



## City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: May 28<sup>th</sup>, 2024  
Agenda Item: 7A  
To: Design Review/Tree Board  
From: John Jay, Associate Planner

Subject: Design Review and Tree removal permits  
Recommendation: Approval with conditions  
Applicant/Owner: Samantha Hauser/ City Ventures LLC  
File Number: 2022-095  
Address: 1009-1011 Gravenstein Highway North  
CEQA Status: Environmental Impact Report (EIR)  
General Plan: Office Light Industrial (OLI)  
Zoning: Office/Light Industrial (OLM)

### **Introduction:**

This is a Design Review and Tree removal permit application from Samantha Hauser for the construction of 80 townhome units on two vacant parcels at 1009-1011 Gravenstein Highway North. The permit also includes tree removals which include the removal of 43 onsite trees, 29 of them being protected native trees which include Oaks, Firs, and Redwoods.

### **Project Description:**

This project was reviewed by the Design Review and Tree Board at their regularly scheduled meeting of April 23<sup>rd</sup>, 2024 where the board heard a staff report, presentation from the applicant, and public comment. The board started deliberations on the project but were unable to come to a final decision and thus continued the meeting to May 28<sup>th</sup>, 2024.

The Board discussed components of the project that fall within the purview of the Board which include design, building mass, open space, fencing, solar and landscaping. The board started the conversation about tree removals and having difficulties reading the proposed plan set, issues with proposed colors, landscape maintenance, and materials being used. The applicant has heard those considerations and has provided revisions to their project as shown in the supplied documents. Of those changes they included the removal of the council ring and replaced it with additional softscape and seating.

As part of the items being revised, the project plans (sheet A3 and A33) which includes the pathways and locations and trees on site during construction will be slight modifications to these pathways to preserve trees. Additionally, the result of those changes they've been able to reduce the number of removals from 29 trees to 25. The applicant will work with the Arborist,

contractor, and Engineering team to ensure that during construction the pathways will not affect the health of trees. Of these changes to the Arborist report, tree locations, and tags the City Arborist, Ben Anderson, has reviewed these changes and provided his letter of recommendation with conditions that are part of Exhibit B.

Lastly, the condition of approval of the HOA being required to ensure that the fruit trees planted on site are their responsibility at no cost to the City has been included in Exhibit B Conditions of Approval.

The Planning Commission and City Council have already reviewed this project and found the project is consistent with the City of Sebastopol's General Plan and Zoning Ordinance. These findings foreclose further discussion and determination by the City, including the Design Review Board, of issues related to the number of units and density of the project, height of buildings, and any State Laws regarding the project.

This Project is further governed by the Housing Accountability Act, which bars a local jurisdiction from denying or conditioning a project based on an inconsistency with a subjective standard (Gov. Code, § 65589.5, subd. (j).) For example, a standard that states that a design must be "compatible with the neighborhood" is subjective, whereas a standard that states that a design must be 10 feet from the neighboring building absent a waiver is objective. As this project meets all of the objective standards that were in place at the time of the preliminary application, any discussion about subjective standards (i.e. colors, materials, articulation, window sizes) would be for discussion purposes only, and the applicant may choose whether to integrate those requests into the final project design.

Finally, as this project was submitted under Sente Bill 330 it is subject to State Law that protects the project from being subject to more than five public meetings. Per Government Code section 65905.5

*"(2) "Hearing" includes any public hearing, workshop, or similar meeting conducted by the city or county with respect to the housing development project, whether by the legislative body of the city or county, the planning agency established pursuant to Section 65100, or any other agency, department, board, commission, or any other designated hearing officer or body of the city or county, or any committee or subcommittee thereof. "Hearing" does not include a hearing to review a legislative approval required for a proposed housing development project, including, but not limited to, a general plan amendment, a specific plan adoption or amendment, or a zoning amendment, or any hearing arising from a timely appeal of the approval or disapproval of a legislative approval.*

This is the fifth and final meeting allowed for this project under Senate Bill 330.

**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 including a large billboard posting in 3 locations around the site, one on Mill Station road, Hurlbut Ave, and Highway 116.

No comments have been received as of writing this staff report.

**Recommendation:**

The meeting tonight will be the 5<sup>th</sup> and final for this project and a decision must be made.

If it is the consensus of the Board that the proposed 80 unit townhome residences are compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

**Attachments:**

Revised Architectural Plans  
Revised Arborist Plans  
Exhibit A – Findings of approval  
Exhibit B – Conditions of Approval  
April 23 Staff report

# THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



## Project Team



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 646-522-4260  
 samantha@cityventures.com



**WHA. Architects. Planners. Designers.**  
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**Adobe Associates, Inc.** Civil Engineering | Land Surveying | Wastewater  
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**C2 Collaborative Landscape**  
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**Quantum Geotechnical, Inc.** Geotechnical Engineer  
 Contact: Simon Makdessi, P.E., G.E.  
 1110 Burbett Ave., Suite B, Concord, CA 94520  
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**Horticultural Associates** Arborist  
 Contact: John Meserve  
 PO Box 1261, Glen Ellen, CA 95442  
 707-935-3911  
 jcmeserve53@gmail.com

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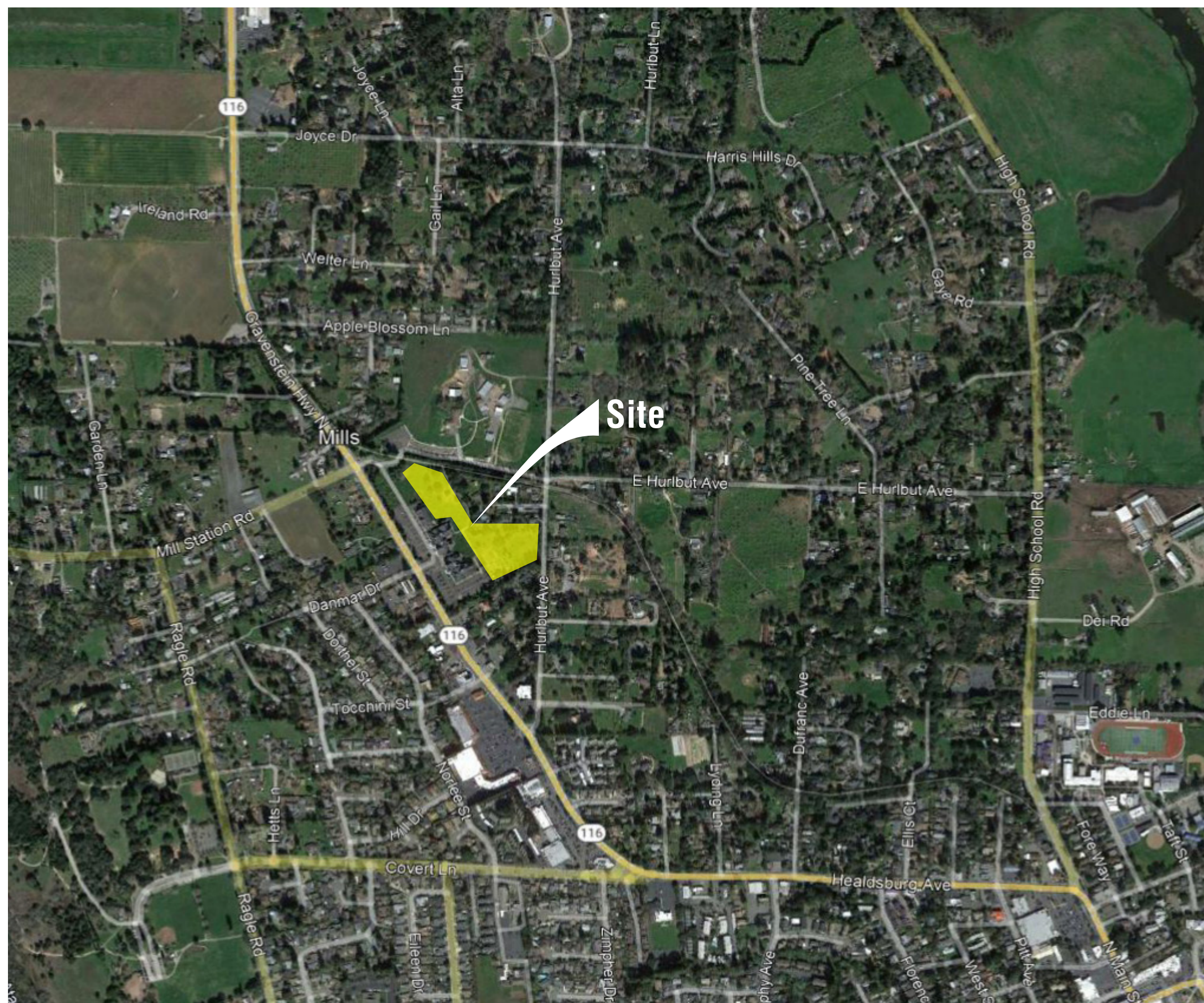
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Vicinity Map



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  
 (56) 4 bedroom x 3 spaces = 174 spaces  
 Provided: 214 spaces  
 160 garage spaces  
 39 standard surface spaces  
 15 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	4	8	4
300	2	2	4	4	8	8
400	2	3	5	2	4	6
500	0	4	4	2	0	8
600	0	5	5	1	0	5
700	0	8	8	1	0	8
800	2	4	6	1	2	4
<b>Totals</b>				<b>20</b>	<b>22</b>	<b>58</b>
				<b>Total Units: 80</b>		

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	4	29,948
300	3,176	3,529	3,376	10,081	4	40,324
400	4,351	4,428	4,008	12,787	2	25,574
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
800	5,150	5,337	4,894	15,381	1	15,381
						<b>212,183</b>

**Total Ground Floor Footprint** 69,317

**Floor Area Ratio (FAR)** 0.80

Project Information

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



**Illustrative Site Plan**  
**The Canopy**

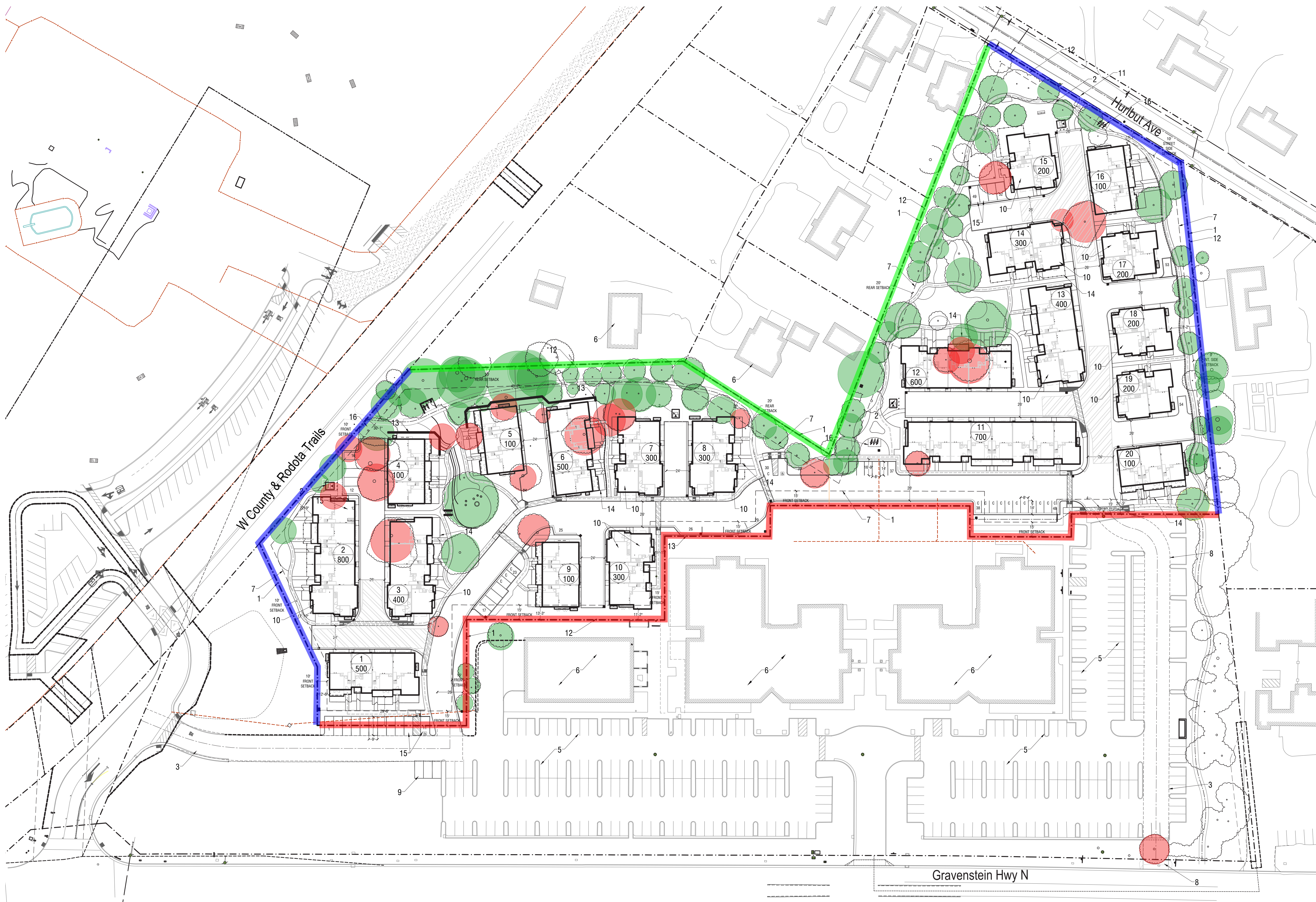
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

A2

Design Review Board

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**Legend**

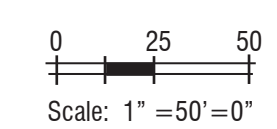
- Ordinance Tree to Remain
- Ordinance Tree to be Removed
- Emergency Vehicle Hammerhead
- 7 Building Number
- 300 Building Type
- Front Setback 10'
- Side Setback 5'-9'
- Rear Setback 20'-30'
- Accessible Path of Travel

**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 Harbut 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**



Design Review Board

REVISED: FEBRUARY 20, 2024

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**Streetscape Elevation at Gravenstien Highway Looking East**

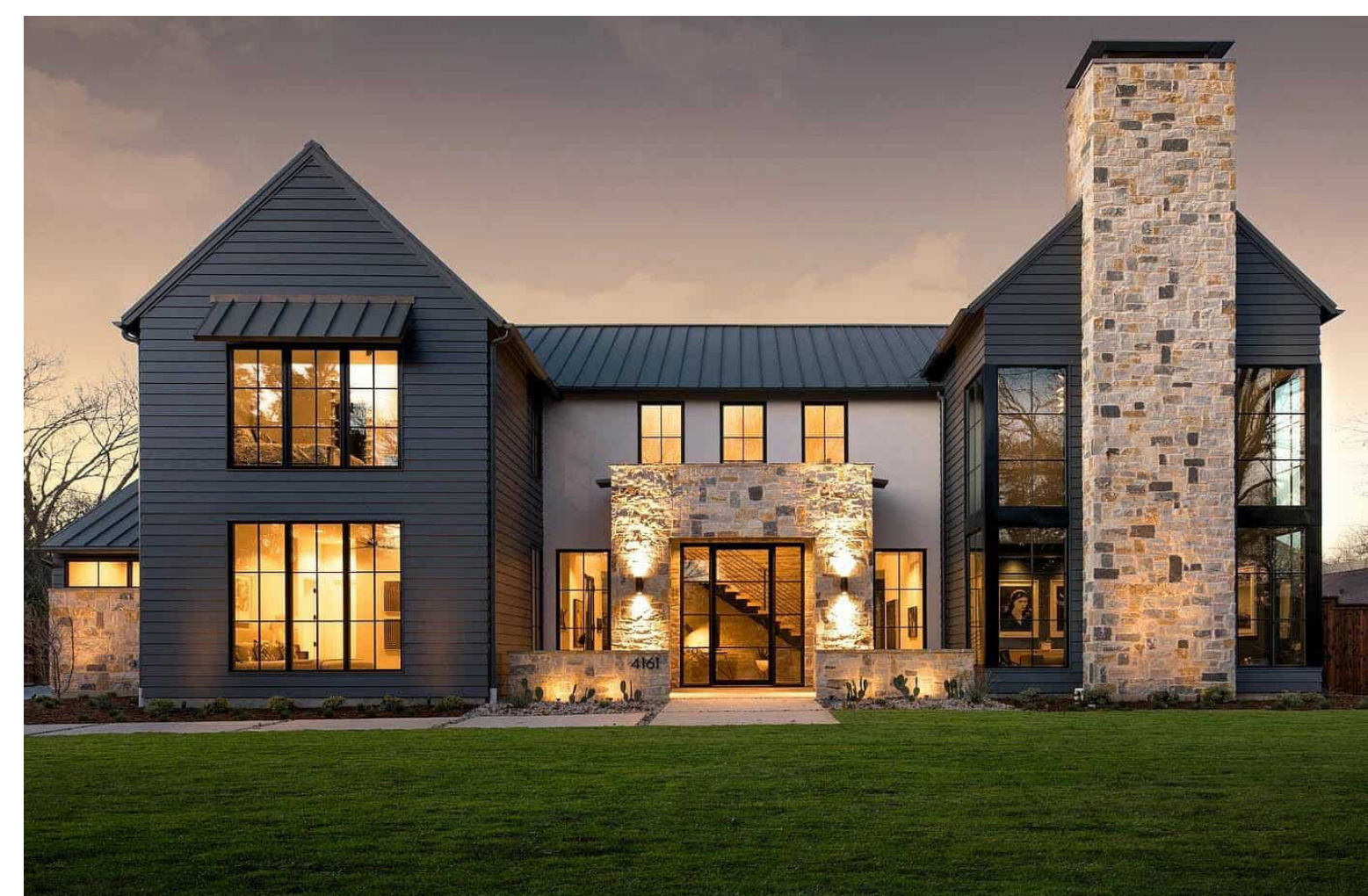
**The Canopy**

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

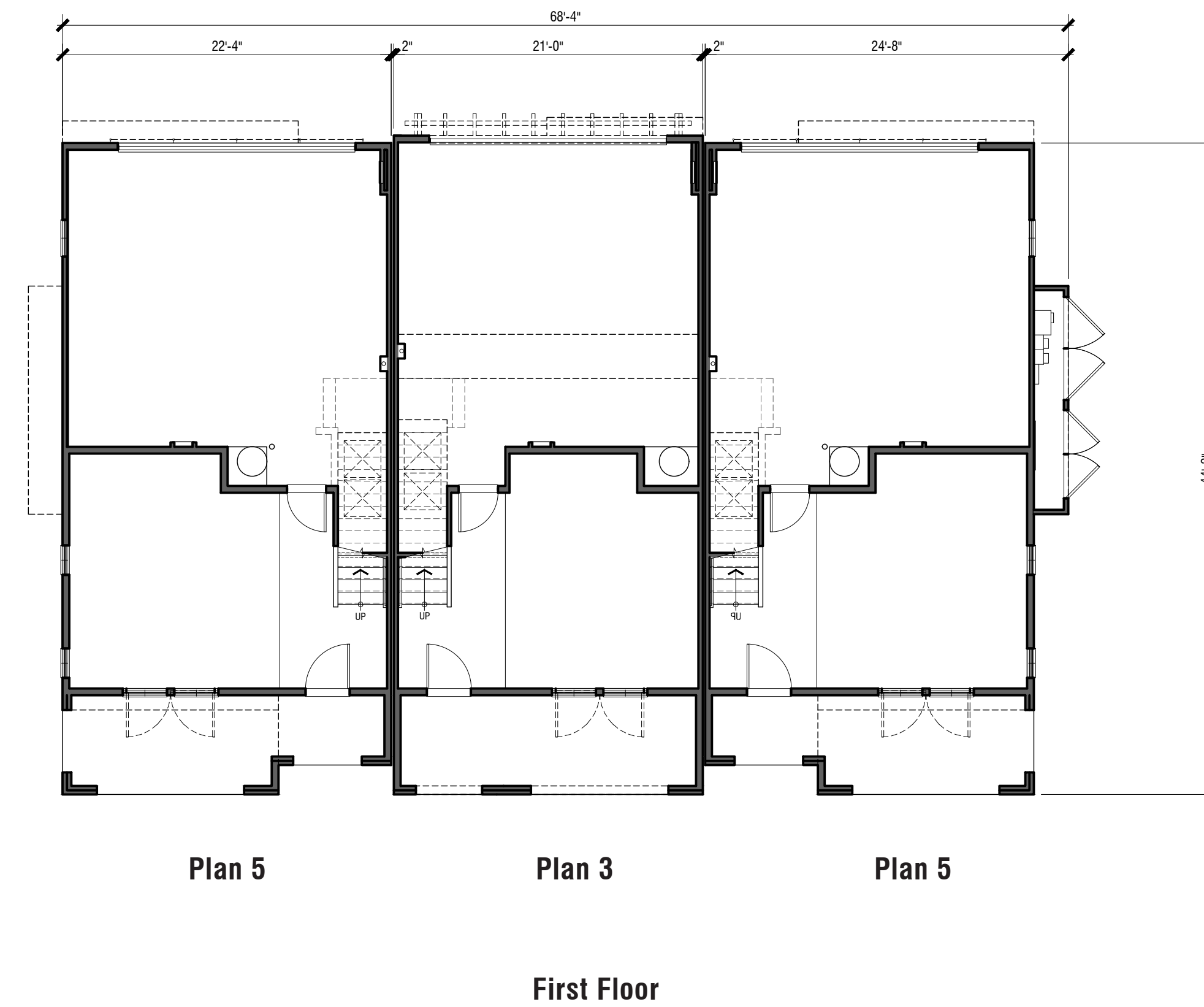
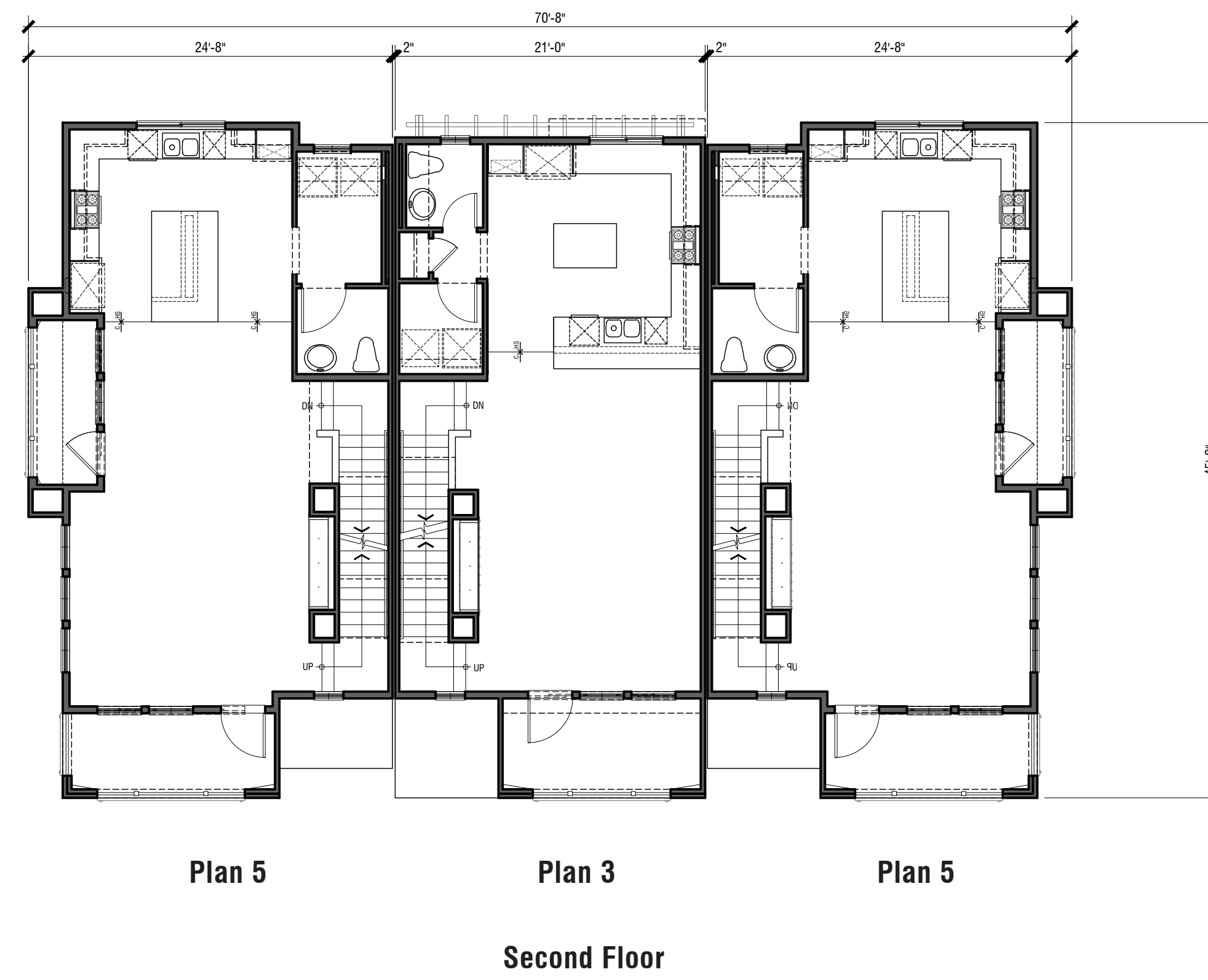
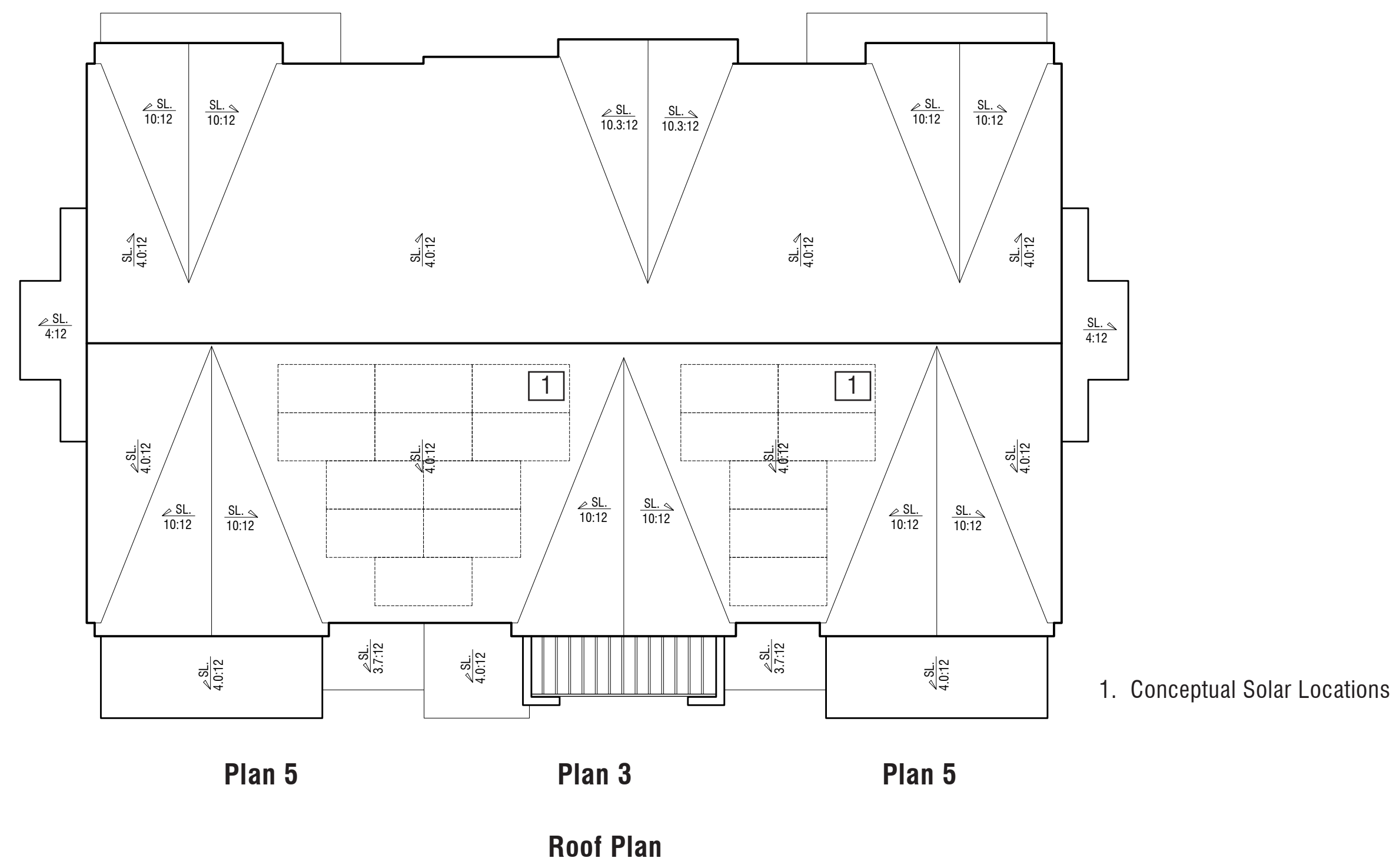


Left Elevation

Building 100 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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

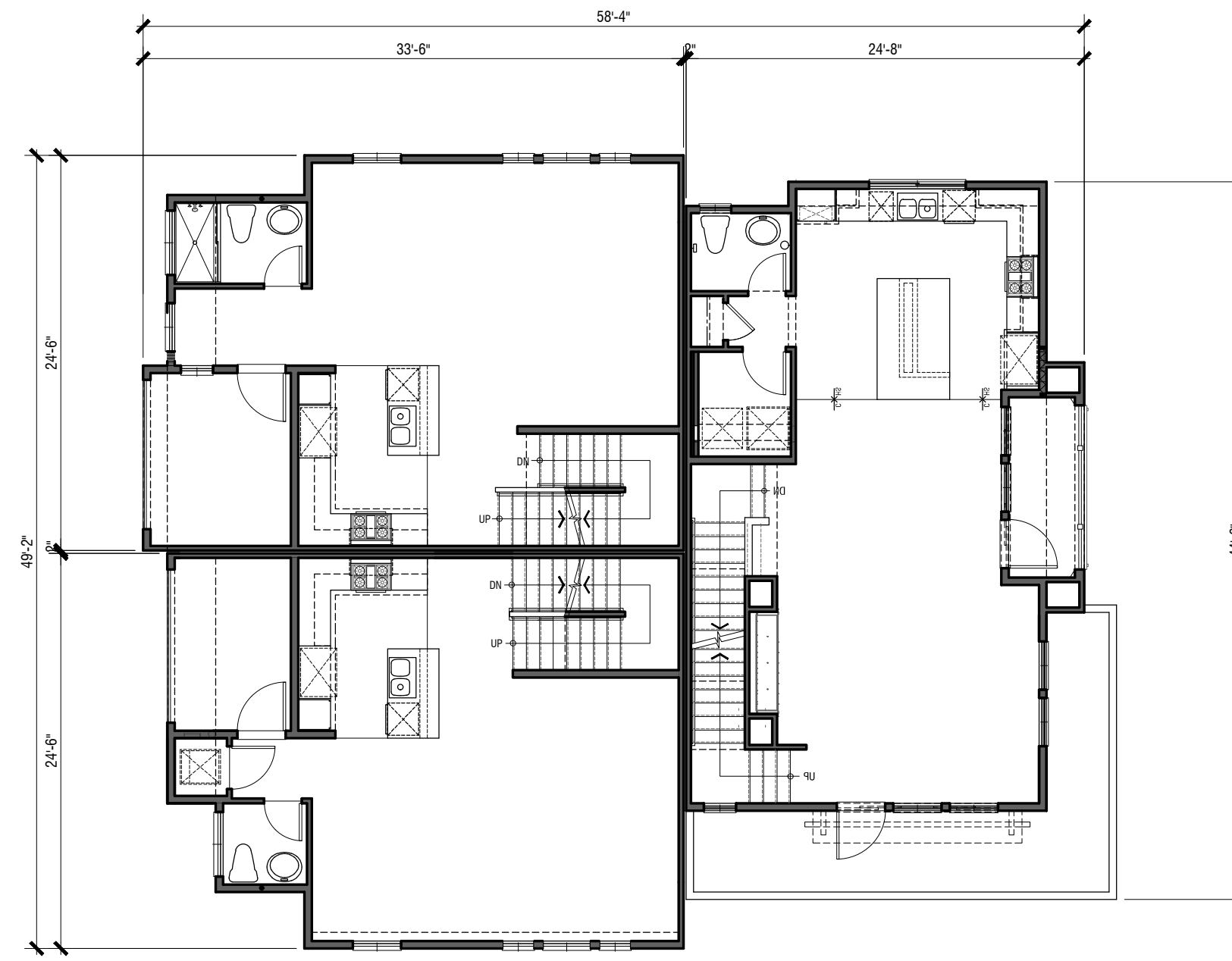
First Floor: 2,650 sf  
 Second Floor: 2,989 sf  
 Third Floor: 2,936 sf  
**Total: 8,575 sf**

**Building 100 Floor & Roof Plans**

**The Canopy**

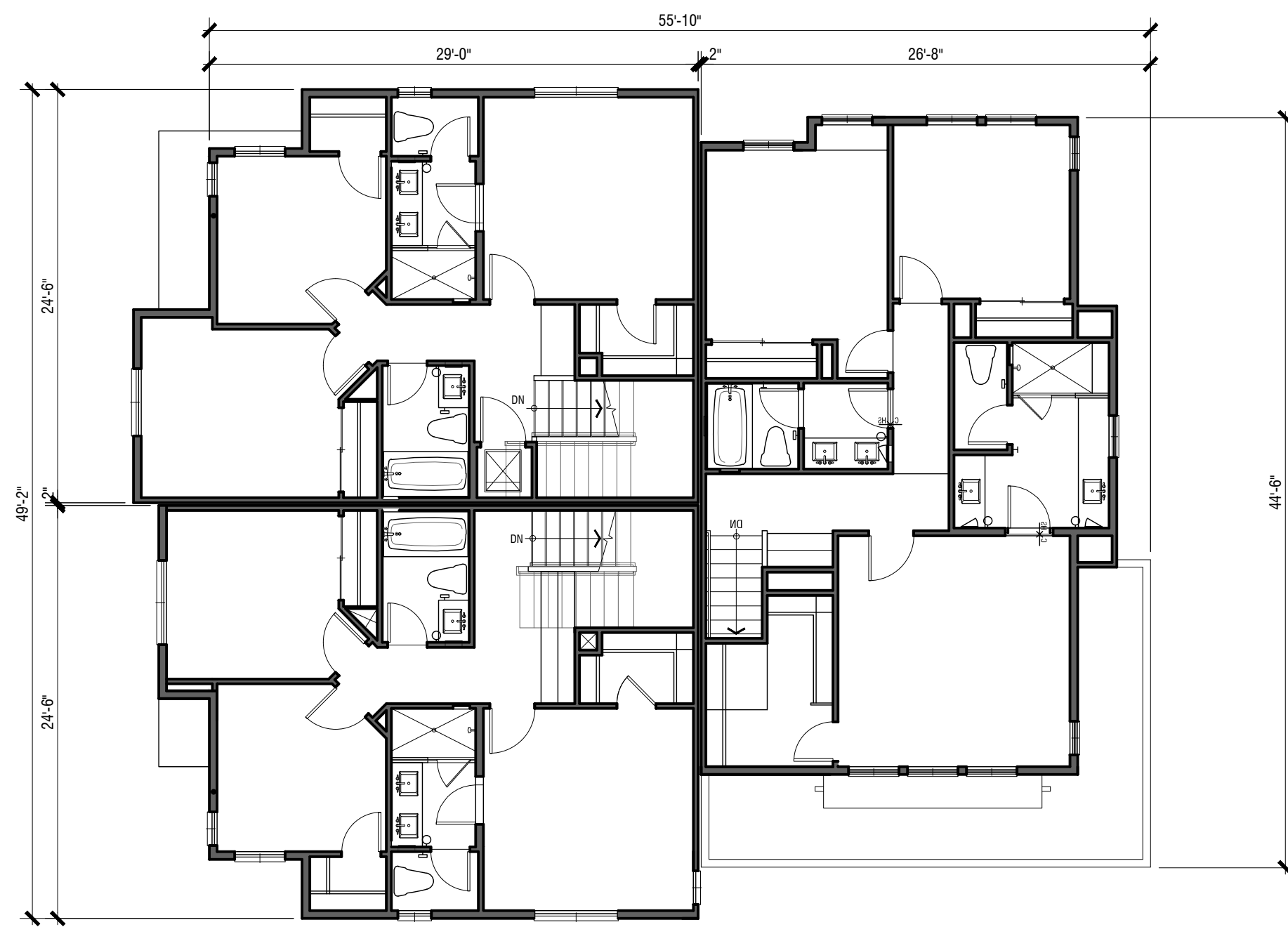
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

Plan 1  
PLAN 1



PLAN 2                      PLAN 6  
Plan 2                      Plan 6  
Second Floor

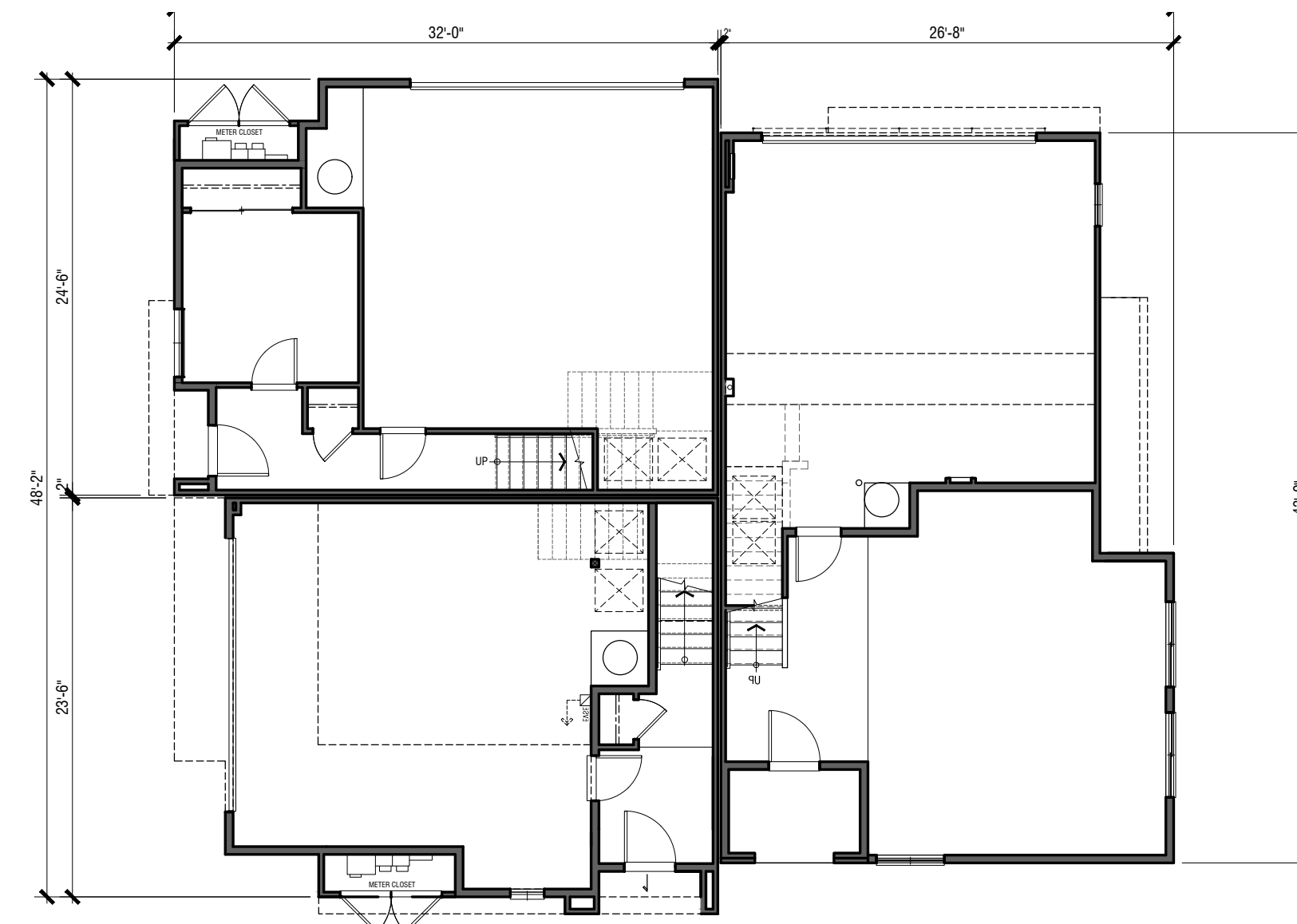
Plan 1



Plan 2                      Plan 6  
Third Floor

Plan 1

'LAN 1



PLAN 2                      PLAN 6  
Plan 2                      Plan 6  
First Floor

