12

City Council
Mayor Sarah Glade Gurney
Vice Mayor Una Glass
John Eder
Robert Jacob
Patrick Slayter

City Manager-City Attorney
Larry McLaughlin

City Clerk
Mary Gourley

City of Sebastopol
City Council Staff Report

Reviewed by City Manager

Meeting Date:	May 17, 2016
To:	Mayor and City Council
From:	Kenyon Webster, Planning Director Jonathan Atkinson, Assistant Planner
Subject:	General Plan Map-Zoning Amendment: High Density Residential to Office
Recommendation:	Approval
Applicant/Owner:	Jerry and Ganelle Dippe'
File Number:	2016-11
Address:	7765 Bodega Avenue
CEQA Status:	General Rule Exemption: Section 15061(b)(3)
General Plan:	High Density Residential
Zoning:	RM-H: High Density Multiple Family Residential
Funding:	Currently Budgeted: ____ Yes ____ No ____N/A Net General Fund Cost: If Cost to Other Fund(s) ____ Yes ____ No ____N/A

Introduction:

This is a General Plan Map and Zoning Amendment application, requesting approval to convert one parcel from High Density Residential to Office at 7765 Bodega Avenue. Zoning Ordinance Section 17.300.030.A requires the Planning Commission to make General Plan and Zoning Amendment recommendations to the City Council for final action. On April 26, 2016, the Commission considered the Amendment at a public hearing and recommended approval.

Project Description:

The parcel is zoned RM-H: High Density Multiple Family Residential but is currently home to a building with several medical offices, which was developed in 1978 and is the historical use of the site. The medical office use is a legal 'Nonconforming Use', which limits the site to only medical uses. Rezoning the parcel as O: Office would allow a variety of office uses, as well as some retail and service uses. The application does not propose any new development. The applicants prepared a written statement, which is attached to this staff report.

Environmental Review:

The application is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the following:

General Rule Exemption: Section 15061(b)(3): The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The project is exempt from the requirements of CEQA in that it involves a General Plan Map and Zoning Amendment, which would convert a parcel from High Density Multiple Family Residential to Office, and does not involve any development or change from the current use.

General Plan Consistency:

The General Plan Land Use designation for the site is High Density Residential. The General Plan describes High Density Residential as the following: "*Designates areas suitable for multifamily dwellings at a density of 6.1 to 22 units per acre. Population density would range from 14.6 to 36.0 persons per acre. This designation is suitable for duplexes, apartments, townhouses, and other attached dwelling units.*"

The amendment proposes to change the General Plan Land Use designation to Office. The General Plan describes Office as the following: "*This designation provides areas for office activities which serve local and regional needs. It allows professional, administrative, medical, dental, and business offices, bed and breakfast users, along with ancillary commercial and service uses. Residential uses are permitted as a secondary use to the primary office use at the Medium Density Residential density of 2.1 to 15 units per acre. The maximum FAR shall not exceed 1.0 (not including the residential use).*"

The following General Plan goals and policies are also applicable:

Land Use Element

Commercial Land Use

Goal 4: Emphasize, develop and establish Sebastopol's role as a market and service center for West County.

Goal 5: Increase the city's retail sales tax base.

Policy 17: Encourage Mixed Use Development: Encourage mixed-use developments in the Downtown and other selected areas of the city; maintain non-residential uses on the ground floor.

Policy 19: Local-Serving Retail Uses: Encourage local-serving neighborhood retail uses readily accessible to residential areas.

Goal 6: Increase job opportunities in the office sector of the economy.

Policy 21: Office and Downtown Core: Maintain a sufficient supply of land in the Office and Downtown Core Designations to meet future need.

Policy 22: Encourage office uses above the ground floor in commercial areas.

The project is consistent with these Land Use Element goals and policies in that amending the parcel to have an Office designation will allow for a variety of office, service, and retail uses, which would increase job opportunities in the office sector and could expand the City's retail tax base. This amendment could also strengthen Sebastopol's role as a market and service center for West Sonoma County. Furthermore, the project is consistent with the Land Use Element in that the amendment could present a future mixed-use development opportunity, and allow more local-serving retail and service uses to be accessible to residential areas.

The project is also consistent with the draft General Plan, which calls for this site to be redesignated to Office Commercial.

Zoning Ordinance Consistency:

Zoning Ordinance Section 17.300.030.A states the following: "*Planning Commission Recommendation Required. The City Council shall not redesignate or rezone any property, or change the text of any provision of the General Plan or Zoning Code, until after it has received, pursuant to this procedure, a recommendation from the Planning Commission.*" The application is consistent with this provision in that the Commission made its recommendation on April 26, 2016, ahead of Council action on the amendment.

Zoning Ordinance Section 17.300.030.B states the following: "*Public Hearing Required. A Public Hearing shall be held by both the Planning Commission and City Council on each Application for General Plan or Zoning amendment. Notice of the Hearing shall be given as prescribed in Section 17.330 of this Code.*" The application is consistent with this provision in that both the Commission and Council will conduct public hearings for the application.

The site is located in the RM-H: High Density Multiple Family Residential District. The Zoning Ordinance states the following: "*The purpose of the RM-H District is to implement the "High Density" Residential" land use category of the General Plan. This District is applicable to those lands within that category which are appropriate for densities of the higher end of the allowable General Plan density range.*"

The RM-H District permits a broad range of residential uses, ranging from single-family residences to apartments. A very limited number of civic uses are conditionally-permitted in the RM-H District. 'Chapter 17.44: RM-H – High Density Multiple Residential District', which identifies all permitted and conditionally-permitted uses, as well as development standards, is attached to this staff report.

The amendment proposes to rezone the site as O: Office. The Zoning Ordinance states the following: "*The O District is intended to create, preserve and enhance areas for a full range of professional, medical and/or business office uses.*"

The O District permits an array of office uses, as well as retail and service uses. Civic uses and food sales are conditionally-permitted in the O District. Residential uses are not precluded in the O District in that the full range of residential uses identified in the RM-H District are permitted as part of a mixed-use development. 'Chapter 17.48: O - Office District', which

identifies all permitted and conditionally-permitted uses, as well as development standards, is attached to this staff report.

Planning Commission Action:

On April 26, 2016, the Commission considered the Amendment at a public hearing. Commissioners commented that the Amendment would create an isolated Office Land Use and Zoning designation but acknowledged that there other examples of this type of situation in Sebastopol. Commissioners were generally supportive of the Amendment, and commenting that the designation would allow more services to be accessible to surrounding residences that the Office District would not preclude residential uses as part of a mixed-use development. The Commission recommended that the Council approve the Amendment in a 6-0 decision.

Public Comment:

The Planning Department did the following to comply with Section 17.330.020.B of the Zoning Ordinance: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Sonoma West Times; and (3) posted three written notices publicly on and within vicinity of the subject property. The Planning Department also provided the same degree of written notice for the Commission public hearing in accordance with the Zoning Ordinance.

The Planning Department has not received any comments on the application from the public as of writing this staff report. The Commission also did not receive any comments from the public during the public hearing.

City Departmental Comment:

The Planning Department circulated the application to the following City departments: Building and Safety, Engineering, and Fire. The Planning Department has not received any City departmental comments as of writing this staff report.

Required Findings:

The Council shall determine the following in making its recommendation to the City Council per Zoning Ordinance Section 17.300.030.D (3):

a) Is compatible with the general objectives of the general plan and any applicable specific plan.
b) Is in conformity with public convenience, general welfare and good land use practice.
c) Will not be detrimental to the public health, safety and general welfare.
d) Will not adversely affect the orderly development of property.

