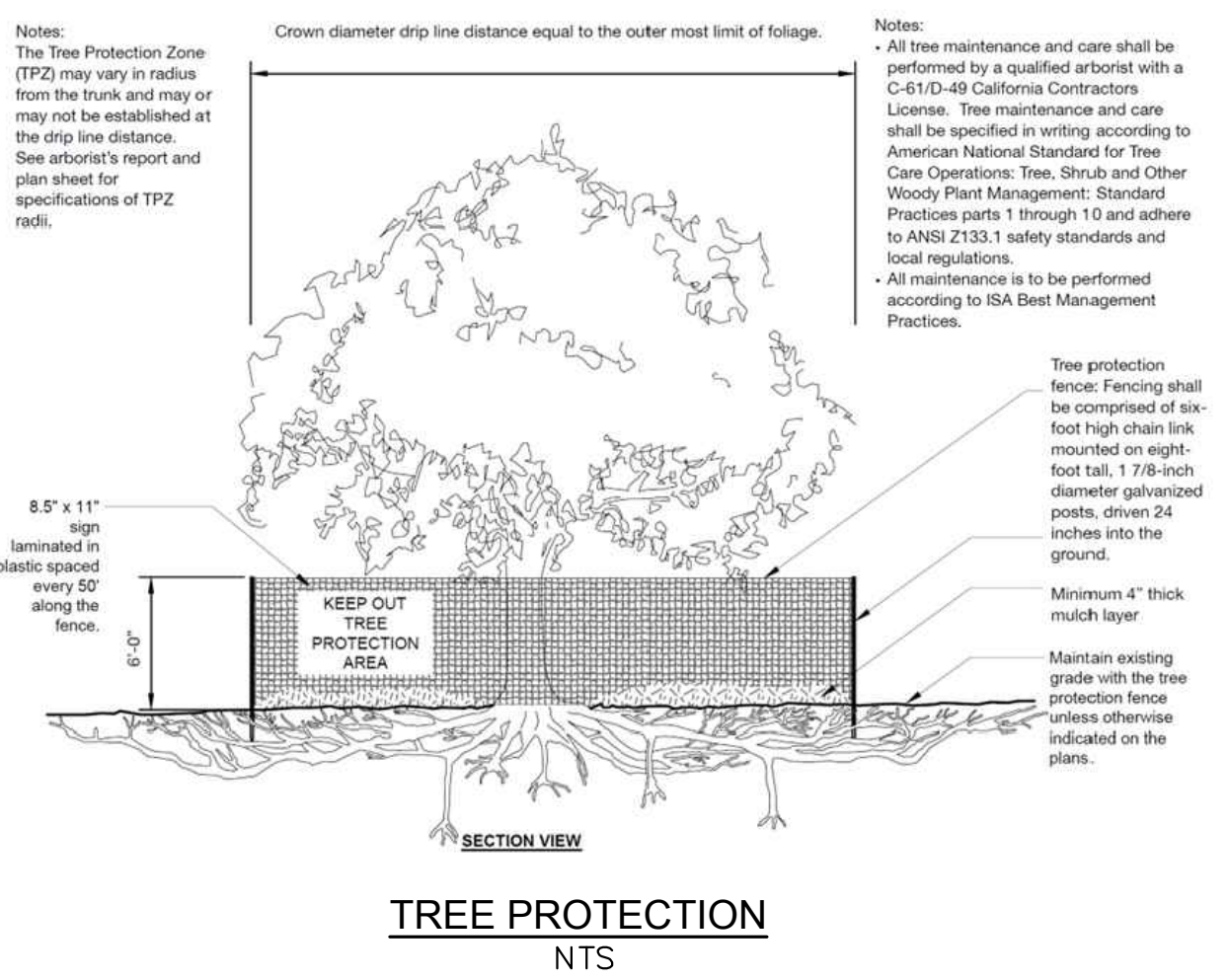
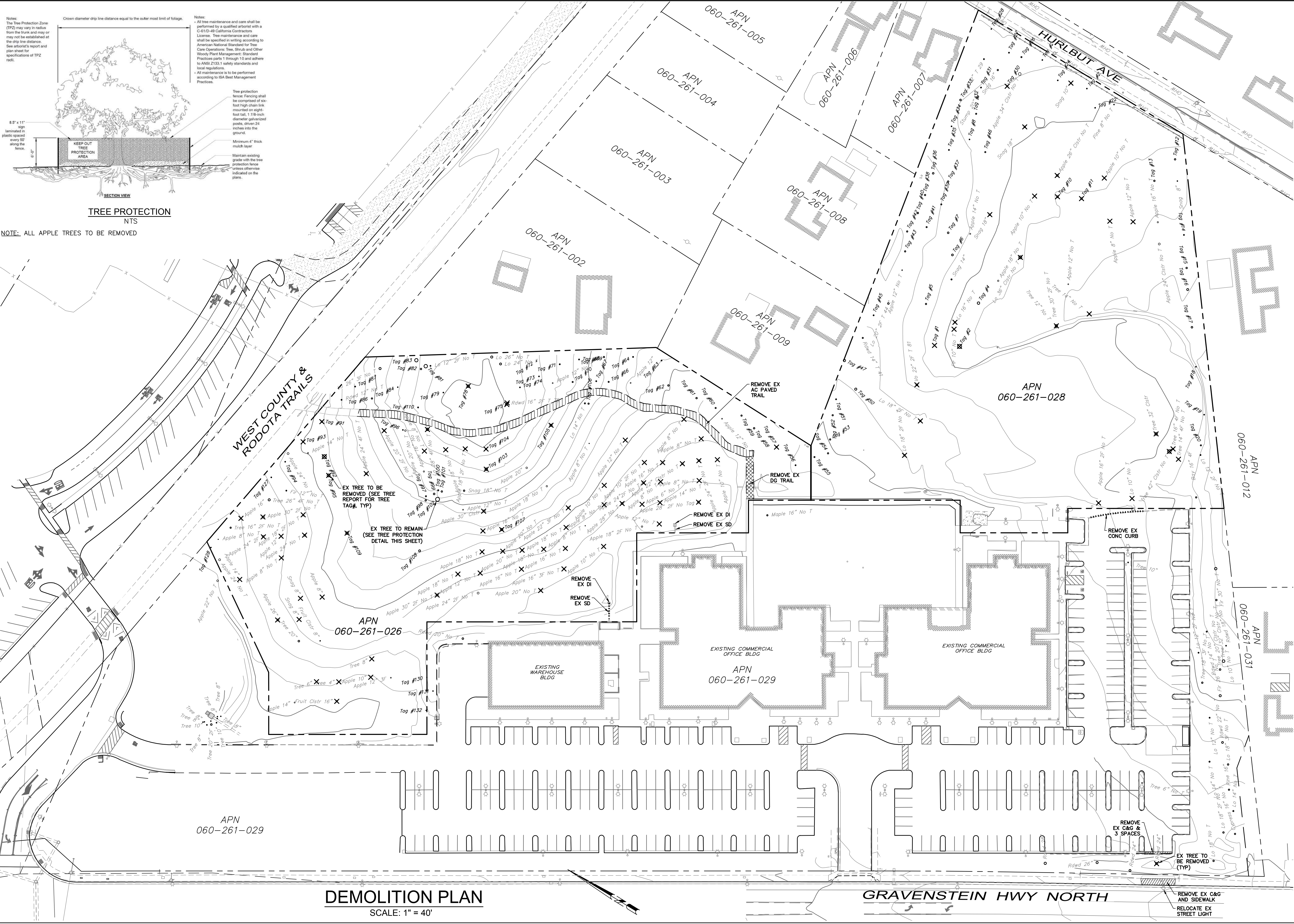
THE CANOPY
VESTING TENTATIVE MAP PACKAGE
SITE LAYOUT
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & .028