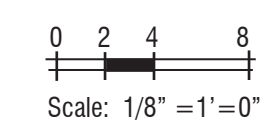
**Building 200**  
3 Units  
(1) Plan 1  
(1) Plan 2  
(1) Plan 6

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

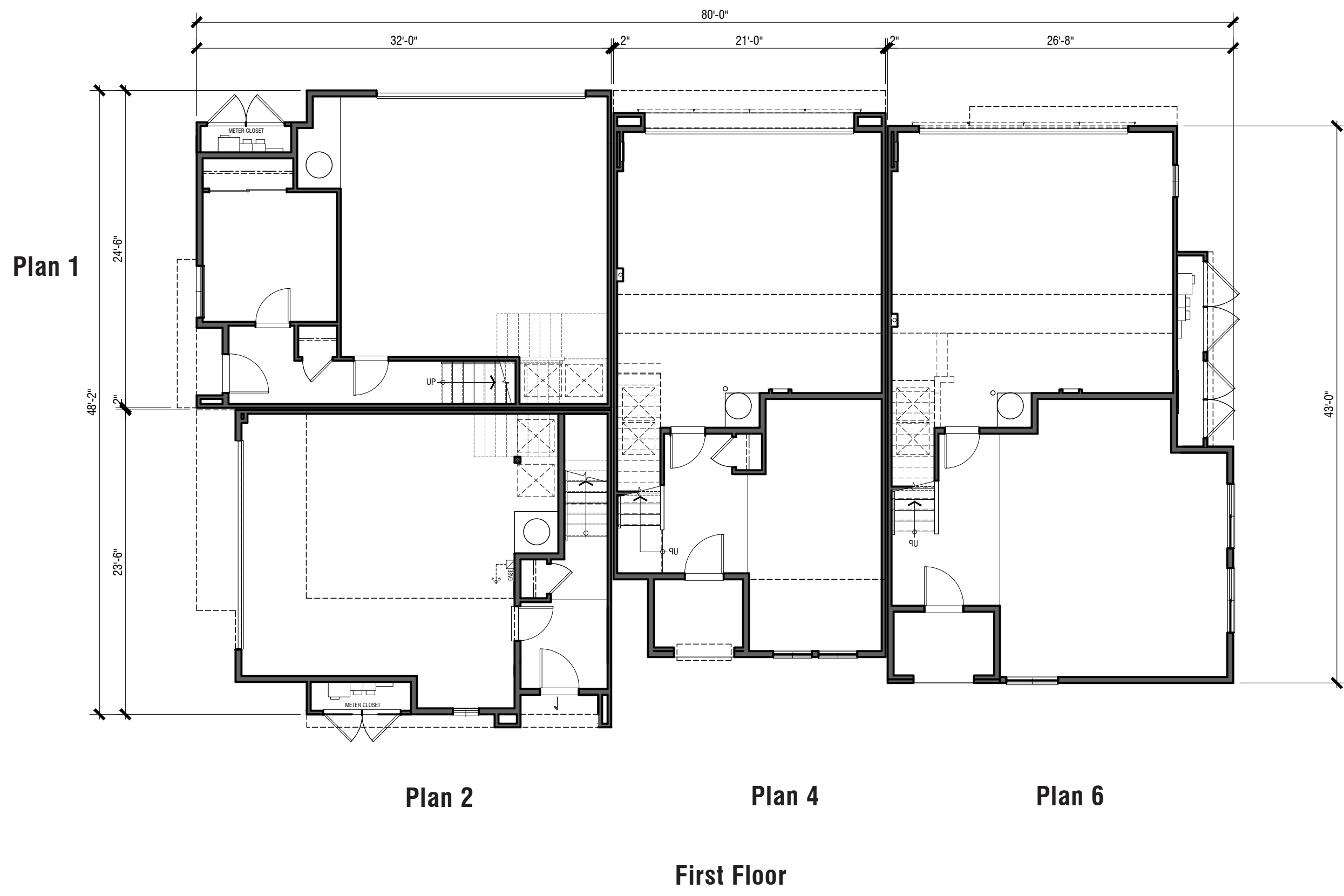
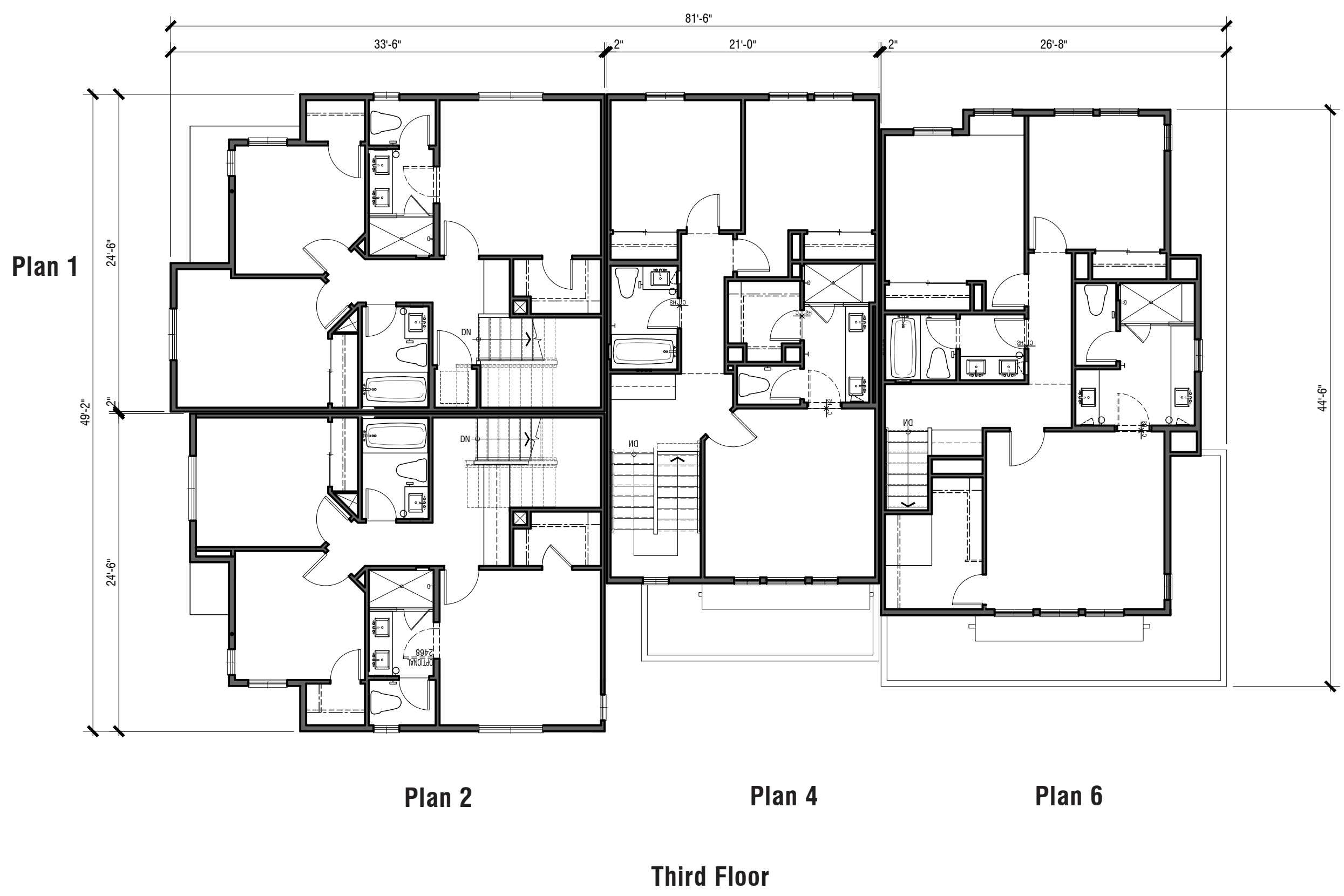
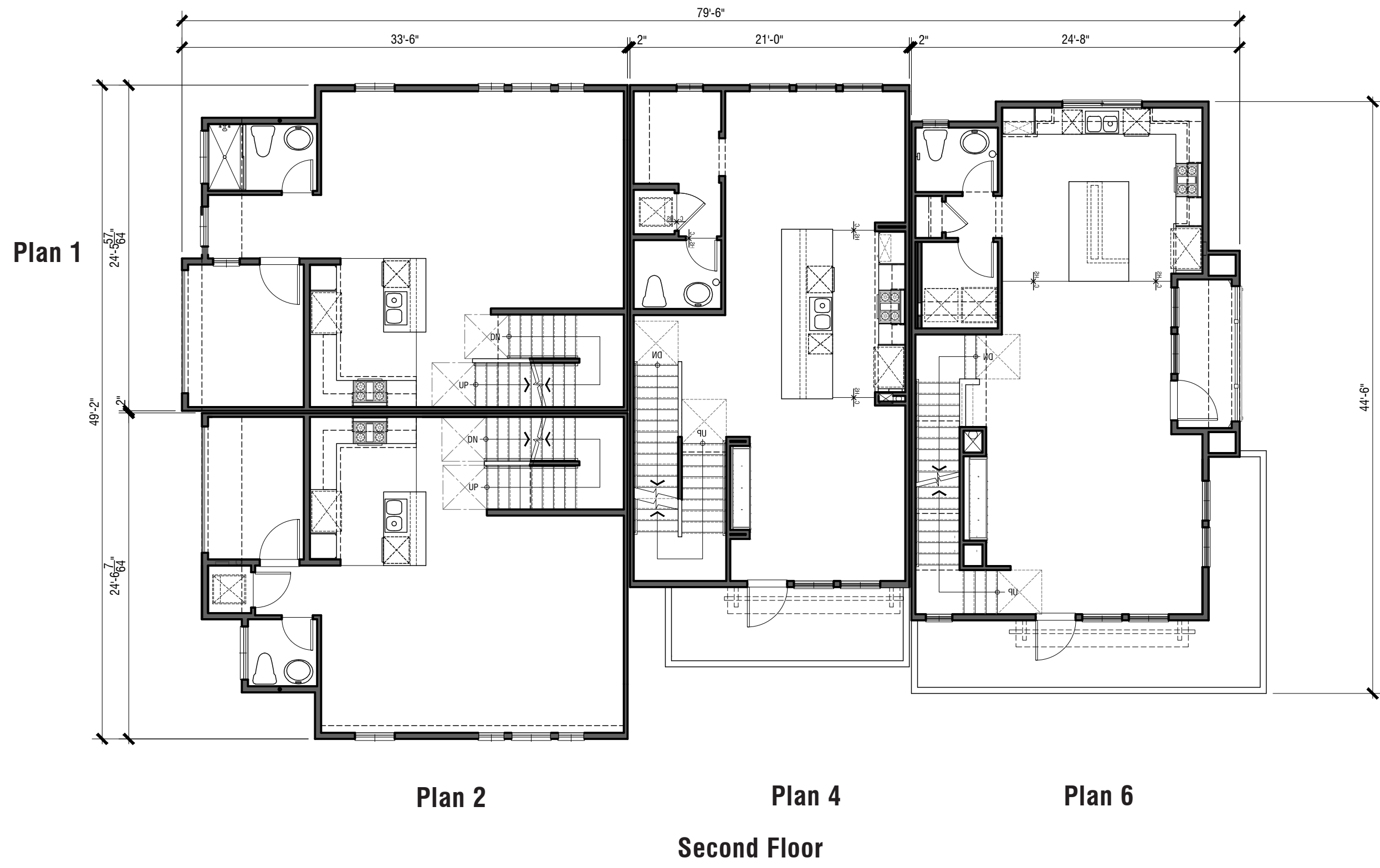


**A8**



Third Application Submittal

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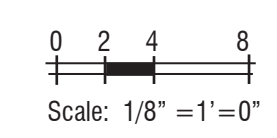
**Building 300**  
 4 Units  
 (1) Plan 1  
 (1) Plan 2  
 (1) Plan 4  
 (1) Plan 6

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



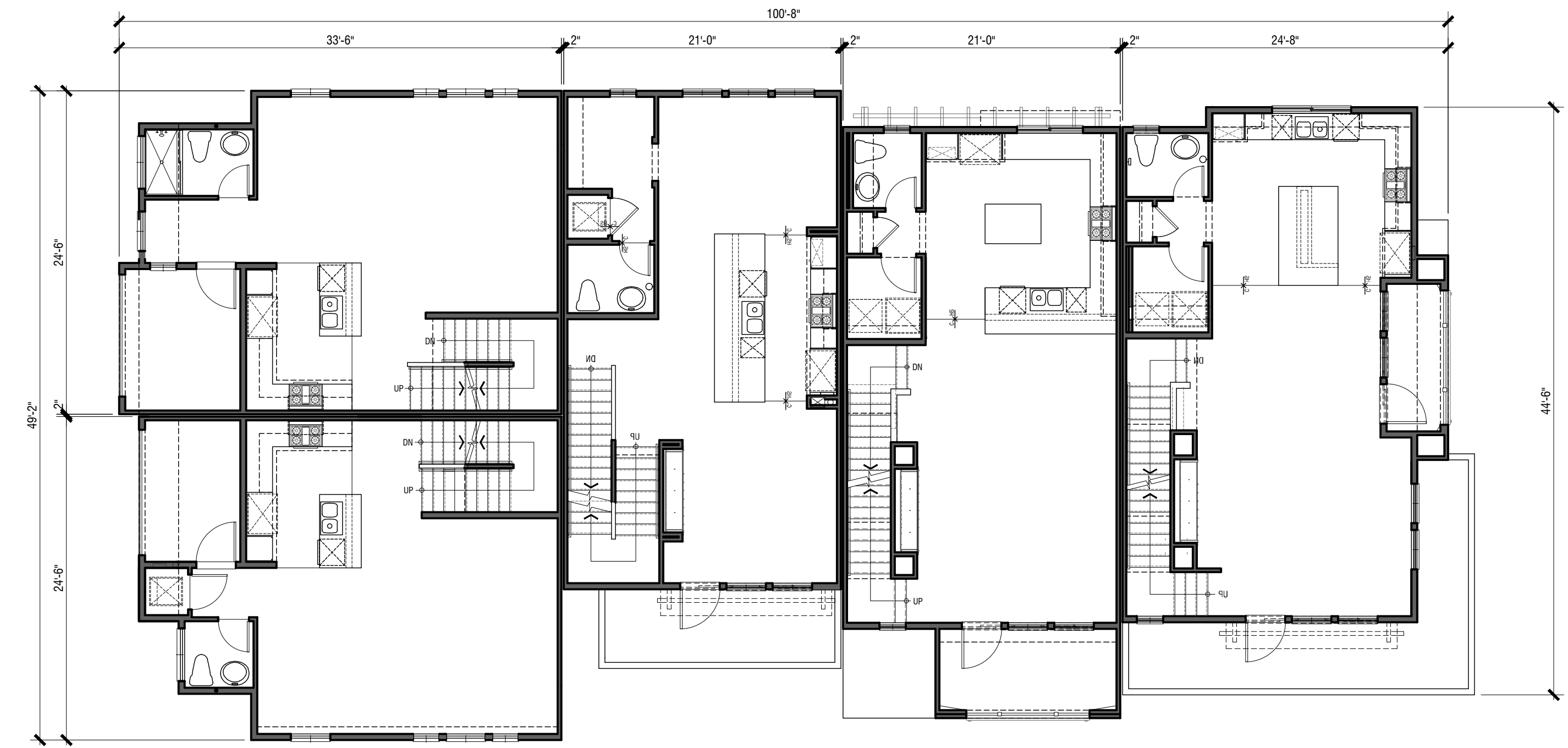
A9



Third Application Submittal

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Plan 1



Plan 2

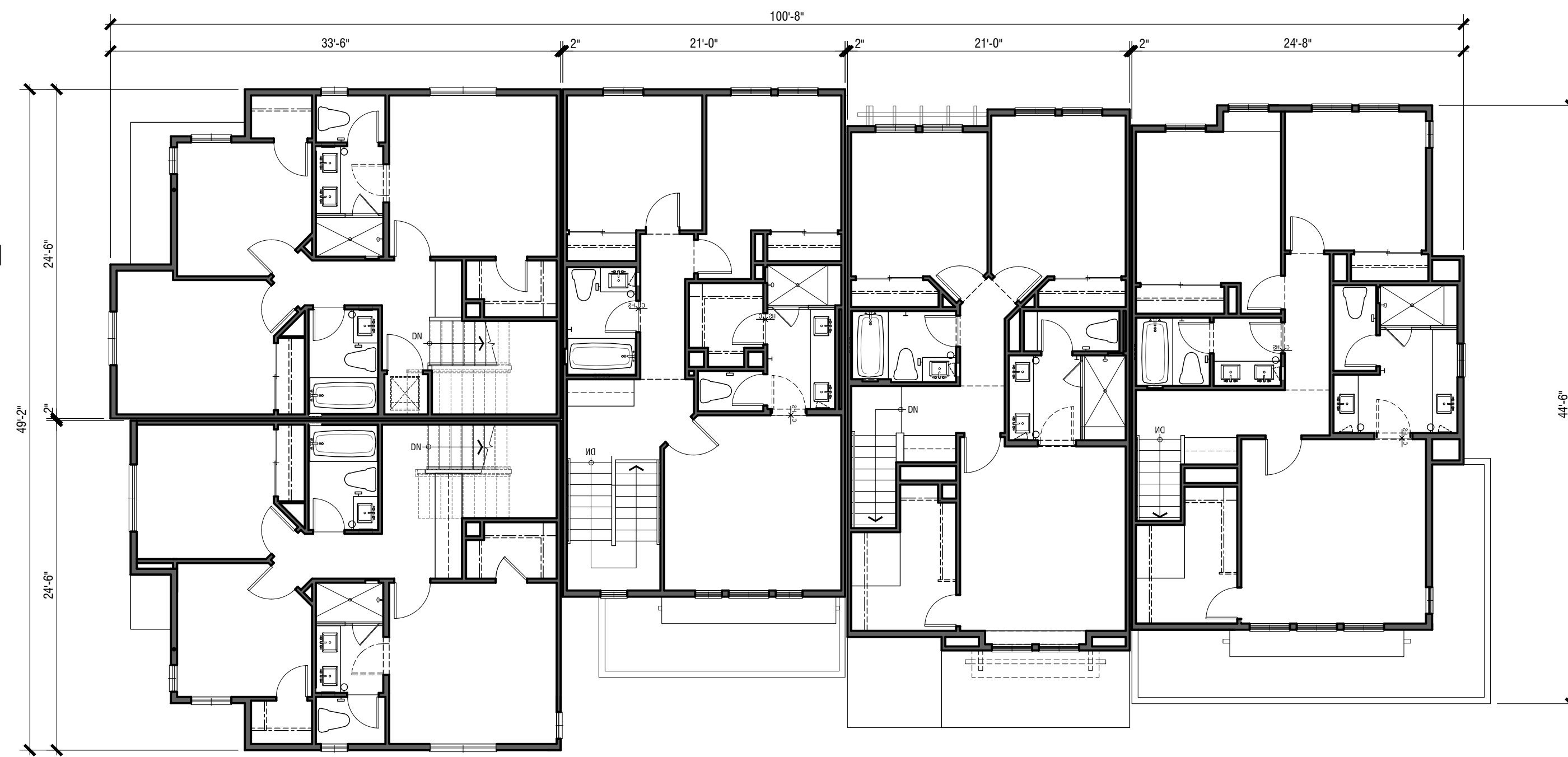
Plan 4

Plan 3

Plan 6

Second Floor

Plan 1



Plan 2

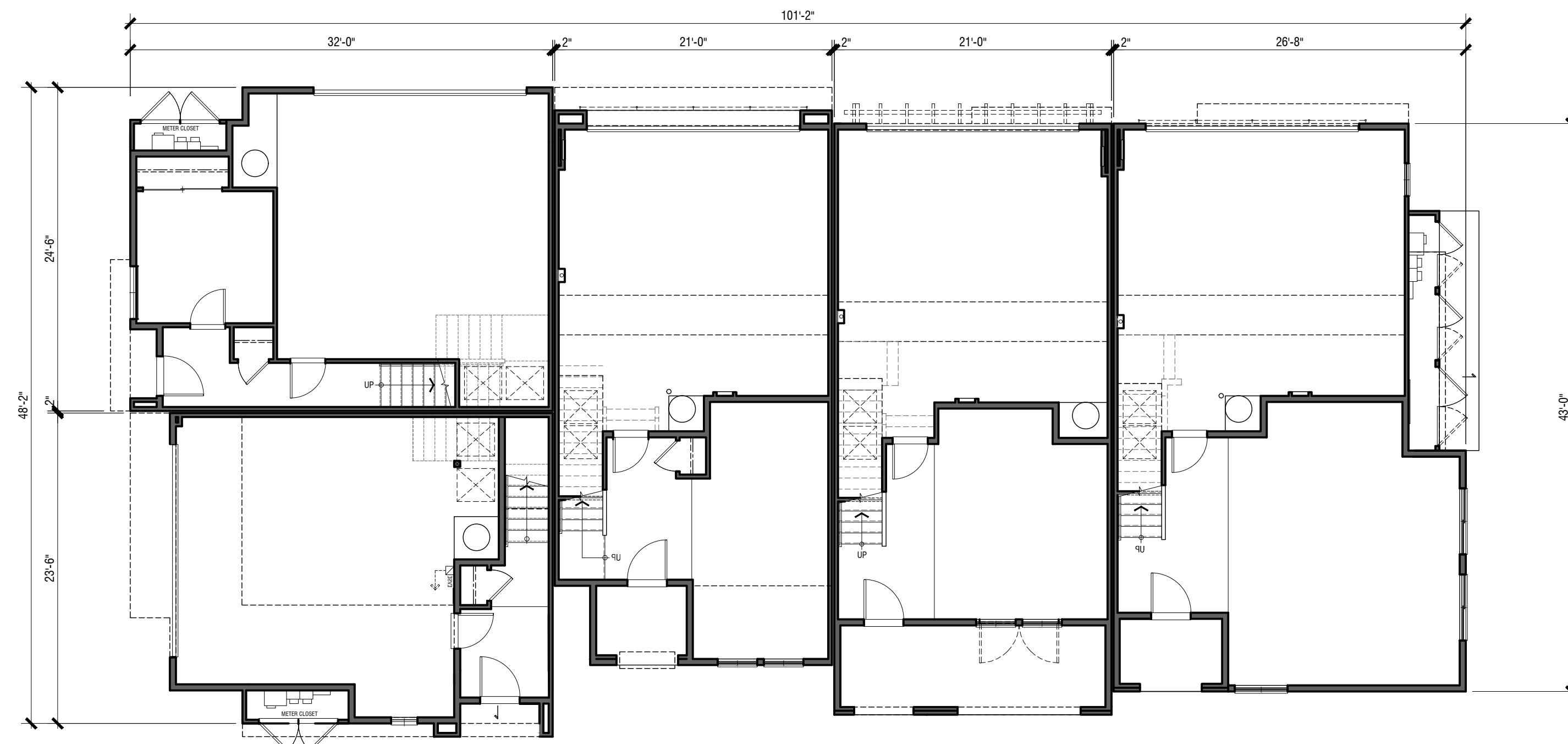
Plan 4

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

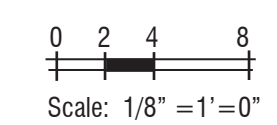
Third Floor: 4,008 sf

**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



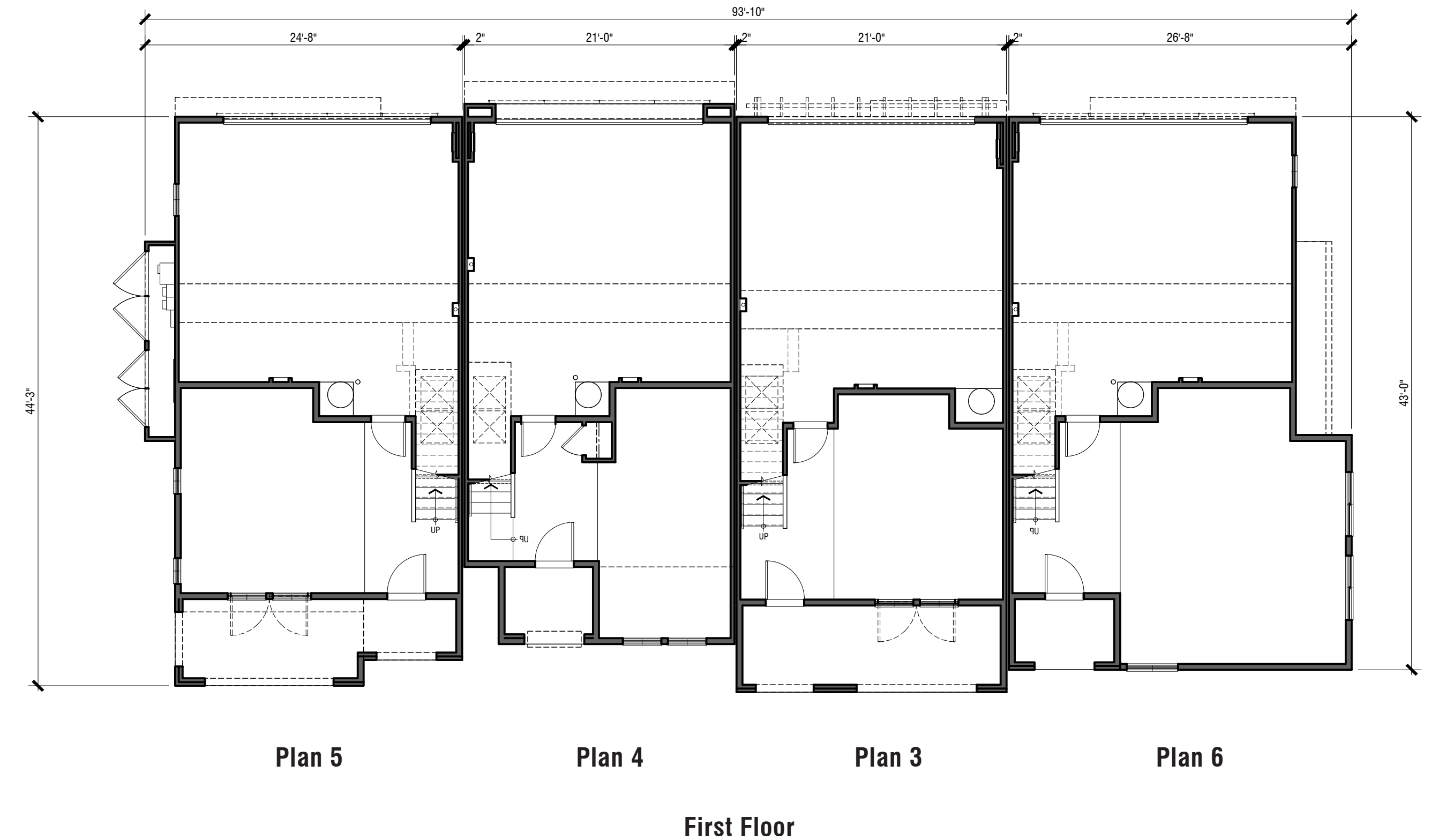
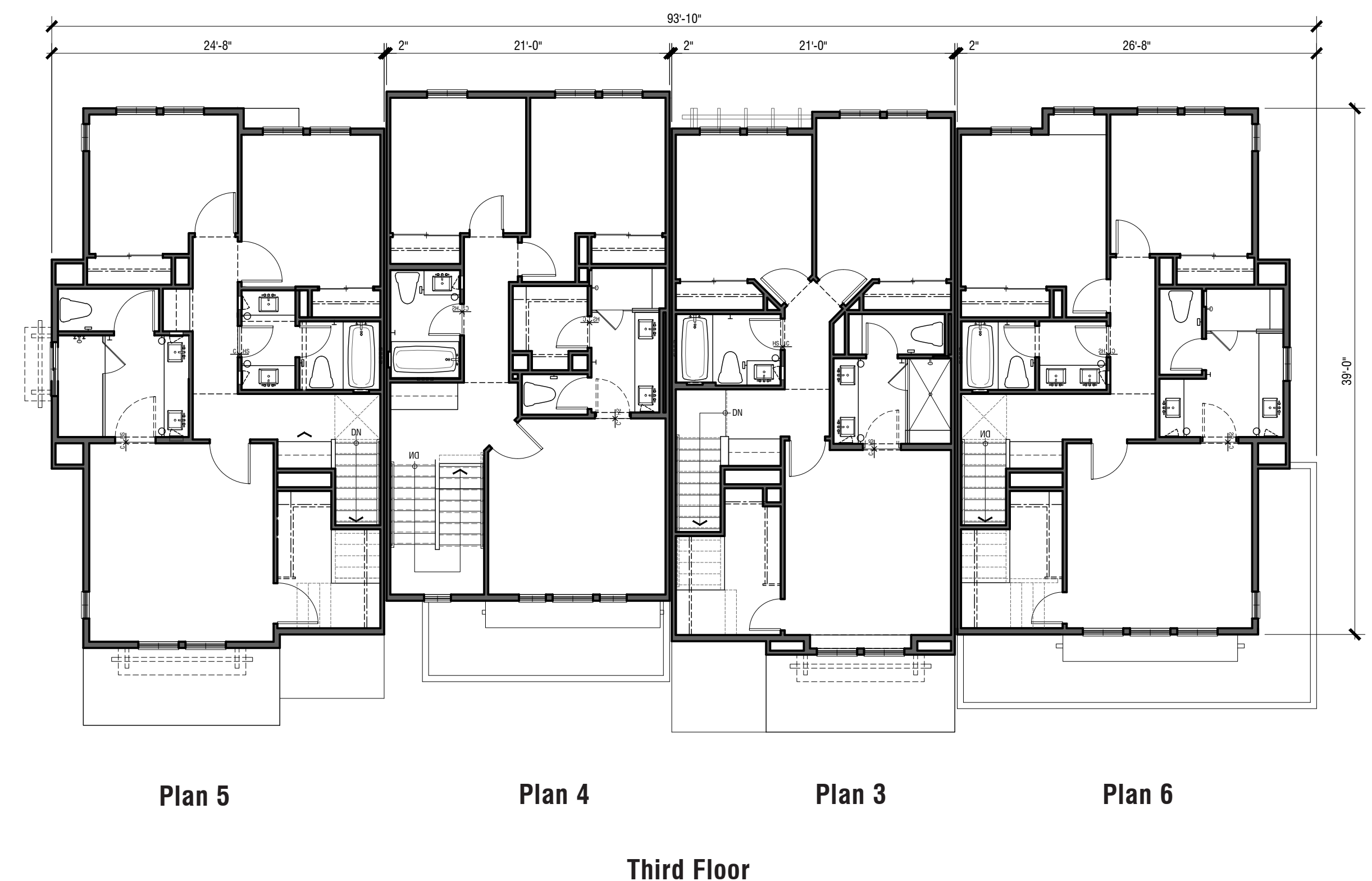
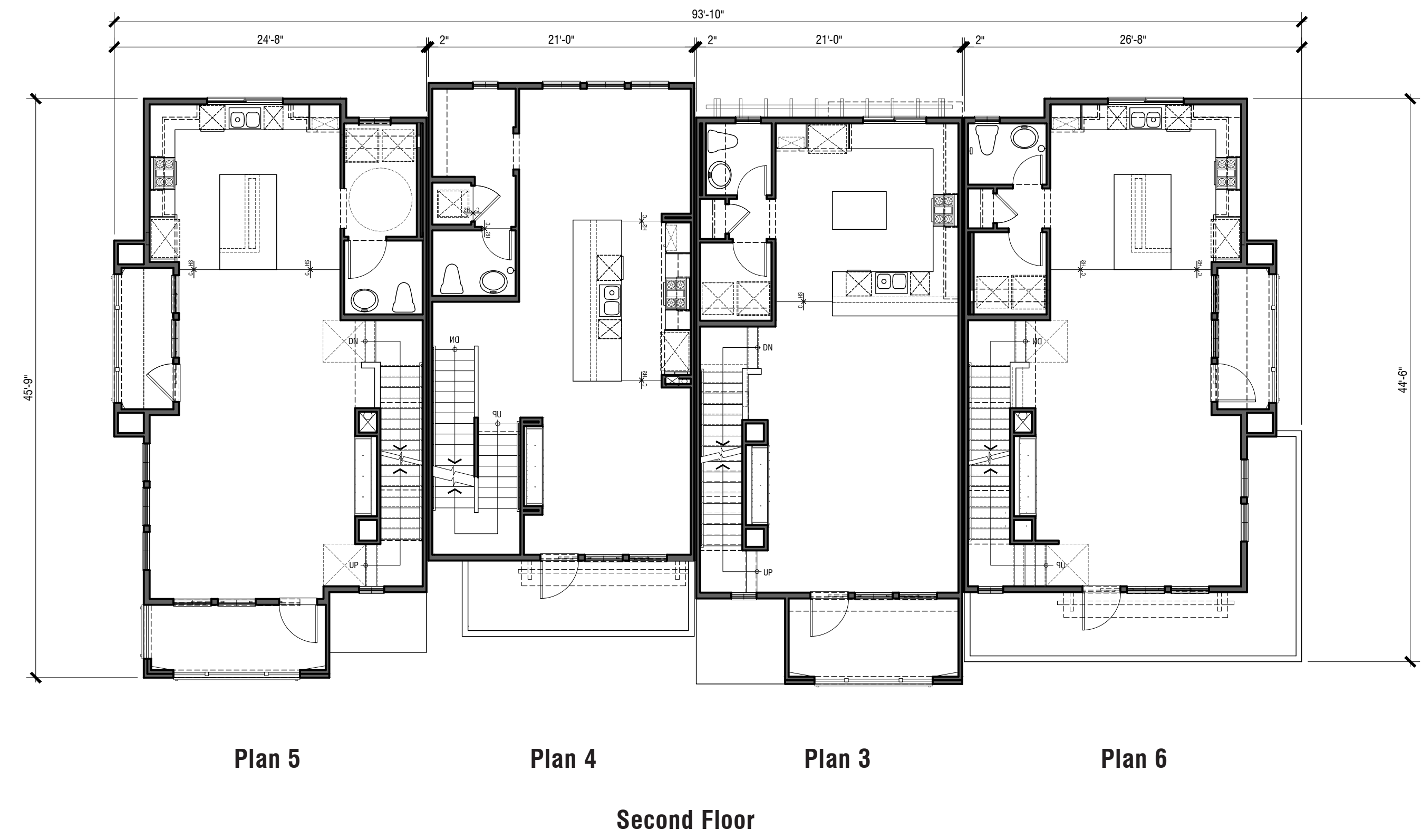
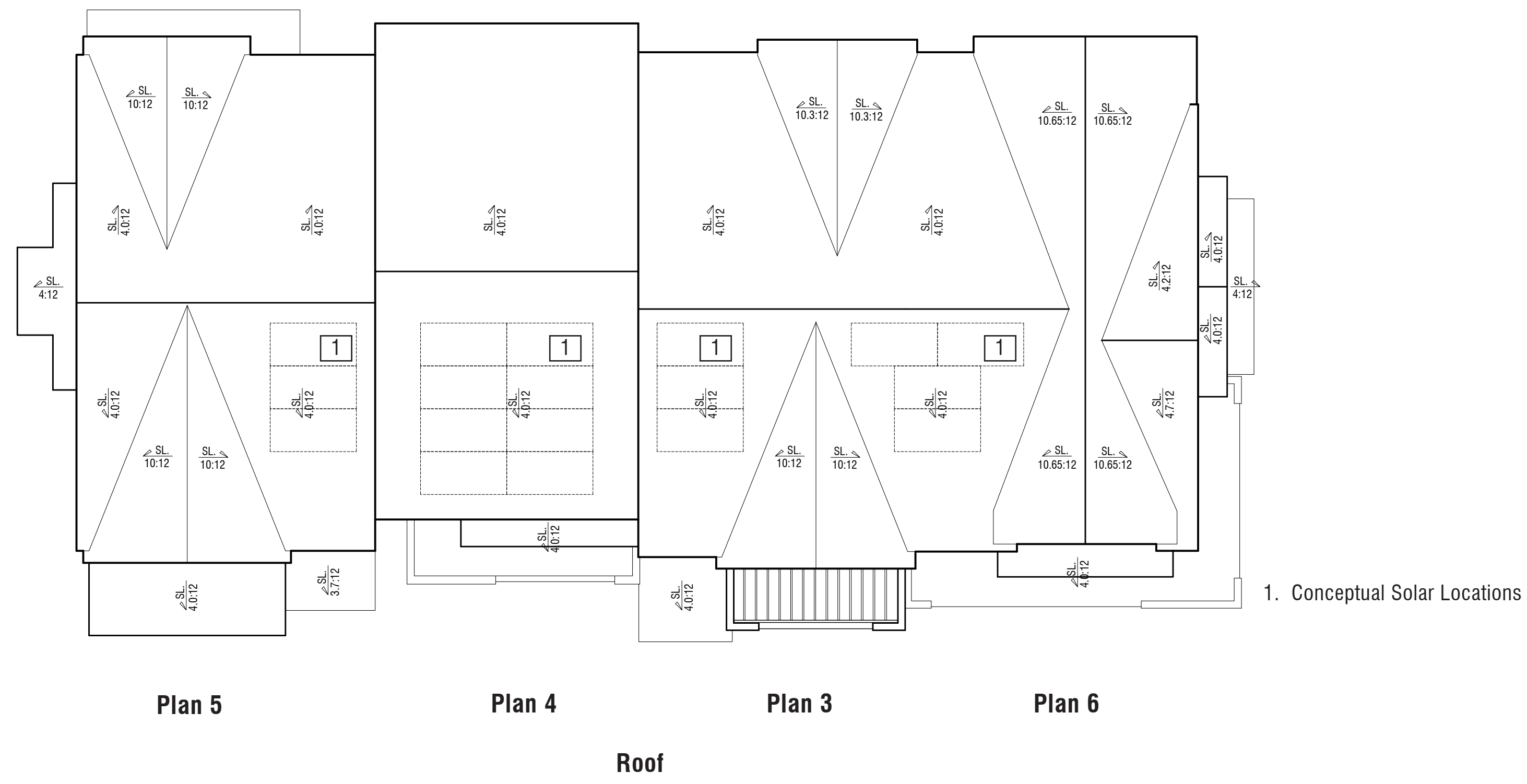
Left Elevation

Building 500 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA





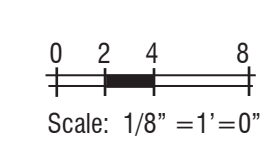
**Building 500**  
 4 Units  
 (1) Plan 3  
 (1) Plan 4  
 (1) Plan 5  
 (1) Plan 6

First Floor:	3,874 sf
Second Floor:	3,910 sf
Third Floor:	3,440 sf
<b>Total:</b>	<b>11,224 sf</b>