Analysis:

The project involves a General Plan Map and Zoning Amendment, which proposes to convert one RM-H: High Density Multiple Family Residential parcel to O: Office. While the parcel is zoned RM-H and generally surrounded by residential uses, the site is currently home to a medical office building and parking lot, which were developed in 1978. The Council may find that rezoning this parcel is appropriate for several reasons. The parcel has historically

contained office uses for 38 years without any documented issues or adverse impacts on surrounding residences.

The amendment would not preclude residential development of the site in that the O District permits all of the residential uses contained in the RM-H District as part of a mixed-use development. The amendment would allow for a variety of office, service, and retail uses, which are less intensive and would be readily accessible to residential areas along Bodega Avenue and in close proximity. However, the amendment would preclude heavy commercial and industrial uses. Finally, the Council could find that the amendment would not adversely affect the orderly development of property in that it only impacts one small corner parcel, which has already been developed with an office building and small parking lot, and does not change the designation of multiple parcels or one large parcel.

Finally, the project is consistent with the draft General Plan.

Recommendation:

Staff recommends that the Council do the following:

1) Adopt the resolution changing the General Plan Land Use designation; and
2) Introduce the ordinance amending the Zoning Map for first reading.

Alternatively, the Council could find that the Amendment is incompatible for the site and determine that a denial is appropriate. The Council should articulate its rationale for denying the application, and staff will subsequently prepare findings in the event of a denial.

Attachments:

- Planning Commission Resolution
- City Council Resolution Amending General Plan Land Use Map
- Ordinance for Introduction and First Reading Amending Zoning Map
- Excerpts of General Plan Land Use Map and Zoning Map
- Application Information
- RM-H: High Density Multiple Family District
- O: Office District

PLANNING COMMISSION RESOLUTION

GENERAL PLAN MAP AND ZONING MAP AMENDMENT: 2016-11
High Density Residential to Office
RM-H: High Density Multiple Family Residential District to O: Office District
7765 Bodega Avenue

Whereas, on February 22, 2016, the applicants and property owners submitted a General Plan Map and Zoning Amendment application, requesting approval to convert one parcel from High Density Residential to Office at 7765 Bodega Avenue.

Whereas, the project is exempt from the requirements of CEQA, pursuant to Section 15061(b)(3) under a General Rule Exemption, in that it only involves a General Plan Map and Zoning Amendment, which would convert one parcel from High Density Multiple Family Residential to Office, and does not involve any development or change from the current use.

Whereas, on April 26, 2016, the Planning Commission held a legally-noticed public hearing in which it made a recommendation to the City Council that the parcel be amended to have a General Plan Land Use designation of Office and a Zoning designation of O: Office.

Whereas, the project is consistent with the Land Use Element of the General Plan in that it involves amending the parcel to have an Office designation that will allow for a variety of office, service, and retail uses; and which would increase job opportunities in the office sector, expand the City's retail tax base, and strengthen Sebastopol's role as a market and service center for West Sonoma County.

Whereas, the amendment is consistent with the draft General Plan, which calls for redesignation of this site to Office Commercial.

Whereas, the amendment will be in conformity with good land use practice in that an Office zoning designation would not preclude the site from containing residential uses permitted in the RM-H: High Density Multiple Family Residential District as part of a mixed-use development.

Whereas, the amendment is in conformity with public convenience and general welfare in that the rezone would allow for a variety of office, service, and retail uses, which would be readily accessible to residential areas along Bodega Avenue and in close proximity.

Whereas, the amendment will not be detrimental to the health, safety, and general welfare of the public in that the site has historically been home to office uses and currently contains a medical office building, which has not had any documented issues.

Whereas, the amendment will not have a detrimental impact to residences in proximity in that the rezone will allow for a variety of office, service, and retail uses, which are less intensive, and would preclude heavy commercial and industrial uses.

Whereas, the amendment would not adversely affect the orderly development of property in that it only impacts one small corner parcel, which has already been developed with an office building and small parking lot, and does not change the designation of multiple parcels or one large parcel.

Whereas, this approval shall only allow a General Plan Map and Zoning Amendment. No new construction or development is authorized with this approval without City approval.

Now, therefore, the Planning Commission hereby recommends approval of the General Plan Map and Zoning Amendment.

Recommended for approval by the Planning Commission on April 26, 2016:

AYES: Chair Doyle and Commissioners Douch, Fernandez, Fritz, Jacob, and Pinto
NOES: None
ABSTAIN: None
ABSENT: Vice Chair Kelley

Certified: Kenyon Webster, Planning Director

Resolution No._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL FOR ADOPTION AMENDING THE GENERAL PLAN MAP TO REDESIGNATE 7765 BODEGA AVENUE FROM HIGH DENSITY RESIDENTIAL TO OFFICE

Having received recommendations from the Planning Commission and conducting a duly-noticed Public Hearing, the City Council of the City of Sebastopol finds that the proposed amendment to the General Plan Map:

Is exempt from the requirements of CEQA, pursuant to Section 15061(b)(3) under a General Rule Exemption, in that it only involves a General Plan Map and Zoning Amendment, which would convert one parcel from High Density Multiple Family Residential to Office, and does not involve any development or change from the current use.

Is compatible with the general objectives of the General Plan in that the amendment will allow for a variety of office, service, and retail uses; and which would increase job opportunities in the office sector, expand the City's retail tax base, and strengthen Sebastopol's role as a market and service center for West Sonoma County, which are stated goals of the Land Use Element; and the amendment is consistent with the draft General Plan, which calls for redesignation of this site to Office Commercial.

Will be in conformity with good land use practice in that an Office zoning designation would not preclude the site from containing residential uses permitted in the RM-H: High Density Multiple Family Residential District as part of a mixed-use development.

Is in conformity with public convenience and general welfare in that the rezone would allow for a variety of office, service, and retail uses, which would be readily accessible to residential areas along Bodega Avenue and in close proximity.

Will not be detrimental to the health, safety, and general welfare of the public in that the site has historically been home to office uses and currently contains a medical office building, which has not had any documented issues.

Will not have a detrimental impact to residences in proximity in that the rezone will allow for a variety of office, service, and retail uses, which are less intensive, and would preclude heavy commercial and industrial uses.

Will not adversely affect the orderly development of property in that it only impacts one small corner parcel, which has already been developed with an office building and small parking lot, and does not change the designation of multiple parcels or one large parcel.

Now, therefore, the City Council does hereby amend the General Plan Map to redesignate 7765 Bodega Avenue from High Density Residential to Office, as shown on Exhibit A.

Adopted by Council on the _____ day of _____, 2016

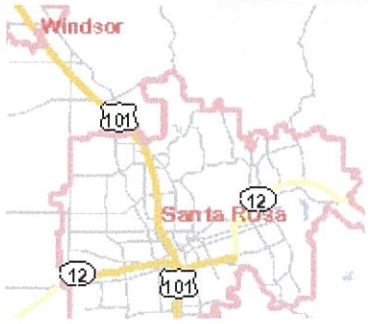
AYES :
NOES :
ABSTAIN :
ABSENT :

Approved: _____
Mayor Sarah Glade Gurney

Attest: _____
City Clerk Mary Gourley

Attachment: Exhibit A: Revision to General Plan Map

Exhibit A: Revision to General Plan Map



7765 Bodega Avenue
Redesignated as Office

5/9/2016

Scale 1: 2,400

0 Miles 0.04

Ordinance No._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL FOR INTRODUCTION AMENDING THE ZONING MAP TO REDESIGNATE 7765 BODEGA AVENUE FROM RM-H: HIGH DENSITY MULTIPLE FAMILY TO O: OFFICE

Having received a recommendation from the Planning Commission, conducting a duly-noticed Public Hearing at which the proposed ordinance was introduced for first reading, and adopting a resolution approving a related General Plan Map amendment, the City Council of the City of Sebastopol finds that the proposed amendment:

Is exempt from the requirements of CEQA, pursuant to Section 15061(b)(3) under a General Rule Exemption, in that it only involves a General Plan Map and Zoning Amendment, which would convert one parcel from High Density Multiple Family Residential to Office, and does not involve any development or change from the current use.