SCALE: AS NOTED
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Sheet
C1.2
 3 of 10 Sheets
 Job 22181

TENTATIVE MAP - NOT FOR CONSTRUCTION

I:\2022 PROJECTS\22181\Draw Adobe-Design\Demolition Plan.dwg, Quan Nguyen, 4/21/2023 12:38:57 PM



DEMOLITION PLAN
SCALE: 1" = 40'

SCALE: AS NOTED
Date: April 2023
Design by: CM/ARV
Drawn by: ARV
Checked by: LRP

Sheet
C1.3
4 of 10 Sheets
Job 22181

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VESTING TENTATIVE MAP PACKAGE
DEMOLITION PLAN
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

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LEGEND

..... ADA ACCESSIBLE PATH OF TRAVEL (POT)

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED, AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.



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SCALE: AS NOTED

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Design by: *CM/GRV*

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Checked by: *LRP*

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5 of 10 Sheets
Job 22181

THE CANOPY
VESTING TENTATIVE MAP PACKAGE
PRELIMINARY GRADING & DRAINAGE PLAN
 1009 & 1011 Gravenstein Highway North
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LEGEND
 ADA ACCESSIBLE PATH OF TRAVEL (POT)

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C2.1
 6 of 10 Sheets
 Job 22181

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PRELIMINARY GRADING & DRAINAGE PLAN
 1009 & 1011 Gravenstein Highway North
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DAVID R. BROWN
 REGISTERED PROFESSIONAL ENGINEER # 15001
 CIVIL
 Exp. 3/31/2024


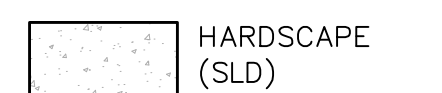




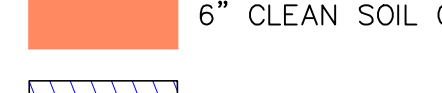
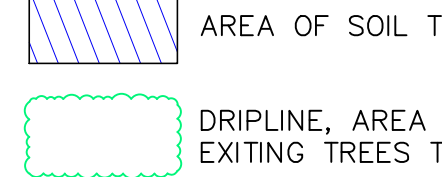
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 My license expires 3/31/2024

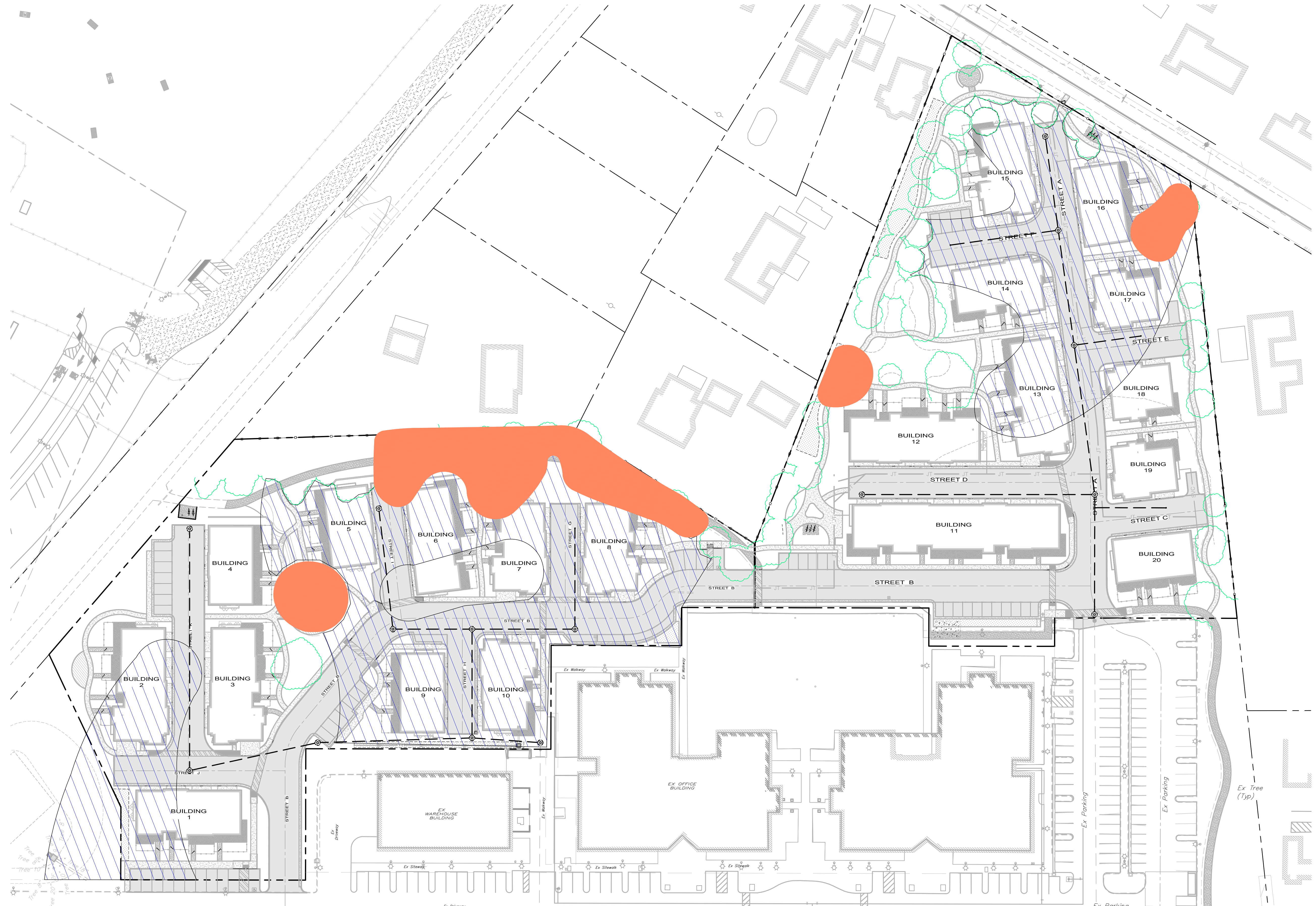
No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION

