

**BARLOW HOTEL PROJECT CONDITIONS OF APPROVAL
DEVELOPMENT AGREEMENT**

Inclusive of Use Permits and Design Review for
Hotel, Parking Lot, Valet Parking, ESOS Setback Modification, and Alcohol Sales
6872 Sebastopol Avenue and 385 Morris Street
File Number 2024-010

1. This approval is not valid unless and until the Development Agreement is approved by the City Council and signed by the City. In the event of a conflict between the Development Agreement and these conditions of approval, the Development Agreement shall control.
2. All submitted grading/improvement plans and building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Planning, Engineering and Building Departments for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body, the Applicant shall work with the Planning Department and City Manager to determine the appropriate body for reviewing the changes, in accordance with the requirements of the Development Agreement. Any changes that have not been approved by the relevant authority are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes, errors, or omissions in compliance with the CBC and City Standards.
5. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
6. A Construction Management Plan (CMP) shall be submitted to the City as part of the Grading/Improvement Plans and Building Plans and shall be incorporated into the plans, unless waived by staff. Revisions to the CMP to increase or add time to the construction timeline shall be coordinated with the Building Official and any additional requests will be the Applicant's responsibility.

This CMP shall be a binding document. Failure to adhere to the CMP may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the City and may be posted to the City's website. The CMP shall be updated as project conditions warrant. Updates to the CMP shall be requested by the Applicant and provided to the City for review and approval. The CMP shall include but not be limited to:

- a) Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates)
- b) Construction Hours
- c) Travel routes and turn-around locations with staff approval
 - Impact to state highways
- d) Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- e) Worker auto parking space locations/construction parking
- f) Phasing of both parking and hotel construction components, and coordination between the two components
- g) If construction improvements are located in areas of slopes 15% or greater, the Contractor shall provide safe temporary hard surface stair access to the improvements, unless waived by the Building Official. This access shall be shown on the CMP.
- h) Projects that require a grading permit shall comply with the City's grading ordinance.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the course of the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

Unless modified by other specific approvals granted by the City, the hours of construction activity shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Friday. Construction may be extended to Saturday from 8:00 a.m. to 5:00 p.m. with staff approval.

A **24-inch by 36-inch** weatherproof copy with items A-F shall be posted on site so as to be visible without entering the construction area. The remaining Construction Management Plan shall be made available on site. The Construction Management Plan shall be posted on the site as part of the job site signage and must include:

- a) Address of the project site.
 - b) Permitted hours of construction and of deliveries/off-haul.
 - c) Name, e-mail address and direct phone number of the General Contractor.
 - d) Name, e-mail address and direct phone number of the person responsible for managing the project.
 - e) Name and direct phone number of the party to call in case of an emergency.
 - f) City of Sebastopol Building Department (707-823-8597).
7. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
8. A pre-construction meeting is required prior to initiation of any ground-disturbing work. Contact the Building Department at (707) 823-8597 to schedule the pre-construction meeting at least 5 working days in advance of the requested meeting date. The Building Official will arrange for other City personnel to attend the pre-construction meeting as needed.

9. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
10. All required construction signage and any required tree protection shall be in place and available for City inspection at the time of the pre-construction meeting. If these measures are not in place at the time of the pre-construction meeting, a re- inspection fee will be required, and issuance of the grading or building permit(s) will be delayed.
11. The Community Development Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
12. Appropriate Business Licenses are required for each use and shall be obtained prior to operation of each use.

Planning Department Conditions of Approval:

13. This approval is valid for a period of time specified in the Development Agreement, during which time the rights granted must be exercised.
14. Onsite parking lot lighting shall be installed at the parking lots. The lighting shall limit 'night sky' impacts and fixtures shall be subject to the approval of the Community Development Director after review and input is provided by the Police Department to ensure adequate lighting for public safety.
15. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting, including cut-off shields near the edges of properties and near sensitive land uses, shall be submitted as part of the Administrative Design Review.
16. Site landscaping shall be consistent with the project Landscape Plan 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 irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupying the proposed project. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Community Development Director, landscape installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.
17. A minimum of 17 electric vehicle charging spaces accessible to EV charging stations shall be provided in the project parking lot, as reflected in the application submittal materials and approvals. Building and Grading/Improvement plans shall specify the location of these facilities.
18. For projects with new foundations or retaining walls less than 10' away from a required setback, property lines shall be physically identified (string line or equal), and the applicant shall submit a letter or certificate from a licensed surveyor that confirms that the structure complies with the approved setbacks prior to placing the foundation. For any project that includes new foundations or retaining walls more than 10' away from a required setback, the applicant may request a waiver from this requirement from the City Engineer and Planning Department.