## 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

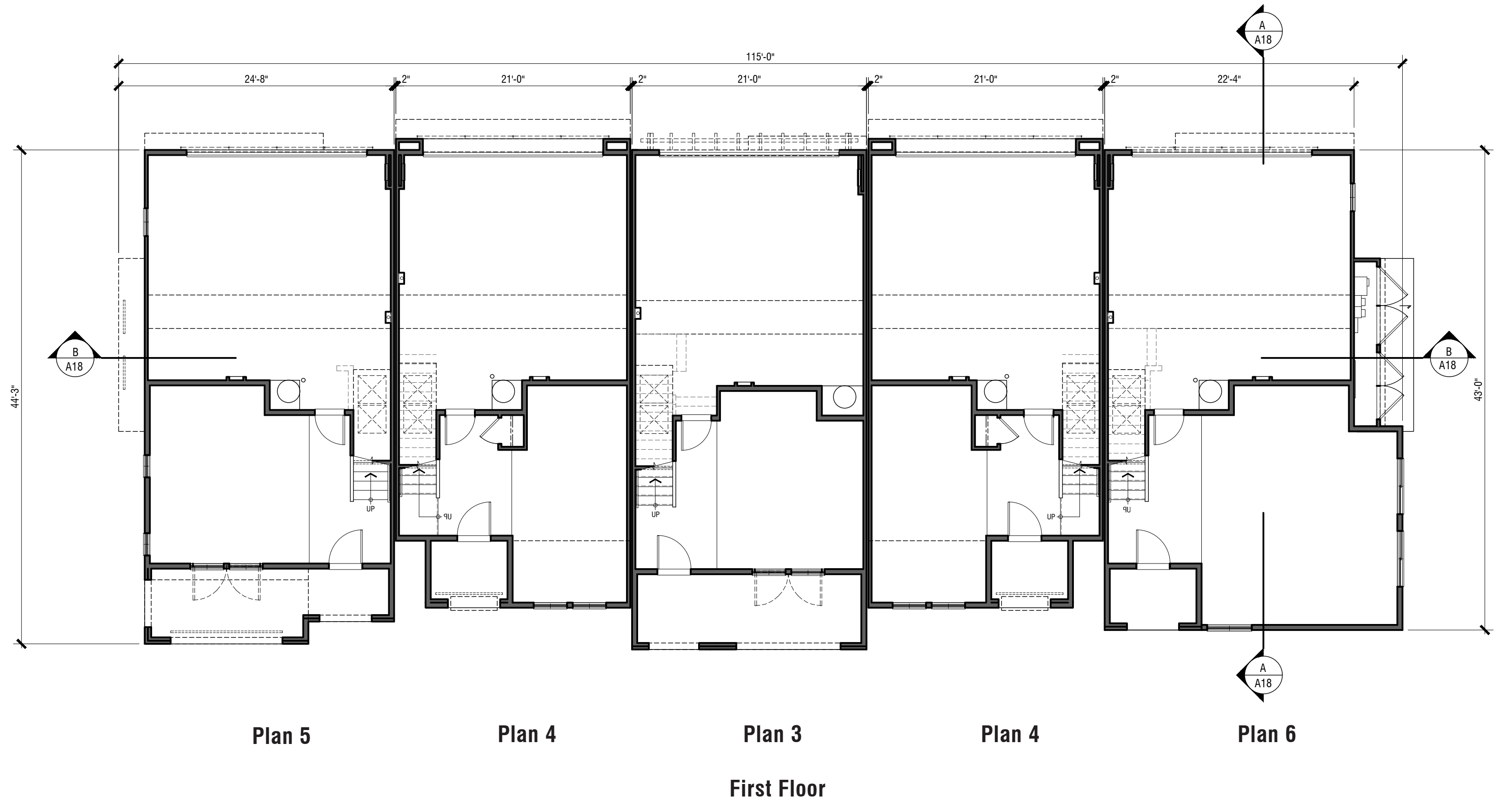
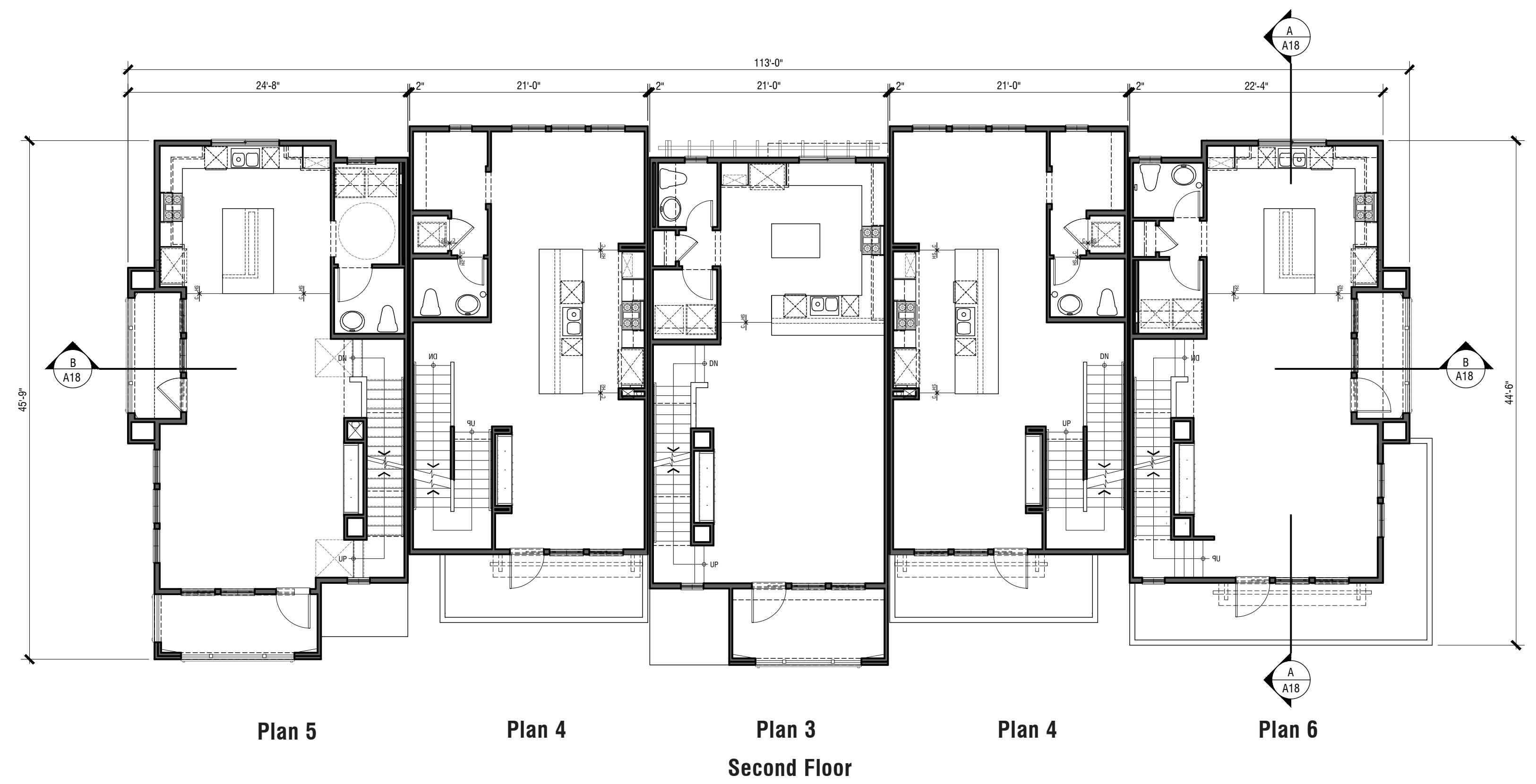
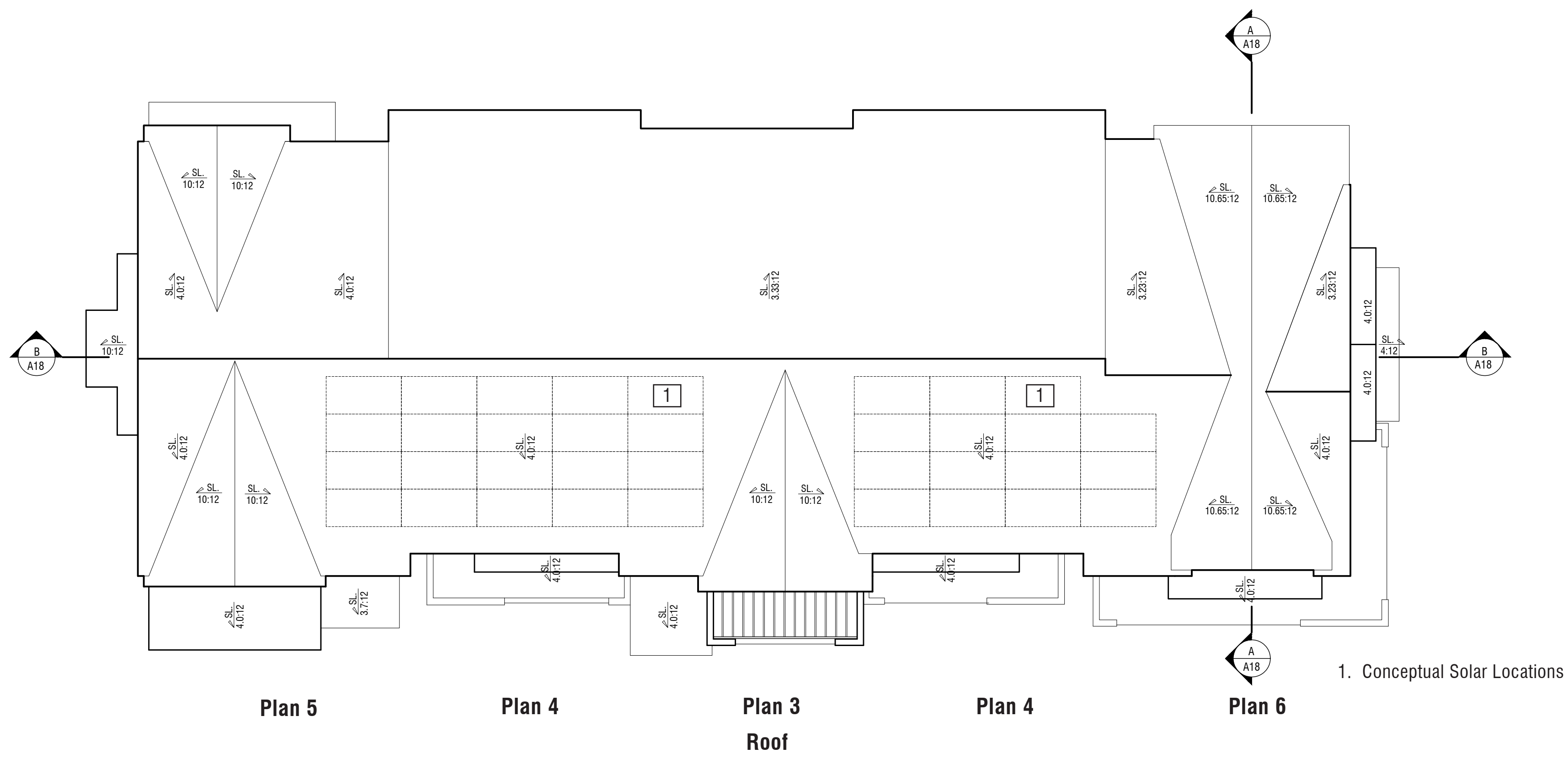


Left Elevation

Building 600 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



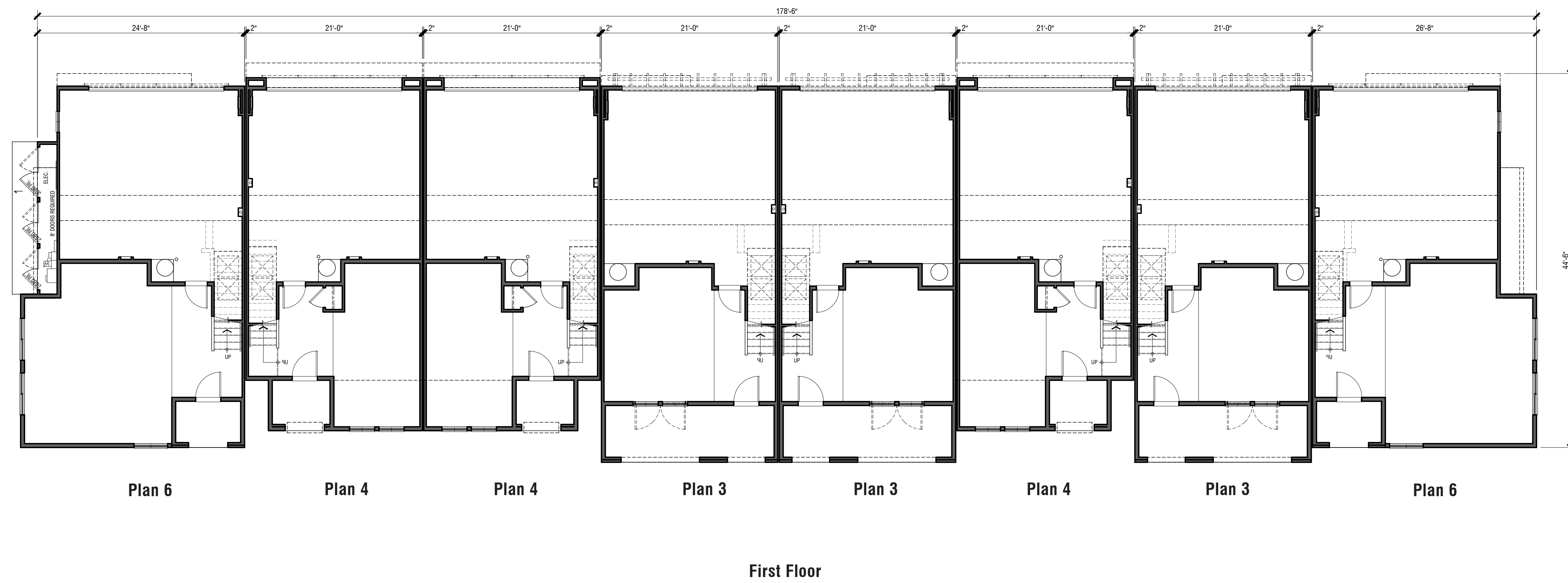
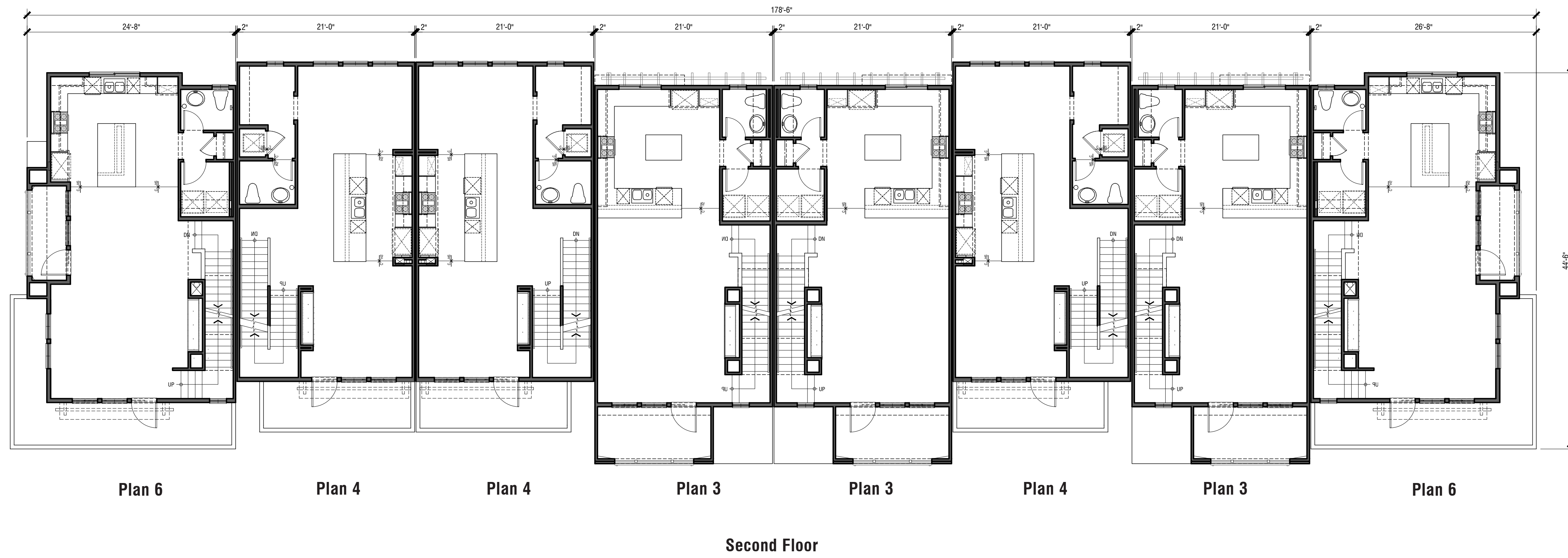
**Building 600**  
 5 Units  
 (1) Plan 3  
 (2) Plan 4  
 (1) Plan 5  
 (1) Plan 6

First Floor:	4,708 sf
Second Floor:	4,818 sf
Third Floor:	4,238 sf
<b>Total:</b>	<b>13,764 sf</b>

**Building 600 Floor & Roof Plans**

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



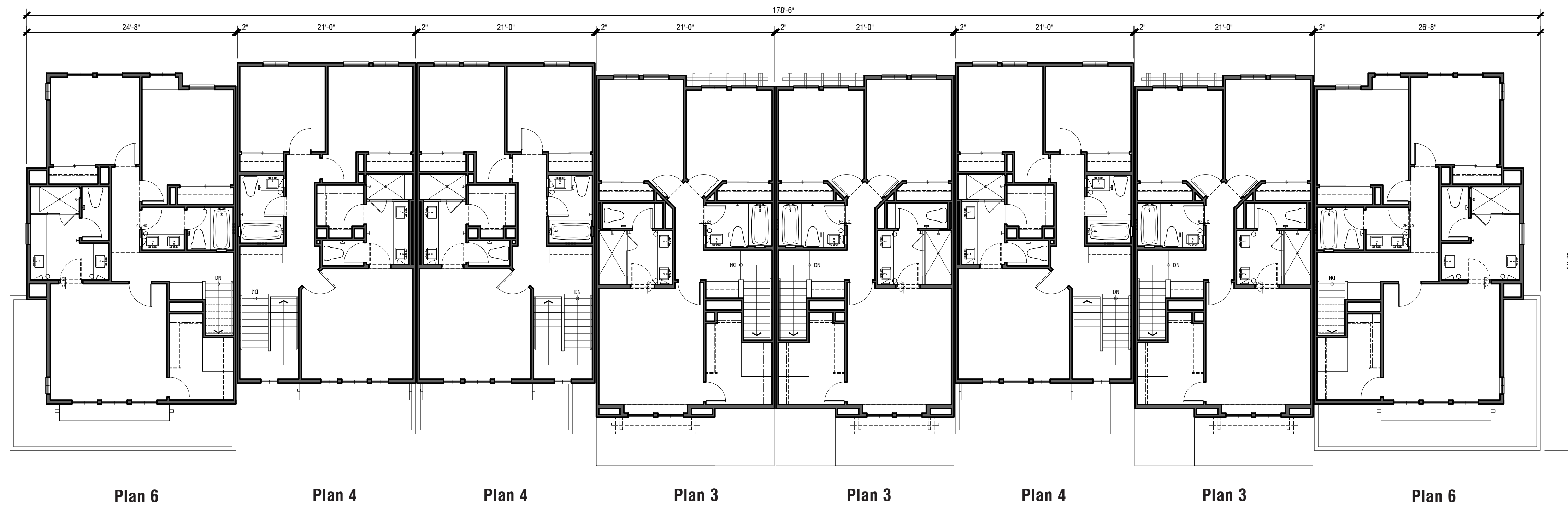
**Building 700**  
 8 Units  
 (3) Plan 3  
 (3) Plan 4  
 (2) Plan 6

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



Third Floor

**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**

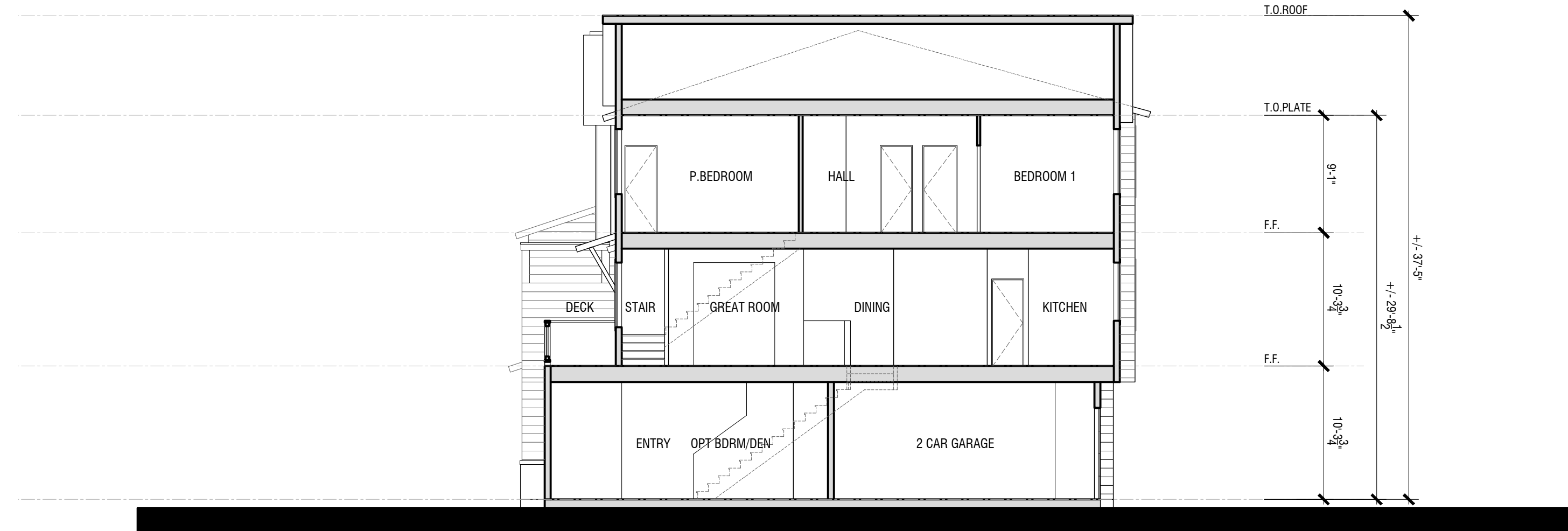
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

0 2 4 8  
 Scale: 1/8" = 1'-0" **A18**



Third Application Submittal

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Plan 6



Plan 5

Plan 4

Plan 3

Plan 4

Plan 6

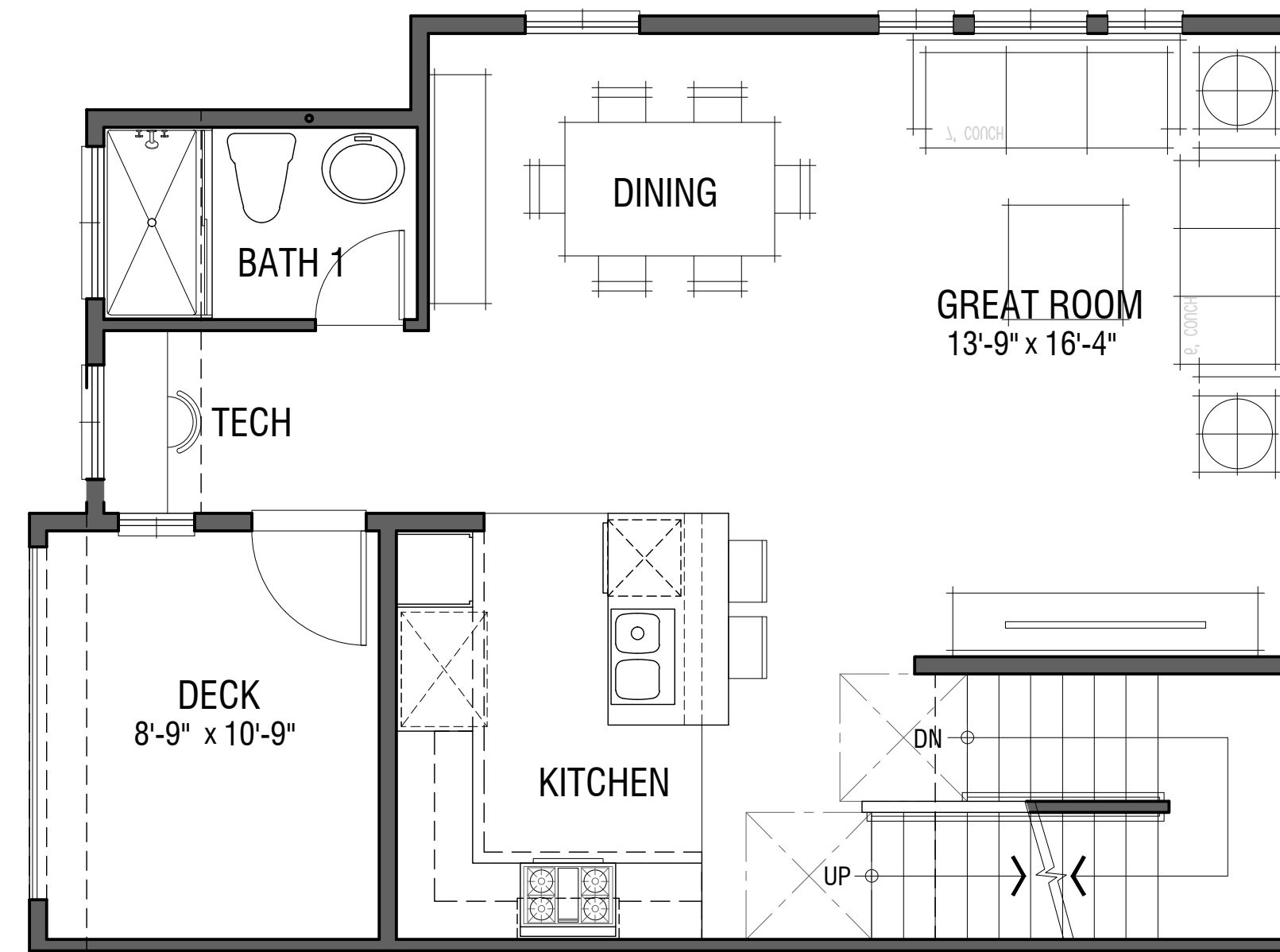
## Representative Building Sections

# The Canopy

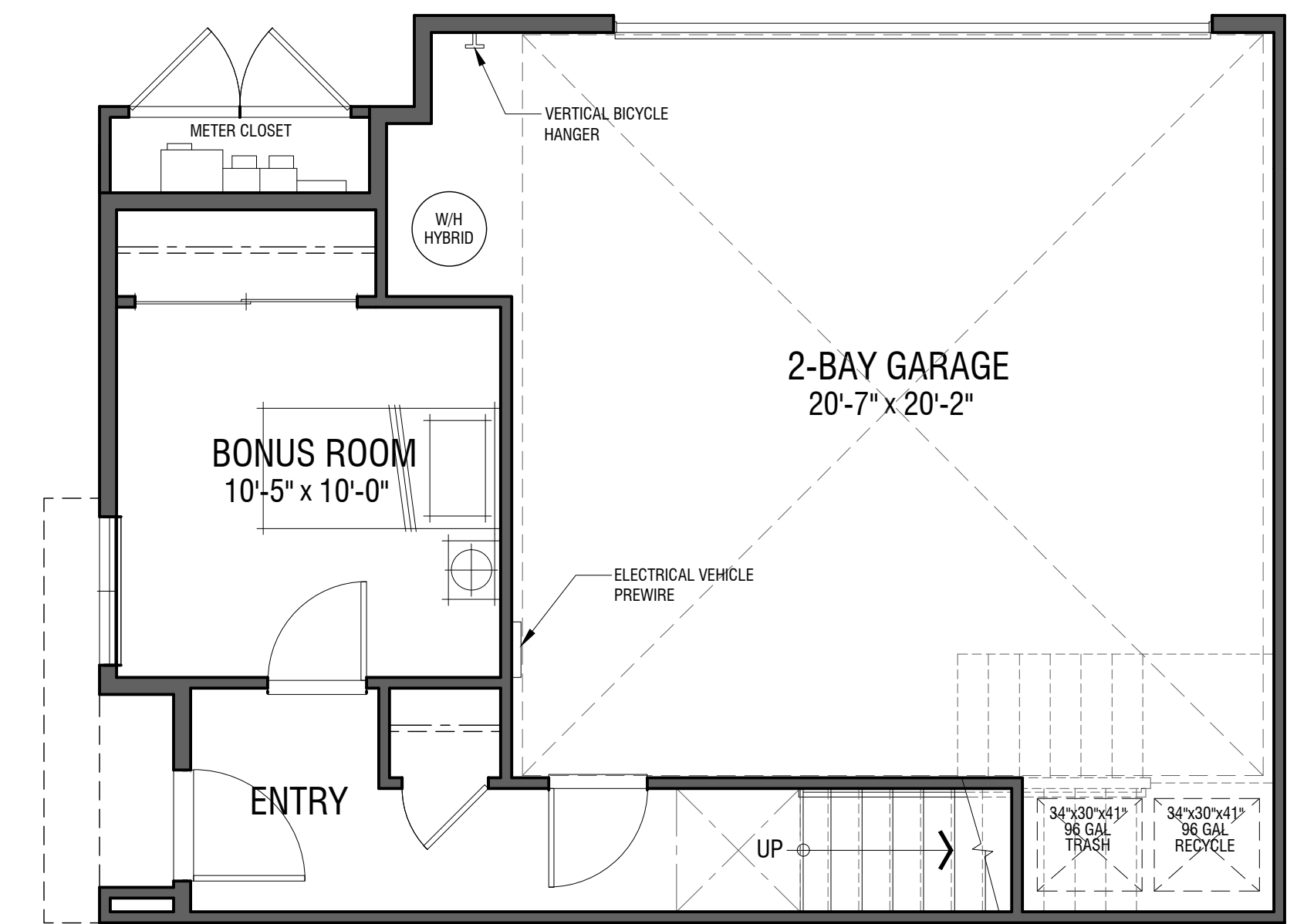
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



First Floor

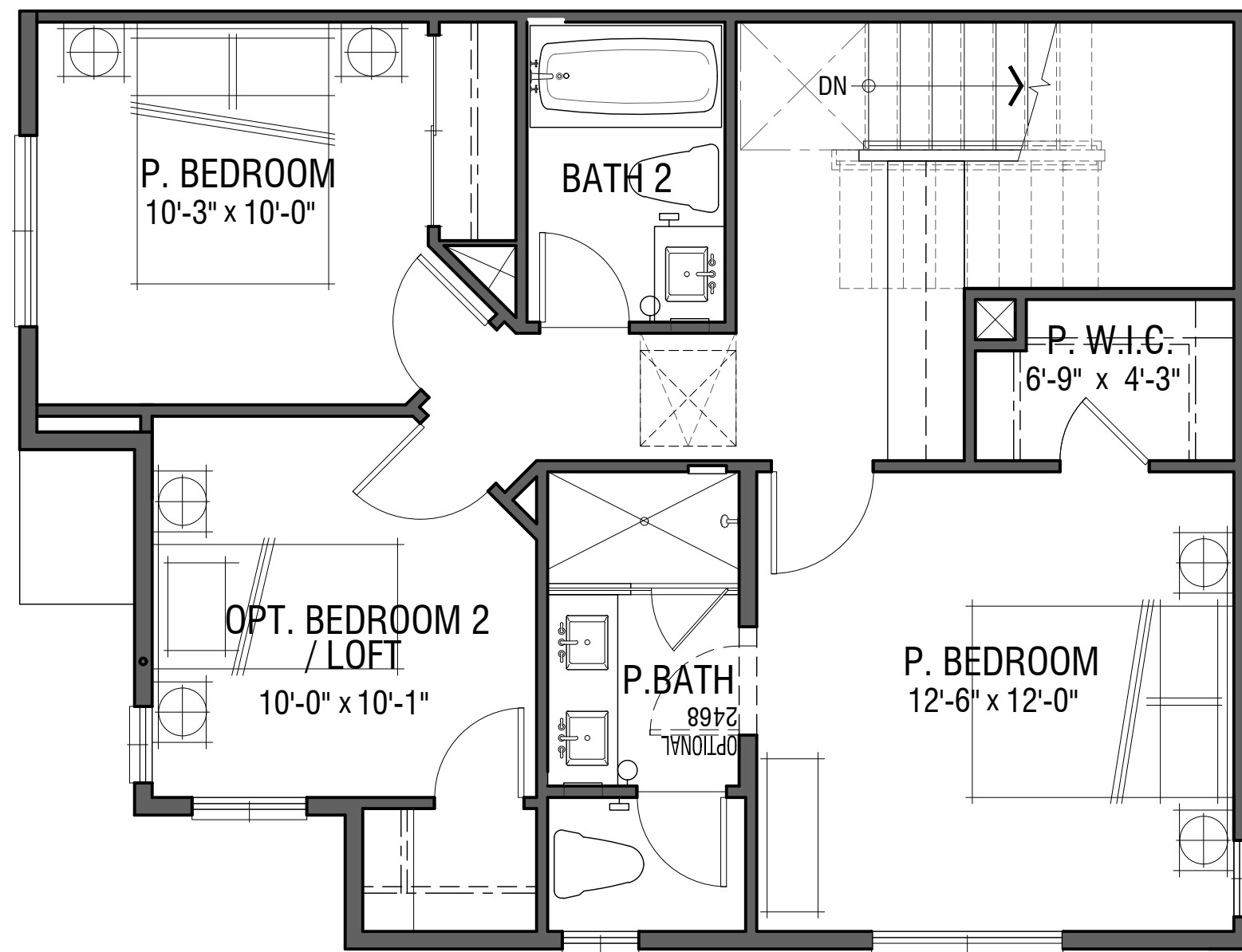
**Plan 1**

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

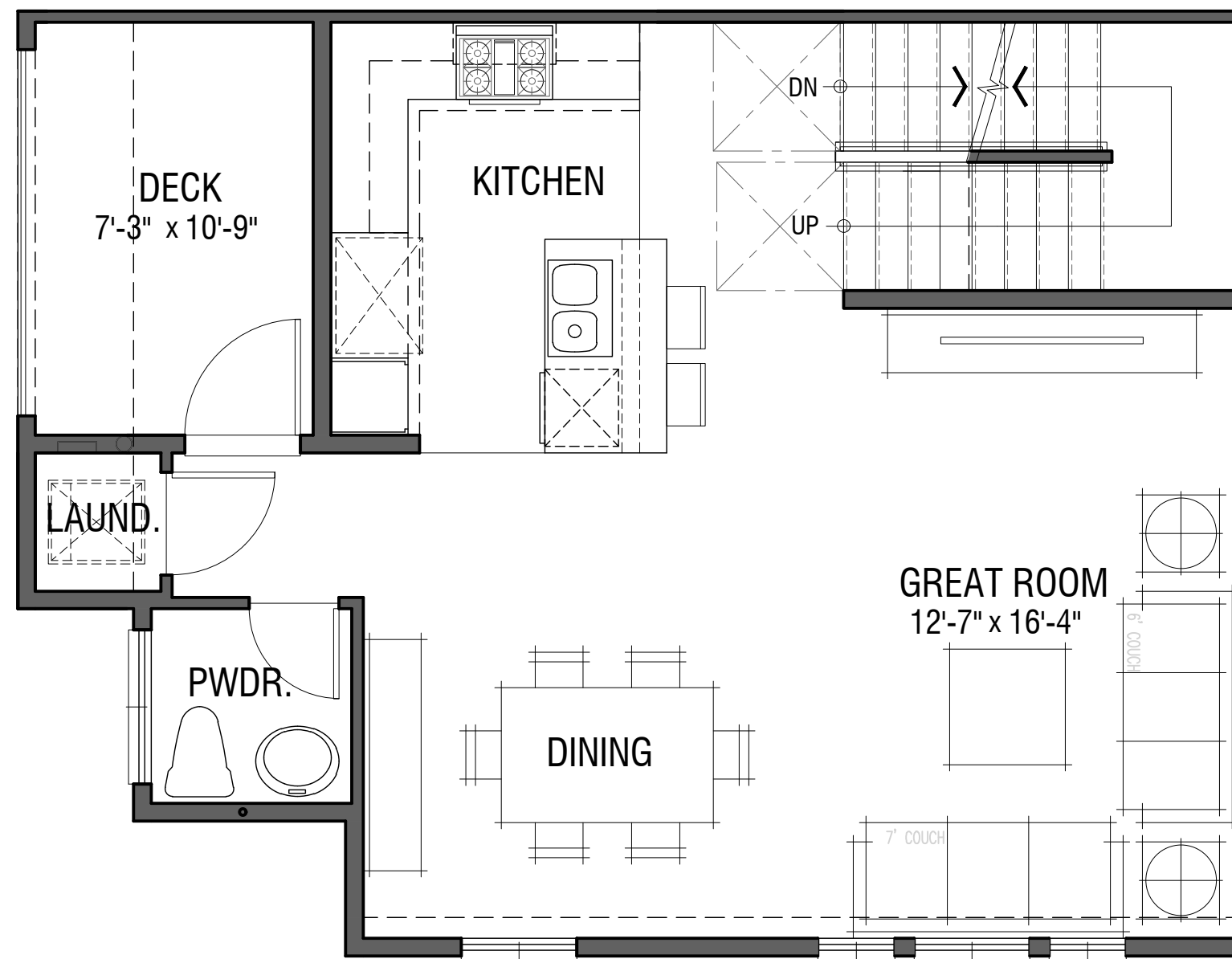
**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

