



City of Sebastopol Planning Department

September 5, 2024

Dear Climate Action Committee,

As I am not able to attend this month's meeting I am providing a letter to go over the Planning Department updates.

Development projects

- *Canopy* – The applicant has submitted their site improvements for the development which City staff is still reviewing and hoping to have the first round of comments out within the next few months. They are also targeting to have building permits submitted to the city for review within the next few weeks.
- *Woodmark* – Phase one is wrapping up soon and they are looking at having final inspections for the first 48 units by the end of this month. We do not have an estimated time of construction for phase two, which is the final 33 units.
- *Hotel Sebastopol* – No new development on this project as they have been awarded a Development Agreement which extends their permits and entitlements for an additional three years. They have mentioned to staff that they are waiting for interest rates to come down a bit more before they are able to move forward on the project.
- *Barlow Hotel* – This project is in review by Planning Staff and other city departments. This project is also requesting a Development Agreement, and the Interim Planning Director is working with the City Manager and City Attorney on the language of that document.
- *845 Gravenstein Highway North* – This is the previous location of the RV safe parking and has since been approved through Design Review to pull building permits for the construction of 22 affordable housing units. Planning and Building met with the applicant in July to discuss the timeline of their project. The hope is that they will have plans submitted to the city by the end of September or early October.
- *7621 Healdsburg Ave* – This project is for 24 residential units that has a mix of 12 apartments and 12 townhomes on the site. The project was recommended for approval for City Council action by the Planning Commission at their July 27th meeting. Currently we have this place on the October 15th Council meeting date.

Grants and other projects

- *Active Transportation Plan* – Is heading into the last phase of its progress and the public draft will be coming out towards the end of this month and will be available for a 30 day comment period. Staff is attempting to schedule a joint meeting with the Planning Commission and City Council to review the final draft during this comment period and

then will go back to City Council for final adoption in November. Note: some of these dates might change, but final adoption does need to be completed by February of 2025.

- *Caltrans Sustainable Transportation Grant* – In July we had our two stakeholder’s meetings, and the consultant is working on the existing conditions report along with the participation plan.

Sincerely,

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