19. Prior to issuance of any permit for grading or construction on the Morris Street (batch plant) parking lot, Applicant shall record a permanent open space easement over the Laguna portion of the site from the 50' Environmental and Science Open Space Combining District (ESOS) setback line to the easterly edge of the property, as shown on the documents dated August 1, 2024. No construction activities shall occur in this area, and any existing improvements shall be removed, except that a landscaped trail area of up to 20 feet wide may be maintained.
20. Prior to issuance of any permit for grading or construction on the Morris Street (batch plant) parking lot, applicant shall provide a dedication of easement across the existing AmericCorps trail as shown on the Barlow Hotel Batch Plant grading and Drainage Plan (sheet C4.0) dated August 7, 2024.
21. Compliance with the Public Art Ordinance shall be demonstrated prior to issuance of a certificate of occupancy for the project, either by payment of an in-lieu fee, or by obtaining City approval for an on- site artwork. If on-site public art is proposed, it shall be considered by the Public Art Committee at a single public meeting, at which meeting the Public Art Committee shall make a recommendation to the City Council, which shall thereafter approve or reject the proposed public art.
22. A Secretary of Interior-qualified archaeologist shall be retained to prepare a Monitoring Plan prior to demolition of the existing foundations on the hotel site and the initiation of ground-disturbing activities on the parking lot site. The Monitoring Plan shall include a research design following the OHP's Guidelines for Archaeological Research Designs and outline the specific methods and procedures to follow in the event that archaeological deposits are identified during construction. Additionally, an archaeological monitor shall be present during ground-disturbing activities. The archaeological monitor shall be empowered to halt construction activities at the location of a discovery to review possible archaeological material and to protect and secure the resource while it is being evaluated. Monitoring shall continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered.
23. If archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected until the archaeologist assesses the finds, consults with the appropriate agencies, and makes recommendations for the treatment of the discovery following procedures outlined in the Monitoring Plan. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for its eligibility for listing in the California Register of Historical Resources. If the deposit is determined not to be eligible for listing, mitigation will not be necessary. If the deposit is determined eligible for listing, adverse effects on the deposits shall be mitigated. Mitigation may include excavation of the archaeological deposit in accordance with a data recovery plan (see CEQA Guidelines Section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a property curation facility. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the City of Sebastopol and the NWIC upon completion of the project.
24. All uses involving alcohol sales shall be in substantial conformance with the operations

as described in the project application materials on file at the City of Sebastopol Planning Department and in the Development Agreement, except as modified herein.

25. Hours of operation shall be consistent with the hours stated in the application materials. The City Manager, or designee, shall have the authority to modify the hours of operation when such modifications are consistent with the allowances for minor changes set for in the Project's Development Agreement.
26. Food must be made available during all times that alcohol is served. This may include meals or incidental food items.
27. Any minimum purchase requirement may be satisfied by the purchase of food or beverages. In no case shall a "drink minimum" be imposed.
28. The business owner shall ensure that employees are drug and alcohol free while on duty.
29. The applicant shall be responsible for implementing an Alcohol Awareness and Security Plan, which shall be submitted to the Police Department for review and approval within 120 days from approval of a building permit for the hotel. The Plan shall describe building security and fire safety; how the operation will address staff training relative to alcohol consumption and operational security; and how the operation will coordinate with the Police Department.
30. The establishment is not approved as an entertainment venue. Regular live music shall not be permitted on the premises without prior City approval. As an incidental use, recorded background music may be utilized inside the building and non-amplified acoustic music may be utilized outdoors, subject to the noise ordinance. The Police Department or Community Development Director may require termination or modification of such activity in the event of undue noise impacts or other adverse effects.
31. The business owner shall ensure that exterior areas, including the sidewalk, are free of trash and other debris that may be generated by patrons.
32. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
33. A copy of the conditions of approval for the Alcohol Use Permit must be kept on the premises of the establishment and posted in a place where any member of the general public may readily view it.
34. All landscape and irrigation plans must be designed in accordance with the most current City of Sebastopol landscape requirements. Prior to providing water service for new landscape areas, or improved or modified landscape areas, the Planning Department must review and approve the project's working drawings for planting and irrigation systems. Any question regarding the City of Sebastopol, current water conservation and Landscape Ordinance should be directed to the Planning Department.
35. Any street trees planted within 10 feet of a public street curb shall include a root barrier acceptable to the City Engineer and the City Arborist.
36. Hotel guests and guests shall be encouraged at check-in and in reservation communications to use the valet parking area so as to maintain on-site parking for