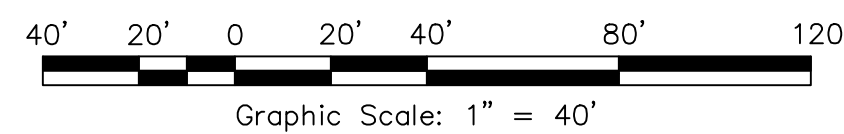
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HATCHING LEGEND

-  ASPHALT PAVING
-  HARDSCAPE (SLD)
-  WOOD DECK (SLD)
-  PAVING
-  LANDSCAPE/VEGETATED AREA
-  6" CLEAN SOIL CAP
-  AREA OF SOIL TO BE CAPPED
-  DRIPLINE, AREA WITH EXISTING TREES TO REMAIN



GRADING-SOILS PLAN



SCALE: AS NOTED
 Date: April 2023
 Design by: CM/RY
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THE CANOPY
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 GRADING SOILS PLAN
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & .028

DAVID R. BROWN
 No. 41833
 Exp. 3/31/2024
 CIVIL ENGINEER
 STATE OF CALIF.

David R. Brown, RCE 41833
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UTILITY KEY NOTES

SEWER:

- 1 SEWER MANHOLE PER SCWA STD.-100A
- 2 END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106
- 3 BUILDING SEWER CLEANOUT PER SCWA STD.-121
- 4 4" SEWER LATERAL (s=0.02 MIN, TYP)
- 5 SEWER LINE TRENCHING PER SCWA STD.-107

WATER:

- 6 FIRE HYDRANT PER SCWA STD.-212
- 7 WATER LINE TRENCHING PER SCWA STD.-200
- 8 WATER VALVE PER SCWA STD.-208
- 9 BLOW-OFF VALVE PER SCWA STD.-210
- 10 1.5" WATER SERVICE ON 2" W PER SCWA STD.-203

SCALE: AS NOTED
Date: April 2023
Design by: CM/GRV
Drawn by: GRV
Checked by: LRP

Sheet C3.0
 8 of 10 Sheets
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THE CANOPY VESTING TENTATIVE MAP PACKAGE PRELIMINARY UTILITY PLAN
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & .028

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UTILITY KEY NOTES	
SEWER:	
①	SEWER MANHOLE PER SCWA STD.-100A
②	END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106
③	BUILDING SEWER CLEANOUT PER SCWA STD.-121
④	4" SEWER LATERAL (s=0.02 MIN, TYP)
⑤	SEWER LINE TRENCHING PER SCWA STD.-107
WATER:	
⑥	FIRE HYDRANT PER SCWA STD.-212
⑦	WATER LINE TRENCHING PER SCWA STD.-200
⑧	WATER VALVE PER SCWA STD.-208
⑨	BLOW-OFF VALVE PER SCWA STD.-210
⑩	1.5" WATER SERVICE ON 2" W PER SCWA STD.-203