Is compatible with the general objectives of the General Plan in that a related General Plan Map Amendment has been approved.

Will be in conformity with good land use practice in that an Office zoning designation would not preclude the site from containing residential uses permitted in the RM-H: High Density Multiple Family Residential District as part of a mixed-use development.

Is in conformity with public convenience and general welfare in that the rezone would allow for a variety of office, service, and retail uses, which would be readily accessible to residential areas along Bodega Avenue and in close proximity.

Will not be detrimental to the health, safety, and general welfare of the public in that the site has historically been home to office uses and currently contains a medical office building, which has not had any documented issues.

Will not have a detrimental impact to residences in proximity in that the rezone will allow for a variety of office, service, and retail uses, which are less intensive, and would preclude heavy commercial and industrial uses.

Will not adversely affect the orderly development of property in that it only impacts one small corner parcel, which has already been developed with an office building and small parking lot, and does not change the designation of multiple parcels or one large parcel.

Now, therefore, the City Council does hereby adopt this ordinance, making the following modifications to the Sebastopol Municipal Code:

The City of Sebastopol Zoning Map is hereby amended to redsignate 7765 Bodega Avenue from RM-H: High Density Multiple Family to O: Office, as shown on Exhibit A.

Introduced by Council on the _____ day of _____, 2016

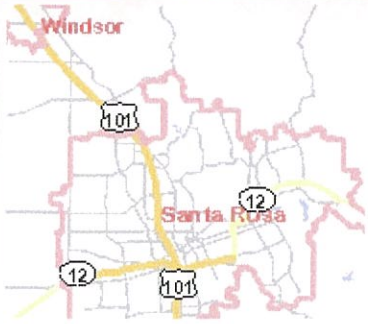
AYES :
NOES :
ABSTAIN :
ABSENT :

Approved: _____
Mayor Sarah Glade Gurney

Attest: _____
City Clerk Mary Gourley

Attachment: Exhibit A: Revision to Zoning Map

Exhibit A: Revision to Zoning Map



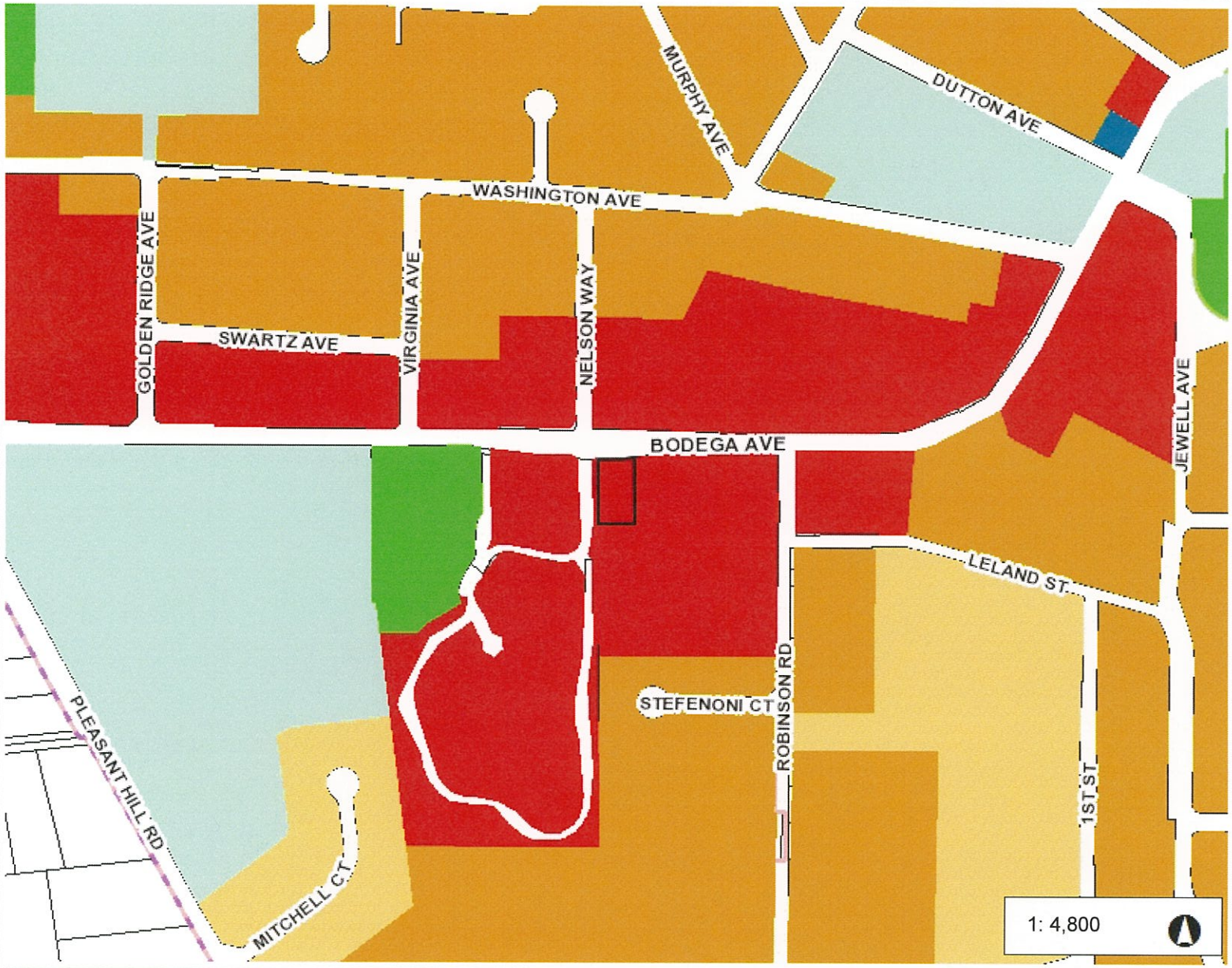
7765 Bodega Avenue
Redesignated as O: Office

5/9/2016

Scale 1: 2,400

0 Miles 0.04

Excerpt from General Plan Map



Legend

General Plan
- Open Space
- Parks
- Community Facilities
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Office
- Downtown Core
- Light Industrial
- Office / Light Industrial