other commercial patrons and the general public.

Engineering and Public Works Department Conditions of Approval:

37. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. For all work in CalTrans right-of way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.
38. Construction within the public right-of-way is limited to that necessary to support the development. This may include but is not limited to: driveways, sidewalks and any utility connections. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
39. Construction staging shall not be allowed within public right of way unless expressly authorized by the City Engineer. In no case shall construction staging in Hwy. 12 right of way be permitted.
40. The applicant shall prepare and submit site improvement plans for the construction of all improvements including water, sanitary sewer, storm drain, water quality facilities, roadway improvements, curbs, gutters, sidewalks, elevated or structural pedestrian walkways, landscaping, landscape irrigation, signing, striping, joint trench and streetlights. All design and construction shall conform to the latest edition of the City of Sebastopol Design and Construction Standards and other applicable codes, standards, guidelines and specifications. Public improvement drawings shall be drafted in the City-approved sheet format.
41. Once approved by the City Engineer, the applicant shall submit PDF files of the signed improvement plans. During construction the development contractor shall maintain current redline drawings of the work. At conclusion of construction and prior to completion acceptance by the City, the development Engineer shall prepare and submit to the City 'As-Built' record drawings that are based on the contractor's redlines. The record drawings shall be submitted in PDF and CAD format.
42. No deviations from City Standards and applicable Code requirements shall be allowed unless expressly approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing.
43. Any improvements, public or private, damaged during construction shall be repaired by and at the sole expense of the applicant, and shall be in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Public Works Department prior to the first submittal of project improvement plans to identify the extents and limits of replacement.
44. An erosion and sediment control plan is required as part of the building permit application. The plan shall be prepared by a certified erosion control specialist and in full compliance with CASQA standards, The plan is subject to review and approval by the Engineering Department prior to the issuance of the building or grading permit. No

modifications to the approved plans shall be made without approval of the City Engineer.

45. Mailbox plans and locations shall be approved by the Sebastopol Postmaster prior to improvement plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Sebastopol Postmaster approving mailbox locations.
46. All public utility easements necessary to support the development shall be submitted for review and approval by the City Engineer.

HOTEL SITE:

47. The Applicant shall submit for review and approval of the City Engineer Site Improvement Plans prepared by a registered Civil Engineer including but not limited to grading, paving, onsite and offsite utilities improvements and modifications, drainage, storm water low impact development measures, erosion and sediment control, traffic control, public frontage improvements and modifications, etc., and in compliance with Public Works Standard Details.
48. Improvement plans for the proposed abandonment and relocation of the existing public water and sanitary sewer systems shall be prepared as a separate (standalone) plan set from, and shall be submitted together with, the development site improvements. The Applicant shall prepare and submit sewer and water modeling studies of the proposed realignments for review and approval by the City Engineer.
49. Due to periodic flooding of the area of proposed development all new public and private utilities shall design to prevent or eliminate the inflow and/or infiltration of floodwaters into the utility systems.
50. Prior to approval of the Site Improvement Plans, the Applicant shall revise the Preliminary Drainage Analysis (dated August 1, 2024) for 6782 Sebastopol Avenue & 385 Morris Street to address all prior review comments and resubmit the revised Final Analysis for review and final approval by the City Engineer.
51. Prior to approval of the Site Improvement Plans, the Applicant shall revise the Initial Storm Water Low Impact Development Submittal (SWLIDS dated August 1, 2024) for 6782 Sebastopol Avenue & 385 Morris Street to address all prior review comments and resubmit the revised Final SWLIDS for review and final approval by the City Engineer.
52. Prior to approval of the Site Improvement Plans, the Applicant shall submit for review and approval by the City Engineer, proposed public utility easement documents prepared by a License Land Surveyor including but not limited to legal descriptions (exhibit 'A'), easement diagram (exhibit 'B'), together with other documentation such as draft grant deed, preliminary title reports, closure calculations, reference record documents, etc.
53. Prior to approval of the Improvement Plans, the Applicant shall submit for review and approval by the City Engineer, proposed vacation and/or relocation of public utility easement documents prepared by a License Land Surveyor including but not limited to legal descriptions (exhibit 'A'), easement diagram (exhibit 'B'), together with other documentation such as preliminary title reports, closure calculations, reference record documents, etc.

54. Prior to approval of the Site Improvement Plans, the Applicant shall submit written verification, including copies of recorded documents, that all existing private easements proposed for modified and/or quitclaim have been completed accordingly.

PARKING LOT SITE:

55. The Applicant shall submit for review and approval by the City Engineer Site Improvement Plans prepared by a registered Civil Engineer that include but are not limited to grading, paving, utilities improvements and modifications, drainage, storm water low impact development measures, erosion and sediment control, traffic control, public frontage improvements and modifications, new pedestrian crossing, etc., and in compliance with Public Works Standard Details.
56. The new pedestrian crossing shall retain the prior-approved temporary crossing location on the north leg of Morris Street at the intersection with the Laguna Park Way and shall consist of:
- Pavement markings, yield markings, and red curbing from the prior-approved temporary crossing.
 - Reconstructing the west side corner and extending six feet into the parking lanes on Morris Street and Laguna Park Way.
 - Adding new ADA-compliant curb ramps to serve both the crossing of Morris Street (east-west) and the crossing of Laguna Park Way (north-south).
 - Reconstructing the east side crosswalk landing and extending six feet into the parking lane on Morris Street and adding new ADA-compliant curb ramps.
 - Re-installing the double-sided, high-visibility W11-2 pedestrian crossing signs on both sides of the street within the curb extension areas.
 - Adding new pedestrian scale lighting to illuminate both new pedestrian landing areas. Proposed style of the lighting shall be submitted for review and accept by the City prior to approval of the Plans.
 - Adding new pedestrian-activated warning beacons.
57. Prior to approval of the Site Improvement Plans, the Applicant shall revise the Preliminary Drainage Analysis (dated August 1, 2024) for 6782 Sebastopol Avenue & 385 Morris Street to address all prior review comments and resubmit the revised Final Analysis for review and final approval by the City Engineer.
58. Prior to approval of the Improvement Plans, the Applicant shall revise the Initial Storm Water Low Impact Development Submittal (SWLIDS dated August 1, 2024) for 6782 Sebastopol Avenue & 385 Morris Street to address all prior review comments and resubmit the revised Final SWLIDS for review and final approval by the City Engineer.
59. The Applicant shall provide to the City an irrevocable offer of easement dedication for public access over the existing portion of the AmeriCorps Trail located in the northeasterly corner of the property (APN 004-011-017).
60. Prior to approval, the applicant shall provide the City the lighting plan for the Morris Street Parking Lot. The plan shall comply with all environmental requirements to mitigate lighting impacts on the Laguna environs and will be reviewed by the Police Department and other applicable City departments to ensure compliance and provide for adequate lighting to ensure public safety.

Roadway Improvements:

61. Sidewalk warps shall be provided to allow a clear five-foot walkway at all locations, including areas where mailboxes, street furniture, streetlights, street signs and fire hydrants are to be installed, or as otherwise approved by the City Engineer.
62. The structural section of the private on-site drive aisles and parking areas shall meet the requirements and recommendations of the geotechnical report for the project.
63. Pedestrian curb ramps meeting City standards and current accessibility requirements shall be provided at all intersections and crosswalks where public sidewalks and access are proposed.