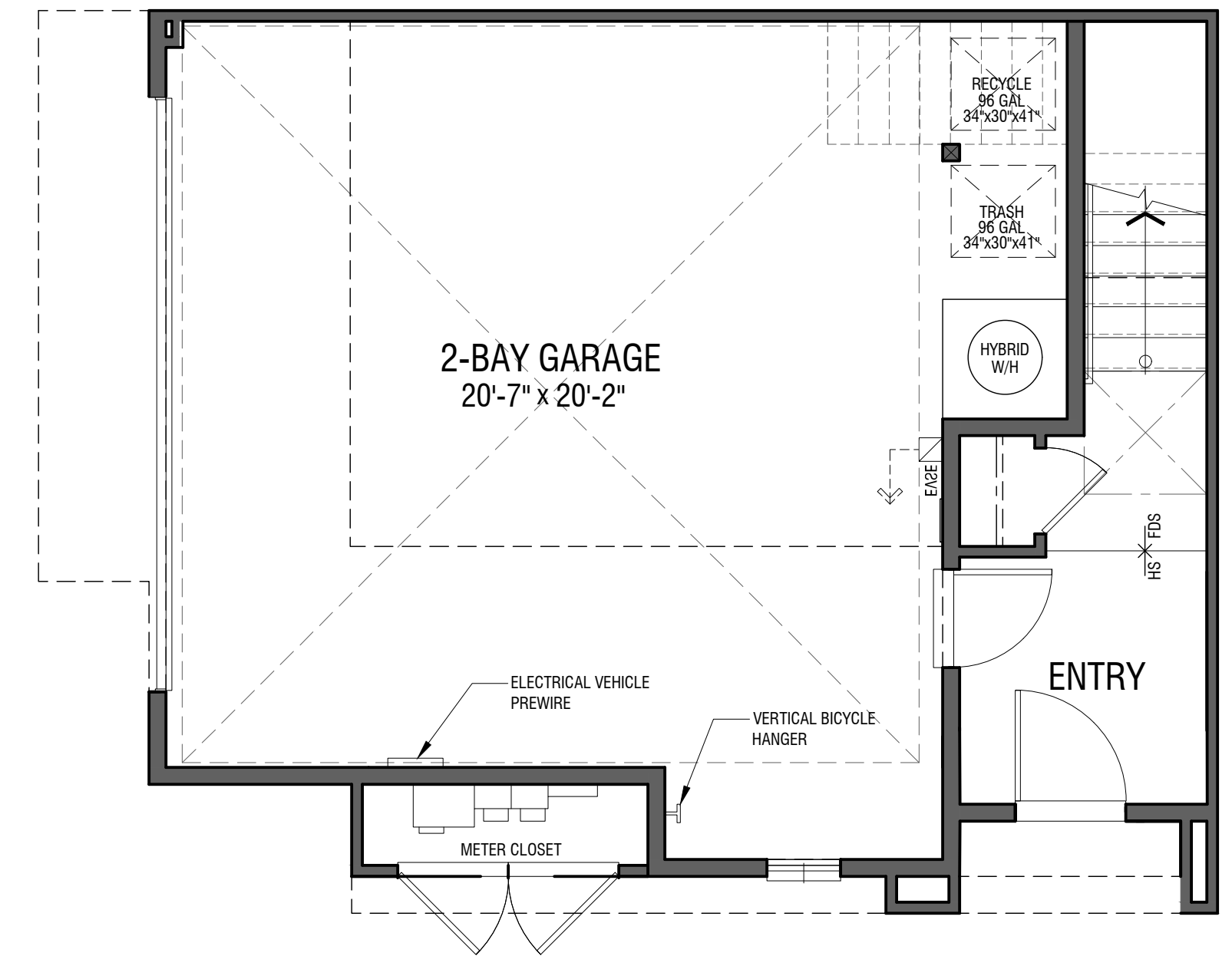




Third Floor



Second Floor



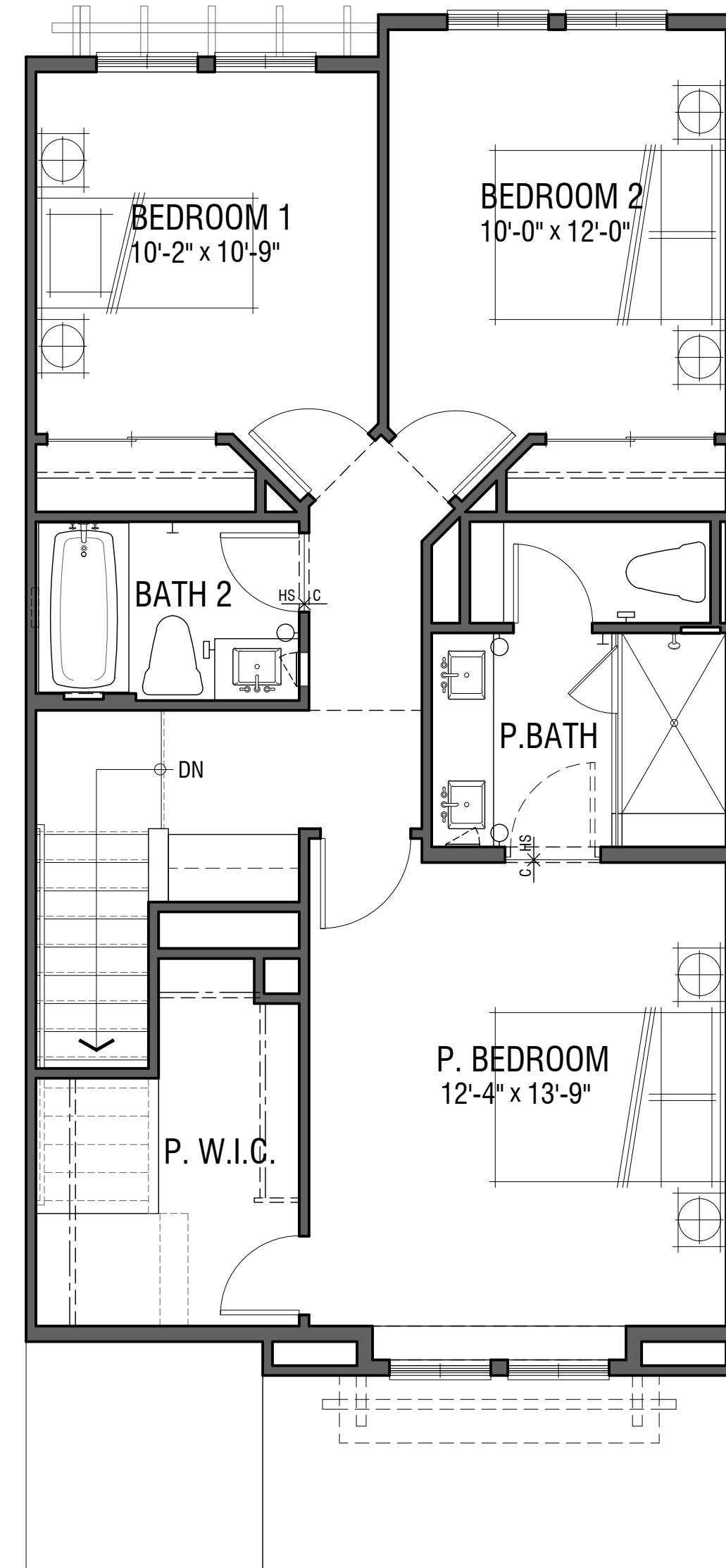
First Floor

**Plan 2**

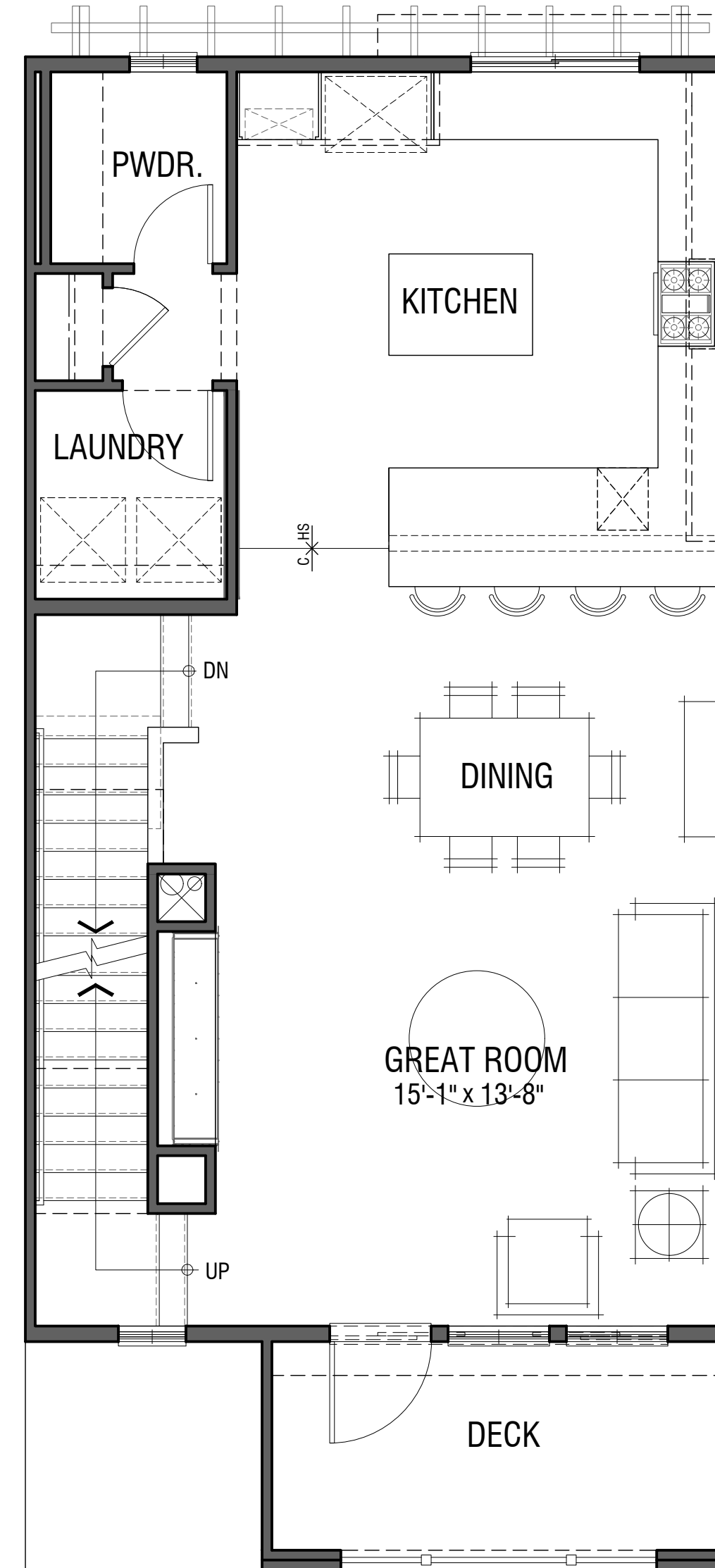
3 Bedroom | 2.5 Bath  
2 Car Garage  
1,354 sf

**The Canopy**

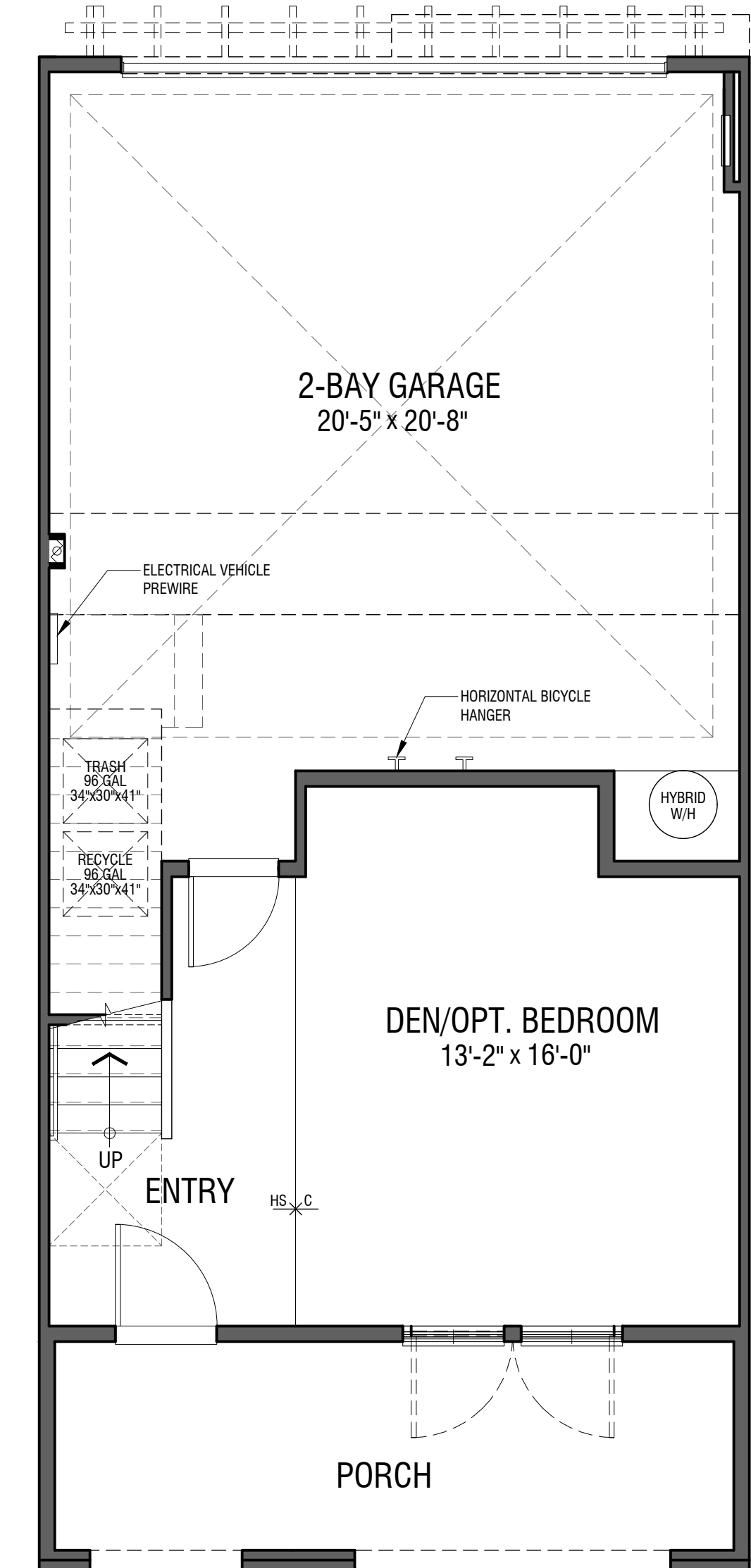
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



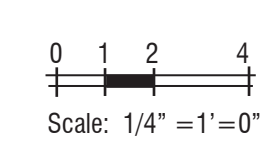
First Floor

**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



Scale: 1/4" = 1'-0"

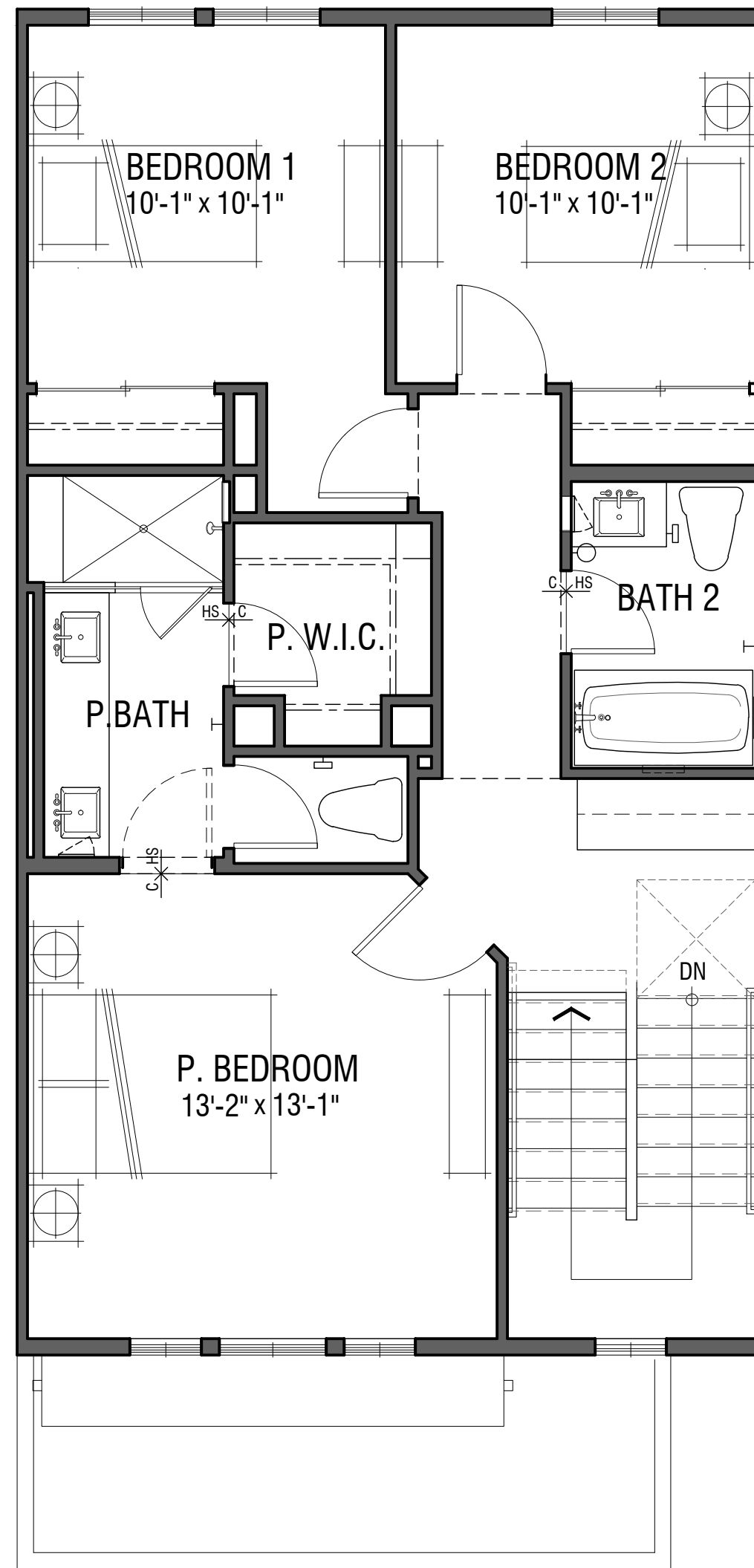
**A22**



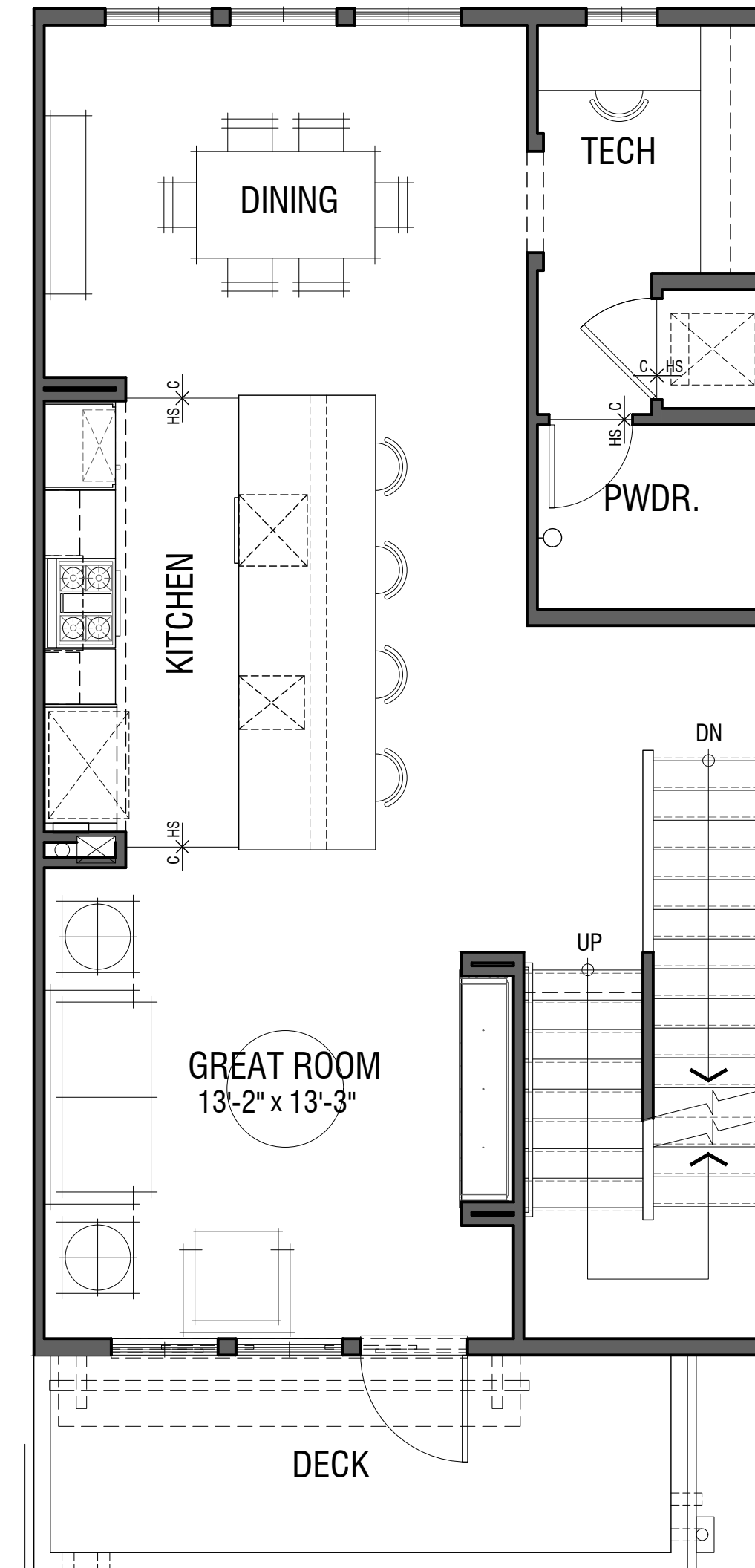
Third Application Submittal

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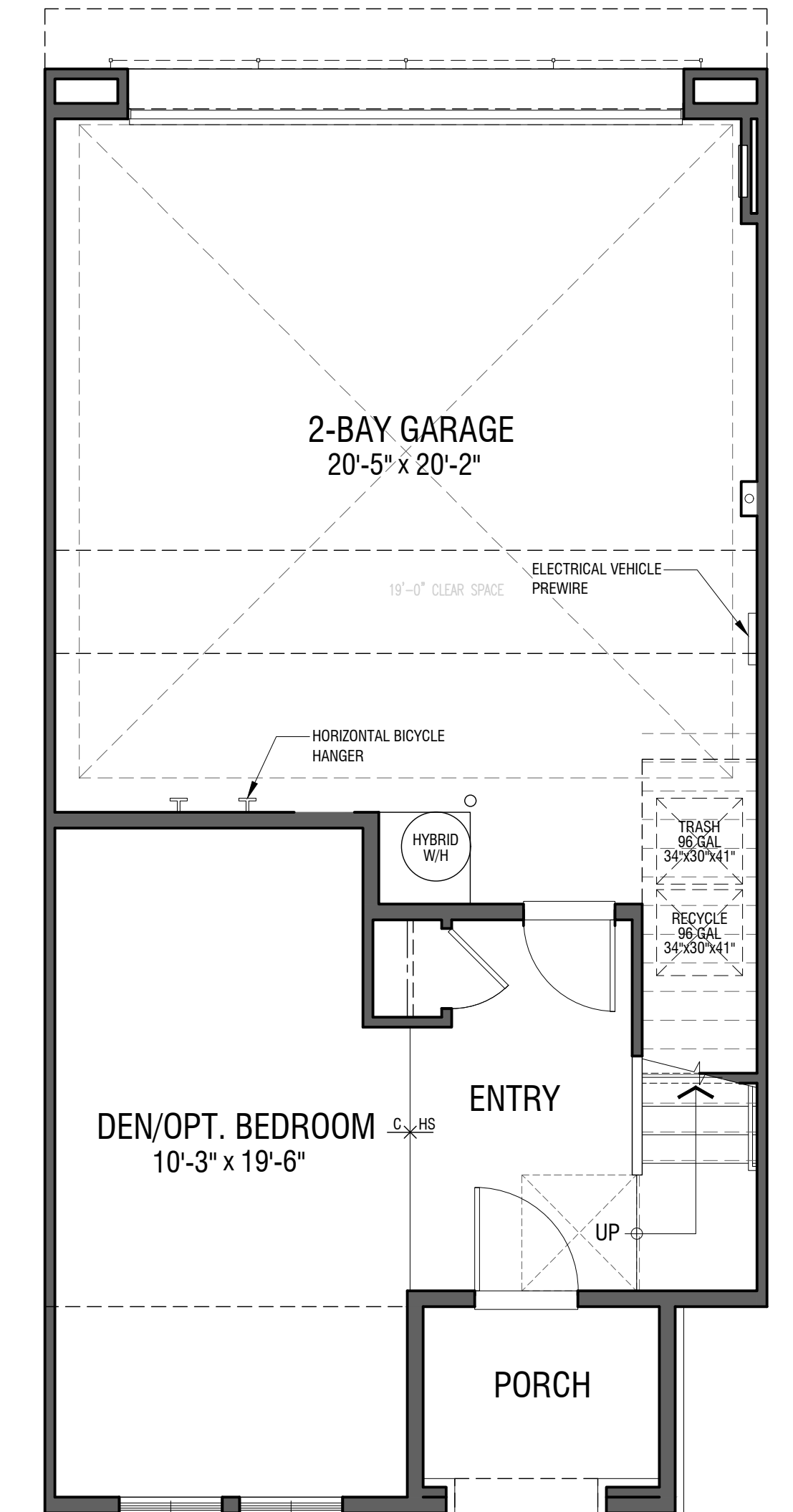




Third Floor



Second Floor



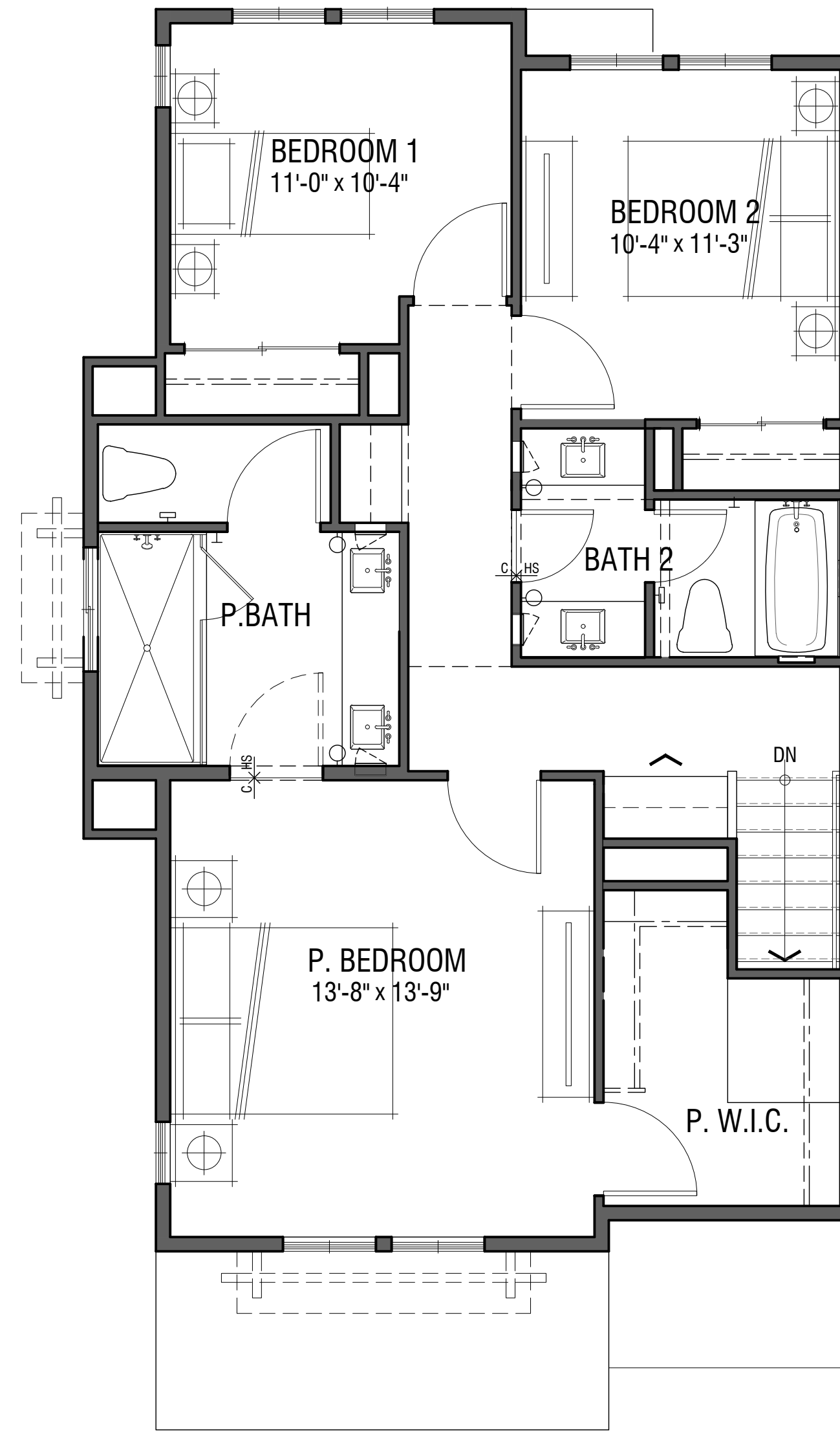
First Floor

**Plan 4**

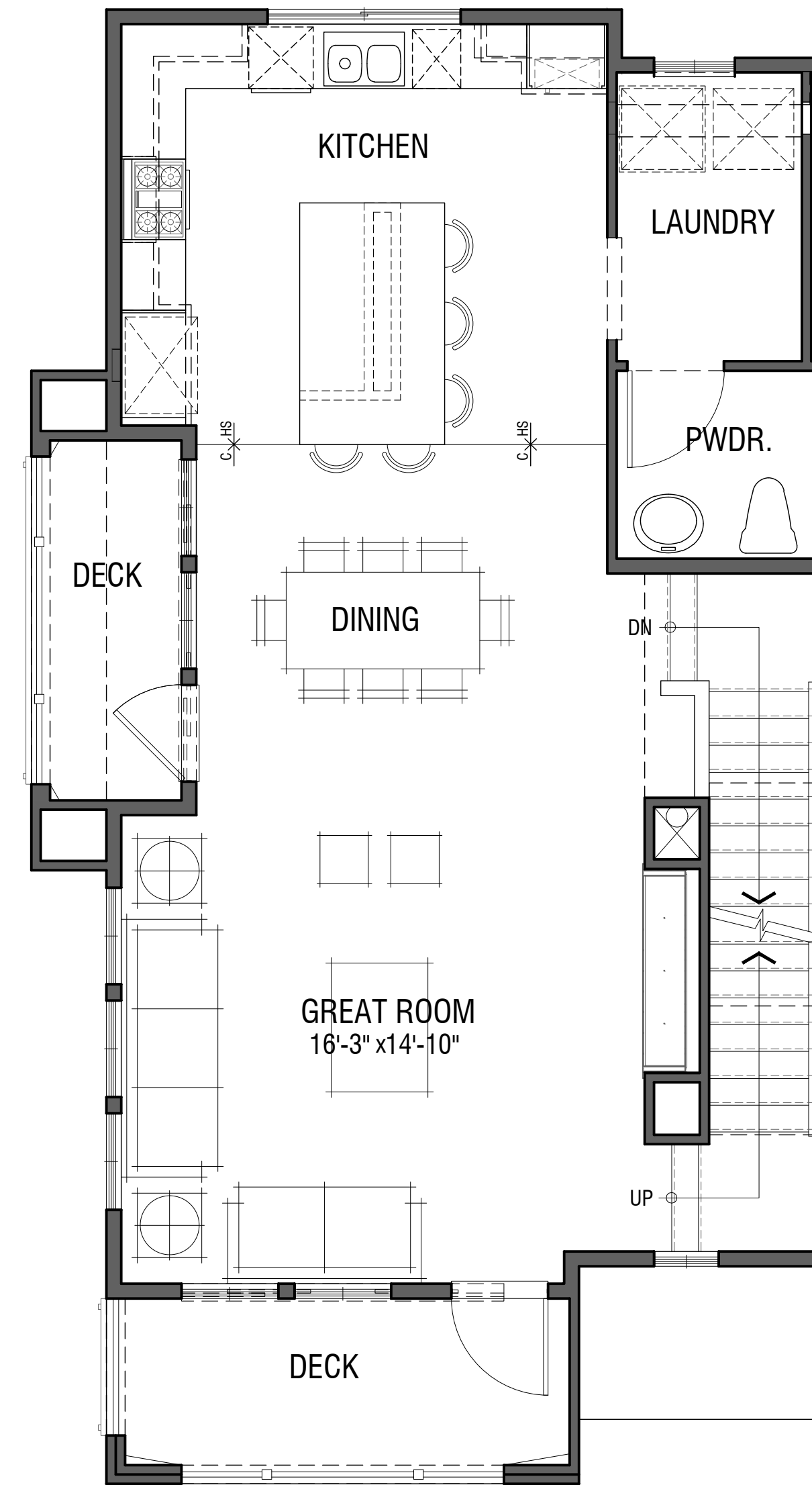
3 Bedroom | 2.5 Bath  
 1 Optional Room / Den  
 2 Car Garage  
 1,736 sf

**The Canopy**

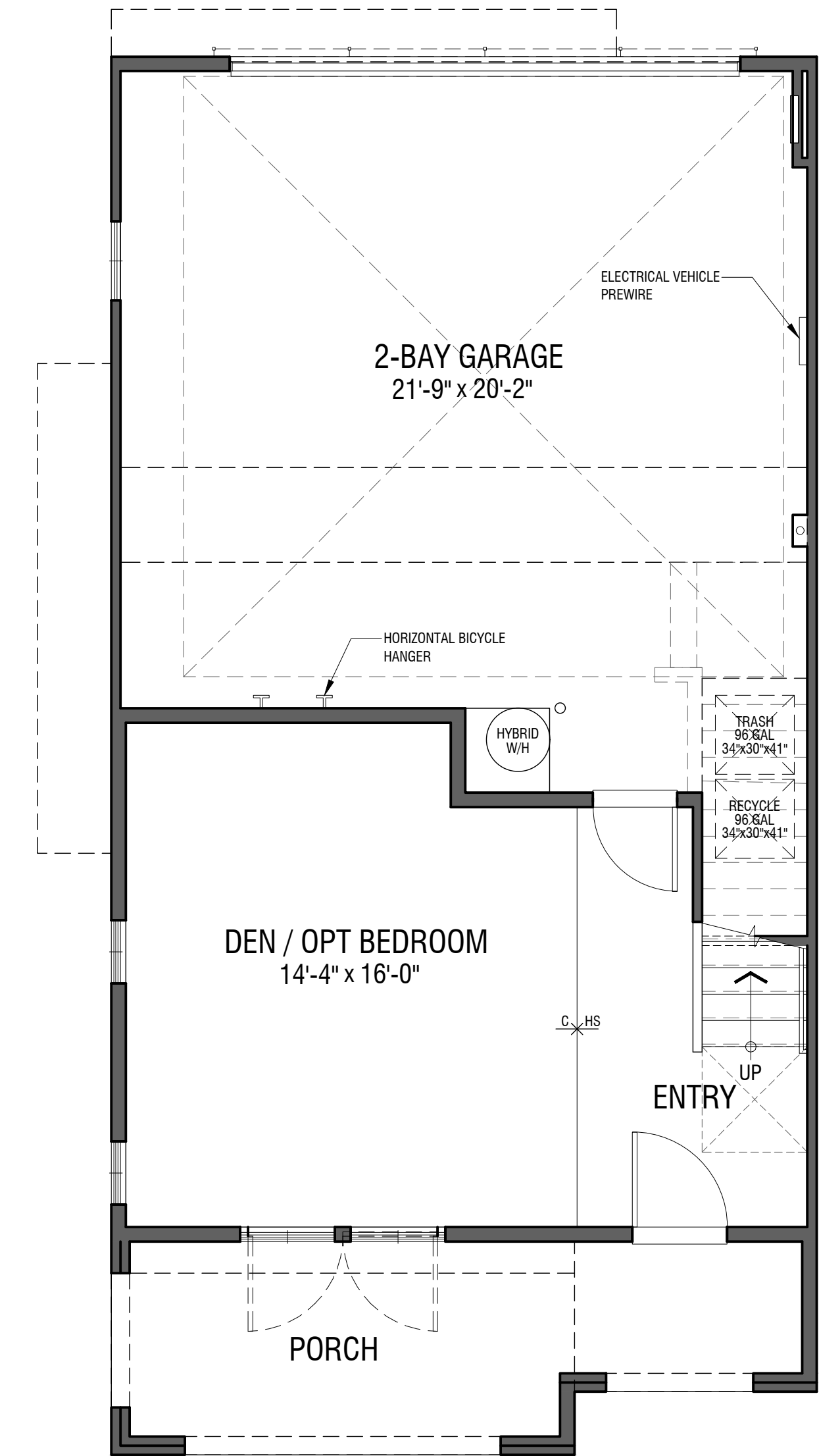
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



First Floor

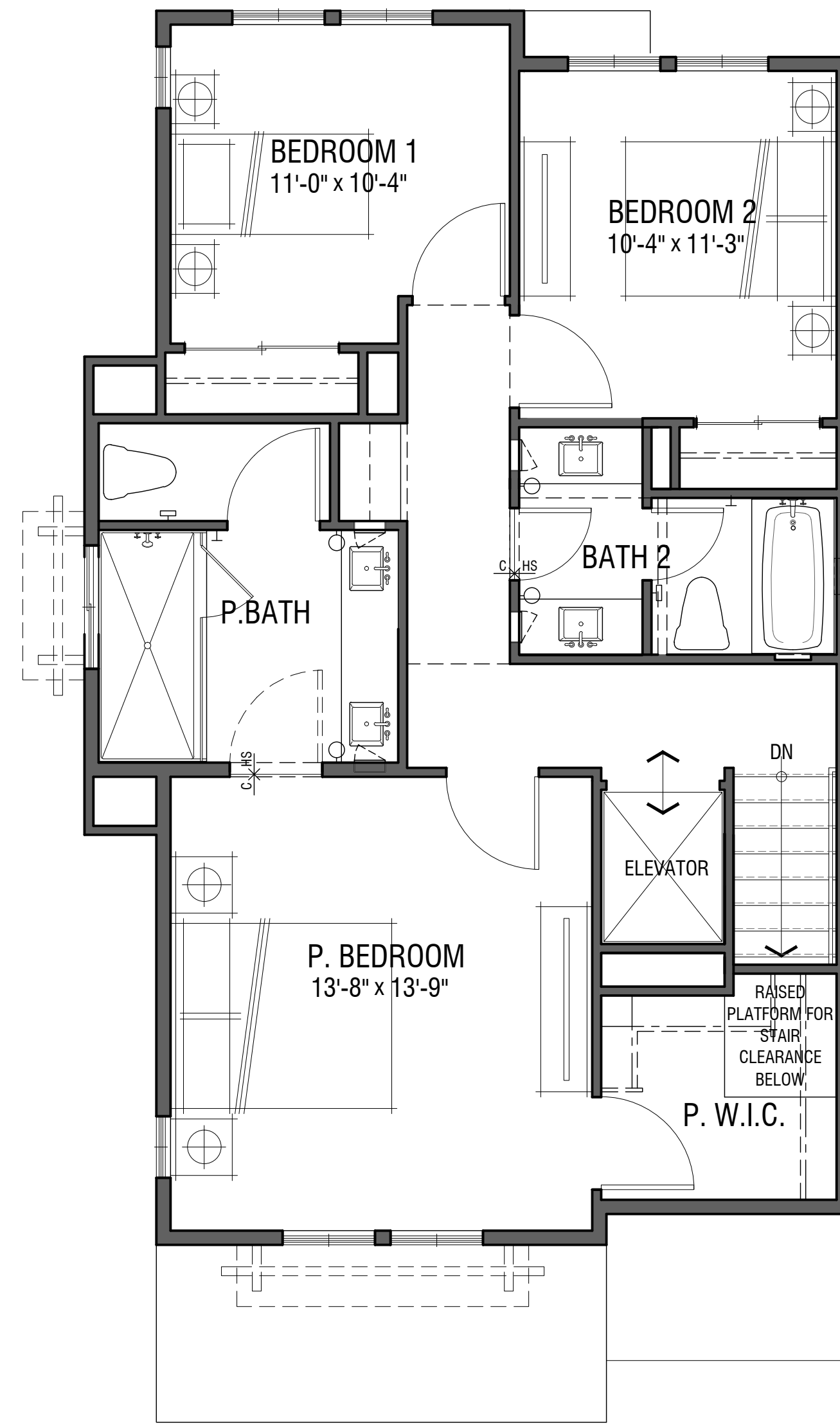
Note: For personal elevator option, see Sheet A24.