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THE CANOPY
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PRELIMINARY UTILITY PLAN
 1009 & 1011 Gravenstein Highway North
 Sebastopol, California
 APN 060-261-026 & 028

SCALE: AS NOTED
 Date: April 2023
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Sheet
C3.1
 9 of 10 Sheets
 Job 22181

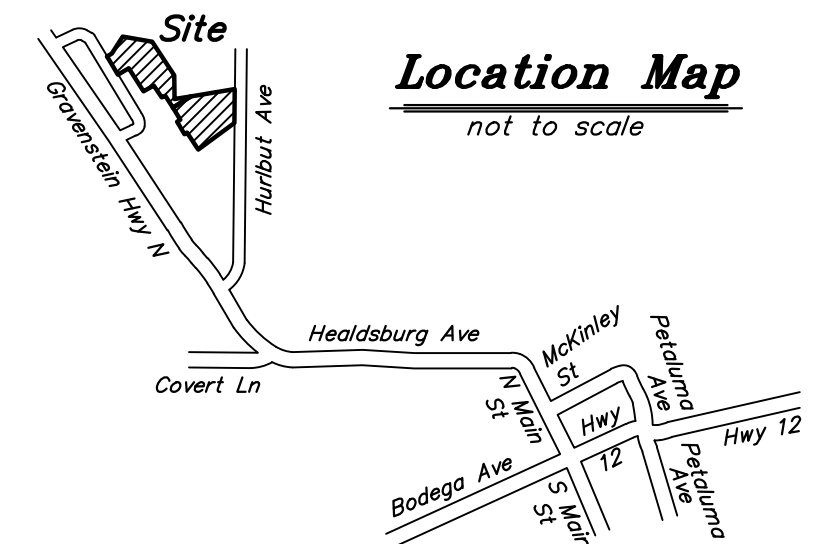
TENTATIVE MAP - NOT FOR CONSTRUCTION

Phased Vesting Tentative Map

For Condominium Purposes:

80 Residential Condo Units and Associated Accessory Dwelling Units

1009 & 1011 Gravenstein Highway North, Sebastopol Ca.
Assessor's Parcel Number 060-261-026 & 028



Per Gov. Code Section 66456.1, the subdivider intends to file and reserves the right to file multiple final maps.

CURRENT ZONING
OLM (Office/Light Industrial)

OWNER/SUBDIVIDER:

City Ventures Homebuilding, LLC
c/o Samantha Hauser
3121 Michelson Drive, Suite 150
Irvine, CA 92612
samantha@cityventures.com

SURVEYOR/ENGINEER:

ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 phone
(707)541-2301 fax
asmith@adobeinc.com