Drainage Improvements:

64. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans and the City Engineer may require the applicant to acquire the review and recommendations by the Sonoma County Water Agency (Sonoma Water) prior to approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.
65. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.
66. Plans and certifications shall demonstrate compliance of all improvements, including finished floor elevations, with the City's Flood Ordinance, to the satisfaction of the Building Official and City Engineer. Building finished floor elevations shall be constructed at a minimum of 2 foot above the 100-year storm event water surface elevation as determined by the City and certified by the project engineer. The Engineer of Record shall provide a signed and stamped letter indicating the project meets the requirements of the Ordinance before plan approval.

Stormwater Quality:

67. This Project is subject to the design and construction requirements of the most recent edition of City of Sebastopol Low Impact Development (LID) Technical Design Manual. Improvement plans with required LID design features shall be approved by the City Engineer.
68. For required LID features constructed on private property or on street frontage, the owner shall provide a Declaration Letter to the City Manager regarding the owner's commitment to ongoing maintenance of said LID features (LID Declaration) prior to occupancy.

Grading:

69. (Applicable to Parking Lot Site) The improvement plans shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. The site shall be generally designed to drain to public street or parking areas, unless otherwise approved in the interest of tree preservation or other unusual circumstances.
70. (Applicable to Parking Lot Site) A Tree Protection Plan (TPP) Sheet shall be submitted as a part of the Grading Plans showing all protected trees and approved Tree Protection measures including the placement and type of tree protection fencing as well areas of required hand digging, if applicable.
71. When required by the Building Official the applicant shall submit to the City for review and approval, a detailed Geotechnical Report prepared by a Geotechnical Engineer registered in the State of California. The grading plan shall incorporate the recommendations of the approved Geotechnical Report.
72. (Applicable to Parking Lot Site) Existing wells, septic tanks and/or underground fuel storage tanks that are defective or will no longer be in use shall be permanently destroyed or removed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. Underground fuel storage tanks are subject to UST regulations of the State Water Resources Control Board.
73. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by and at the sole expense of the Applicant.
74. Improvements plans shall include an erosion control (winterization) plan. The plan shall include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.
75. Sewer services and laterals that are intended for re-use shall be CCTV inspected to determine if the service needs to be removed and replaced. A copy of the CCTV report shall be provided to the City Engineer. CCTV inspection may be waived by the City Engineer, if the sewer lateral has been replaced within ten years of the submittal of the improvement plans. A copy of the documentation evidencing such replacement shall be included in the submittal package.
76. (Applicable to Parking Lot Site) If the proposed project is located in or adjacent to a waterway, within an area designated as habitat for threatened or endangered species, or other special status area, it possibly falls under the jurisdiction of another agency such as the United States Army Corps of Engineers, the California Regional Water Quality Control, or the California Department of Fish & Wildlife, U. S. Fish & Wildlife Service, etc. These agencies shall be contacted to determine if the project lies within their respective jurisdictions. All necessary permits and/or approvals shall be obtained prior to the City issuing any permits. If permits are not required, a letter stating so shall be submitted to the City as part of the record.
77. Trees and vegetation shall be trimmed according to Section 8.12 of the Sebastopol Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet over

sidewalks and not less than twelve (12) feet over streets.

Fire Department Conditions of Approval:

78. The address shall be posted in accordance with the requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through the Building Department.
79. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through the Building Department.
80. Noncombustible roofing shall be provided for:
 - All new roofs shall be non-combustible.
 - Roof Repairs or replacement:
 - Less than 25% - no requirement
 - 25Hr to 50% - Class C minimum
 - 50% or more — Non-Combustible
 - In no case shall the roofing material used to be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

81. Prior to occupancy, a 3/8" mesh minimum spark arrester shall be installed on any chimney(s).

Building Department Conditions of Approval:

82. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes, are incorporated into the design.
83. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of Building Permit application submittal.