Urban Growth Boundary

City Boundary

Creek
- Unknown
- Surface
- Subsurface

Park
- Park
- Community Space
- Historic
- Open Space
- Trail

Rail Road

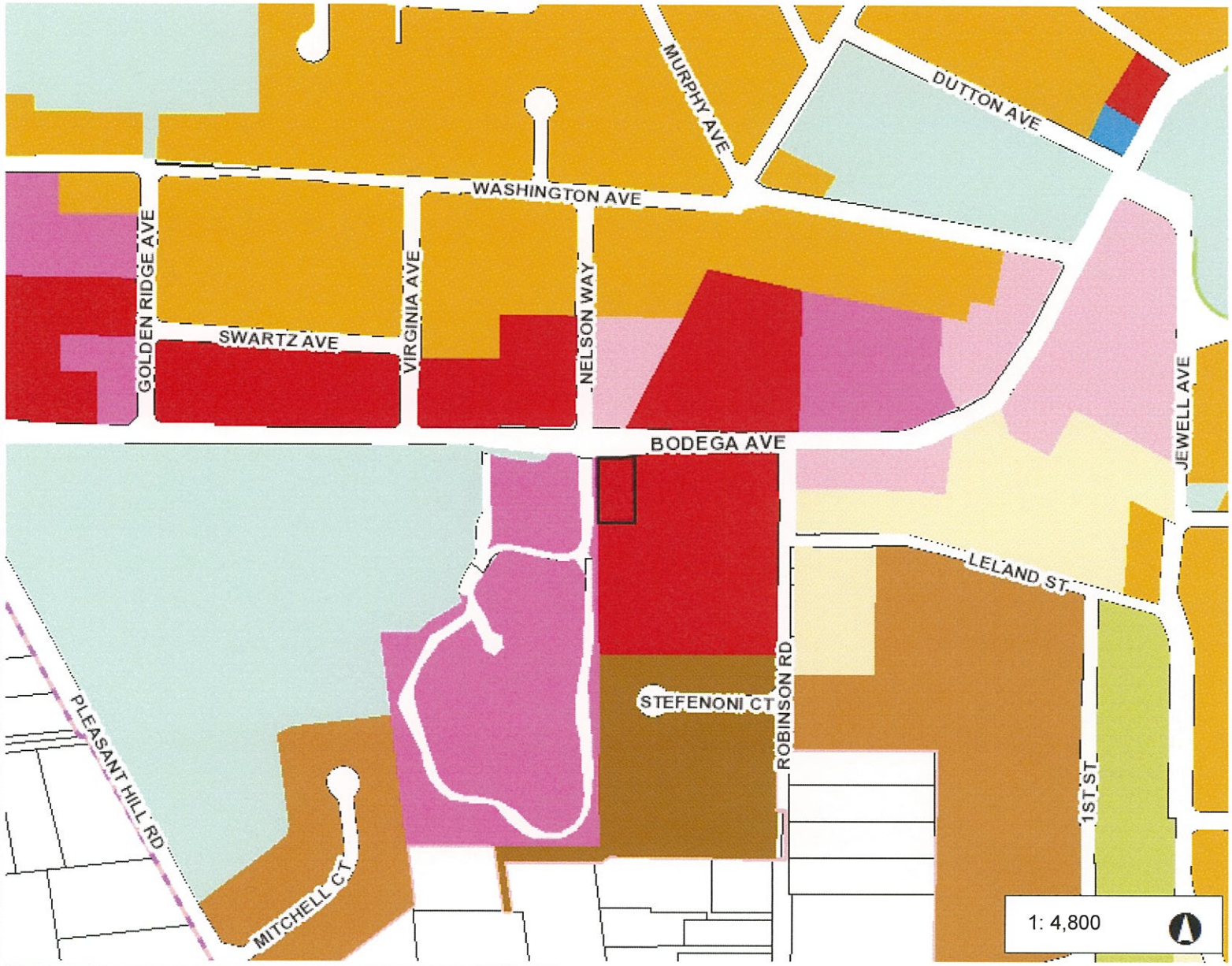
Parcels

0.2 0 0.08 0.15 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Excerpt from Zoning Map



Legend

Zoning

- Residential Agricultural
- Rural Residential
- Low Density Single Family
- Medium Density Single Family
- Duplex Residential
- Medium Density Multiple Family
- High Density Multiple Family
- Office
- Neighborhood Commercial
- Office Commercial
- General Commercial
- Downtown Core
- Heavy Commercial
- Industrial
- Light Industrial
- Community Facilities
- Planned Community
- Primary Wetlands District
- Scenic Open Space Combining

Urban Growth Boundary

City Boundary

Creek

- Unknown
- Surface
- Subsurface

Park

- Park
- Community Space
- Historic
- Open Space
- Trail

Rail Road

Parcels

Notes

0.2 0 0.08 0.15 Miles

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City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	7765 Bodega Ave
PARCEL #:	004-400-013
PARCEL AREA:	17,588 plus 1,200sq. ft. easement

FOR CITY USE ONLY

PLANNING FILE #: 2016 1 11

DATE FILED: 02-22-16

TOTAL FEES PAID: $ 3,000-

RECEIVED BY: BM

DATE APPLICATION DEEMED COMPLETE: 02/22/16

APPLICANT OR AGENT:

Name: Jerry and Ganelle Dippe'

Email Address: ganelledippe@comcast.net

Mailing Address: 7765 Bodega Ave

City/State/Zip: Sebastopol, CA. 95472

Phone: 707-823-6406

Fax: 707-823-6408

Business License #: LIF0001

Signature: J.W. Dippe' DC

Date: 2/10/16

OWNER OF PROPERTY *IF OTHER THAN APPLICANT*:

Name:

Email Address:

Mailing Address:

City/State/Zip:

Phone:

Fax:

Business License #:

Signature:

I certify that this application is being made with my consent.

Date:

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name:

Email Address:

Mailing Address:

City/State/Zip:

Phone:

Fax:

Name:

Email Address:

Mailing Address:

City/State/Zip:

Phone:

Fax:

RECEIVED
FEB 22 2016
BY: BM

PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

Please see question #1 of justification for general Plan or Text Amendment.

This application includes the checklist for the type of application requested: ☒ Yes ☐ No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Rezoning and General Plan Amendment for existing office.

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

Present and Historical use of property has been medical offices

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	4164	☐ N / A
SQUARE FEET BUILDING DEMOLISHED:		☒ N / A
SQUARE FEET BUILDING NEW:	4164	☐ N / A
NET CHANGE IN BUILDING SQUARE FEET:		☒ N / A
NUMBER OF DWELLING UNITS EXISTING:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☒ N / A
NUMBER OF DWELLING UNITS PROPOSED:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☒ N / A
NET CHANGE IN DWELLING UNITS:		☒ N / A
SETBACKS:	**Existing:** ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☒ N / A	**Proposed:** ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☒ N / A

EXISTING LOT DIMENSIONS:	Front: 100.2 ft. Rear: 100 ft. Left: 178.7 ft. Right: 177 ft.		☐ N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____		XX N/A
EXISTING LOT AREA:	17,588 Square Feet plus 1,200 easement		☐ N/A
PROPOSED LOT AREA:	_____ Square Feet		XX N/A
BUILDING HEIGHT:	Existing: 22 ft.	Proposed: _____	☐ N/A
NUMBER OF STORIES:	Existing: 1	Proposed: _____	☐ N/A
PARKING SPACE (S):	Existing: 18	Proposed: _____	☐ N/A
ZONING	Existing: RM-H	Proposed: G.O.	☐ N/A

Will the project involve a new curb cut or driveway? ☐ Yes XX No

Are there existing easements on the property? XX Yes ☐ No

Will Trees be removed? ☐ Yes XX No

*If yes, please describe (**Example:** Type, Size, Location on property, etc.)*

Exclusive parking easement of approximately 1,200 sq. ft.

See Attached Easement Plat

Will Existing Landscaping be revised? ☐ Yes XX No

If yes, what is square footage of new or revised landscaping?

