



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.
- 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.
- 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 approval.
- 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.
- 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.

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

Engineering Department:

Parking Lot Site (Morris St):

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

Building Department:

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

Fire Department:

- Please provide Atrium vents on the plan sheet.
- Location of Knox Box shown on the plans, preferably near the elevators.
- Please provide a sheet which includes the location of the Fire Control 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,



John Jay, Associate Planner

cc:
Barney Alderidge via email
City Departments