General Notes

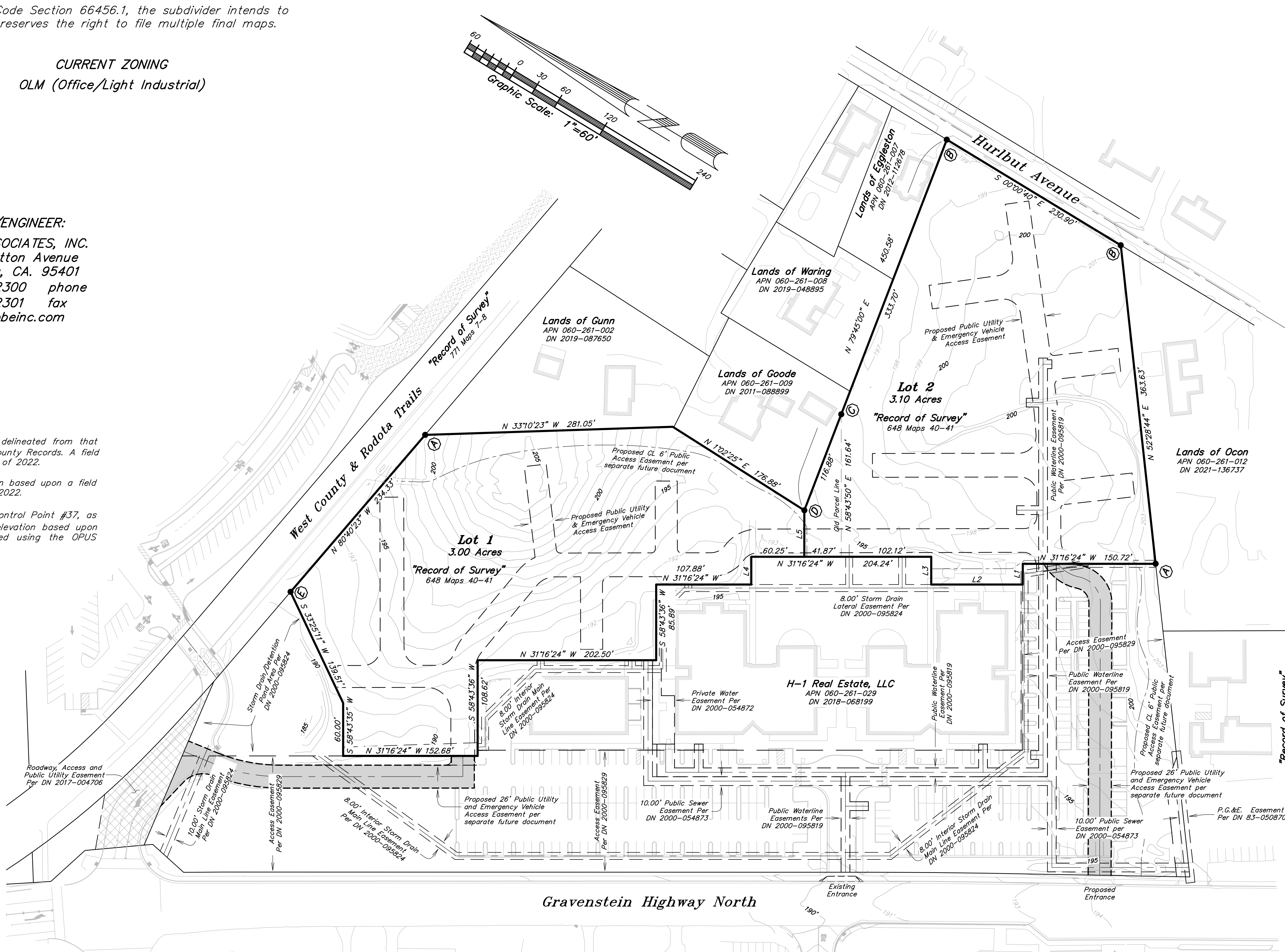
Property lines shown hereon are based upon found monumentation and delineated from that "Record of Survey" recorded in Book 119 of Maps at Page 16, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. in August and September of 2022.

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in August and September of 2022.

Bench Mark: Set "Mag" Nail & Flagging, Adobe Associates, Inc. Control Point #37, as shown hereon. Elevation = 198.0' This elevation is a GPS NAVD 88 elevation based upon static GPS measurements collected September 7, 2022 and adjusted using the OPUS Adjustment tool according to Geoid 18.

Monument Table:

		Line Table		
		No.	Direction	Length
(A)	Found 1/2" Iron Pipe, LS 4483	L1	S 58°43'36" W	23.50'
(B)	Found 1/2" Iron Pipe, LS 5143	L2	N 31°16'24" W	103.88'
(C)	Found 1/2" Iron Pipe, No Tag, In Fence Line	L3	N 58°43'36" E	31.50'
(D)	Found 3/4" Rebar & Flagging	L4	S 58°43'36" W	31.50'
(E)	Found 1/2" Iron Pipe, No Tag, Bent, Set Nail At Point Of Rotation	L5	N 58°43'36" E	52.68'



No.	Date	Description	Approved

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Aaron R. Smith
Aaron R. Smith, PLS 7901
No. L 7901

Vesting Tentative Map
City Ventures Homebuilding LLC
1009 & 1011 Gravenstein Highway North, Sebastopol Ca.
Assessor's Parcel Number 060-261-026 & 028

Scale: 1" = 60'
Date: April 2023
Design by: Jaggis
Drawn by: Jaggis
Checked by: ARS

C4.0
10 of 10 sheet
Job No. 22181

File: T:\2022\PROJECTS\22181_Vest\Map\Tentative Map.dwg, Date: Apr 21, 2023, Time: 11:07am



City of Sebastopol Planning Department

December 20, 2023

To: Katie Green, Rincon Consultants

Re: Canopy Draft EIR public comments.