Will Signs be Changed or Added? ☐ Yes XX No

Business: Hours of Operation? Open: 9am Close: 6pm

Is alcohol service proposed? ☐ Yes XX No

If yes, what type of State alcohol license is proposed? NA

If yes, have you applied to the State Alcoholic Beverage Control for a license? ☐ Yes XX No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: NA

Is any live entertainment proposed? ☐ Yes XX No

If yes, please describe: NA

RECEIVED
FEB 22 2016
BY:

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Applicant's Signature	Date Signed	Planning File Number
J.W. Dippé	2/10/16	2016-11

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

Signature	Printed Name
J.W. Dippé	Jerry W. Dippé

NOTE: It is the responsibility of the applicant and their representative to be aware of an abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: XX Yes ☐ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Burbank Senior Complex 7777 Bodega Ave.
8888 Gravenstein Way, Cotati, CA 94931 Trudy Powers owner 7755 and 7759 Bodega Ave. Houses
St. Stephen's Episcopal Church Robinson Rd

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- √ Project description
- √ Contact information for the applicant, including address, phone number, and email address
- √ Map showing project location
- √ Photographs of project site
- √ Project plans and drawings

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BY:

City of Sebastopol

JUSTIFICATION FOR GENERAL PLAN OR TEXT AMENDMENT

Prepared by: Jerry and Ganelle Dippe'

Property Address: 7765 Bodega Ave, Sebastopol, CA. 95472

Assessor's Parcel Number: 004-400-013

Please give your written response for each of the questions listed below. Use added pages if necessary.

1. Why do you want the General Plan or Zoning Ordinance text changed?

See Attached

2. What changes or events have occurred or what new evidence has arisen since the General Plan or Zoning Ordinance was adopted which now warrant a change?

3. Describe the effect the proposed change will have on the surrounding uses.

4. Describe how the proposed change will affect achievement of the General Plan goals or the objectives of the Zoning Ordinance in this and the surrounding area.

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1. Why do you want the general Plan or Zoning Ordinance text changed?

Our office was built in 1978 when the existing zoning and general plan allowed general office use. The office was built specically for professional medical use and has remained in that service since 1978. Over the years the general plan and zoning of our property has been changed to RM-H (multiple dwelling). We have been told that at present the office can only be used for medical purpose. We would like to expand our office use to other professionals; attorney, accountant, architect etc. With an "O" zoning (general office) like before we would have greater flexibility to do so for rent or lease agreements.

2. What changes or events have occured or what new evidence has arisen since the General Plan or Zoning Ordinance was adopted which now warrant a change?

At some time the general plan and zoning ordinance was changed for our property, unfortunately without our full understanding of how it would impact the function of our building.

3. Describe the effect the prposed change will have on the surrounding uses.

Our Chiropractic Office for 38 years has been very busy with Multiple patient visits each hour of the day. It would seem that expanding to allow for different professional businesses could ultimately mean fewer cars and would generate less traffic on the surrounding city streets and our drive-way.

4. Describe how the proposed change will effect achievement of the General Plan goals or the objectives of the of the ordinance in this and the surrounding area.

The general plan goal is to provide a wide range of services in our community. RM-H zoning will not be economically feasible on our site for quite a long time into the future until the highest and best use of the property is as vacant land. We have a newer building of high quality with ample off street parking. The current vison of living near work or services we feel make our office attractive to complete this goal. With our office one block west of an existing business, and 2 blocks east of multiple offices and businesses at the corner of Bodega Ave and Pleasant Hill Rd. North, we support the goal of "live near where you shop and work". This will result in a lower carbon footprint, access to public transit system, less auto centric and more walking, bicycle access for the community.

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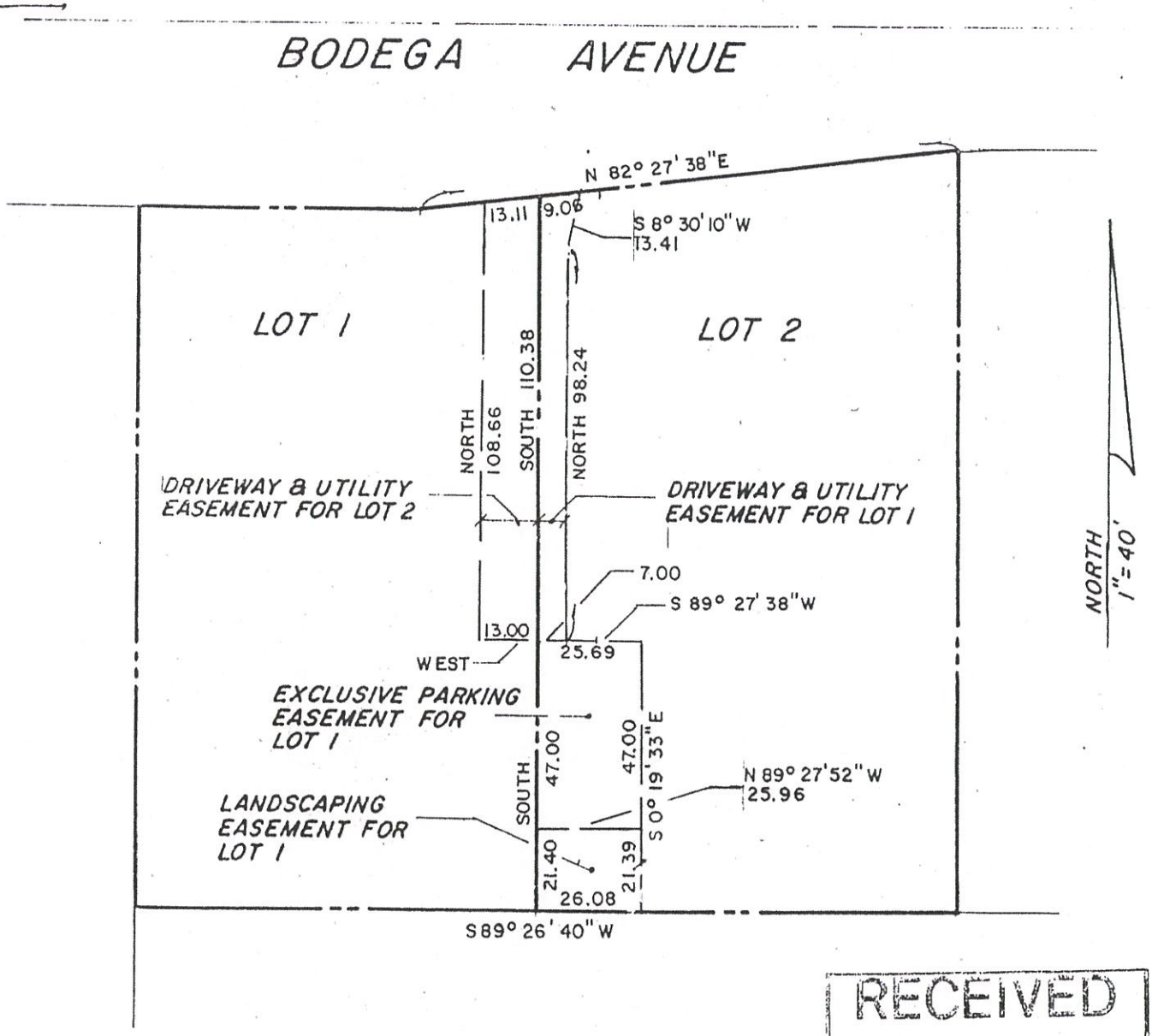

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JUN 23 1986
POLLEY POLLEY & MADSEN

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BY:

EASEMENT PLAT

FOR LOTS 1 & 2 OF THE CITY OF SEBASTOPOL PARCEL MAP NO. 35, BOOK 228 MAPS AT PAGE 40.

