



City of Sebastopol Planning Department

November 20, 2024

Ari Wangerin
Barlow Hotel
6790 Sebastopol Ave
Sebastopol, CA 95472

Re: The Barlow Hotel and Development Agreement, 6790 Sebastopol Ave
File: 2024-010

Dear Ari Wangerin

The City of Sebastopol has received your applications referenced above. Staff has completed its review of the preliminary plans and application materials you have submitted for the Barlow Hotel, which included a referral to other City Departments and pertinent outside agencies. Based on this review, staff has found the information described below is needed to complete processing of the application. The Development Agreement is being reviewed separately by City staff and the City Attorney.

Planning Department:

- Cover page of plans show the Zoning "Residential transient" and FAR N/A. This should include a maximum residential density of the proposed project or how the proposed project meets FAR. The site is also Zoned Commercial Industrial (CM) and should be shown as such.

RESPONSE (BDE): Zoning designation listed on sheet AP0.00 has been updated to CM as per city comment. F.A.R has been updated to .47, which is the project's square footage area servicing residential use cases within the project.

- Sheet C.1 includes a new element of the proposed project that was not reviewed under the first submission. The project proposes 17 new parking spaces where the Community Market outdoor lawn and stage are located. This addition conflicts with General Plan policies for community gathering spaces and must be removed.

RESPONSE (ADOBE): The community market parking has been removed.

- The updated plan set shows the widening of the driveway approach off of CalTrans right of way, Highway 12. This was not included in the first submission and if this remains as shown then the project must be routed to CalTrans for their review and approval prior to

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approval.

RESPONSE (ADOBE): Noted. This will be submitted to Caltrans for an encroachment permit during the construction document phase of the project.

- Batch plant site includes 5829 CU of fill on the site. Please justify this level of fill and demonstrate how it complies with City Code.

RESPONSE (ADOBE): The grading for the batch plant site has been revised to meet the City's Flood Ordinance.

- Batch plant site plan includes the 50' setback buffer which assumes that the Planning Commission has already approved the reduction in the setback distance from any resource. To be clear, this process has not been completed nor has any action been taken by the Planning Commission, pursuant to Section 17.46.050 B., to authorize the intrusion into the 50' buffer setback. If the intrusion into the setback remains, the project will be subject to a subsequent discretionary review for a Use Permit to allow it.

RESPONSE (ADOBE): The plans have been revised so there are no improvements proposed within the 50' setback.

- Project plans show the parking stalls measured at 17' for standard and 14' for compact spaces. The parking standards in the code require 19' for standard and 16' for compact spaces. Reduced dimensions are acceptable for valet spaces as part of a parking use permit (see below), but not for spaces to be accessed by the general public.

RESPONSE (ADOBE): The stalls include 2' overhangs which allow for the full depth of the stall. This has been delineated on the plan for clarity.

- Please provide the total number of compact spaces being requested. Pursuant to Section 17.110.020.C.5 off-site parking facilities may not exceed 40% of the total parking spaces. A Use Permit is required to allow off-site parking, including on the batch plant site and will be subject to subsequent discretionary review. Based on the plans received, the parking use permit will also need to include components related to the exceedance of the total number of compact spaces, the percentage of spaces to be provided off-site, and the size adjustments noted above.

RESPONSE (OWNERSHIP): Per email from Jane Riley, dated 11.26.24:

“No ESOS use permit is required for the proposed batch plant parking so long as there is no development within the 50' Laguna setback.

No use permit is required for the batch plant parking lot site because the applicant has requested a development agreement and such use would therefore be covered by the Development Agreement Ordinance, subject to conditions of approval. Applicant must justify the proposed parking dimensions.”

Parking Plans show proposed stall counts and dimensions.

- Amplified sound is not allowed without a Use Permit, and that Use Permit can not be accepted for processing unless and until a suitable sound study covering the off-site sound impacts of such a use is submitted. As no such sound study has been submitted, this component needs to be removed from the project description. Acoustical music could be included.

RESPONSE (OWNERSHIP): Outdoor amplified music is no longer proposed.

- Address all inconsistencies outlined in the Rincon 15183 Peer Review letter dated October 30, 2024.

RESPONSE (OWNERSHIP): Expecting to have this response completed by ESA, with a revised project description, by January 10th 2025.

Engineering Department:

Parking Lot Site (Morris St):

- Provide AmeriCorp Trail easement documents including irrevocable offer of dedication for trail easement.

RESPONSE (OWNERSHIP): Exhibit 1 in the Development Agreement shows the site map with AmeriCorp Trail Easement and a description of what will be provided. Legal description and Plat to be provided with further refined permit documents as a condition of approval.

Building Department:

- Please provide a sheet which includes the location of the electrical room

RESPONSE (BDE): Electrical Room provided on sheet AP2.01.

Fire Department:

- Please provide Atrium vents on the plan sheet.

RESPONSE (BDE): Atrium vents will be coordinated and shown within the permit drawings.

- Location of Knox Box shown on the plans, preferably near the elevators.

RESPONSE (BDE): Planned knox box locations shown on sheet AP2.01.

- Please provide a sheet which includes the location of the Fire Control room.

RESPONSE (BDE): Please see sheet Ap2.01. Fire control room located near Depot Street, adjacent to the fire riser room.

Anyone dissatisfied with this decision of the Planning Director has the right to file an appeal to

the Planning Commission within seven calendar days of the decision. This requires the submittal of a completed City Appeal Form, written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol, California no later than 5:00 P.M. on Wednesday November 27, 2024.

Please feel free to contact me if you have any questions at 707-823-6167, or via email at jjay@cityofsebastopol.gov.

Sincerely,

A handwritten signature in cursive script that reads "John Jay".

John Jay, Associate Planner

cc:

Barney Aldridge via email
City Departments