Hello Katie,

I received a phone call from Linda Berg on December 18th, 2023 and her comments are listed below for the project.

- How and why is there no significant impact to traffic and emergency services from this project.
- How are they estimating only 684 trips per day for this project.
- Adding vehicles to the Healdsburg corridor is not a good idea.
- Why is the cumulative congestion used and does this account for the new 22 units proposed at 845 Gravenstein Highway North.

Sincerely,

John Jay, Associate Planner
jjay@cityofsebastopol.gov

John Jay

From: Tor Allen <[REDACTED]>
Sent: Monday, January 8, 2024 9:23 PM
To: John Jay; Kari Svanstrom
Cc: Steven Pierce
Subject: Observation @ Canopy Project... solar related

Hi John, Kari,

I was just reviewing the Draft EIR for the Canopy project

<https://www.cityofsebastopol.gov/wp-content/uploads/2023/12/Canopy-DEIR-with-Appendices.pdf>

I wanted to share 2 observations regarding this development for consideration.

1. pg. 46, front facade of the building. shows an architectural roof 'feature' that renders much of the solar viable roof space unusable or not ideal. the architecture 'feature' is just that - it's something the architect thinks makes the building look better. I'm hoping that this can be modified such that the south and west facing roof space can be maximized for solar array placement. One would think that by now architects that claim their development is 'solar' would at least make an attempt at optimizing the roof. Title 24 solar requires a bare minimum solar array size. One should really design a solar array that allows for adding modules if a homeowner wishes, beyond the bare minimum that the developer will install initially.

Figure 2-5 Proposed Building Elevations



2. roof vents - while this report might not show this detail, it's important. One can reference Barlow Crossing for how NOT to do it. All vents can be placed on the north or east side of the roof leaving the south and west facing roof space free of obstructions. It's really not that hard to do. Habitat for Humanity projects know how to do this, so ...

3. require a Battery per unit. With the change in Net Metering law, dramatically lowering the value of any exported solar electrons to the grid, new residential solar systems are considered incomplete without a battery to help store energy for use during peak afternoon/evening periods - especially with an all electric home. City of Sebastopol is allowing a waiver for this project for the 3 story height. Perhaps it can require an appropriate sized battery as well?

Thanks!

Tor

Tor Allen

The Rahun Institute rahus.org

Solar Schoolhouse solarschoolhouse.org

Sebastopol Carbon Conversatlons

rahus.org/scc

Sebastopol, California

ph: [REDACTED]

[REDACTED]

John Jay

From: John Jay
Sent: Tuesday, January 9, 2024 10:24 AM
To: John Jay
Subject: FW: Comments on "The Canopy" proposed development

Hello Kari,

Please share our comments below with the Planning Commission members. Thank you!

Dear Planning Commission members,

We live on Hurlbut Avenue and would like to offer input on the proposed high-density housing development in our neighborhood. We generally support providing housing on appropriate sites where equitable housing opportunities are needed, but this project appears primarily aimed at a specific higher-end market, with no units fewer than three bedrooms and few below-market units. The project as proposed is out of character with the neighborhood in terms of density and scale. We would like to see reduced housing density, reduced building height, confirmation that there will not be impacts on groundwater supply, and a solid plan for mitigating the impacts of lost native oak trees. Following are our additional comments and questions. Thank you for your consideration.