SONOMA COUNTY, CALIFORNIA

MOSIER ENGINEERING & SURVEYING
CIVIL ENGINEERING — LAND SURVEYING
SEBASTOPOL, CA. 707-823-2190

JUNE 1986

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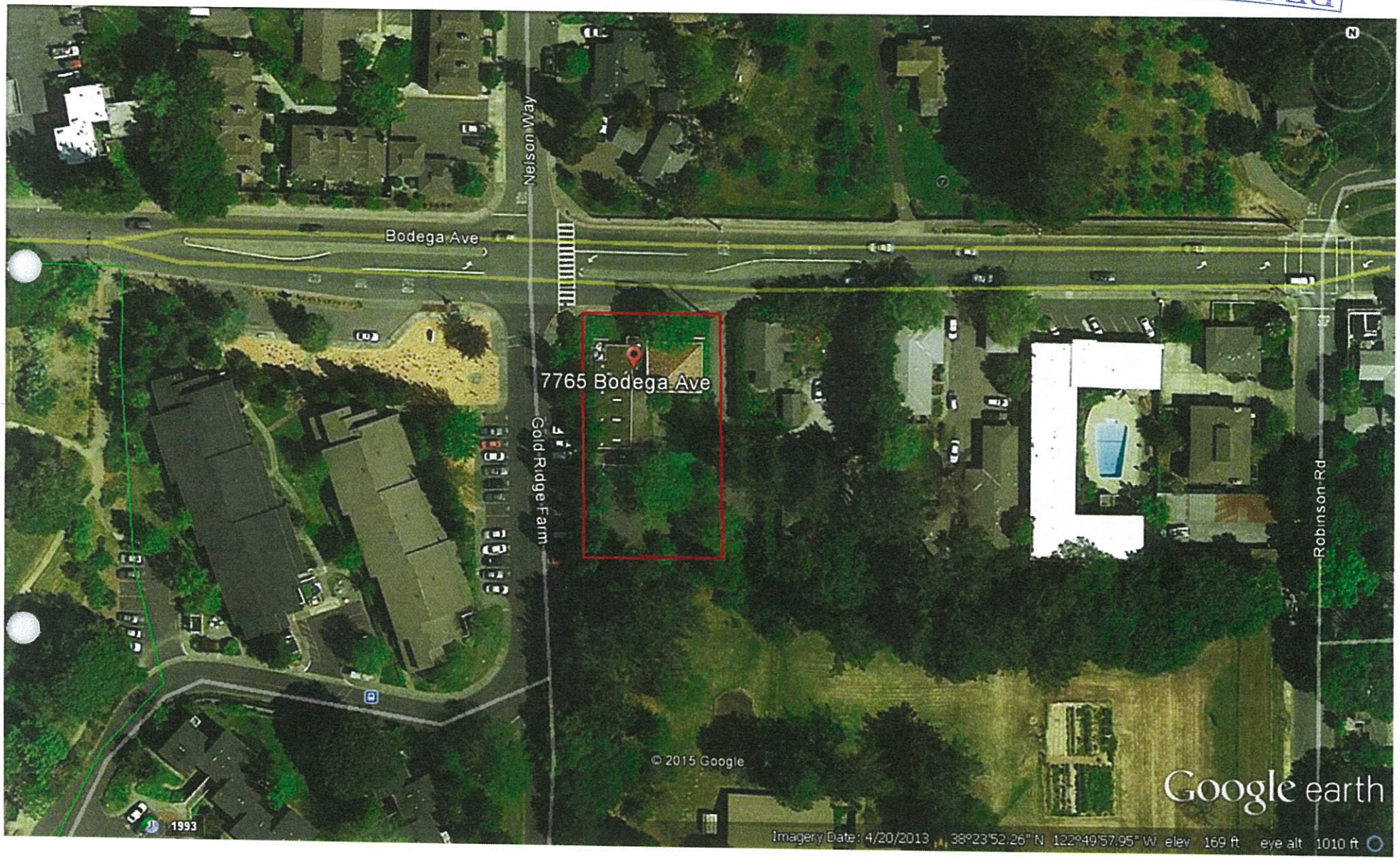

