



GENERAL PLAN CONSISTENCY DETERMINATION

To: John Jay, Associate Planner
From: Doug Bush, Planner III
Date: January 18, 2024
Project Applicant: City Ventures
Project Name and File Number(s): The Canopy Project
(County File PPR22-0020)
Project Location/APN #: 060-261-028, 060-261-026

The 6.1 acre project site is bounded by the West County Trail to the north, Highway 116 to the west, unincorporated low density residential development to the north, and a mixed use development to the south. The property is within the Sebastopol City Limits, Urban Growth Boundary and Urban Service Area.

Project Description: Conversion of a rural site containing remnant apple orchard and native trees, to an 80 unit, three story condominium development with 16 accessory dwelling units, including 160 garaged parking spaces, 58 surface parking spaces and 96 bicycle parking spaces.

General Plan Land Use: Sebastopol General Plan

Zoning: Sebastopol Zoning

General Plan Consistency Determination: No Conflict

Applicable General Plan Policies:

Goal LU-2: Accommodate the major share of future growth within the nine incorporated cities and their expansion areas and within selected unincorporated communities, which are planned to have adequate water and sewer capacities.



Objective LU-2.5: Provide sufficient opportunities for higher density housing within the Urban Service Areas to accommodate the population growth quantified in the Housing Element Objectives for lower and moderate income units.

Goal LU-3: Locate future growth within the cities and unincorporated Urban Services Areas in a compact manner using vacant “infill” parcels and lands next to existing development at the edge of these areas.

Policy LU-3c: Avoid urban sprawl by limiting extension of sewer or water services outside of designated Urban Service Areas pursuant to the policies of the Public Facilities and Services Element.

Policy HE-3e: Continue to encourage affordable infill projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law (Government Code § 65915).

Policy PF-1f: Avoid extension of public sewer services outside of either a sphere of influence or Urban Service Area. To the extent allowed by law, consider exceptions to this policy only where necessary to resolve a public health hazard resulting from existing development.

Policy PF-1h: Avoid extension of public water service to a property that is outside of both the Urban Service Area and sphere of influence of the water provider. To the extent allowed by law, consider exceptions to this policy only where necessary to resolve a public health hazard resulting from existing development.

Goal OSRC-4: Preserve and maintain views of the night time skies and visual character of urban, rural, and natural areas, while allowing for nighttime lighting levels appropriate to the use and location.

Objective OSRC-4.1: Maintain night time lighting levels at the minimum necessary to provide for security and safety of the use and users to preserve night time skies and the night time character of urban, rural and natural areas.

Discussion

The proposed project is located within the City of Sebastopol and is not subject to the Sonoma County General Plan, or County Code. It is the policy of the County of Sonoma, to focus urban development within incorporated areas like the City of Sebastopol in a compact manner (Goal LU-3). The proposed project would create a total of 96 dwelling units, including 80 condominiums and 16 potential accessory dwelling units. Of the 80 units, 12 would be deed-restricted as affordable to moderate-income households. The region is experiencing a housing crisis, including severe housing shortages exacerbated by the loss of thousands of dwellings through repeated local wildfire events. City centered housing development, particularly projects that contribute a range of housing types to meet a range of affordability needs, and those which are located near amenities and support alternative transportation like this one, are an important part of addressing present housing needs without contributing to sprawl.



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The project is adjacent to the West County Trail and project materials reference integration with this amenity. Staff recommends that the project be referred to Sonoma County Regional Parks for their consideration and comment.

The project plans available at the time of this review contained only conceptual lighting plans. The County encourages lighting to be designed consistent with Goal OSRC-4 and Objective OSRC-4.1 as listed above, to minimize impacts to the night sky and avoid glare on adjacent properties.



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