**Plan 5**

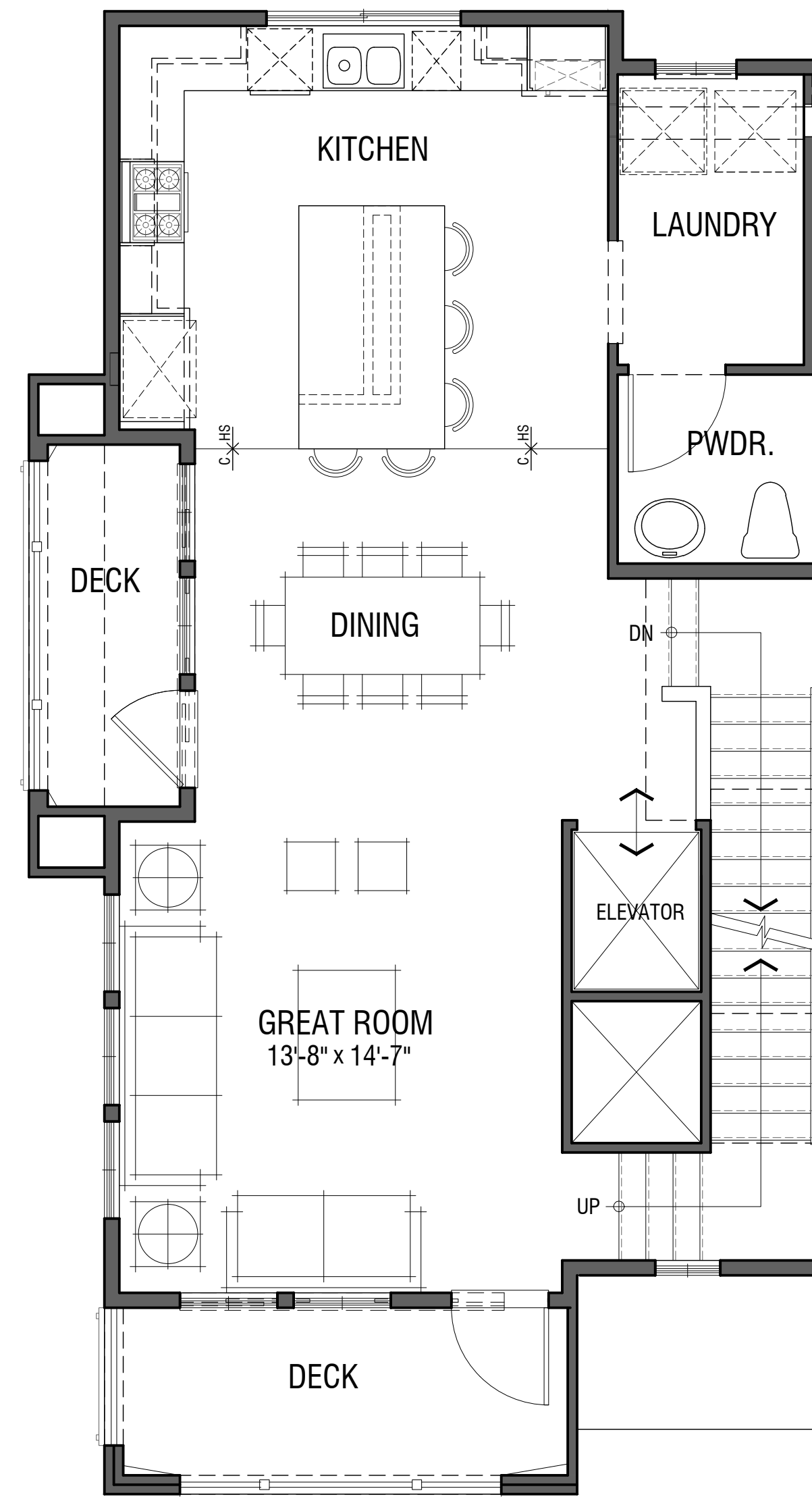
3 Bedroom | 2.5 Bath  
 1 Optional Room / Den  
 2 Car Garage  
 1,926 sf

**The Canopy**

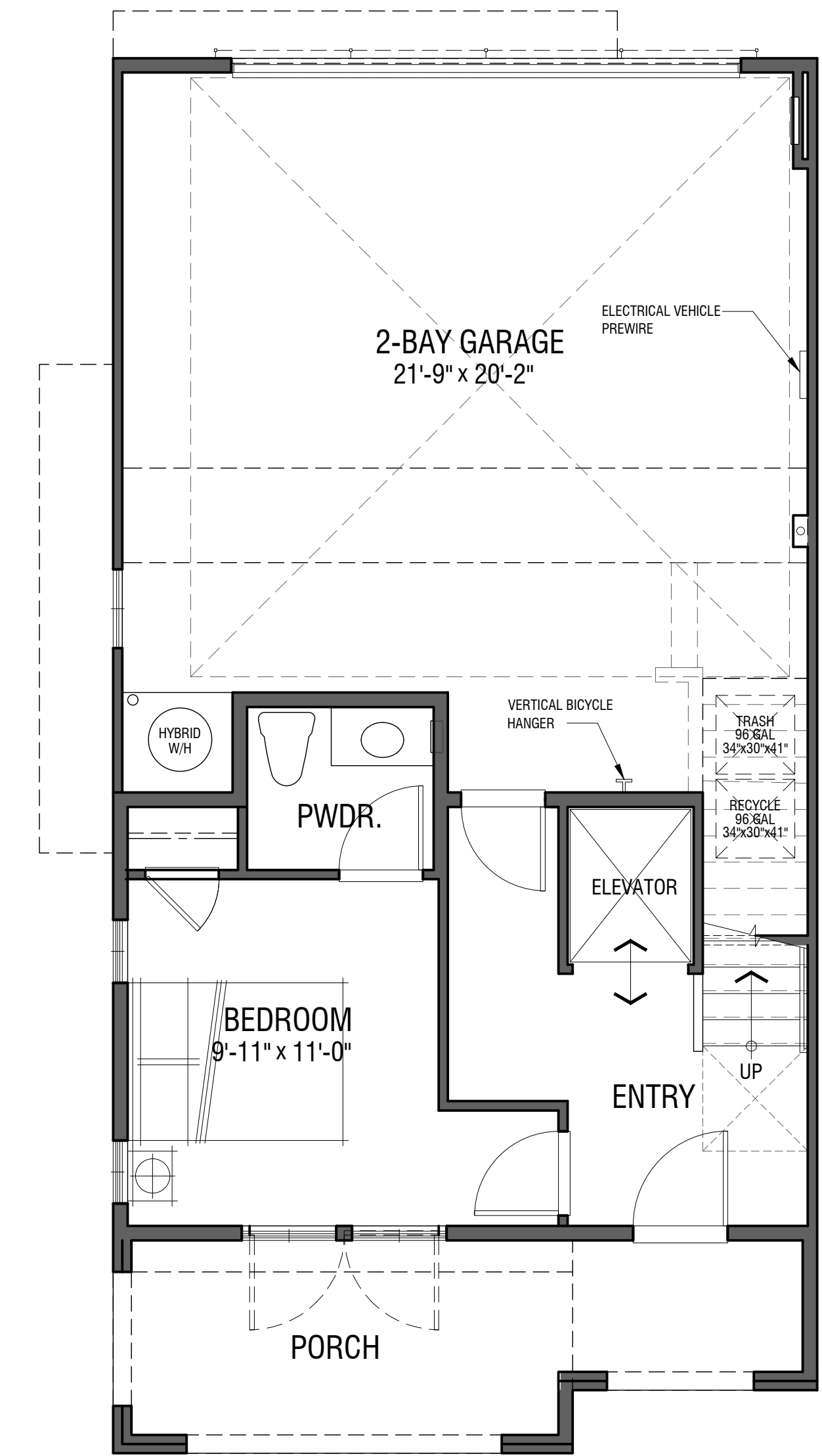
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



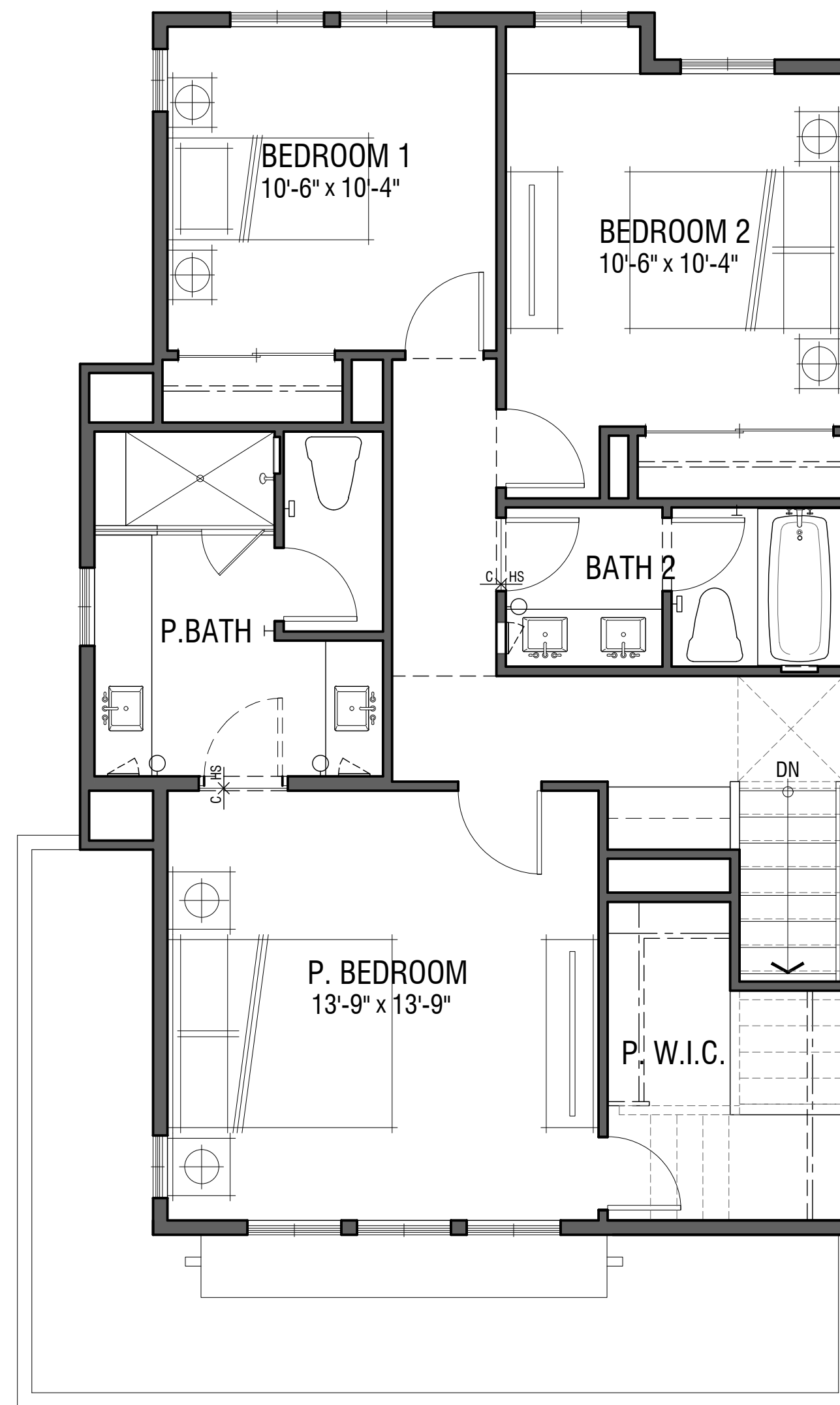
First Floor

**Plan 5 with Personal Elevator Option**

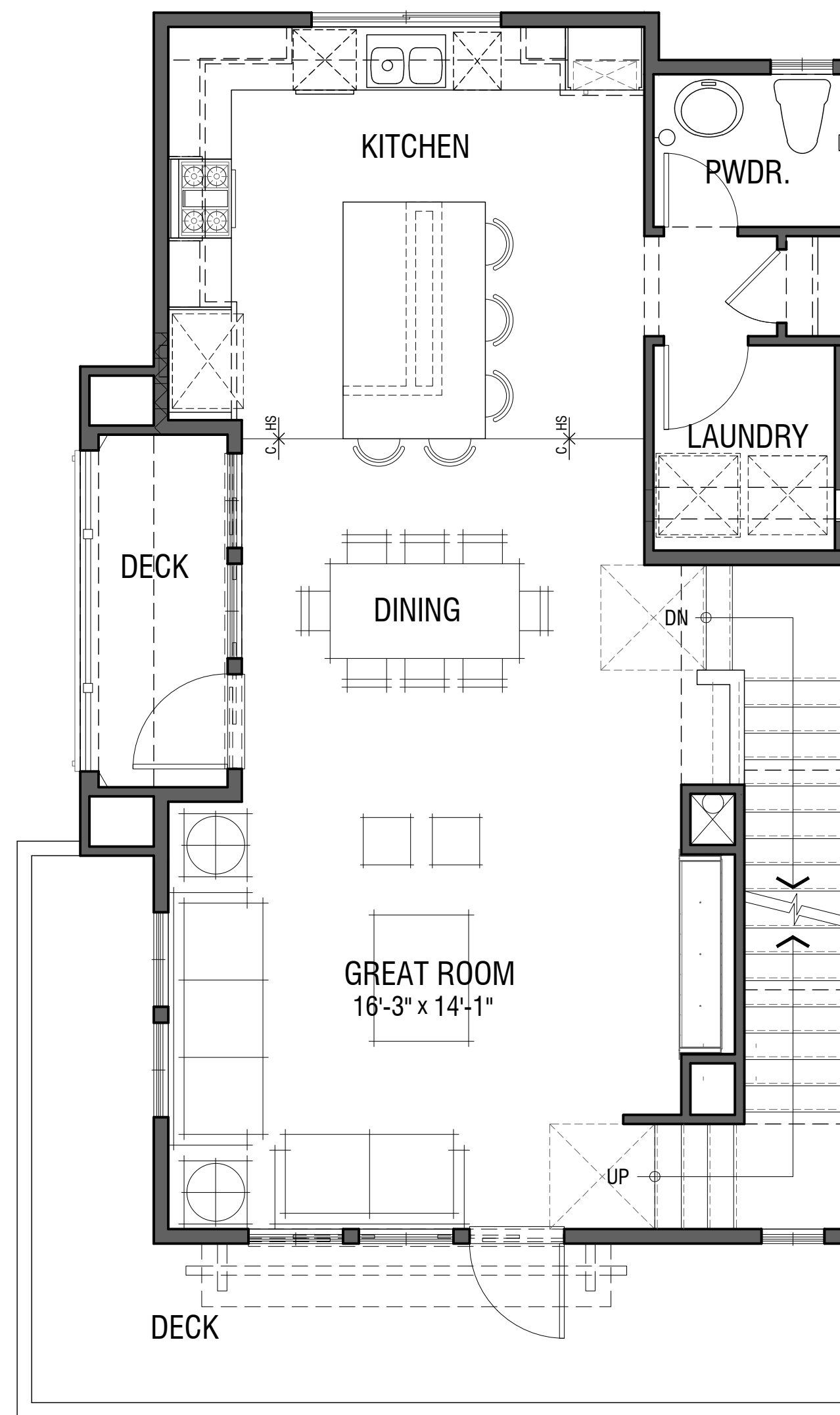
4 Bedroom | 2.5 Bath  
2 Car Garage  
1,926 sf

**The Canopy**

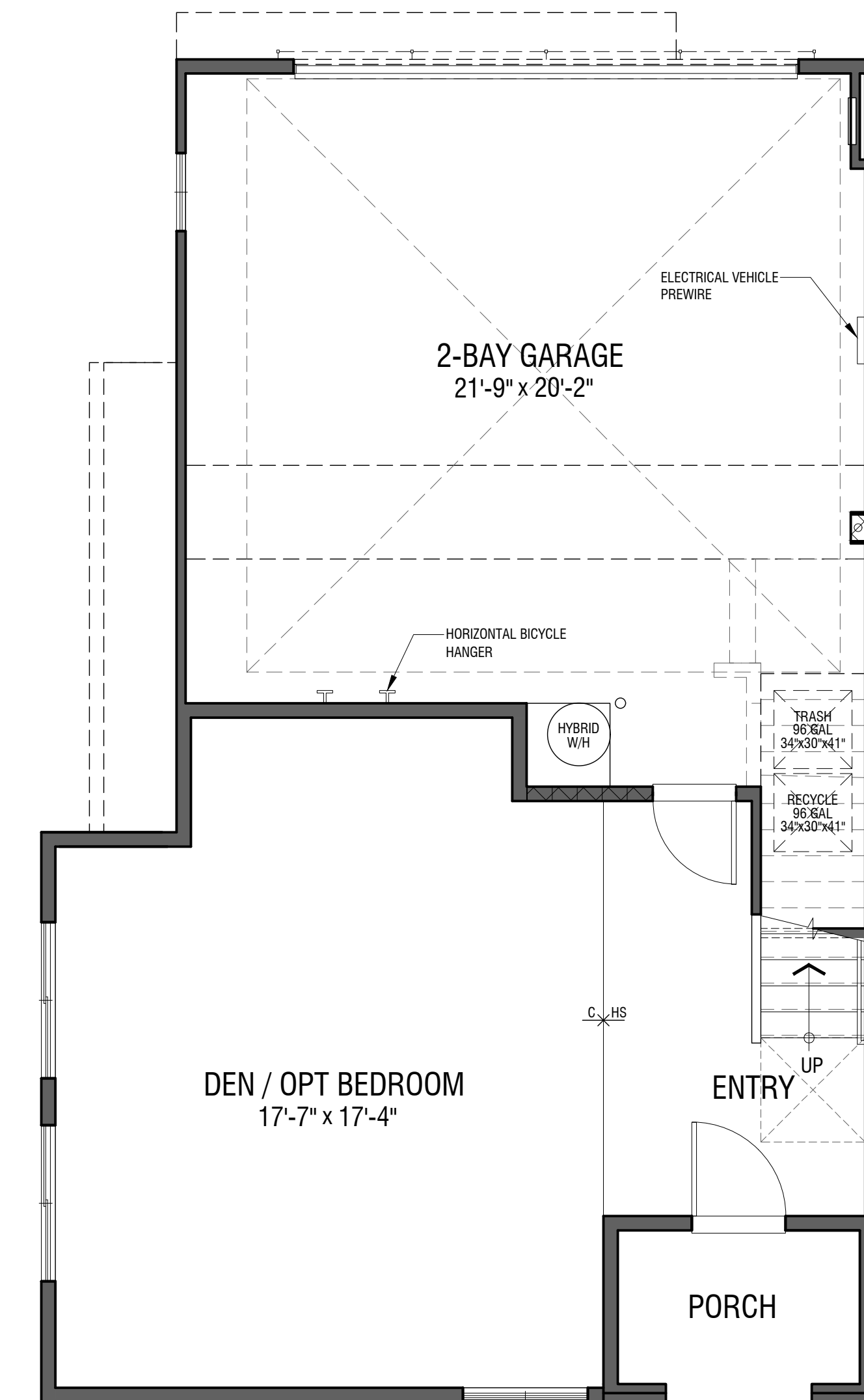
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



First Floor

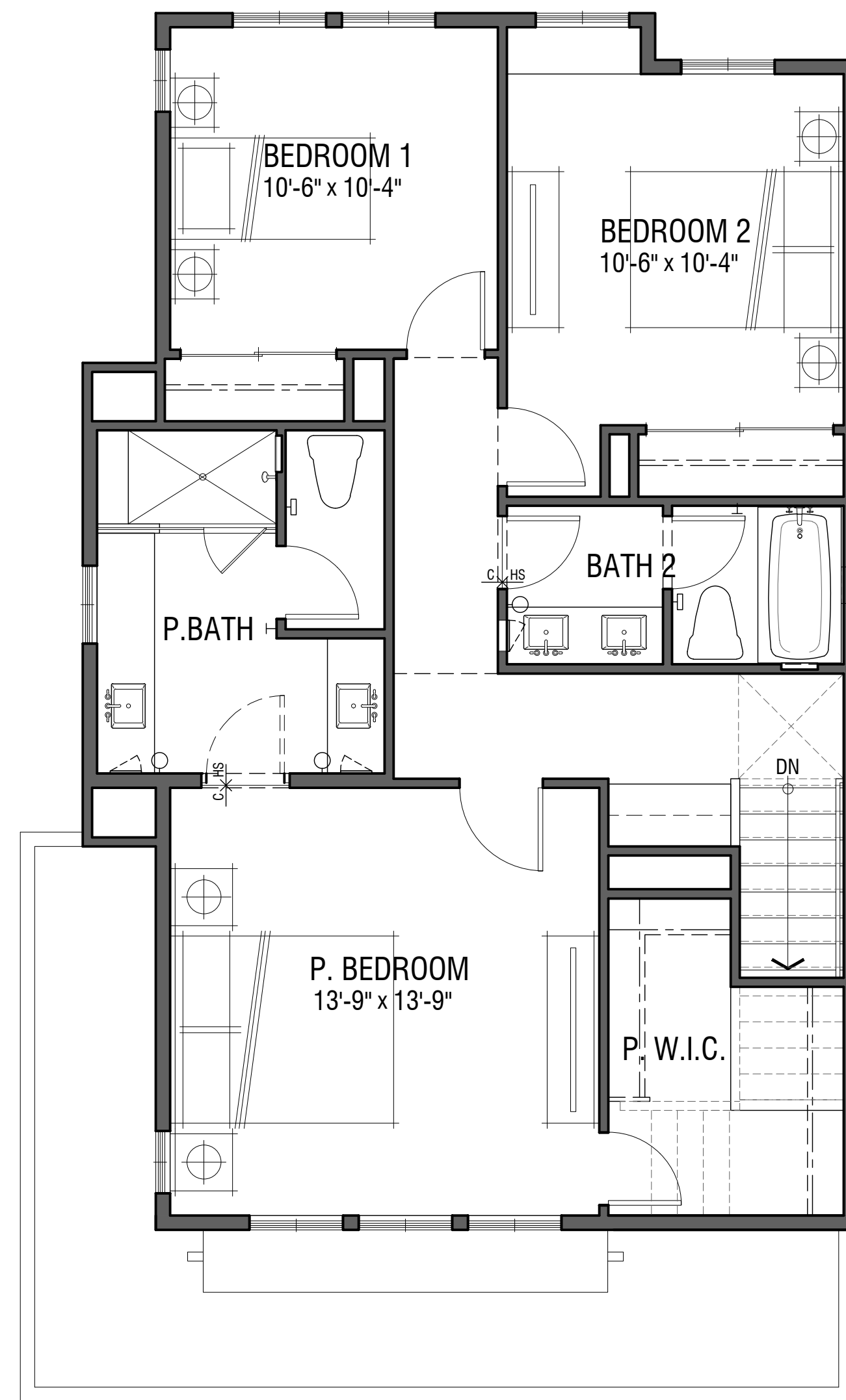
Note: For Accessory Dwelling Unit Option  
See sheet A25.

**Plan 6**

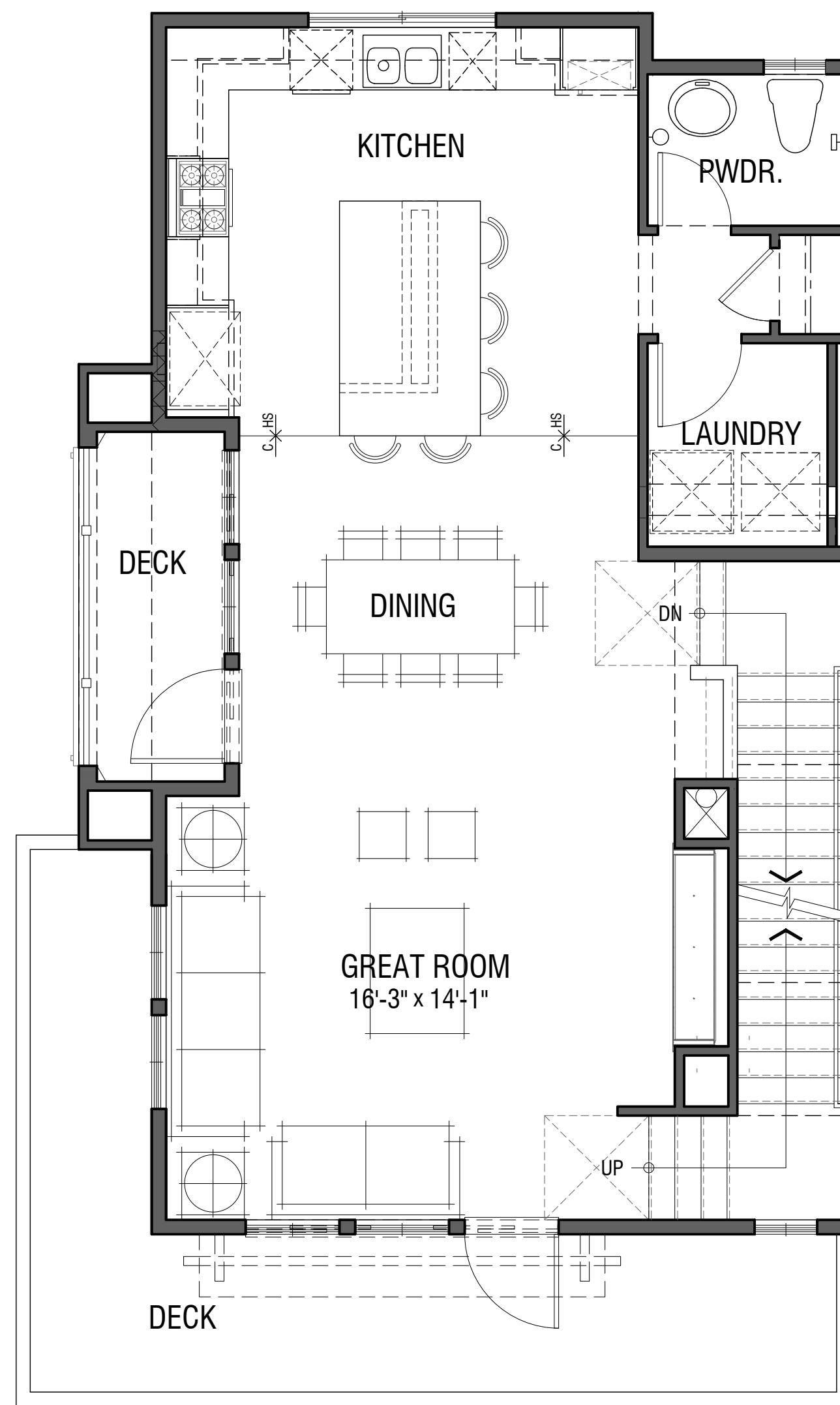
3 Bedroom | 2.5 Bath  
1 Optional Room / Den  
2 Car Garage  
2017 sf

**The Canopy**

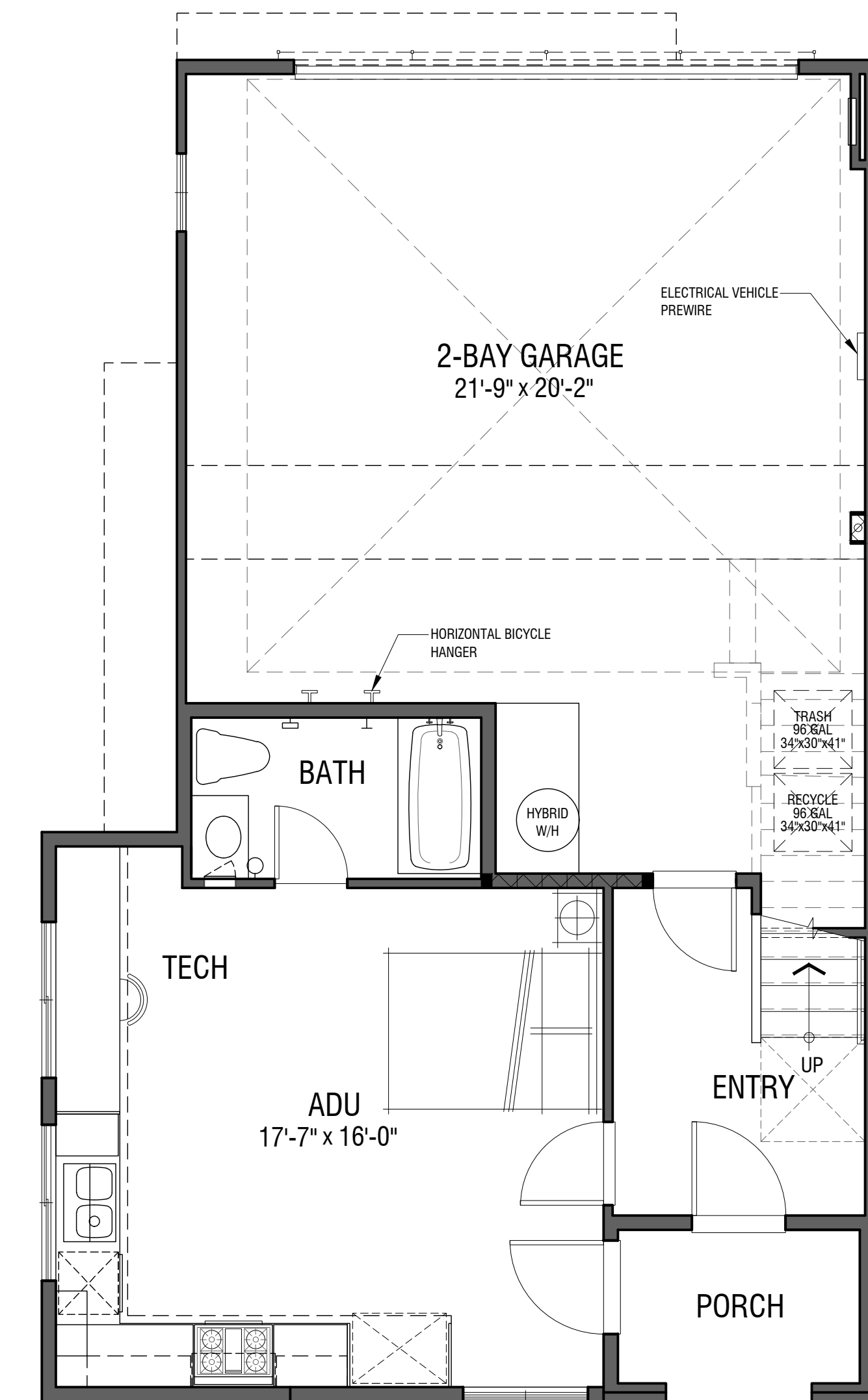
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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



Area Lights - See Sheet L-6



Fiber Cement Lap Siding



Composition Shingle Roof



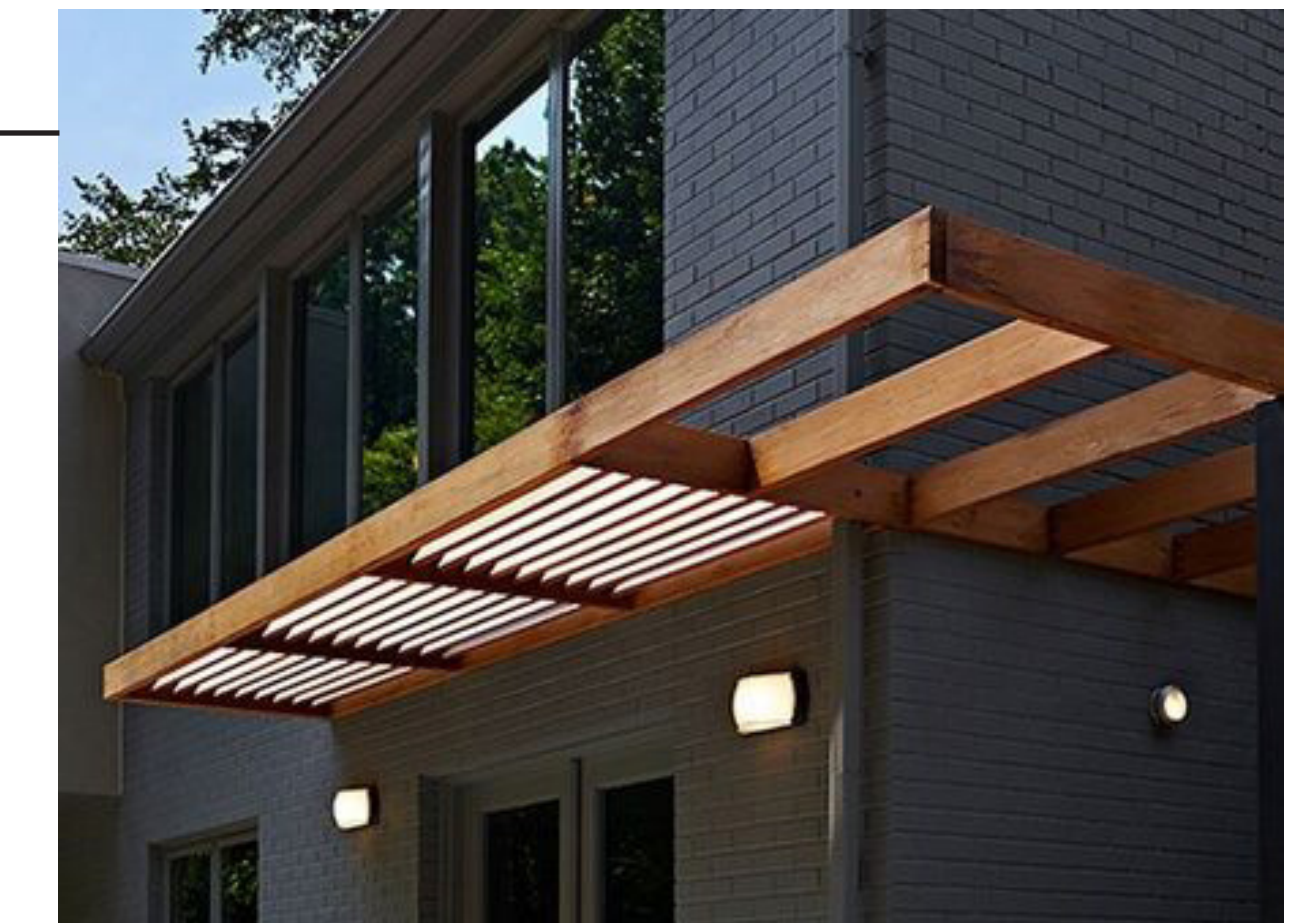
Bracing



Area Lights - See Sheet L-6



Building 100 Front Elevation



Trellis



Ashbery Path Light



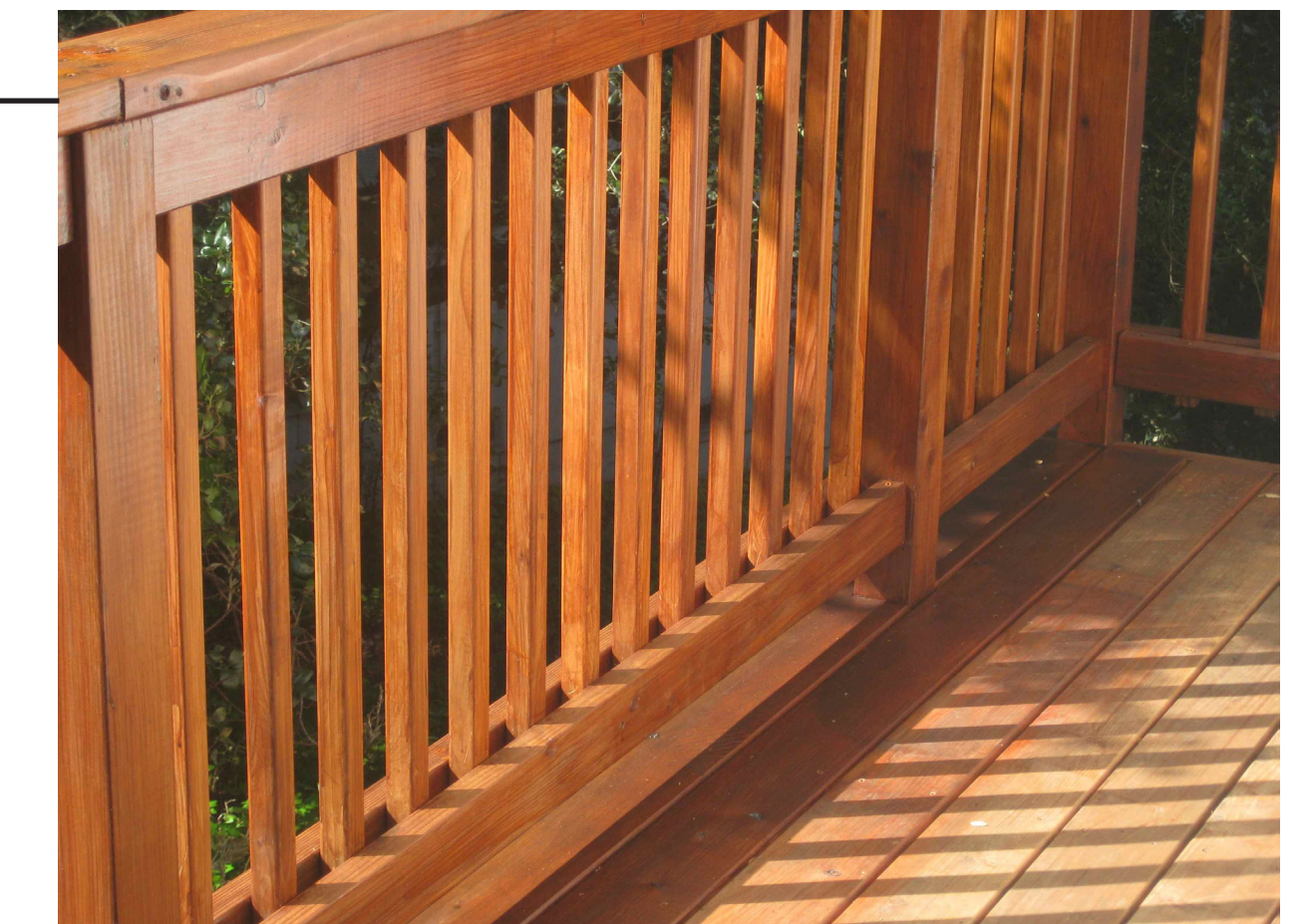
Dark Vinyl Windows with White Fiber Cement Trim



Colored Doors with White Fiber Cement Trim



White Exterior Decorative Shutters



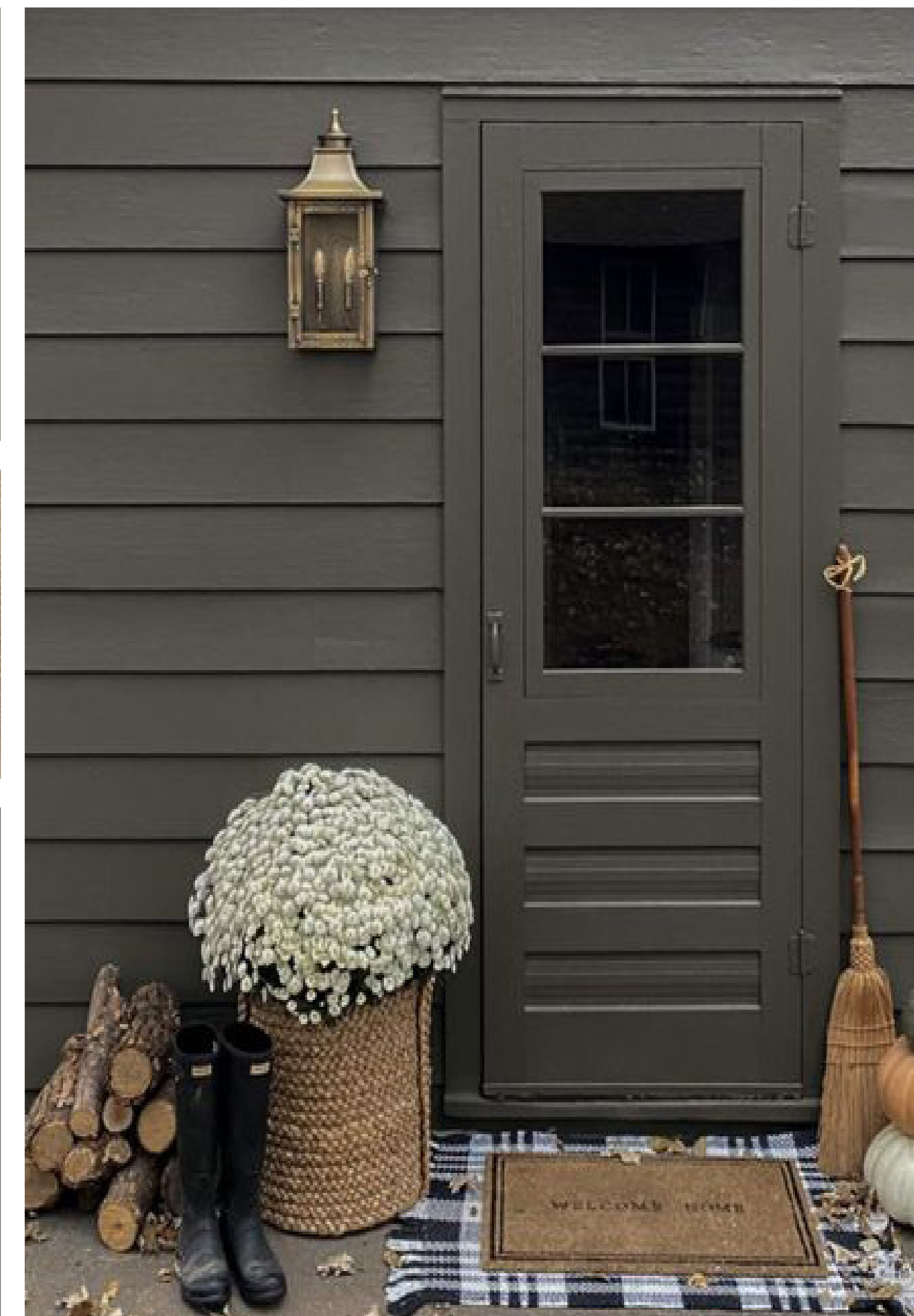
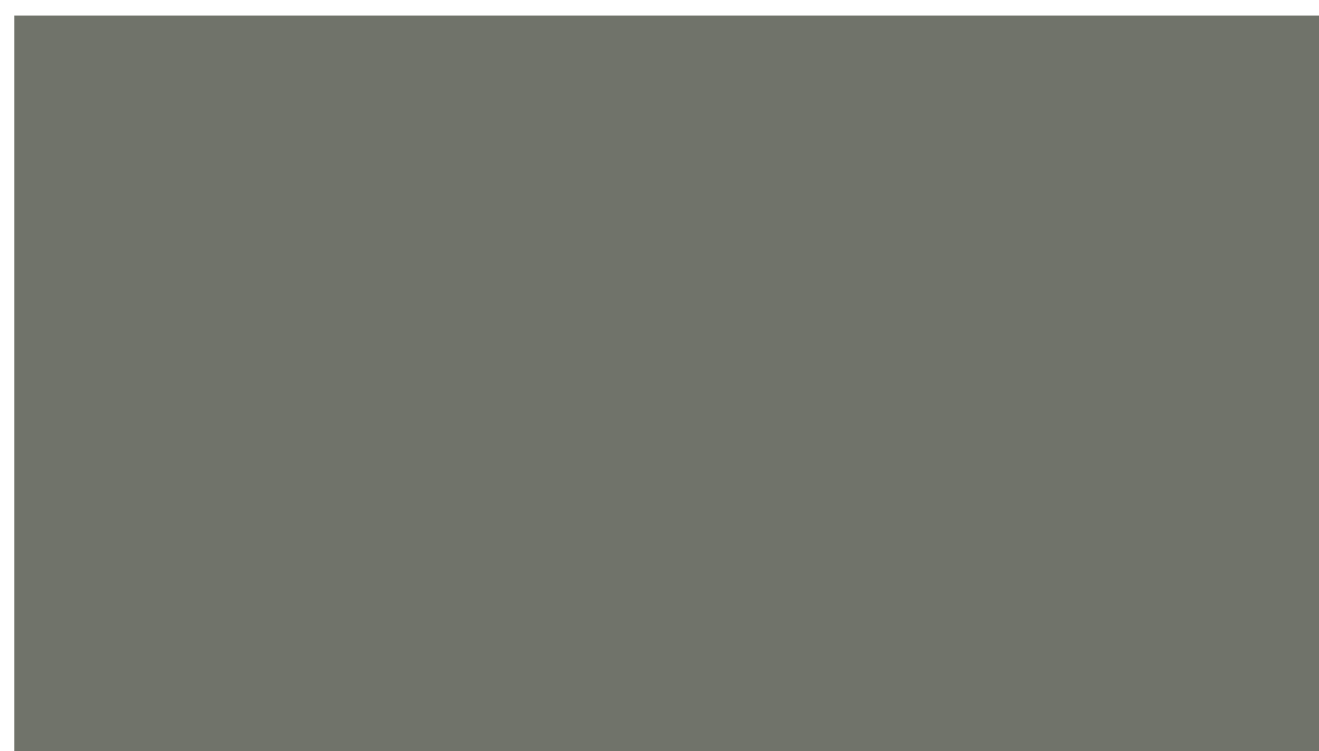
Guardrail