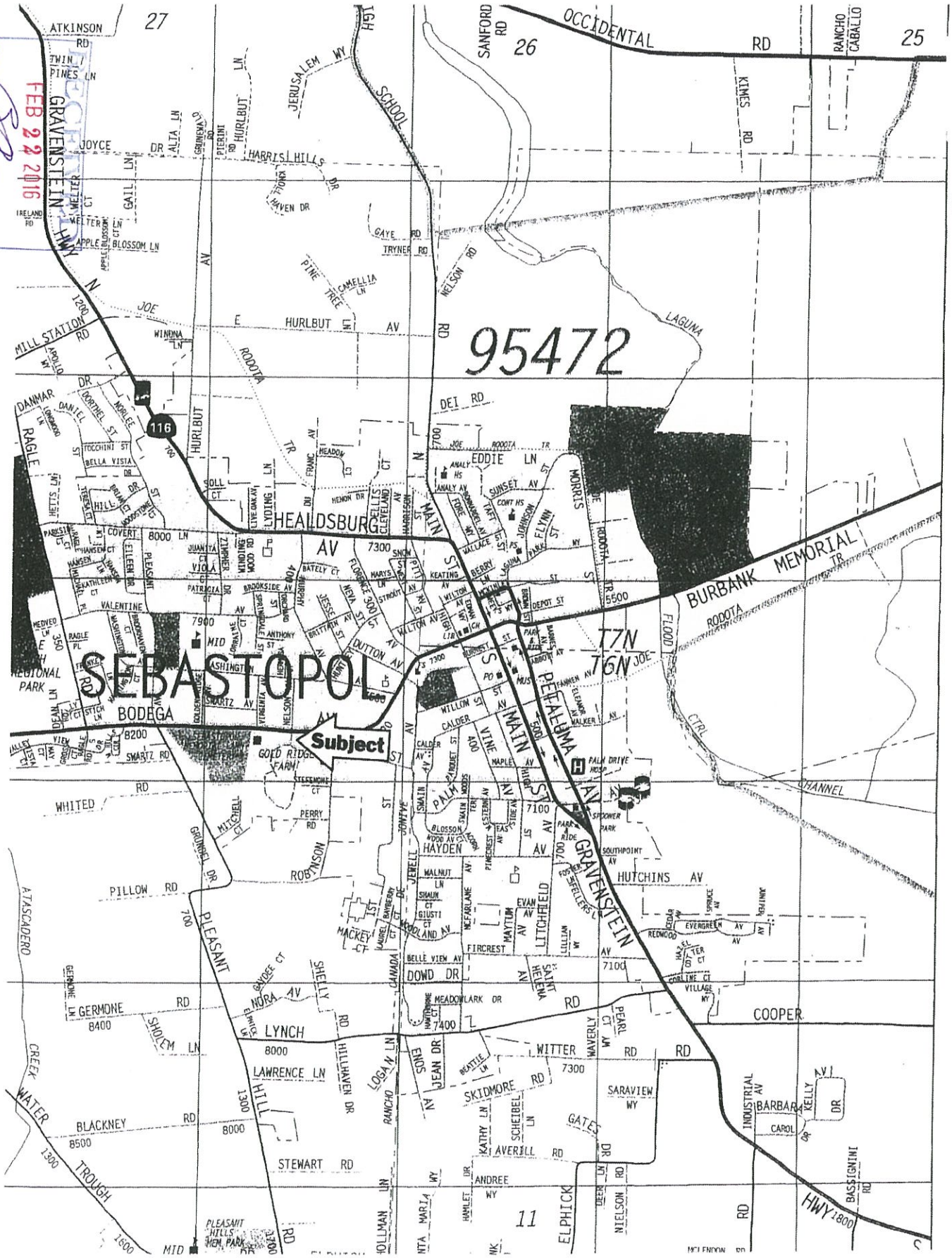

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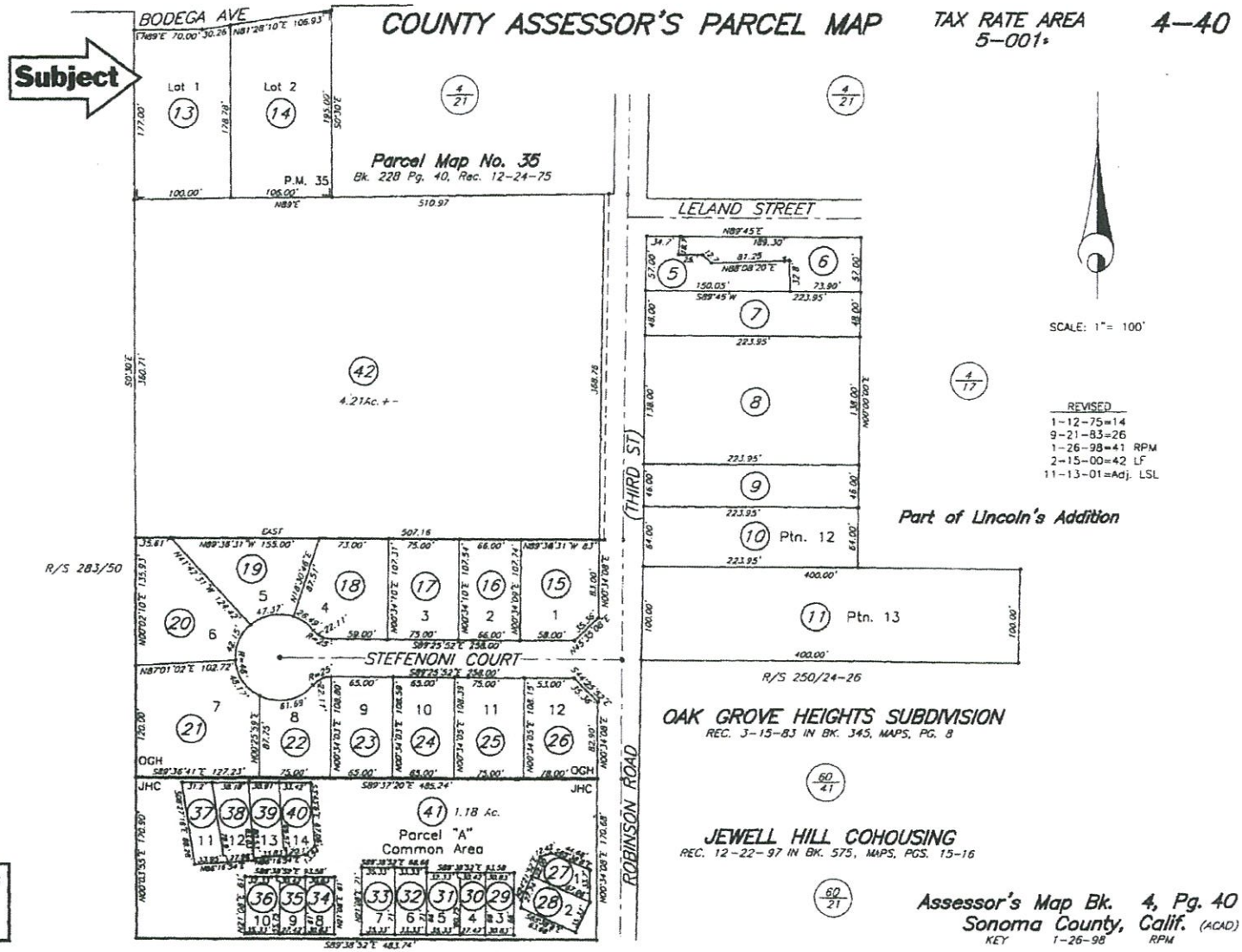
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 5-001

4-40



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

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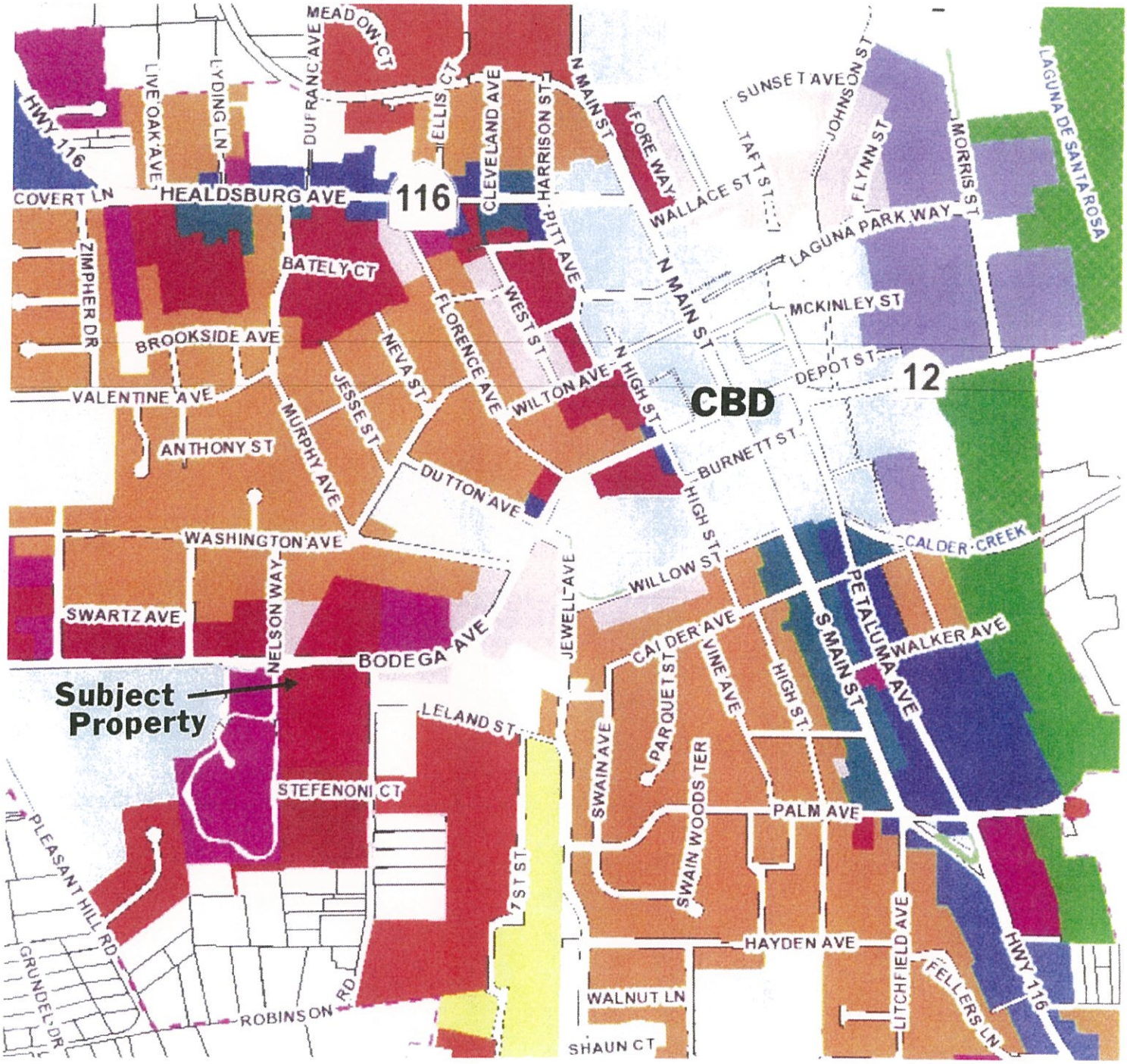