Trees:

- The biological section of the CEQA document indicates that 41 native trees are being removed. Please clarify the plan for mitigating those losses. If it will be off-site, is the City confident that \$75 is adequate to purchase, plant, and maintain through establishment trees of similar value to those that are being removed? Where will these be planted? Would the trees be replaced in kind (i.e., native oaks for native oaks), or would they more likely be small street trees such as crape myrtles or ornamental pears, which provide much reduced biological and shade values?
- Will project grading (cut and/or fill) and soil capping have any negative impact on trees to be preserved? The root protection zone for native trees is typically considered to extend 1.5 times the width of the canopy; grading within that zone often leads to tree loss. If additional trees will be impacted by grading, they should be included in the count of trees lost and mitigated for.
- The plan indicates that one of the few mature oaks to be protected within the site will be permanently lit with multiple lanterns. Please consider omitting that lighting as it would reduce the habitat value of the heritage oak for birds and other wildlife, as well as contribute to light pollution.
- The project description notes that native trees will be used for landscaping, and mentions maple, dogwood, and madrone. Madrone is appropriate for the site. Big-leaf maple is a riparian tree (needing significant water) and we suggest it be replaced with black or Oregon oak, which are drought-tolerant and would occur naturally on the site. Dogwood is also a riparian tree/shrub not suitable for this site without ongoing irrigation; we suggest it be removed from the palette. Many of the shrubs and perennials listed are native, drought-tolerant, and appropriate to the site. The plant palette also lists birch, which is not native and requires high water input; we suggest that species be removed. Plans appear to call for turf grass around one of the preserved heritage oaks; summer irrigation can kill native oaks, so lawns should be avoided within the oaks' root protection zone.

Wildlife:

- The biology report does not address current wildlife use of the site and lacks a list of wildlife species observed on-site during the assessment. We live in a similar nearby setting of an aging apple orchard with scattered oak trees and know that this setting is heavily used by many bird, bee, and butterfly species, as well as deer, foxes, coyotes, and other native

Hundreds of people experience this trail corridor every day, enjoying its quiet, natural, tree-lined setting away from the urban realm, and these values should be considered in analyzing the project's impact. The dense development of 40+' tall buildings and parking immediately along the trail could change the experience of that stretch of trail from that of a wooded linear park to more of an urban sidewalk. The human health benefits of walking in natural settings are increasingly well-documented by researchers and worth protecting from incremental losses. We would like to see an increased setback from the trail, lowered building heights, and a commitment to a screen of native trees here.

- This project is proposed in the transition zone between the developed corridor of 116 and rural residential areas. Contrary to statements in the report, the proposal is not consistent with the existing residential scale of the neighborhood. Dense, extensive 40+' tall residential buildings represent a dramatic visual change in the neighborhood. That height is consistent only with the O'Reilly buildings, and those were also out of character and highly controversial when built (and now stand underutilized). Please consider reducing the height and density of the project, particularly on the edges meeting the West County Trail, the surrounding residences, and Hurlbut.
- The noise section indicates that solid, eye-level walls will be needed to prevent significant ongoing noise impacts from equipment. Please identify these on project drawings and details. How much will existing noise in the adjacent neighborhoods be increased by the project? The report does not clearly state this.
- Plans indicate that the site will be surrounded by fencing, but the fencing is not shown on the elevation drawings or Highway 116 views. Extensive fencing has a significant impact on neighborhood views, social interactions, and aesthetics. Please provide view illustrations that include the proposed fencing, as well as the solar panels and other project infrastructure not currently shown.
- Fencing along Hurlbut Avenue is shown as 42" tall. Does this exceed the allowable fence height in Sebastopol within the setback from the road centerline?
- Will there be deed restrictions to prevent residents from installing security or other lighting that conflicts with Dark Sky guidelines? Being able to see many stars is one of the great pleasures of living here, often noted by friends and family who visit from other regions.
- We suggest omitting the art features such as fog catchers and using that space instead to incorporate native landscape plantings, helping to offset the loss of native trees and improving bird and pollinator habitat on-site while also providing a beautiful setting for residents.

In the future we hope the City is able to encourage redevelopment of existing developed but under-utilized sites, like the largely empty and neglected strip mall across 116 from the site, or the O'Reilly building itself, while protecting some remnant fragments of open space within town.

We understand that there are many considerations to weigh for the City and the Planning Commission. Thank you for including our input, and that of other project neighbors, as part of the process.

Joan Schwan and Geoffrey Skinner