## Conceptual Colors and Materials

### The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

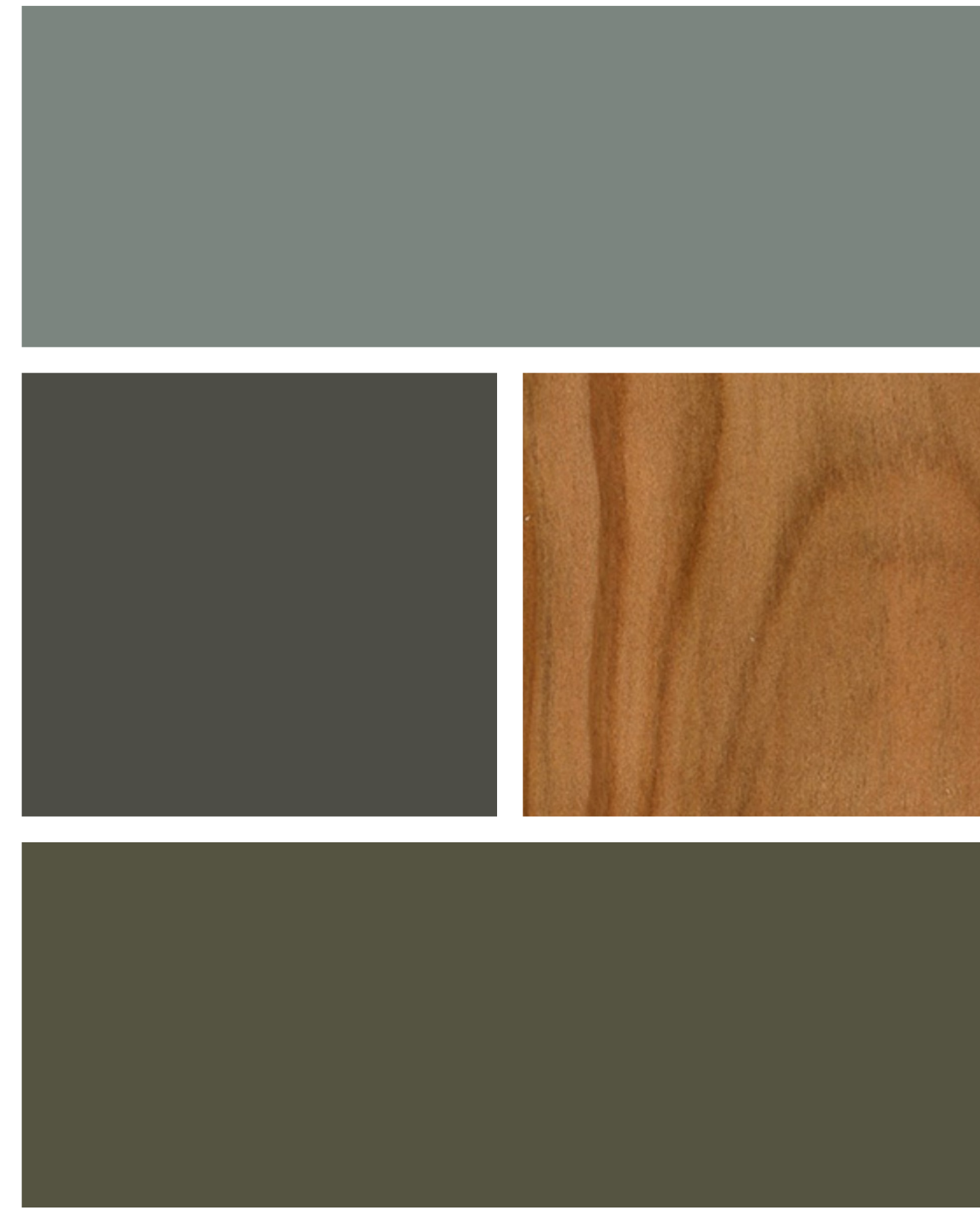
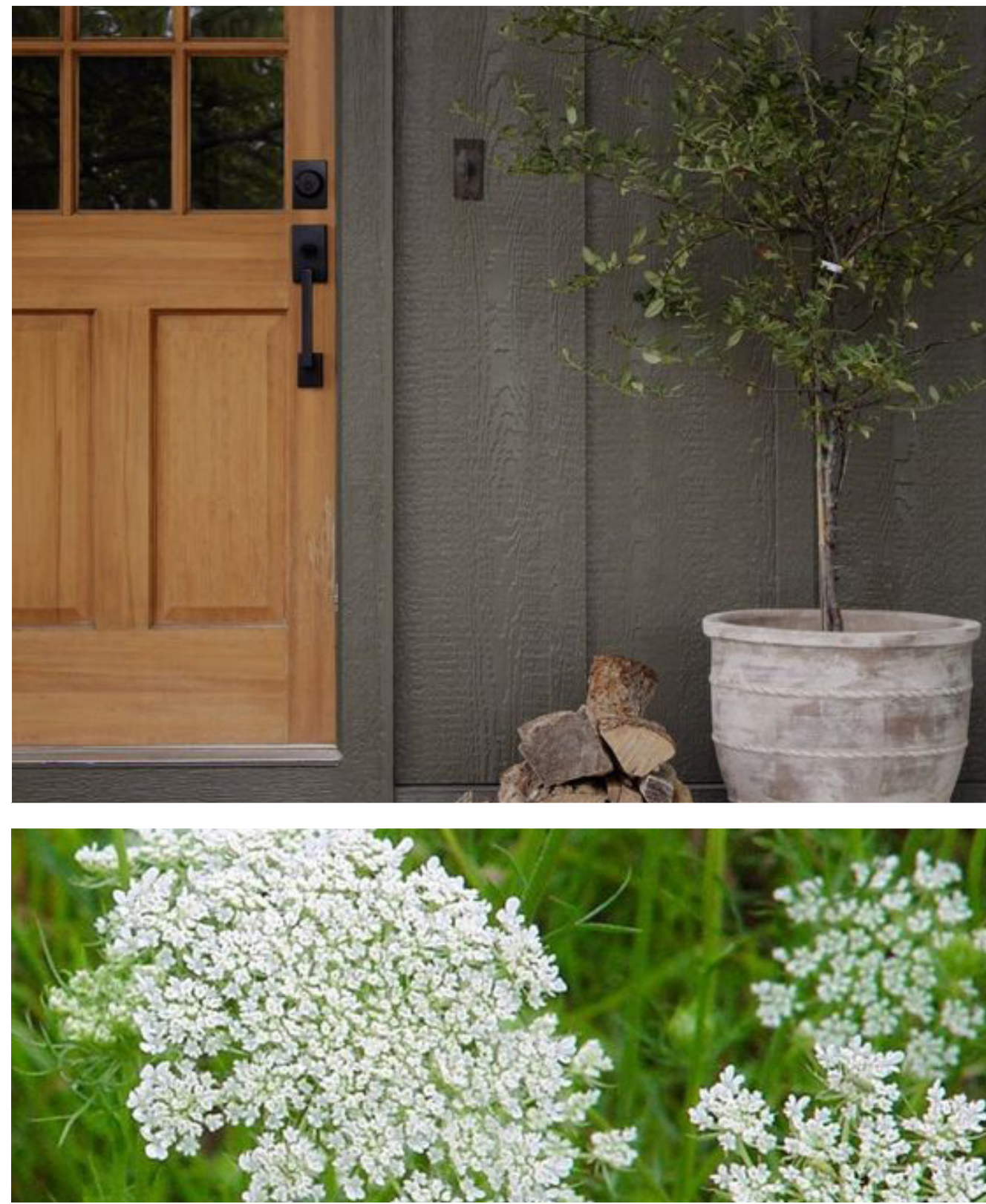




Conceptual Inspiration Images

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Conceptual Inspiration Images

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

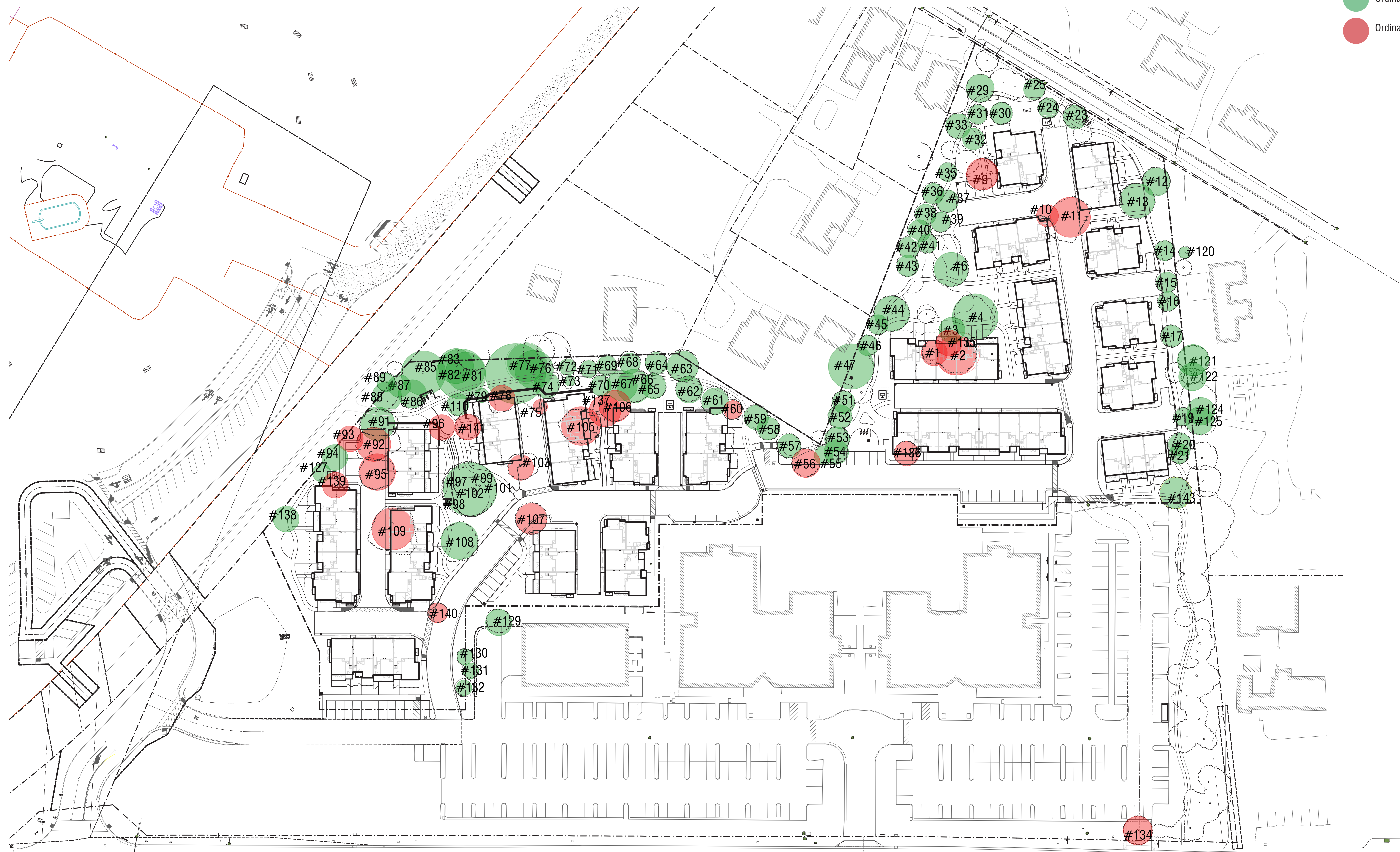


### Existing Site Photos The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

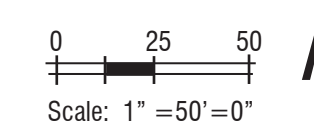
**Legend**

- Ordinance Tree to Remain
- Ordinance Tree to be Removed



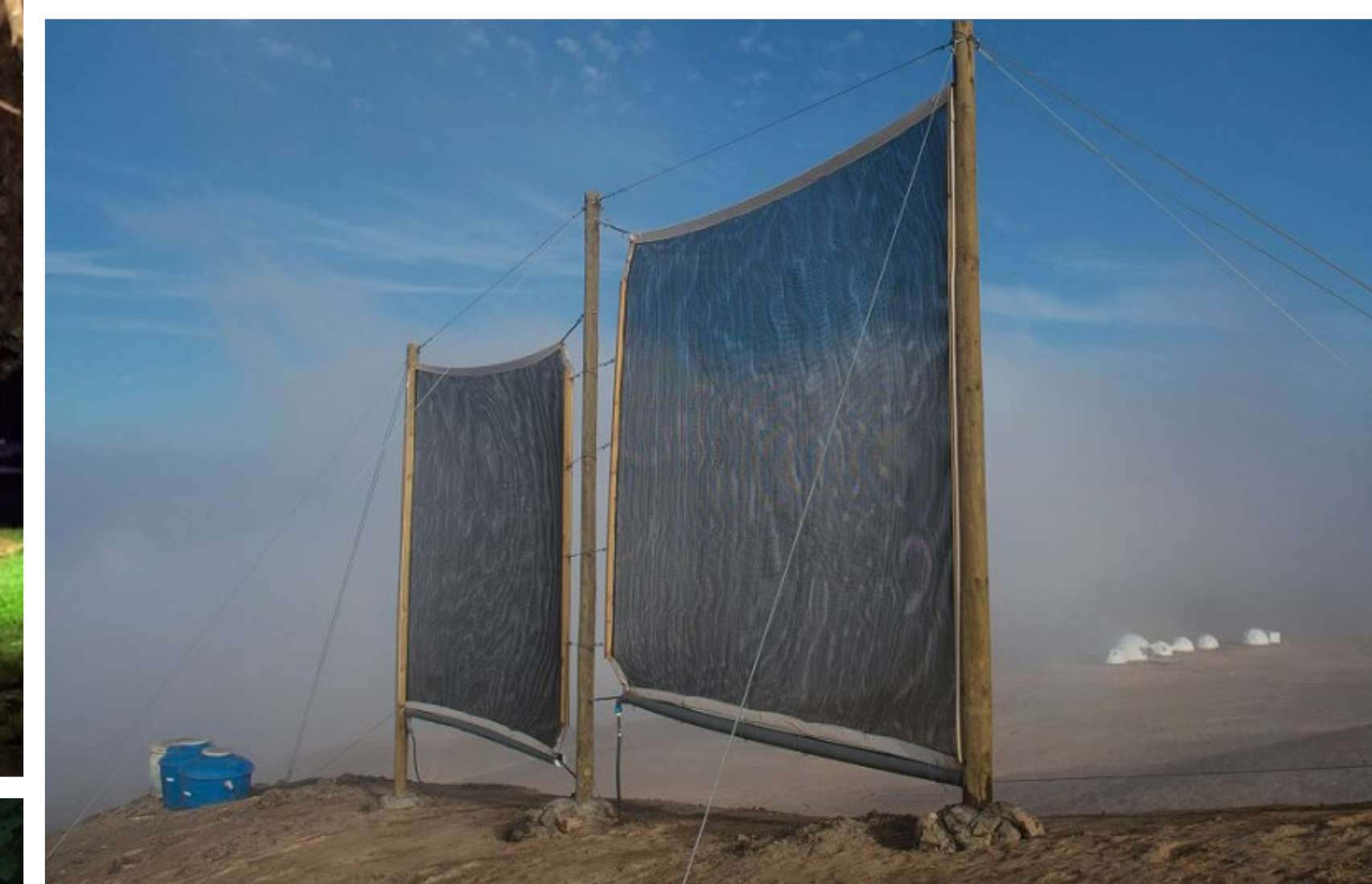
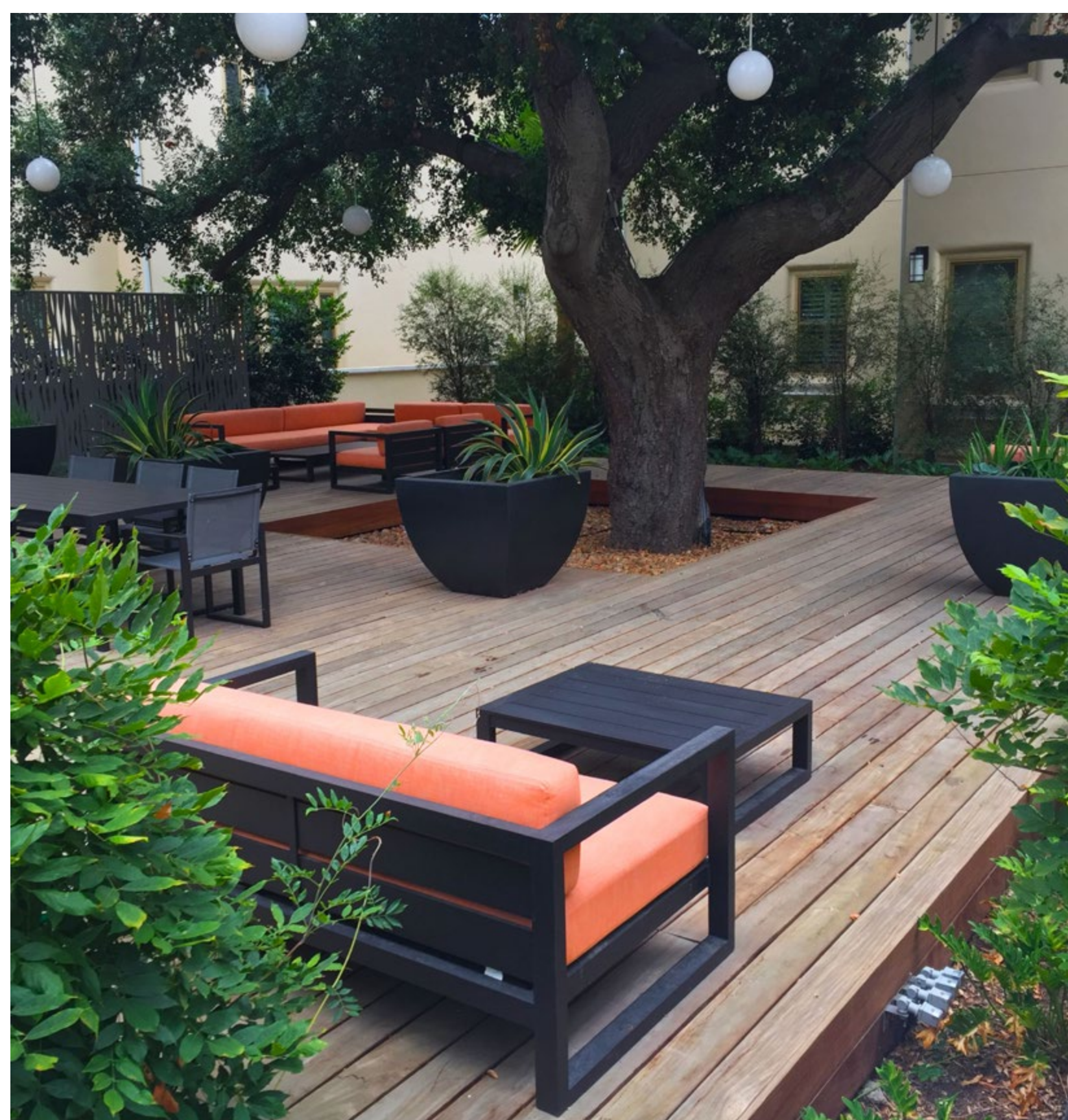
**Tree Exhibit**  
**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



**A33**





CONCEPTUAL DESIGN IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-1

Conceptual Landscape Package  
MAY 15TH, 2024





# 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
  - Kid's Sound Garden
- 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 Bench
- 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 Pedestrian Gate to Hurlbut Ave.
- 24 Bike Rack
- 25 Screen Trees

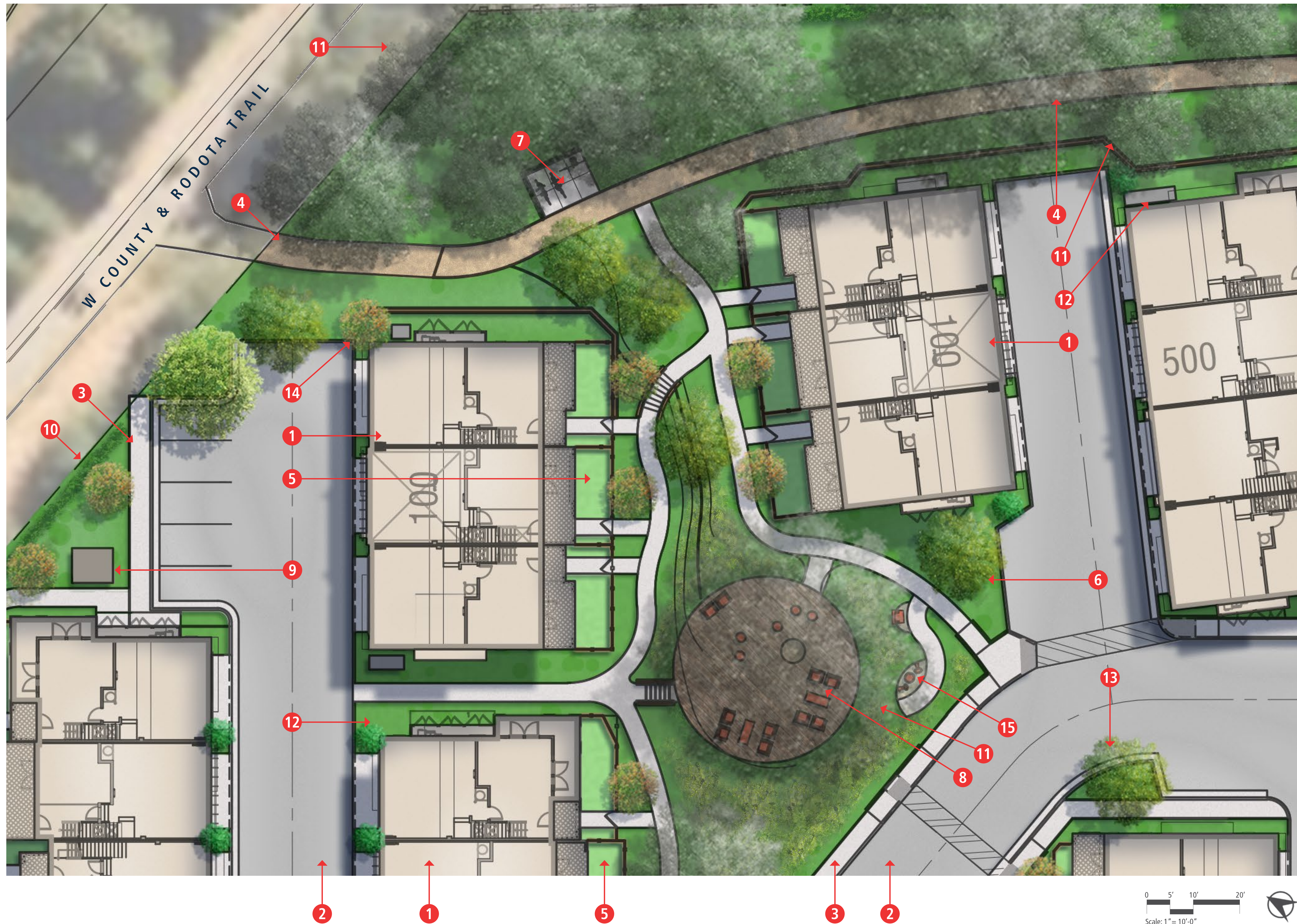
## CONCEPTUAL SITE PLAN The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

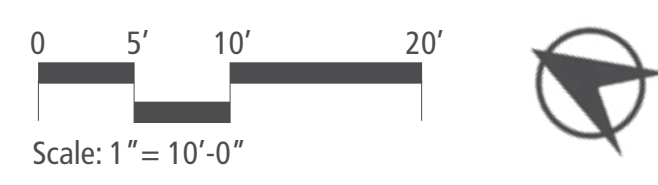
L-2

Conceptual Landscape Package  
MAY 15TH, 2024





- ### 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
  - 15 Kid's Sound Garden



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 Tree to Remain
  - 10** A/C Units
  - 11** Vegetated Buffer Zone
  - 12** Accent Trees
  - 13** Existing Oak Tree



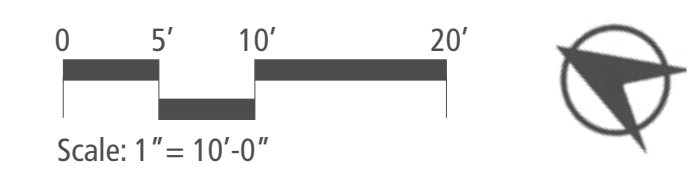
CONCEPTUAL RECREATION AREA  
**The Canopy**

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 Pedestrian Gate to Hurlbut Ave
  - 7 Pedestrian Gate Vestibule
  - 8 Park Bench
  - 9 Bike Racks
  - 10 Property Line
  - 11 Existing Trees to Remain
  - 12 Transformer
  - 13 Vegetated Buffer Zone
  - 14 Accent Trees

3 4 14 2



PEDESTRIAN ACCESS TO HURLBUT AVE  
**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



## LEGEND

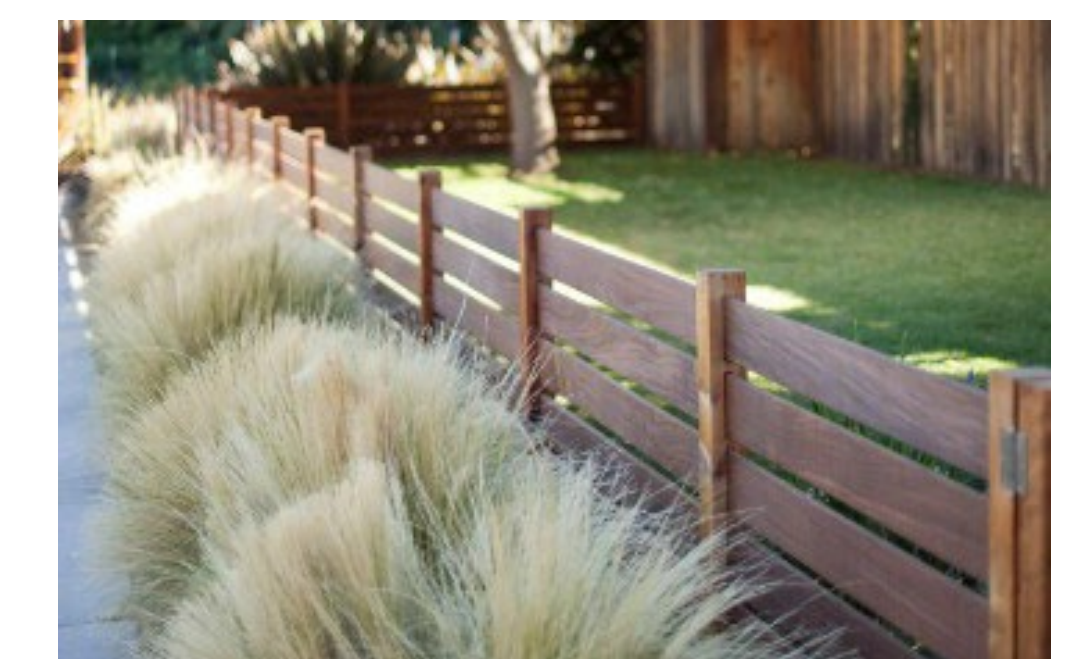
- - - Fence  
(6' HT, ~1,750 Linear Feet)  
(Opt. 8' HT if City Requests)
- - - Private Yard Fence and Gate  
(42" HT, ~1,800 Linear Feet)
- - - Retaining Wall (per Civil)  
(3' HT, ~330 Linear Feet)



Fence (6' HT.)



Fence with optional 2' Lattice (8' total HT.)



Private Yard Fence and Gate (42" HT.)

## CONCEPTUAL WALL AND FENCE PLAN

### The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-6

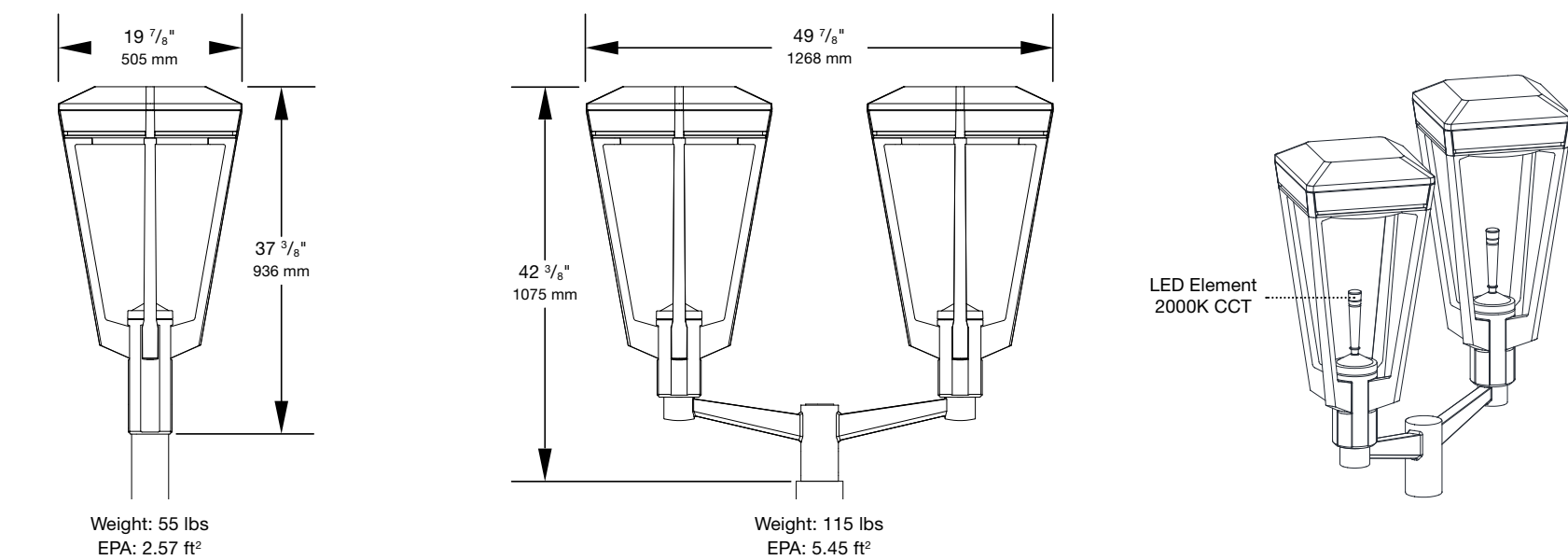
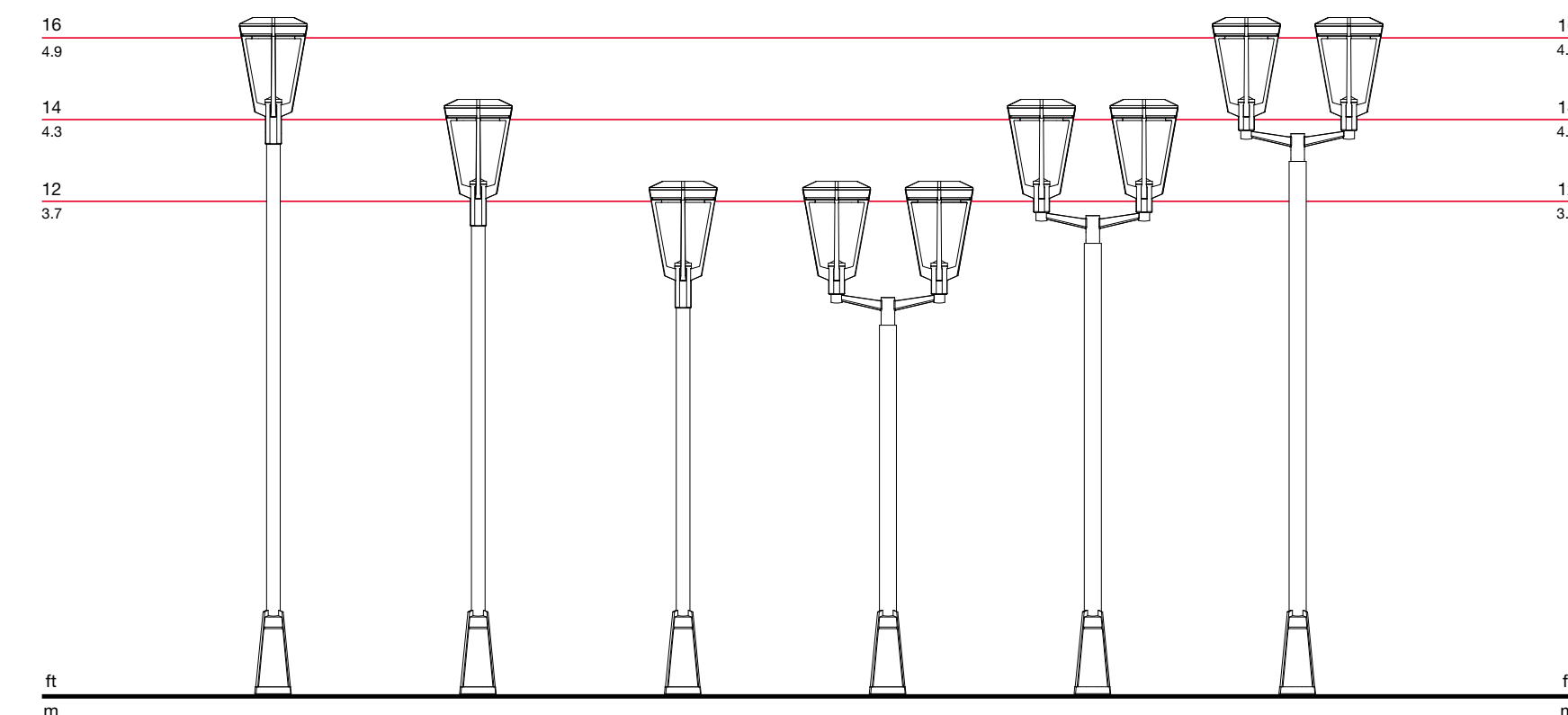
Conceptual Landscape Package  
MAY 15TH, 2024



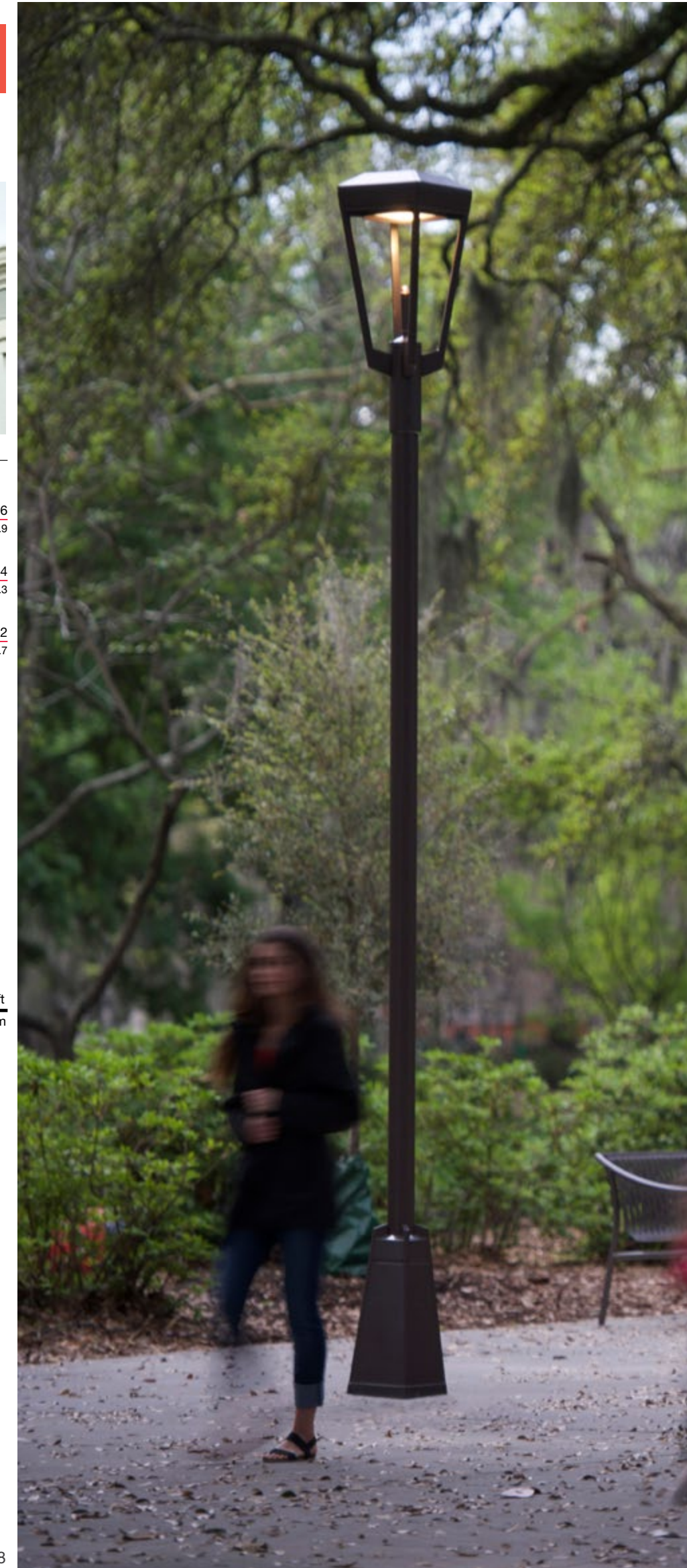
# Ashbery Area Light

landscapeforms

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

landscapeforms

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.

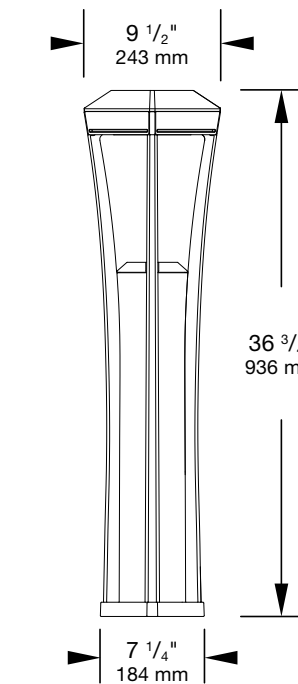
**Warranty**  
LED lighting products are warranted for six years.

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



Ashbery is designed by Robert A.M. Stern Architects

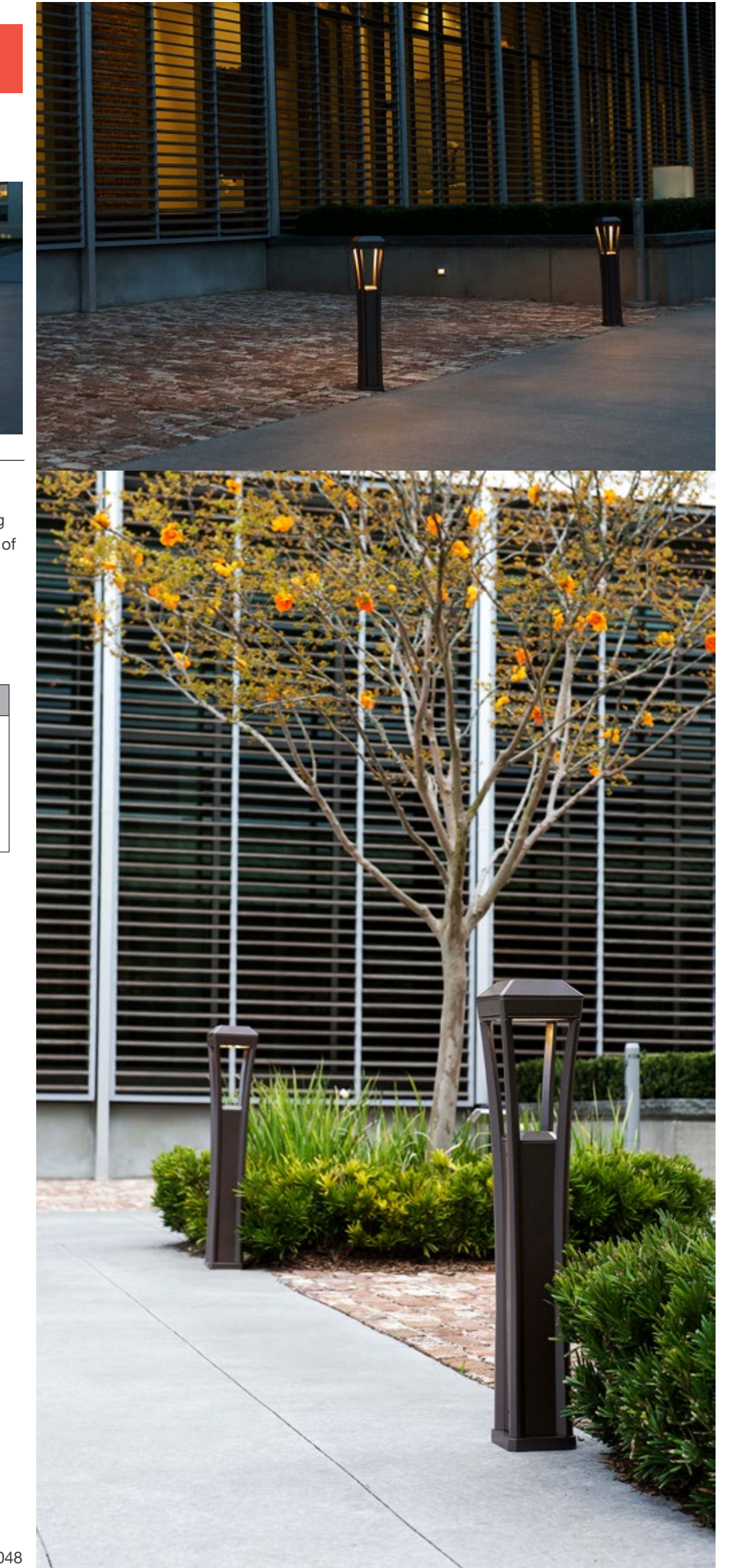
[Click here](#) for patent information related to this product.



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[landscapeforms.com](https://landscapeforms.com) | [specify@landscapeforms.com](mailto:specify@landscapeforms.com)

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

L-7

Conceptual Landscape Package  
MAY 15TH, 2024



# 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'  
 Laurus nobilis  
 Pittosporum eugenioides  
 Platanus x acerifolia 'Columbia'  
 Prunus caroliniana  
 Tristantia laurina

### COMMON NAME

Big-leaf Maple  
 Gravenstein Apple  
 Madrone  
 Birch  
 Eastern Rosebud  
 Western Redbud  
 Pink Flowering Dogwood  
 Autumn Gold Maidenhair Tree  
 Bay Laurel  
 Lemonwood  
 London Plane Tree  
 Carolina Cherry Laurel  
 Water Gum

## SHRUBS, GRASSES, AND GROUND COVER

### SCIENTIFIC NAME

Arctostaphylos spp.  
 Calycanthus occidentalis  
 Camellia spp.  
 Carex tumulicola  
 Ceanothus spp.  
 Cornus sericea  
 Cornus sericea ssp. Occidentalis  
 Dianella spp.  
 Equisetum hyemale  
 Feijoa sellowiana  
 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'  
 Pittosporum spp.  
 Podocarpus elongatus 'Icee Blue'  
 Polystichum munitum  
 Prunus ilicifolia  
 Rhamnus alaternus  
 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  
 Pineapple Guava  
 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  
 Pittosporum  
 Icee Blue Yellow-wood  
 Western Sword Fern  
 Hollyleaf Cherry  
 Italian buckthorn  
 Western Azalae  
 Rose  
 Rosemary  
 Stonecrop  
 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  
 Roger's 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

**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

**ENGINEER**  
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# 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

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

**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

**LEGEND**

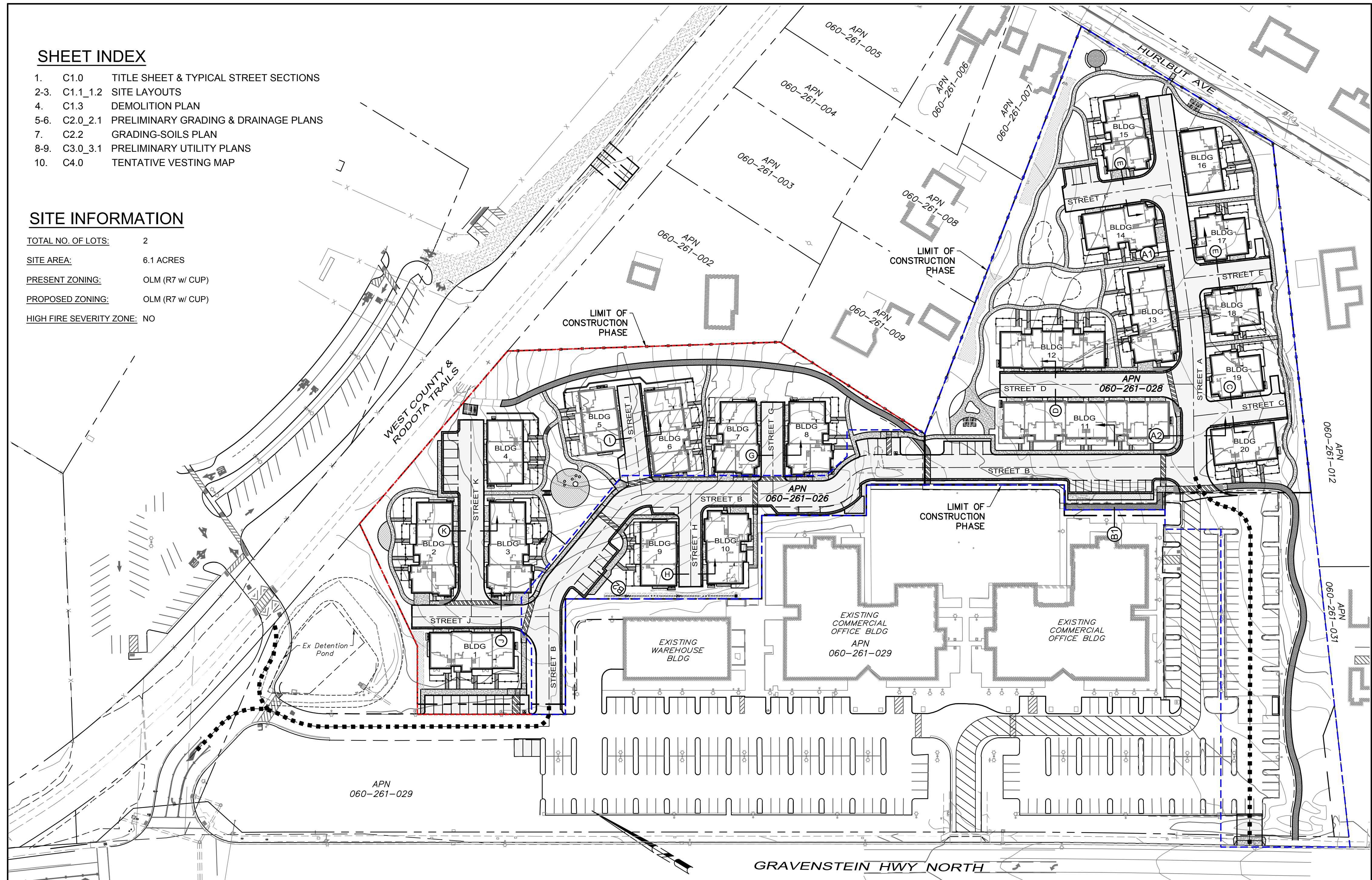
PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
SSMH	---	SANITARY SEWER & MANHOLE
8" W	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	STORM DRAIN & CATCH BASIN (CB)
---	---	PVT DWY EASEMENT
---	---	PVT SD EASEMENT
---	---	PVT ACCESS EASEMENT / PUBLIC UTILITY EASEMENT
---	---	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

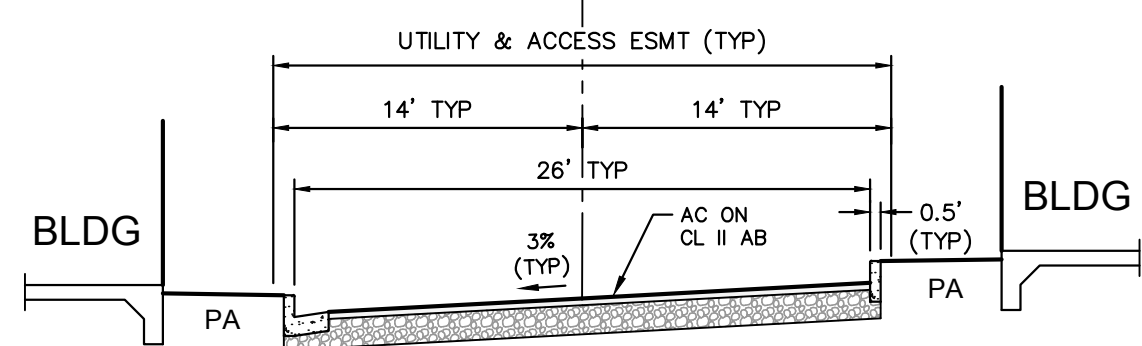
**ABBREVIATIONS**

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		

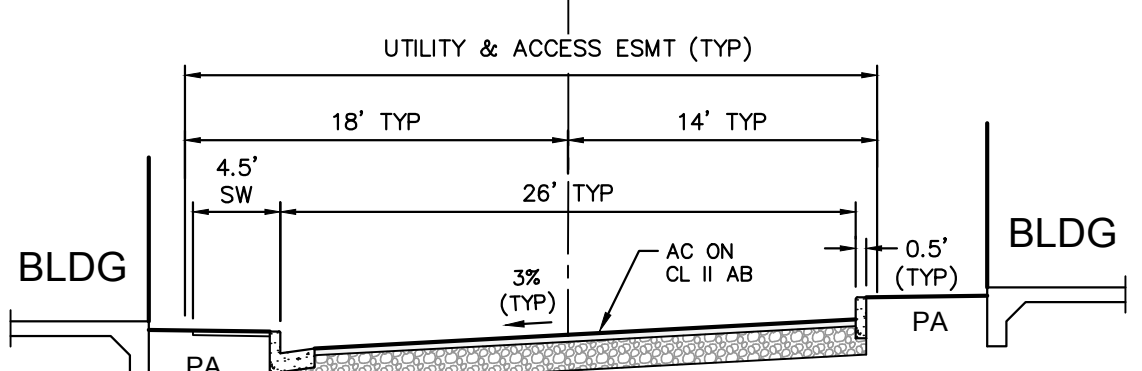


**OVERALL SITE PLAN**

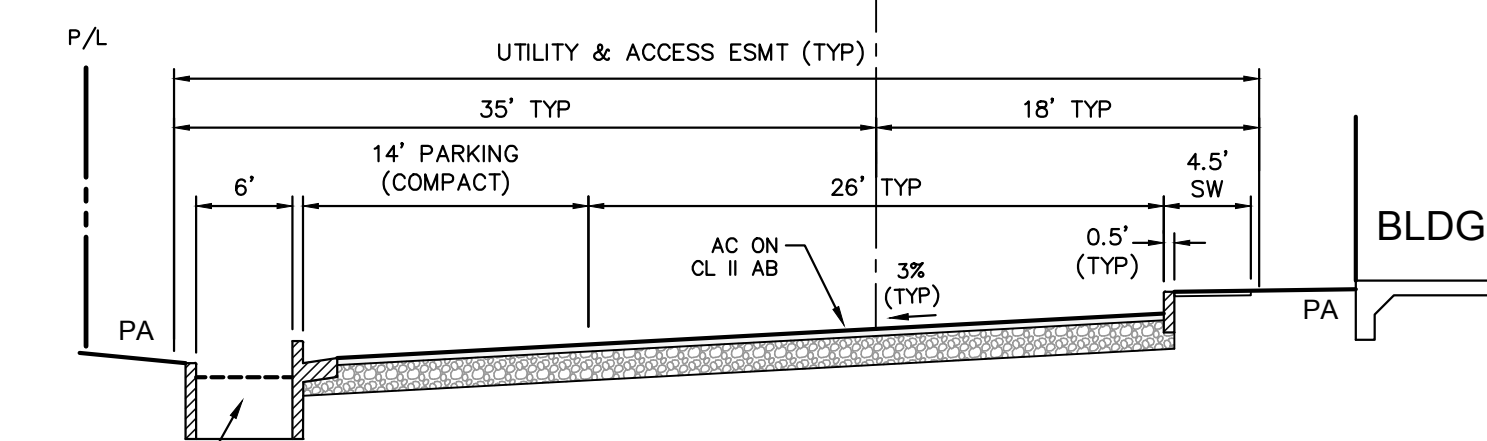
SCALE: 1" = 60'



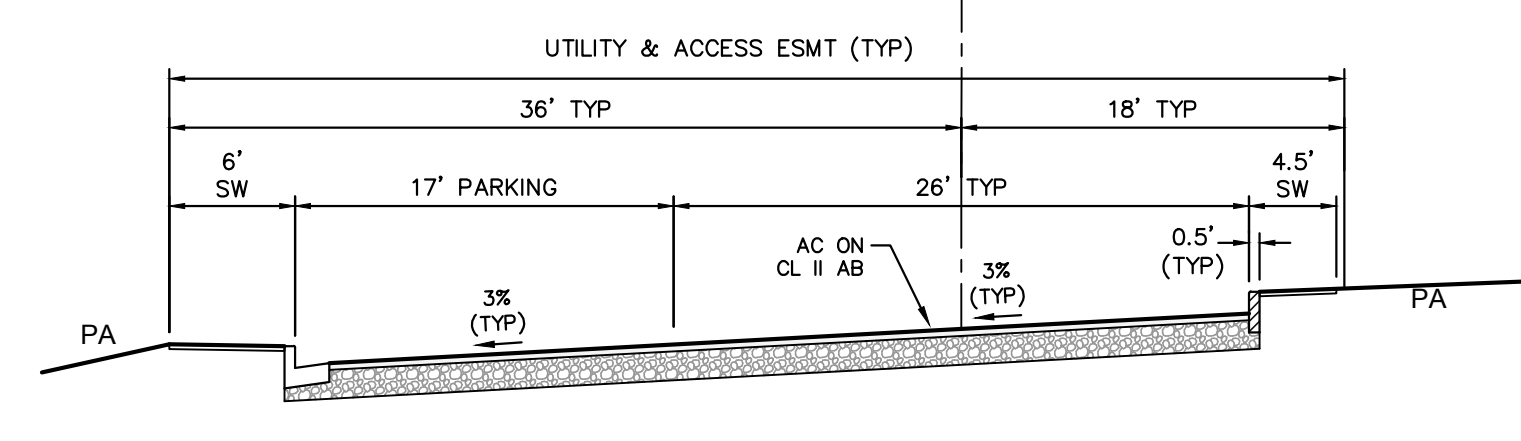
**A1** STREET A - TYPICAL SECTION (NO SIDEWALK)



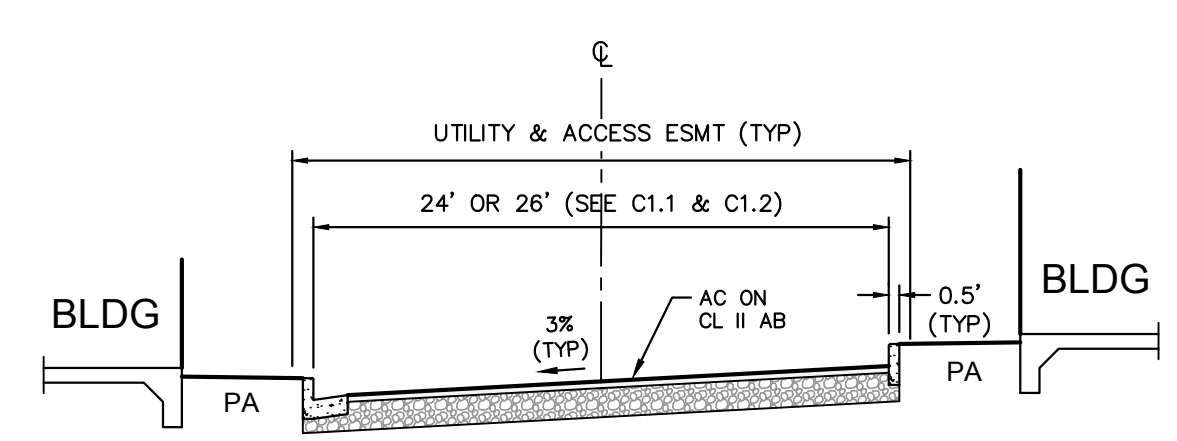
**A2** STREET A - TYPICAL SECTION (WITH SIDEWALK)



**B1** STREET B - TYPICAL SECTION



**B2** STREET B - TYPICAL SECTION



**-** TYPICAL STREET SECTION (STREET C ~ K)

Revisions

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**THE CANOPY**  
 VESTING TENTATIVE MAP PACKAGE  
 TITLE SHEET & TYPICAL STREET SECTIONS  
 1009 & 1011 Gravenstein Highway North  
 Sebastopol, California  
 APN 060-261-026 & 028

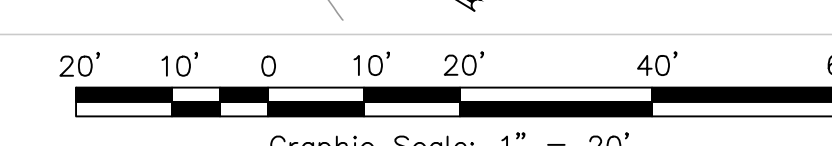
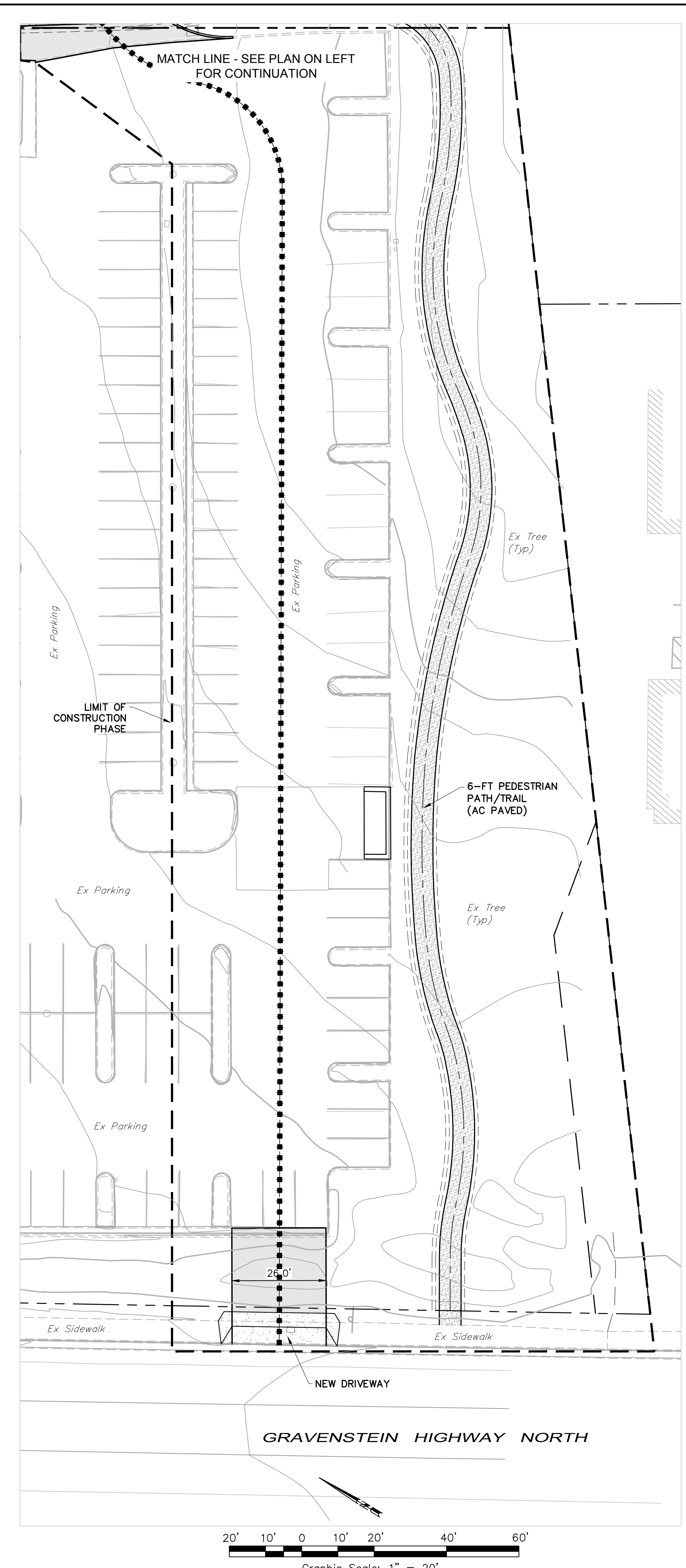
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Sheet  
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1: 2022 PROJECTS\22181\060 Adobe-Design\Tentative Map\22181\_C1.0 Title Sheet.dwg, Quan Nguyen, 4/21/2023 1:11:11 PM

TENTATIVE MAP - NOT FOR CONSTRUCTION

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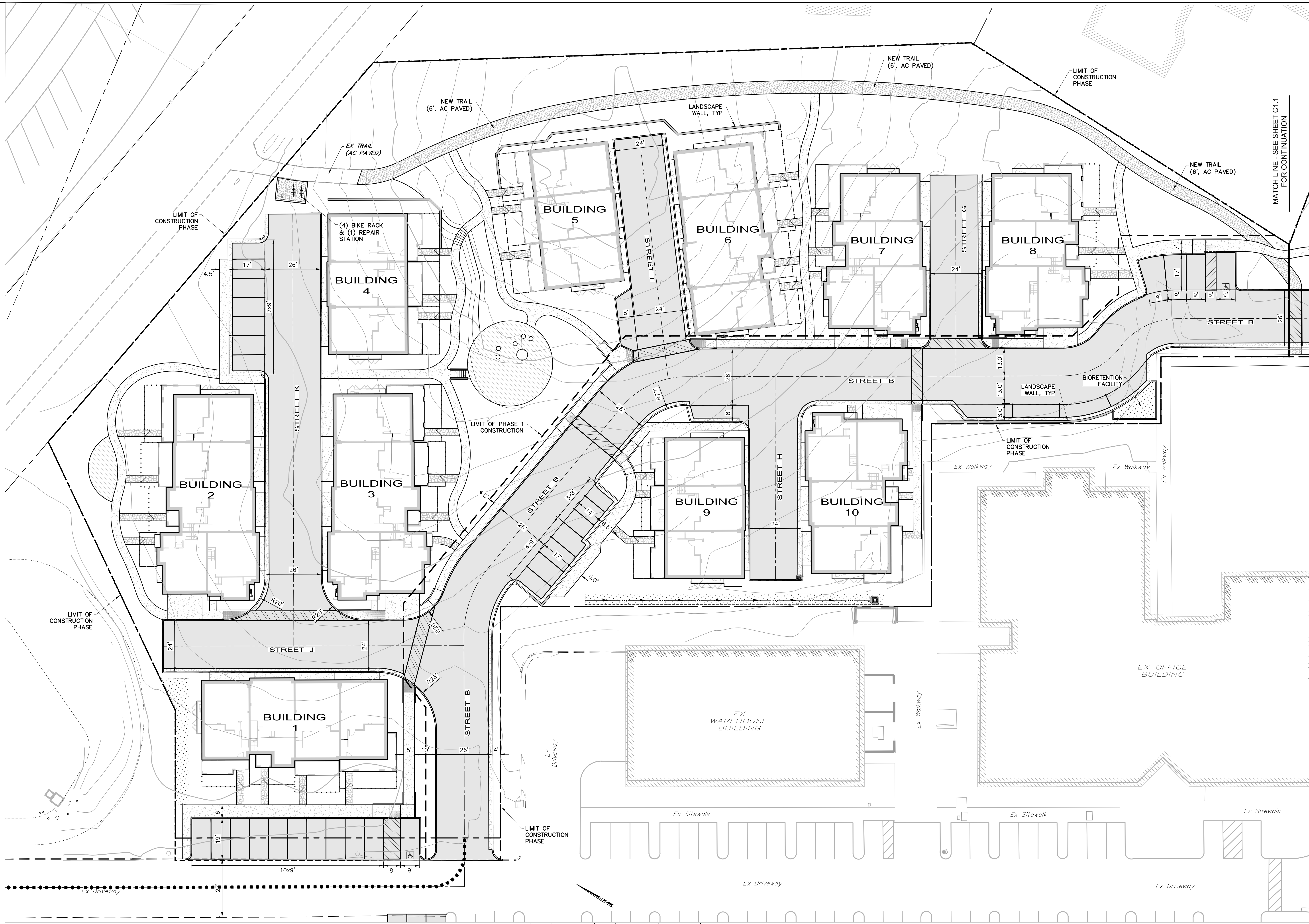
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**DAVID R. BROWN**  
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 Exp. 3/31/2024  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

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**VESTING TENTATIVE MAP PACKAGE**  
**SITE LAYOUT**  
 1009 & 1011 Gravenstein Highway North  
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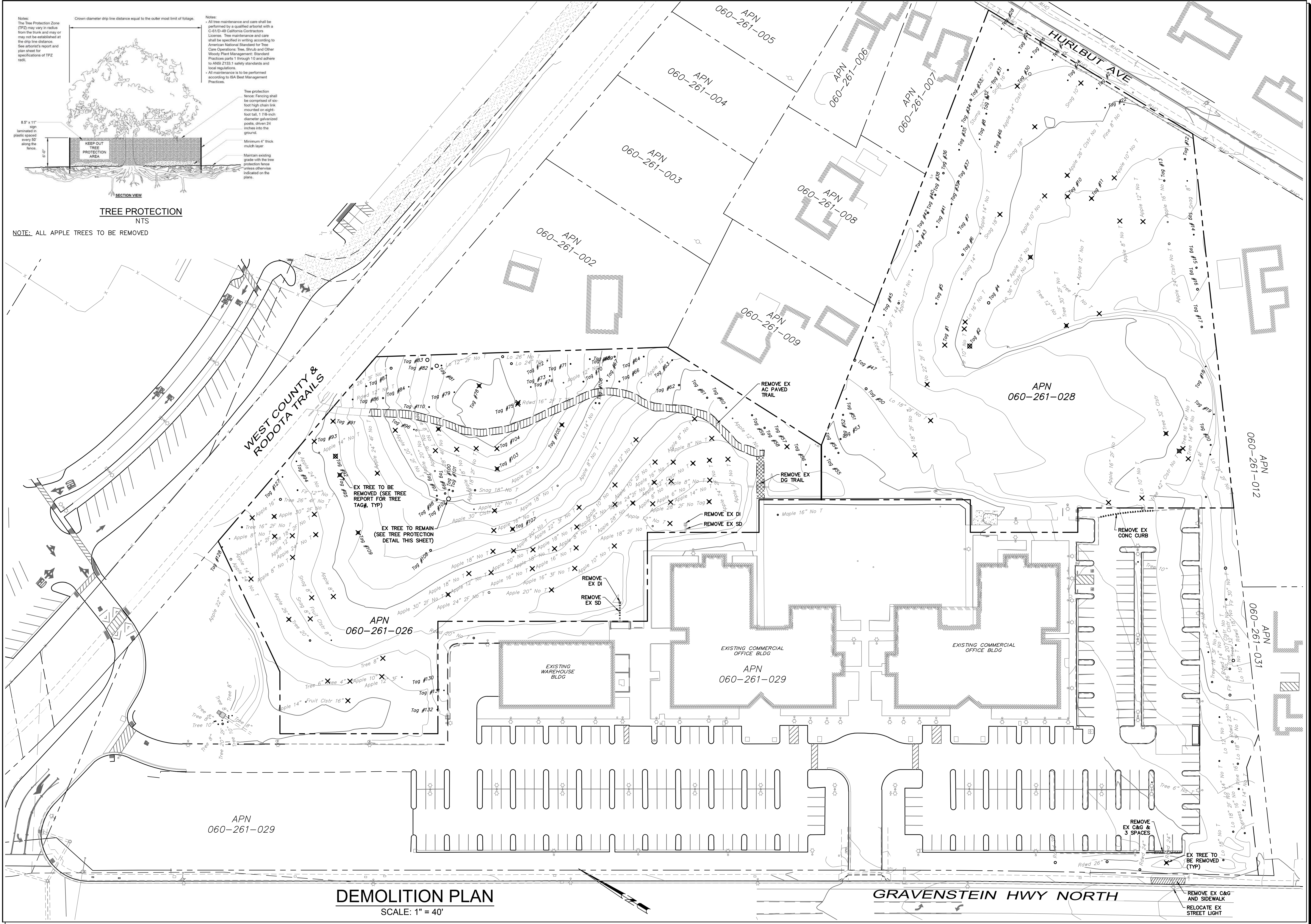
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 Date: April 2023  
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 3 of 10 Sheets  
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TENTATIVE MAP - NOT FOR CONSTRUCTION



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**Sheet**  
**C1.3**  
4 of 10 Sheets  
Job 22181

**THE CANOPY**  
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**DEMOLITION PLAN**  
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REGISTERED PROFESSIONAL ENGINEER - CIVIL  
DAVID R. BROWN  
No. 41833  
Exp. 3/31/2024  
CIVIL ENGINEER OF CALIF.

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**LEGEND**

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

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Drawn by: *GRV*

Checked by: *LRP*

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Job 22181

**THE CANOPY**  
VESTING TENTATIVE MAP PACKAGE  
PRELIMINARY GRADING & DRAINAGE PLAN  
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APN 060-261-026 & .028

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

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 PRELIMINARY GRADING & DRAINAGE PLAN  
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


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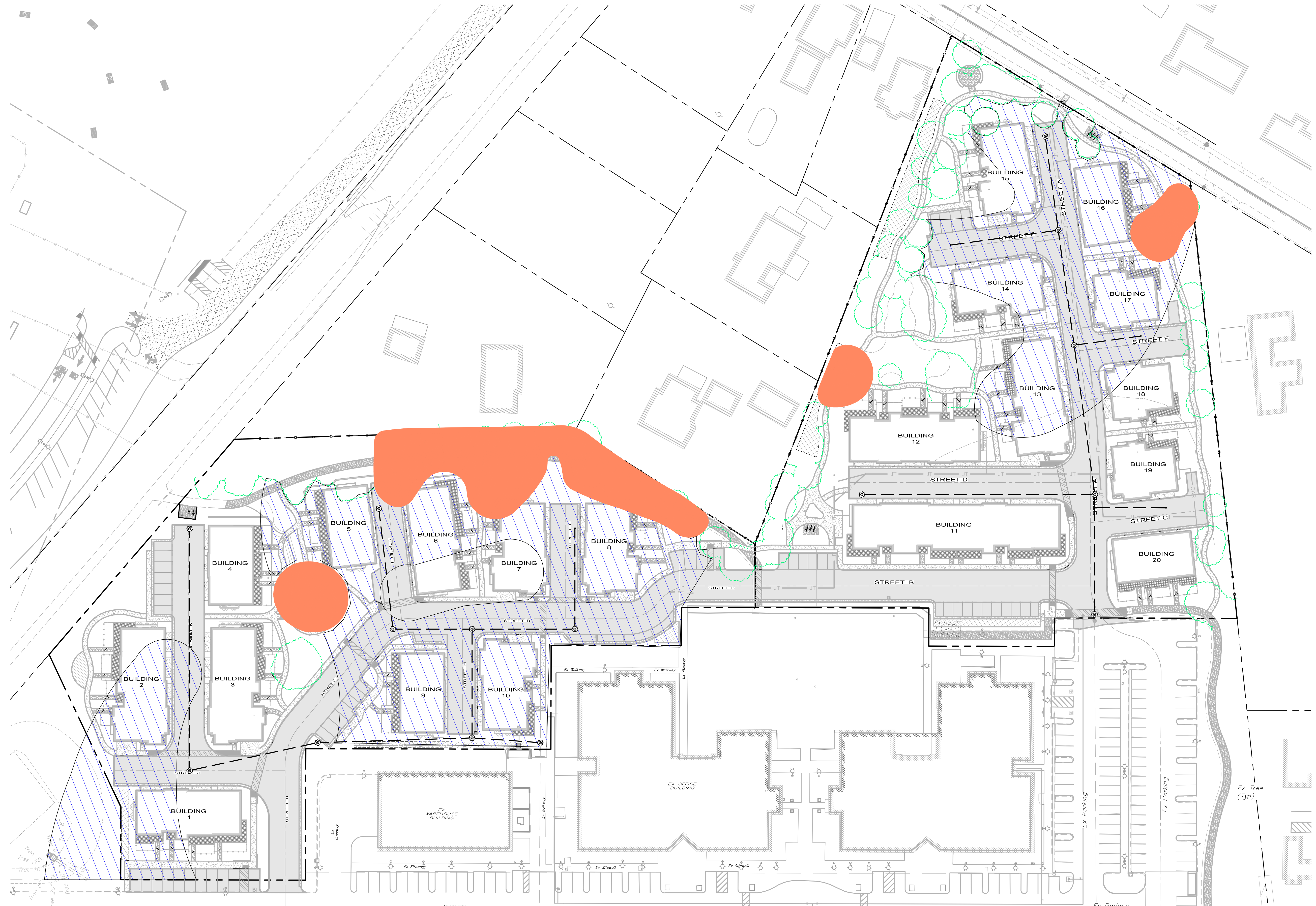
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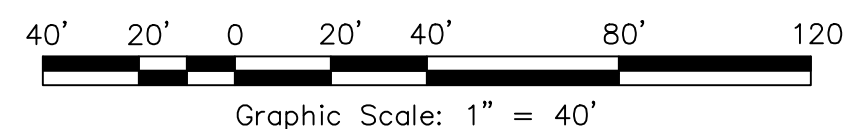
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**HATCHING LEGEND**

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



**GRADING-SOILS PLAN**



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 Date: April 2023  
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 Drawn by: RW  
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**THE CANOPY**  
 VESTING TENTATIVE MAP PACKAGE  
 GRADING SOILS PLAN  
 1009 & 1011 Gravenstein Highway North  
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 APN 060-261-026 & .028

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**UTILITY KEY NOTES**

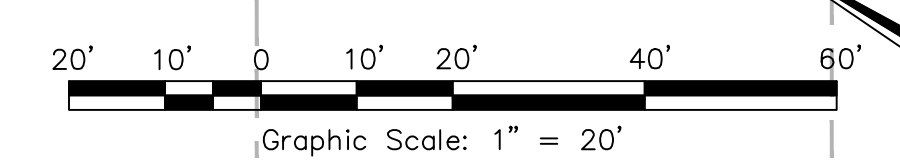
**SEWER:**

- 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

MATCH LINE  
SEE SHEET C3.1  
FOR CONTINUATION



**SCALE:** AS NOTED

Date: April 2023

Design by: *CM/RY*

Drawn by: *RY*

Checked by: *LRP*

Sheet **C3.0**

8 of 10 Sheets  
Job 22181

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PRELIMINARY UTILITY PLAN  
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Sebastopol, California  
APN 060-261-026 & .028

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STATE OF CALIFORNIA

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UTILITY KEY NOTES	
<b>SEWER:</b>	
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
<b>WATER:</b>	
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

MATCH LINE, SEE SHT C3.0 FOR CONTINUATION

SCALE: AS NOTED

Date: April 2023

Design by: CM/GRV

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Sheet

**C3.1**

9 of 10 Sheets

Job 22181

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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

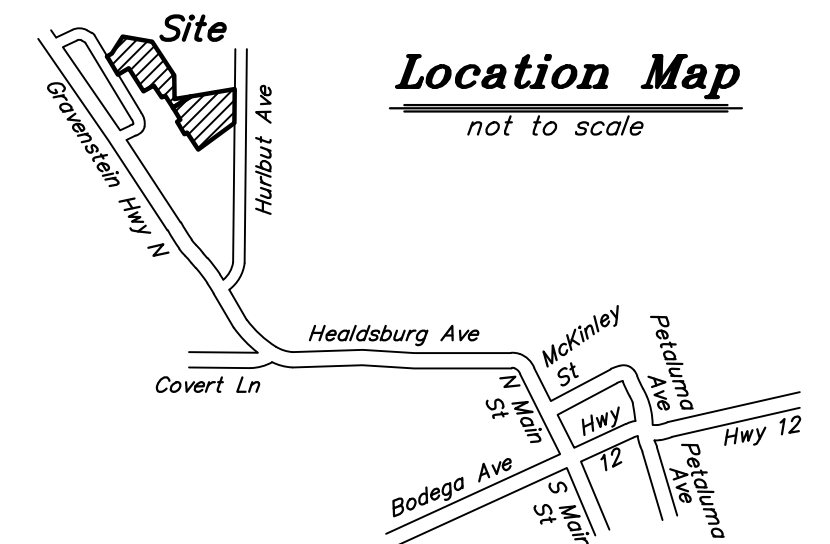
TENTATIVE MAP - NOT FOR CONSTRUCTION

# 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

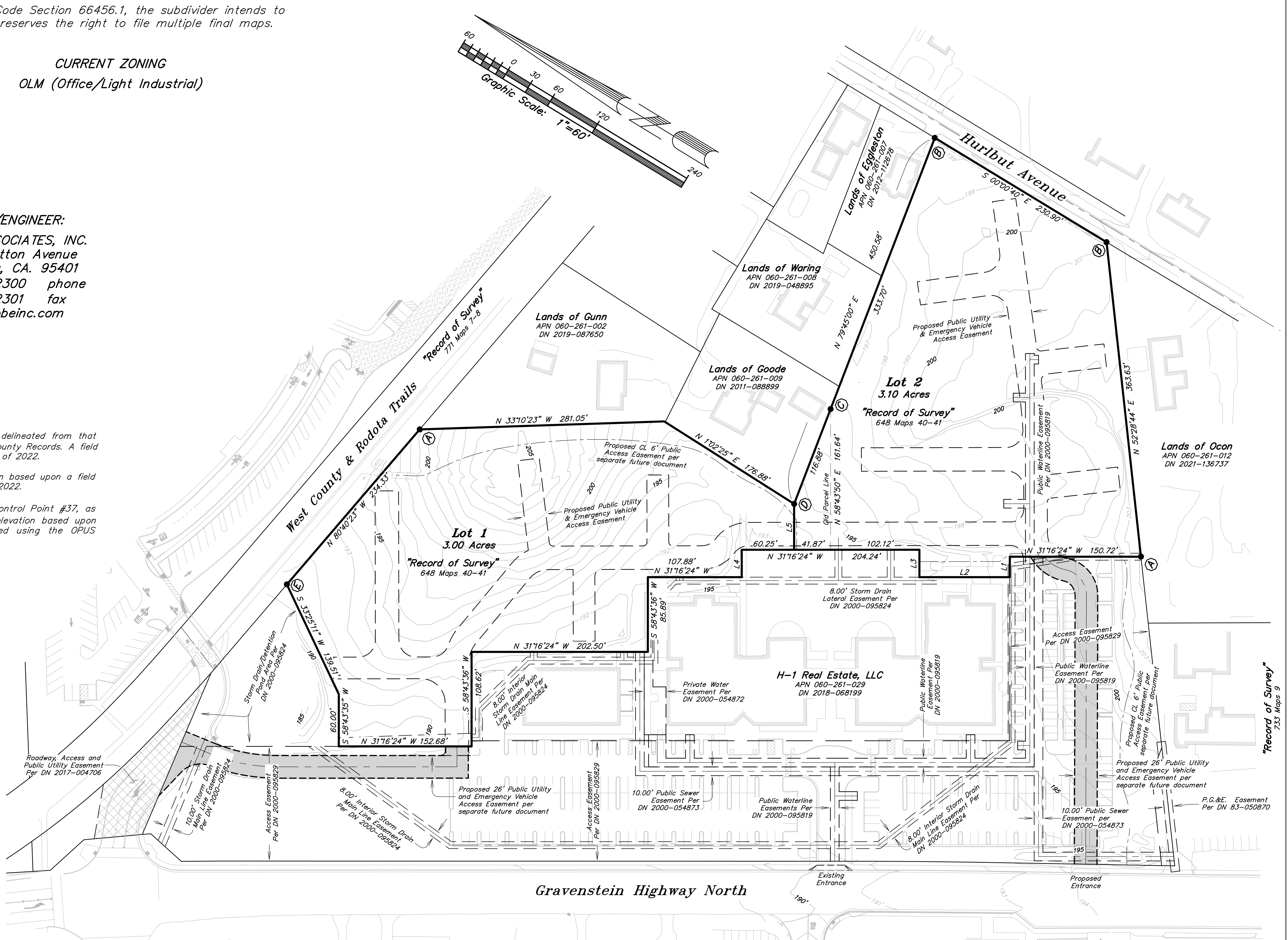
Property lines shown hereon are based upon found monumentation and delineated from that "Record of Survey" recorded in Book 119 of Maps at Page 16, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. in August and September of 2022.

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:

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

**adobe associates, inc.**  
civil engineering | land surveying | wastewater  
1220 N. Dutton Ave., Santa Rosa, CA 95401  
P. (707) 541-2300 F. (707) 541-2301  
Website: www.adobeinc.com  
\*A Service You Can Count On!\*

*Aaron R. Smith*  
Aaron R. Smith, PLS 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\Design\Tentative Map.dwg, Date: Apr 21, 2023, Time: 1:07pm

TREE INVENTORY CHART  
UPDATED RECOMMENDATIONS

5-8-24



Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
1	<i>Quercus agrifolia</i>	Coast Live Oak	8+12	18	12	4	3	Yes	Yes	Remove	3	2
2	<i>Quercus agrifolia</i>	Coast Live Oak	8+13+13+13+12 +9+8+5	20	20	4	3	Yes	Yes	Remove	3	2
3	<i>Quercus agrifolia</i>	Coast Live Oak	7+10+11	25	20	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
4	<i>Quercus agrifolia</i>	Coast Live Oak	25.5	35	20	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
5	<i>Quercus agrifolia</i>	Coast Live Oak	8+8+9.5	15	9	4	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
6	<i>Quercus agrifolia</i>	Coast Live Oak	8+9+12+14	20	18	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
7	<i>Quercus agrifolia</i>	Coast Live Oak	5+5+7+7+7+8+8 +8	15	14	4	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
8	<i>Quercus agrifolia</i>	Coast Live Oak	9.5	15	12	3	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
9	<i>Quercus lobata</i>	Valley Oak	15	40	20	4	3	Yes	Yes	Remove	3	2
10	<i>Quercus kelloggii</i>	Black Oak	12.5+15	30	22	4	3	Yes	Yes	Remove	3	2
11	<i>Quercus agrifolia</i>	Coast Live Oak	14+16.5	35	24	4	2	Yes	Yes	Remove	3	2
12	<i>Sequoia sempervirens</i>	Coast Redwood	20	35	14	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
13	<i>Quercus agrifolia</i>	Coast Live Oak	19.5	25	18	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9

TREE INVENTORY  
Canopy Development  
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
14	<i>Sequoia sempervirens</i>	Coast Redwood	16	25	10	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
15	<i>Sequoia sempervirens</i>	Coast Redwood	21	35	11	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
16	<i>Sequoia sempervirens</i>	Coast Redwood	21	35	10	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
17	<i>Sequoia sempervirens</i>	Coast Redwood	21	35	11	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
18	<i>Quercus agrifolia</i>	Coast Live Oak	9.5	20	12	4	3	Yes	No	Preserve	2	1, 6, 7, 8, 9
19	<i>Sequoia sempervirens</i>	Coast Redwood	11.5	25	9	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
20	<i>Sequoia sempervirens</i>	Coast Redwood	11.5	35	12	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
21	<i>Quercus agrifolia</i>	Coast Live Oak	12	60	22	3	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
22	<i>Quercus agrifolia</i>	Coast Live Oak	9.5	12	9	3	3	Yes	No	Preserve	2	1, 6, 7, 8, 9
23	<i>Quercus agrifolia</i>	Coast Live Oak	13	16	12	3	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
24	<i>Pseudotsuga menziesii</i>	Douglas Fir	11	22	10	3	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
25	<i>Quercus agrifolia</i>	Coast Live Oak	12	15	11	3	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
26	<i>Quercus kelloggii</i>	Black Oak	8.5+8	18	13	4	3	Yes	No	Preserve	1	1, 6, 7, 8, 9

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
27	<i>Quercus agrifolia</i>	Douglas Fir	8.5+8.5	18	14	3	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
28	<i>Pseudotsuga menziesii</i>	Douglas Fir	9	30	11	4-3	3	Yes	No	Preserve	2	1, 6, 7, 8, 9
29	<i>Quercus agrifolia</i>	Coast Live Oak	14	18	14	3	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
30	<i>Sequoia sempervirens</i>	Coast Redwood	20	35	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
31	<i>Sequoia sempervirens</i>	Coast Redwood	14.5	30	10	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
32	<i>Sequoia sempervirens</i>	Coast Redwood	19	35	12	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
33	<i>Sequoia sempervirens</i>	Coast Redwood	21.5	38	13	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
34	<i>Pseudotsuga menziesii</i>	Douglas Fir	8.5	22	9	3	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
35	<i>Pseudotsuga menziesii</i>	Douglas Fir	11	20	9	3	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
36	<i>Sequoia sempervirens</i>	Coast Redwood	22.5	3	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
37	<i>Sequoia sempervirens</i>	Coast Redwood	19	4	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
38	<i>Sequoia sempervirens</i>	Coast Redwood	19	35	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
39	<i>Sequoia sempervirens</i>	Coast Redwood	16.5	35	10	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
40	<i>Sequoia sempervirens</i>	Coast Redwood	20	40	12	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
41	<i>Sequoia sempervirens</i>	Coast Redwood	16	35	10	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
42	<i>Sequoia sempervirens</i>	Coast Redwood	19.5	35	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
43	<i>Sequoia sempervirens</i>	Coast Redwood	21	40	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
44	<i>Quercus agrifolia</i>	Coast Live Oak	9+16	25	18	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
45	<i>Sequoia sempervirens</i>	Coast Redwood	16	30	10	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
46	<i>Sequoia sempervirens</i>	Coast Redwood	16	35	12	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
47	<i>Quercus agrifolia</i>	Coast Live Oak	30.5	45	24	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
48	<i>Quercus lobata</i>	Valley Oak	3+7+9	18	11	4	3	Yes	No	Remove	3	2
49	<i>Quercus agrifolia</i>	Coast Live Oak	4+4+5+6+6+6	25	16	4	3	Yes	No	Remove	3	2
50	<i>Quercus agrifolia</i>	Coast Live Oak	7.5+6+6.5+6	20	11	4	3	Yes	No	Preserve	2	1, 6, 7, 8, 9
51	<i>Sequoia sempervirens</i>	Coast Redwood	15	35	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
52	<i>Sequoia sempervirens</i>	Coast Redwood	17	38	12	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
53	<i>Sequoia sempervirens</i>	Coast Redwood	19	35	12	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
54	<i>Sequoia sempervirens</i>	Coast Redwood	19	35	12	4	3	Yes	Yes	Preserve	2.5	1, 6, 7, 8, 9
55	<i>Sequoia sempervirens</i>	Coast Redwood	17	30	10	4	3	Yes	Yes	Preserve	2.5	1, 6, 7, 8, 9
56	<i>Quercus agrifolia</i>	Coast Live Oak	16	20	14	3	3	Yes	Yes	Remove	3	2
57	<i>Sequoia sempervirens</i>	Coast Redwood	21	35	12	4	3	Yes	Yes	Preserve	3	2
58	<i>Sequoia sempervirens</i>	Coast Redwood	21	35	12	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
59	<i>Sequoia sempervirens</i>	Coast Redwood	19	35	12	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
60	<i>Sequoia sempervirens</i>	Coast Redwood	16.5	30	10	4	3	Yes	Yes	Remove	3	2
61	<i>Sequoia sempervirens</i>	Coast Redwood	21	38	14	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
62	<i>Quercus agrifolia</i>	Coast Live Oak	11+12	22	13	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
63	<i>Pseudotsuga menziesii</i>	Douglas Fir	13	30	16	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
64	<i>Pseudotsuga menziesii</i>	Douglas Fir	14	35	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
65	<i>Quercus agrifolia</i>	Coast Live Oak	13	16	12	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
66	<i>Quercus agrifolia</i>	Coast Live Oak	15	20	17	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
67	<i>Quercus agrifolia</i>	Coast Live Oak	13	20	16	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
68	<i>Sequoia sempervirens</i>	Coast Redwood	18	30	11	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
69	<i>Sequoia sempervirens</i>	Coast Redwood	15	30	10	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
70	<i>Sequoia sempervirens</i>	Coast Redwood	14	35	10	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
71	<i>Sequoia sempervirens</i>	Coast Redwood	14	30	9	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
72	<i>Sequoia sempervirens</i>	Coast Redwood	11	25	9	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
73	<i>Sequoia sempervirens</i>	Coast Redwood	12	26	9	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
74	<i>Sequoia sempervirens</i>	Coast Redwood	10.5	20	8	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
75	<i>Sequoia sempervirens</i>	Coast Redwood	9+11	25	8	4	3	Yes	Yes	Remove	3	2
76	<i>Quercus agrifolia</i>	Coast Live Oak	24	40	26	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
77	<i>Quercus agrifolia</i>	Coast Live Oak	30	60	26	3	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
78	<i>Quercus agrifolia</i>	Coast Live Oak	11+13+14+14+20	35	26	3	3	Yes	Yes	Remove	3	2

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
79	<i>Sequoia sempervirens</i>	Coast Redwood	11.5	22	9	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
80	<i>Quercus agrifolia</i>	Coast Live Oak	8.5+9	20	25	3	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
81	<i>Quercus agrifolia</i>	Coast Live Oak	8+8+12+15+16	50	25	3	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
82	<i>Quercus agrifolia</i>	Coast Live Oak	18	30	27	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
83	<i>Quercus agrifolia</i>	Coast Live Oak	12+24+24	50	27	3	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
84	<i>Pseudotsuga menziesii</i>	Douglas Fir	8.5	20	6	3	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
85	<i>Quercus agrifolia</i>	Coast Live Oak	15.5+16+16	40	25	3	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
86	<i>Sequoia sempervirens</i>	Coast Redwood	19	35	12	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
87	<i>Sequoia sempervirens</i>	Coast Redwood	13.5	30	10	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
88	<i>Sequoia sempervirens</i>	Coast Redwood	16	35	12	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
89	<i>Quercus agrifolia</i>	Coast Live Oak	7.5+10+12	25	16	3	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
90	<i>Quercus agrifolia</i>	Coast Live Oak	9	18	12	3	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
91	<i>Quercus agrifolia</i>	Coast Live Oak	16	20	19	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
92	<i>Quercus agrifolia</i>	Coast Live Oak	10.5+13+16	25	18	3	3	Yes	Yes	Remove	3	2
93	<i>Pseudotsuga menziesii</i>	Douglas Fir	13.5	30	11	4	3	Yes	Yes	Remove	3	2
94	<i>Pseudotsuga menziesii</i>	Douglas Fir	11.5	30	11	3	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
95	<i>Quercus agrifolia</i>	Coast Live Oak	18.5+21	25	14	4	3	Yes	Yes	Remove	3	2
96	<i>Quercus agrifolia</i>	Coast Live Oak	7.5+8+9.5+11.5	18	10	4	3	Yes	Yes	Remove	3	2
97	<i>Quercus agrifolia</i>	Coast Live Oak	13	28	20	3	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
98	<i>Quercus agrifolia</i>	Coast Live Oak	22.5	30	22	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
99	<i>Quercus agrifolia</i>	Coast Live Oak	12.5+18	30	18	3	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
100	<i>Quercus agrifolia</i>	Coast Live Oak	7+9.5	20	18	4	3	Yes	No	Preserve	1	1, 6, 7, 8, 9
101	<i>Quercus agrifolia</i>	Coast Live Oak	6+11+14	30	18	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
102	<i>Quercus agrifolia</i>	Coast Live Oak	8+11.5+12+15+17	28	24	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
103	<i>Quercus agrifolia</i>	Coast Live Oak	7+10+11+12+12+12	18	16	4	3	Yes	Yes	Remove	3	2
104	<i>Quercus agrifolia</i>	Coast Live Oak	5+6+8+8+8	18	12	4	3	Yes	No	Remove	3	2



Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
105	<i>Quercus agrifolia</i>	Coast Live Oak	8+9+10+11+12+14	25	18	4	3	Yes	Yes	Remove	3	2
106	<i>Quercus agrifolia</i>	Coast Live Oak	11+12	20	16	4	3	Yes	Yes	Remove	3	2
107	<i>Quercus agrifolia</i>	Coast Live Oak	16+17	30	16	4	3	Yes	Yes	Remove	3	2
108	<i>Quercus agrifolia</i>	Coast Live Oak	31	30	20	4	3	Yes	Yes	Preserve	2	1, 6, 7, 8, 9
109	<i>Quercus agrifolia</i>	Coast Live Oak	19+30	30	25	3	3	Yes	Yes	Remove	3	2
110	<i>Pseudotsuga menziesii</i>	Douglas Fir	11	20	6	4	3	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
111	<i>Gleditsia triacanthos</i>	Honey Locust	16	38	22	3	3	No	Yes	Preserve	1	1, 6, 7, 10
112	<i>Pinus sp.</i>	Pine	20	60	18	2	3	No	Yes	Preserve	1	1, 6, 7, 10
113	<i>Pinus sp.</i>	Pine	18	60	18	3	2	No	Yes	Preserve	1	1, 6, 7, 10
114	<i>Cedrus deodara</i>	Deodar Cedar	24	50	22	4	3	No	Yes	Preserve	1	1, 6, 7, 10
115	<i>Cedrus deodara</i>	Deodar Cedar	28	60	26	4	3	No	Yes	Preserve	1	1, 6, 7, 10
116	<i>Calocedrus decurrens</i>	Incense Cedar	12	18	7	4	3	No	Yes	Preserve	1	1, 6, 7, 10
117	<i>Salix matsudana</i> "Tortuosa"	Curly willow	14+ multiple	30	20	2	2	No	Yes	Preserve	1	1, 6, 7, 10

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
118	<i>Gleditsia triacanthos</i>	Honey Locust	12	18	18	3	3	No	Yes	Preserve	1	1, 6, 7, 10
119	<i>Pinus radiata</i>	Monterey pine	30+ multiple	80	35	1	1	No	Yes	Preserve	1	1, 6, 7, 10
120	<i>Ulmus americana</i>	American Elm	20	25	14	2	1	No	Yes	Preserve	1	1, 6, 7, 10
121	<i>Sequoia sempervirens</i>	Coast Redwood	36	50	17	4	2	Yes	Yes	Preserve	1	1, 6, 7, 10
122	<i>Sequoia sempervirens</i>	Coast Redwood	12	30	10	4	3	Yes	Yes	Preserve	1	1, 6, 7, 10
123	<i>Cedrus deodara</i>	Deodar Cedar	12	30	12	4	3	No	Yes	Preserve	1	1, 6, 7, 10
124	<i>Sequoia sempervirens</i>	Coast Redwood	48	60	18	4	3	Yes	Yes	Preserve	1	1, 6, 7, 10
125	<i>Sequoia sempervirens</i>	Coast Redwood	48	60	18	4	3	Yes	Yes	Preserve	1	1, 6, 7, 10
126	<i>Cedrus deodara</i>	Deodar cedar	18	45	15	3	3	No	Yes	Preserve	1	1, 6, 7, 10
127	<i>Alnus rhombifolia</i>	Alder	12	18	8	2	2	Yes	Yes	Preserve	1	1, 6, 7, 10
128	<i>Alnus rhombifolia</i>	Alder	7	18	5	0	0	Yes	No	Dead	0	Dead
129	<i>Sequoia sempervirens</i>	Coast Redwood	18	25	10	4	3	Yes	Yes	Preserve	1	1, 6, 7, 10
130	<i>Pseudotsuga menziesii</i>	Douglas Fir	12	16	10	3	3	Yes	Yes	Preserve	2	1, 6, 7, 10

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Protected Species?	Protected Size?	Preserve or Remove?	Expected Impact	Recommendations
131	<i>Pseudotsuga menziesii</i>	Douglas Fir	12	15	9	3	3	Yes	Yes	Preserve	2	1, 6, 7, 10
132	<i>Pseudotsuga menziesii</i>	Douglas Fir	12	16	10	3	3	Yes	Yes	Preserve	2	1, 6, 7, 10
133	<i>Pseudotsuga menziesii</i>	Douglas Fir	18	16	10	3	3	Yes	No	Preserve	1	1, 6, 7, 10
134	<i>Sequoia sempervirens</i>	Coast Redwood	33	50	15	4	3	Yes	Yes	Remove	3	2
135	<i>Pinus ponderosa</i>	Ponderosa Pine	12	25	12	4	3	No	Yes	Remove	3	2
136	<i>Quercus agrifolia</i>	Coast Live Oak	12+15+5	30	14	4	3	Yes	Yes	Remove	3	2
137	<i>Quercus agrifolia</i>	Coast Live Oak	10+10	25	12	4	3	Yes	Yes	Remove	3	2
138	<i>Alnus rhombifolia</i>	White Alder	15	16	10	2	2	Yes	Yes	Preserve	1	1, 6, 7, 8, 9
139	<i>Pseudotsuga menziesii</i>	Douglas Fir	12	30	12	4	3	Yes	Yes	Remove	3	2
140	<i>Quercus kelloggii</i>	Black Oak	12	22	14	4	3	Yes	Yes	Remove	3	2
141	<i>Quercus agrifolia</i>	Coast Live Oak	28	40	18	4	3	Yes	Yes	Remove	3	2
142	<i>Quercus agrifolia</i>	Coast Live Oak	±9	22	14	2	3	Yes	No	Remove	3	2

TREE LOCATION PLAN

**Legend**

- Ordinance Tree to Remain
- Ordinance Tree to be Removed



**Tree Exhibit**

**The Canopy**

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



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

**A33**

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Design Review Board

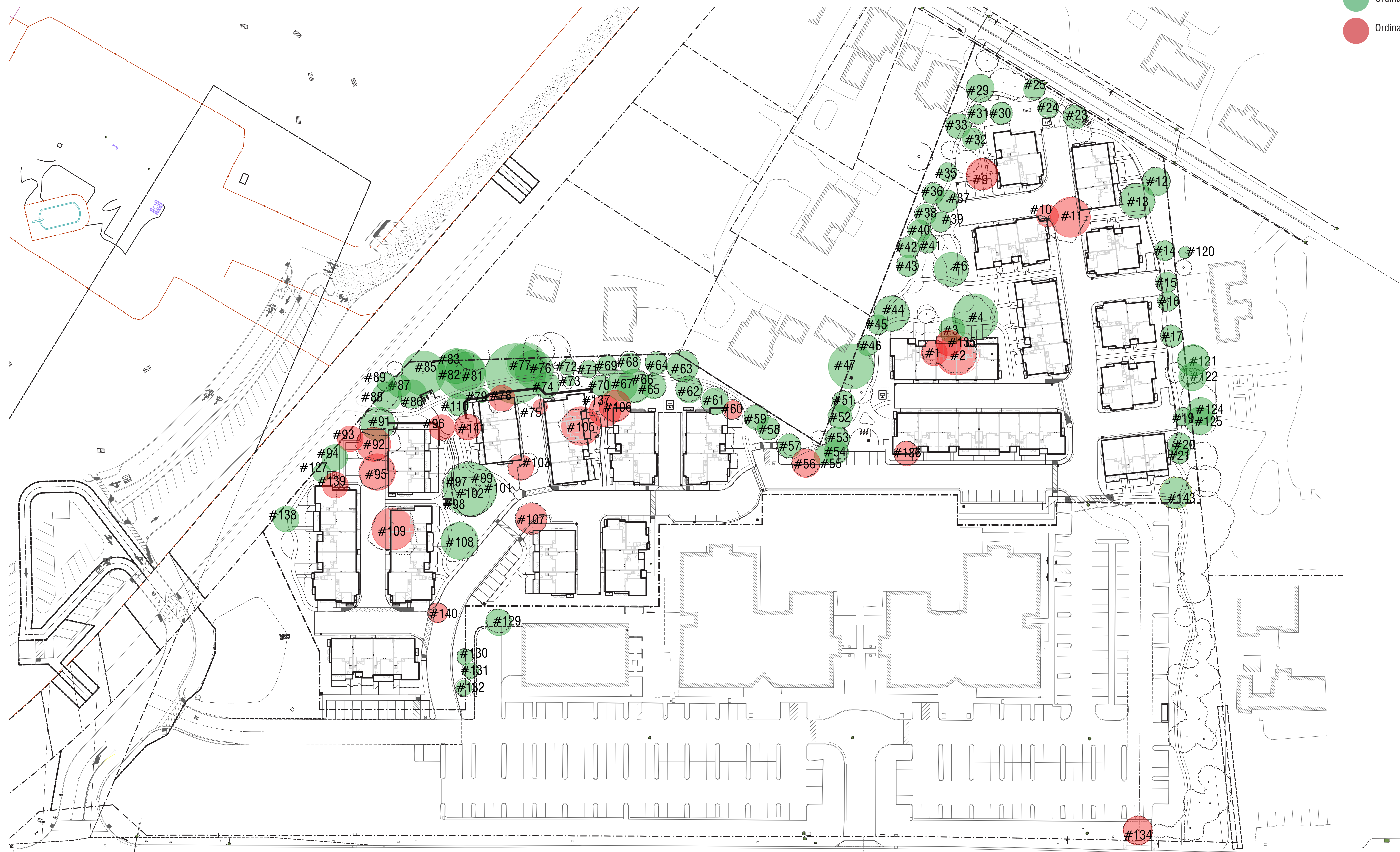






Legend

- Ordinance Tree to Remain
- Ordinance Tree to be Removed



Tree Exhibit  
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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

A33

Design Review Board



**Client:** City of Sebastopol, Planning Department  
**Project Location:** 1009-1011 Gravenstein Hwy N, Sebastopol, Ca  
**Inspection Date:** April 17, 2024  
**Arborist:** Ben Anderson



**URBAN FORESTRY ASSOCIATES, INC.**

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## Assignment

Following a meeting with me, John Jay with the City of Sebastopol, and the applicant, Mr. Jay, asked me to review the updated tree map and inventory (dated May 14, 2024) and document my review of the material. My last review was dated April 28, 2024.

## Observations

The updated inventory included all the trees in and adjacent to the development footprint with updated trunk diameters. The map shows all the protected trees but not trees that are exempt due to species or trunk diameter. It does not show the required tree protection fencing or any other tree protection measures.

## Discussion

Per 8.12.050 of the Sebastopol Municipal Code:

The following condition shall be noted on any TPP, on any map sheet submitted with improvement plans, and on any building permit site plan which may be used in the performance of any site work including demolition, grading, trenching, compaction, or clearance within a tree protection zone of any subject tree to be retained on the project site, as well as for any tree on an adjacent site. It shall be the responsibility of the developer to ensure that it is met by any individuals involved in the construction of a project:

A Contractor is responsible for compliance with Tree Protection Plan (Sheet x). Failure to fully comply with the restrictions, conditions, and mitigation measures of the Tree Protection Plan, as reflected on (Sheet x), will result in the issuance of a stop-work order, and may also result in the imposition of fines, penalties, or both.

The code also requires a performance bond for the protected trees. This is to be equal to either \$1,500 per tree or the appraised value of each tree, whichever is greater.

## Conclusions & Recommendations

The inventory and map appear to be complete and accurately depict the impact of the proposed development and are sufficient for this phase of the project review. If adequate tree protection is employed during the project, the trees shown to be retained should be preserved. The final plan set should implement the following recommendations:

- The plan set should show details and locations for the recommended tree protection measures (i.e., fencing, soil armoring, etc.).
- All sheets should be consistent with the Arborist Report. All should be updated to reflect the true number of protected tree removals.
- The language from 8.12.050 should be added to all applicable plan sheets.
- I understand the performance bond is being waived for the project. If it is not, I recommend using the minimum of \$1,500 per tree, as this will certainly amount to more than the total for any few trees that may be damaged, and the applicant is unlikely to damage more than a few trees.
- There still needs to be a more thorough review of the impact of any excavation for utilities or drainage.

## SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA independently, based on our education and experience. All determinations of the health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Arborists cannot detect every condition that could lead to a tree's structural failure. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk, and the only way to eliminate all risks associated with trees is to eliminate all trees.



---

Benjamin Anderson, Urban Forester  
ISA Board Certified Master Arborist & TRAQ  
RCA #686, WE #10160B  
ben@urbanforestryassociates.com

**EXHIBIT A**  
**RECOMMENDED FINDINGS OF APPROVAL**  
Design Review and Tree removal  
1009-1011 Gravenstein Highway North  
060-261-028, 060-261-026, **File# 2022-095**

Based on the evidence in the public record, the Design Review Board finds that:

1. The project associated with these requests was the subject of a Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act (CEQA)
2. The project/use/proposal is consistent with the provisions of the General Plan as follow:
  - *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life, in that the project will provide housing opportunities that are environmentally friendly with the low water landscape, all electric development, and improvements to existing pedestrian facilities.*
  - *Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation, in that the project is an infill development as it intends to develop two vacant parcels within city limits.*
  - *Policy LU 1-7: Encourage new development to be contiguous to existing development, whenever possible, in that the project reflects similar characteristics to the existing development of the O'Reilly media office buildings to the west, and utilizes existing access points for both vehicles and pedestrians through the site, and enhances the connectivity to the existing urban resources.*
  - *Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses, in that the project provides connections to the West County Trail, pedestrian access to an adjacent bus line, and is within walking distance of a major shopping center.*
  - *Policy LU 6-1: Promote increased residential densities in that the project provides a residential development of 13.11 dwelling units per acre, which is within the minimum and maximum densities allowed in the R7 multifamily zoning district and Office/Light Industrial Land Use designation and Zoning district.*
  - *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit, in that the project is a compact design of townhomes located in close proximity to a large shopping center, bus stop and two schools.*
  - *Policy CIR 1-5: When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users, including those with disabilities, ensuring that pedestrians, bicyclists, and transit riders are considered preeminent to automobile drivers in that the project provides connectivity to the West County Trail and adjacent to a bus transit line.*
  - *Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types, in that the project includes both market-rate housing as well as fifteen percent of the units to be sold at 120% or less of the average median income (AMI) in perpetuity.*

- *Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners, in that fifteen percent of the units to be sold at 120% or less of the average median income (AMI).*
  - *Community Design Policy 1-2: Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood, in that it is the same scale or lower than the adjacent office buildings, it has significant setbacks from adjoining residential structures, it breaks down the massing of the development by proposing twenty separate structures for the units, it retains the majority of trees between the site and the adjoining residential uses, and maintains two-thirds of the site as open space, and will be planting additional trees.*
3. The project is consistent with the findings set forth in Section 17.450.030 of Design Review Permits.
- The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol in that the project breaks down the massing by proposing twenty separate structures, retains the majority of trees between the site and adjoining residential uses, and maintains two-thirds of the site as open space;
  - The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that the project provides additional tree screening to the adjoining property owners, increased setbacks from what is required by the Zoning Code, and provides two-thirds of the site as open space;
  - It would not impair the desirability of investment or occupation in the neighborhood in that the project will provide new development on a vacant parcel and increased vibrance on the north gateway into Sebastopol;
  - The design is internally consistent and harmonious as conditioned will be met;
  - The design is in conformity with any guidelines and standards adopted pursuant to this chapter as conditioned will be met along with the analysis in the report.
4. The project is consistent with the findings set forth in Section 8.12.060 for tree removal permits.
- The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years.
    - i. Not applicable.
  - The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods in that there are trees that
    - i. Not applicable.
  - The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or

protection of property. The property owner is responsible for providing documentation to support such a claim.

- i. Not applicable.
- A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.
  - i. The removal of the trees marked in the project plans are where the future buildings are to be located. There are mitigation trees that are being preserved as well as additional onsite trees being planted.
- The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.
  - i. Not applicable.

**EXHIBIT B**  
**RECOMMENDED CONDITIONS OF APPROVAL**

Design Review and Tree removal  
1009-1011 Gravenstein Highway North  
060-261-028, 060-261-026, **File# 2022-095**

1. Plans and elevations shall be in substantial conformance with plans prepared by WHA Architects, and stamped received on April 21<sup>st</sup>, 2023, as revised on February 20<sup>th</sup>, 2024, and on file at the City of Sebastopol Planning Department, except as modified herein:
2. The Use shall be in substantial conformance with the proposed operations as described in the application materials prepared by Samantha Hauser/City Ventures, and stamped received on April 21<sup>st</sup>, 2023, as revised on February 20<sup>th</sup>, 2004, and on file at the City of Sebastopol Planning Department, except as modified herein:
3. All measures in the Mitigation Monitoring Reporting Program (MMRP) for the Environmental Impact Report approval and City Council Resolution 6581-2024 shall remain applicable.
4. The project's open spaces shall be maintained by the property owner, not by the City.
5. The project site includes protected trees intended to remain. Protective measures are required for these trees. All final tree protection measures shall be submitted for review and approval by the City Arborist prior to issuance of Improvement Plans.
6. A Tree Removal permit is required for the any trees proposed for removal.
7. As required by the Sonoma County Regional Parks Department the applicant shall install a 42" fence along the northern property line between the County property and the applicant's property to prevent the creation of "social trails" on County property. No fencing is needed at the existing trail intersection. For avoidance of doubt, this condition applies to the property line adjacent to the West County Trail.
8. Site landscaping shall be generally consistent with the Landscape Plan included as part of the plans stamped received on April 21<sup>st</sup>, 2023, as revised on February 20<sup>th</sup>, 2024, further revised May 14, 2024, 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 associated with a building, as shown on the approved plan, shall be installed prior to occupancy of that building. 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.
9. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time the preliminary application was submitted.

10. A Tree Protection Plan is required and shall conform to the requirements of SMC 8.12.050 and be added to all applicable plan sheets.
11. A fee of \$75.00 per required replacement tree shall be paid per required tree removed at the time of submittal of the tree removal application or a minimum of two 15-gallon trees shall be planted, and the fee refunded. The final number of replacement trees, and the tree species, shall be fifty-eight (58) trees, or as otherwise determined by the Tree Board or the City Arborist, as applicable. In any case, the mitigation (number and size of replacement trees) must be related to the significance (size, age, etc.) of the trees that are proposed for removal. On-site replacement trees shall be planted prior to final inspection unless otherwise approved by Planning Staff.
12. As part of grading permit approval, the civil plan sheet of existing conditions / demolition shall accurately reflect the tree tags. If any tags go missing, tags shall be replaced.
13. As per section 8.12.050.D of the Sebastopol Municipal Code, a surety bond or cash bond in the amount of \$15,000 for protected trees per shall be required prior to issuance of grading permit. To avoid unnecessary hardship, the Tree Board may reduce the amount of such bond or substitute other security. If, in the opinion of the City Arborist or Planning staff, no violation or damage has occurred during the construction, the bond shall be returned upon final building inspection. However, if damage has occurred, the bond for such affected tree(s) shall be held for three years and may be forfeited at the end of this period, if it is the opinion of the City Arborist or Planning staff that permanent damage has occurred.
14. As part of the CC&R's the Homeowners Association shall be responsible for maintaining the proposed fruit trees at no cost to the City. If the condition of the trees are not to an acceptable level, based on the City's discretion, the City will have the right to require corrective action, or replacement.



## City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: April 23<sup>rd</sup>, 2024  
Agenda Item: 7B  
To: Design Review/Tree Board  
From: John Jay, Associate Planner  
  
Subject: Design Review and Tree removal permits  
Recommendation: Approval with conditions  
Applicant/Owner: Samantha Hauser/ City Ventures LLC  
File Number: 2022-095  
Address: 1009-1011 Gravenstein Highway North  
CEQA Status: Environmental Impact Report (EIR)  
General Plan: Office Light Industrial (OLI)  
Zoning: Office/Light Industrial (OLM)

### **Introduction:**

This is a Design Review and Tree removal permit application from Samantha Hauser for the construction of 80 townhome units on two vacant parcels at 1009-1011 Gravenstein Highway North. The permit also includes tree removals which include the removal of 43 onsite trees, 29 of them being protected native trees which include Oaks, Firs, and Redwoods.

### **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 Accessory Dwelling Units (ADUs). The project proposes 20 buildings spread out across the two parcels where there is a mix of 3 to 4 units per building and one building would hold up to 8 units. All 20 proposed buildings would be up to 37' tall and three stories. 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 originally approved development of a parking structure and additional office space was never built due to economic factors and changes in demand for office space.

The project would include a total of 160 parking spaces in individual unit 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.

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.

**Environmental Review:**

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15161, an Environmental Impact Report (EIR) was prepared 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, Hydrology and Water Quality, 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.

Mitigation measures were identified that would reduce these potential impacts to a less than significant level. The Mitigation Monitoring and Reporting Program (MMRP) were reviewed and approved by the City Council at their April 2, 2024, meeting, and the EIR was certified at the same meeting.

**General Plan Consistency:**

This project is consistent with the following General Plan policies as shown below:

- *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.*
- *Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.*
- *Policy LU 1-7: Encourage new development to be contiguous to existing development, whenever possible.*
- *Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.*
- *Policy LU 6-1: Promote increased residential densities.*
- *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.*
- *Policy CIR 1-5: When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users, including those with disabilities, ensuring that pedestrians, bicyclists, and transit riders are considered preeminent to automobile drivers.*

- *Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.*
- *Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners*
- *Community Design Policy 1-2: Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood, in that it is the same scale or lower than the adjacent office buildings, it has significant setbacks from adjoining residential structures, it breaks down the massing of the development by proposing twenty separate structures for the units, it retains the majority of trees between the site and the adjoining residential uses, and maintains two-thirds of the site as open space, and will be planting additional trees.*

The General Plan consistency and Zoning Ordinance consistency were both reviewed by the Planning Commission and City Council and were adopted as part of the approval for the Use Permit.

**Zoning Ordinance Consistency:**

The project site is designated as Office/Light Industrial (OLM) and according to Section 17.25.010 of the Sebastopol Municipal Code (SMC), the purpose of the OLM District is to implement the “Office/Light Industrial” land use category of the General Plan and to provide areas for well-planned, integrated business parks that may include office and related uses. Section 17.25.020 of SMC lists the allowed uses of the OLM district, which includes R7-Multifamily Residential (12.1-25 du/ac), with Planning Commission review and approval of a conditional use permit.

**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 including a large billboard posting in 3 locations around the site, one on Mill Station road, Hurlbut Ave, and Highway 116.

Public Comments have been included as part of this report.

**City Departmental Comment:**

The Planning Department distributed this project to the various City departments and their conditions of approval have been included in Exhibit B.

**Required Findings:**

Chapter 17.450.030(b) sets forth the required findings of Design Review permits.

In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

1. The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol in that the project breaks down the massing by proposing twenty separate structures, retains the majority of trees between the site and adjoining residential uses, and maintains two-thirds of the site as open space;
2. The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that the project provides additional tree screening to the adjoining property owners, increased setbacks from what is required by the Zoning Code, and provides two-thirds of the site as open space;
3. It would not impair the desirability of investment or occupation in the neighborhood in that the project will provide new development on a vacant parcel and increased vibrance on the north gateway into Sebastopol;
4. The design is internally consistent and harmonious as conditioned will be met;
5. The design is in conformity with any guidelines and standards adopted pursuant to this chapter as conditioned will be met along with the analysis in the report.

The project will also be subject to the findings set forth in Chapter 8.12.060(D) for tree removal:

*Tree Removal Criteria.* An application for a tree removal permit may be approved only when at least one of the following conditions is satisfied, and that condition has been verified by the City Arborist. In the case of single-family and duplex properties, upon noticing the tree removal request, the City Arborist shall consider the application and its merits under the requirements of this chapter. For all other applications, the Tree Board shall conduct a public hearing, consider the concerns of the applicant, as well as the value of the tree to the greater community during its review of a tree removal permit, and issue a determination.

1. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years.
2. The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods.
3. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.
4. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.
5. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

**Analysis:**  
**Design Review**

All Design Review projects are subject to the Design Review Guidelines and staff feels that this project meets those guidelines as described in the analysis below:

#### **SITE PLANNING:**

*Neighborhood context:* This project meets this requirement as the project went through a preliminary review with the Design Review Board in 2019 and heard comments from the board regarding the proximity to neighbors and overall design. With that the applicant has come back with much larger setbacks, reduction in the overall removal of trees, and the comparison in scale with the office buildings on the adjoining parcel.

*Circulation and Parking:* This project meets the parking requirements as it provides 218 parking spaces including both garage and surface parking. The site is accessed through an egress point on Mill Station Road as well as the current egress point on Highway 116. As part of the fire department's requirements there has been a third location added on the south side of parcel on Highway 116.

*Open space:* This project meets this requirement in that it proposes to include a backyard for each townhome unit that those tenants can take care of. It also includes over 100,000 square feet of open space throughout the site. It includes various amenities for the residents to use. The site also includes an internal walking path connection to the West County Trail from Mill Station Road and Hurlbut Avenue. The site also includes a bicycle repair station at the West County Trail head.

*Grading and Storm Water:* This project meets this requirement even though it will require a fair amount of grading work on site. The project still meets the requirement of minimized work to existing topography in that the buildings are designed in a way that flows with the natural slope of the site. However, there will be grading work to include retaining walls on the property. This was also reviewed as part of the EIR done for the project and has conditions to handle any grading work on site.

*Trash enclosures:* This project will be required to provide trash services for the residents that live within each of the townhomes. The applicant will work with the local trash authority to work out how they will handle pick up on days of service. Staff anticipates that trash pickup will likely be bins for each of the units opposed to a central dumping site. However, this is something that the applicant and trash hauler will work through.

*Walls fences, and screens:* The project does include new fencing along the outskirts of the project. Where the project abuts adjacent residential properties there will be a six-foot solid, up to an additional two feet of lattice at the approval of the Design Review Board. There is also 42" fencing along the West County Trail on the north side of the property as well as the private yard fencing.

#### **ARCHITECTURE:**

*Relationship to surrounding architecture:* This project meets this requirement in that the design style is a modern take on the attached townhome style housing. This was much of a discussion point at both the Planning Commission and City Council meetings and both of these bodies found that the project is consistent with the surrounding architecture in that the buildings are much more stepped back than before, the applicant has provided additional tree plantings and retaining of more onsite trees, and the size and scale is similar to the O'Reilly office buildings to the west. The architecture samples from the application materials are influenced by

the O'Reilly office buildings to the west as well as providing a modern approach to materials and colors.

*Massing:* The project meets this requirement in that the buildings break up the massing through plane changes, window orientation, balconies and decks, and color changes between materials. The siding on the buildings includes both vertical and horizontal siding to promote change in look as well as aesthetics.

*Elements:* The project meets this requirement in that the applicant has revised the upper windows on the third story of the buildings to be non-operable and sunlight gathering. This was as a request to the neighbors on both Hurlbut and Winona lane who have concerns about privacy.

*Solar Access/Energy Conservation:* As this project is solar all electric and provides adequate natural lighting from windows the project meets this requirement. The project also includes plantings of 100+ trees that will provide shade and regulate heat island effects.

### **LANDSCAPING:**

*General:* This project meets the general landscaping requirements in that it promotes a robust landscape plan that is designed for low to moderate water use along with using as many native plants as possible to Sonoma County and the climate region. The planting plan, as attached plans, maximizes the space on the lot to not have any large unplanted areas. The plan also incorporates plantings of Gravenstein Apple trees along the pedestrian pathway where both residents and a passersby can pick an apple to enjoy.

*Trees:* The project does include the removal of trees on site to accommodate the new buildings, but it does include the replacement of more than 100+ trees on site and are spaced throughout the site to provide shaded areas. The project also does include trees along the internal road network of the site.

As part of the discussion at the City Council meeting of April 2, 2024 the applicant agreed to move a building from the Hurlbut side of the site to the Mill Station side of the site to preserve a tree (Tree #30 on the arborist report). Additionally, staff is seeking direction from the DRB about an option for the pedestrian access point onto Hurlbut Ave. In the revised project plans they have added a safety vestibule option, but this could result in the removal of a tree in that area. There is a tree suggested in the revised plans that has been verified by the consulting arborist as a tree that is less desirable and in poor condition.

Ben Anderson a certified Arborist with Urban Forestry and Associates conducted a peer review and site visit for the site trees and provided a report as part of this report. He has noted that some of the trees have grown in size since the initial report was done by the project arborist. He also notes that there are some inconsistencies with the report and the trees on site, including trees on site missing tags. He does recommend that the report should be updated to account for the larger growth or assume that all these trees have grown into protected status of 10" in diameter.

Also a part of the Arborist report is the need for a performance bond for the tree removals. The report mentions that the minimum \$1,500 amount should be used as the report mentions that it will likely only disturb a few trees and the applicant is unlikely to disturb anymore than that. However, the Board does have the authority to reduce the amount of the bond or substitute any other security per section 8.12.050 D of the Sebastopol Municipal Code. Staff recommends the

board consider this and either enforce the bond fee or waive the bond based on the additional monitoring requirements for the EIR that was done for the project.

**Recommendation:**

If it is the consensus of the Board that the proposed 80 unit townhome residences are compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

Alternatively, the Board may find that revisions are necessary, and a continuance is appropriate. Staff recommends that the Board provide direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

**Attachments:**

Exhibit A – findings of approval  
Exhibit B - Conditions of Approval  
Application materials  
Revised A1-3  
Revised Landscape plan  
Arborist report  
Public comment