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1

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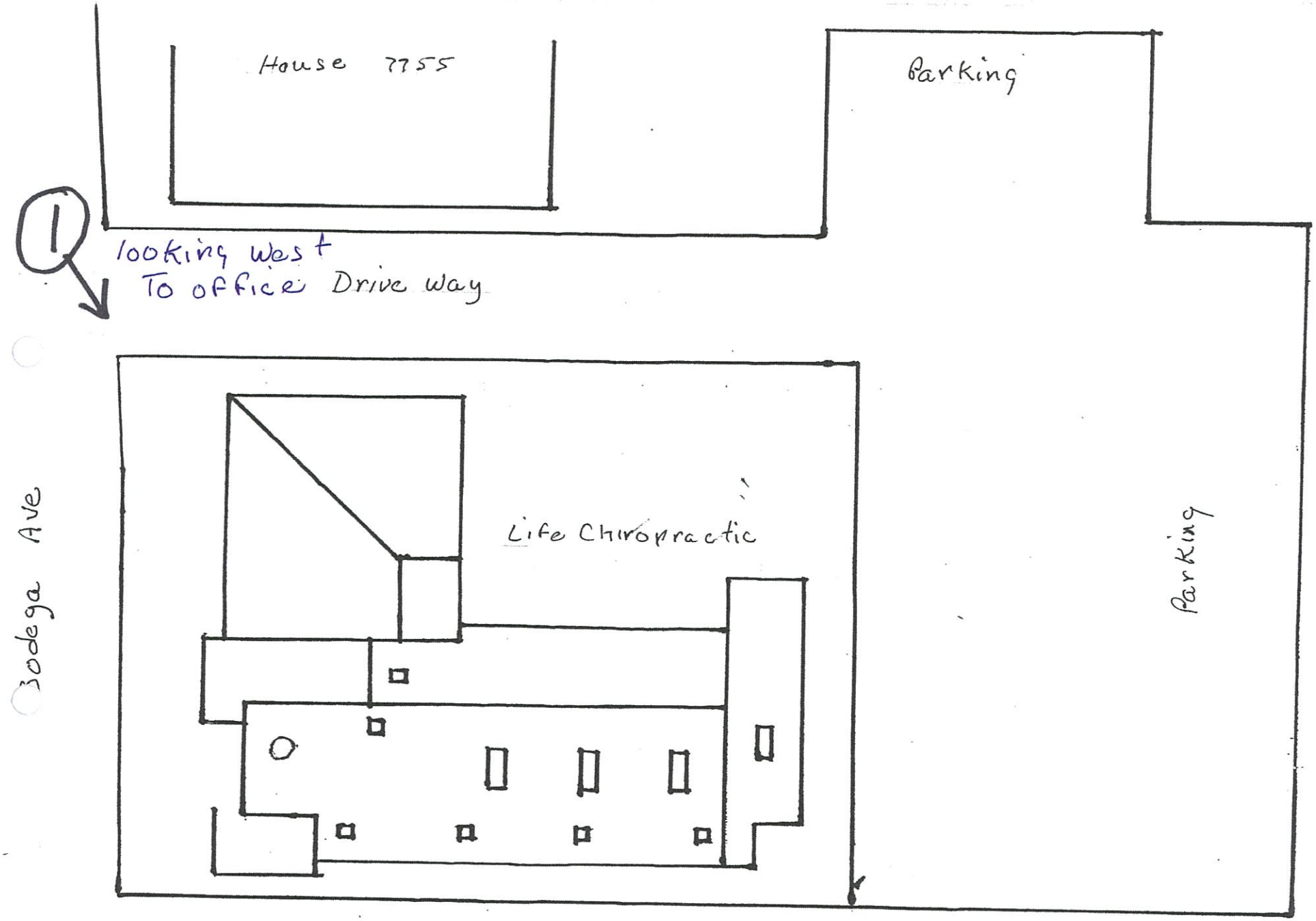
House 7755
Parking
1
looking west
To office Drive way
Life Chiropractic
Bodega Ave
Parking

2

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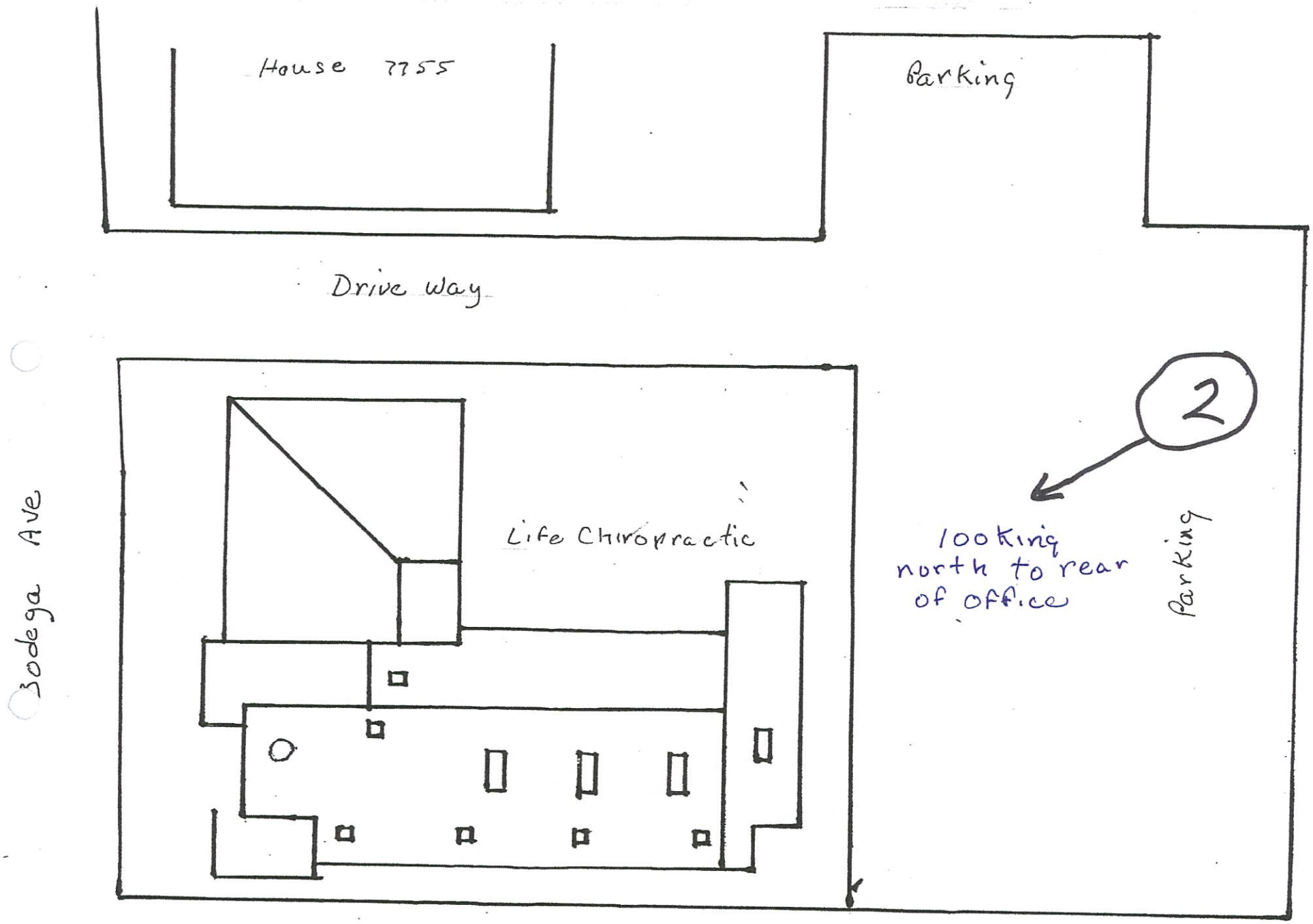
House 7755
Parking
Drive way
Life Chiropractic
2
looking north to rear of office
Parking
Bodega Ave

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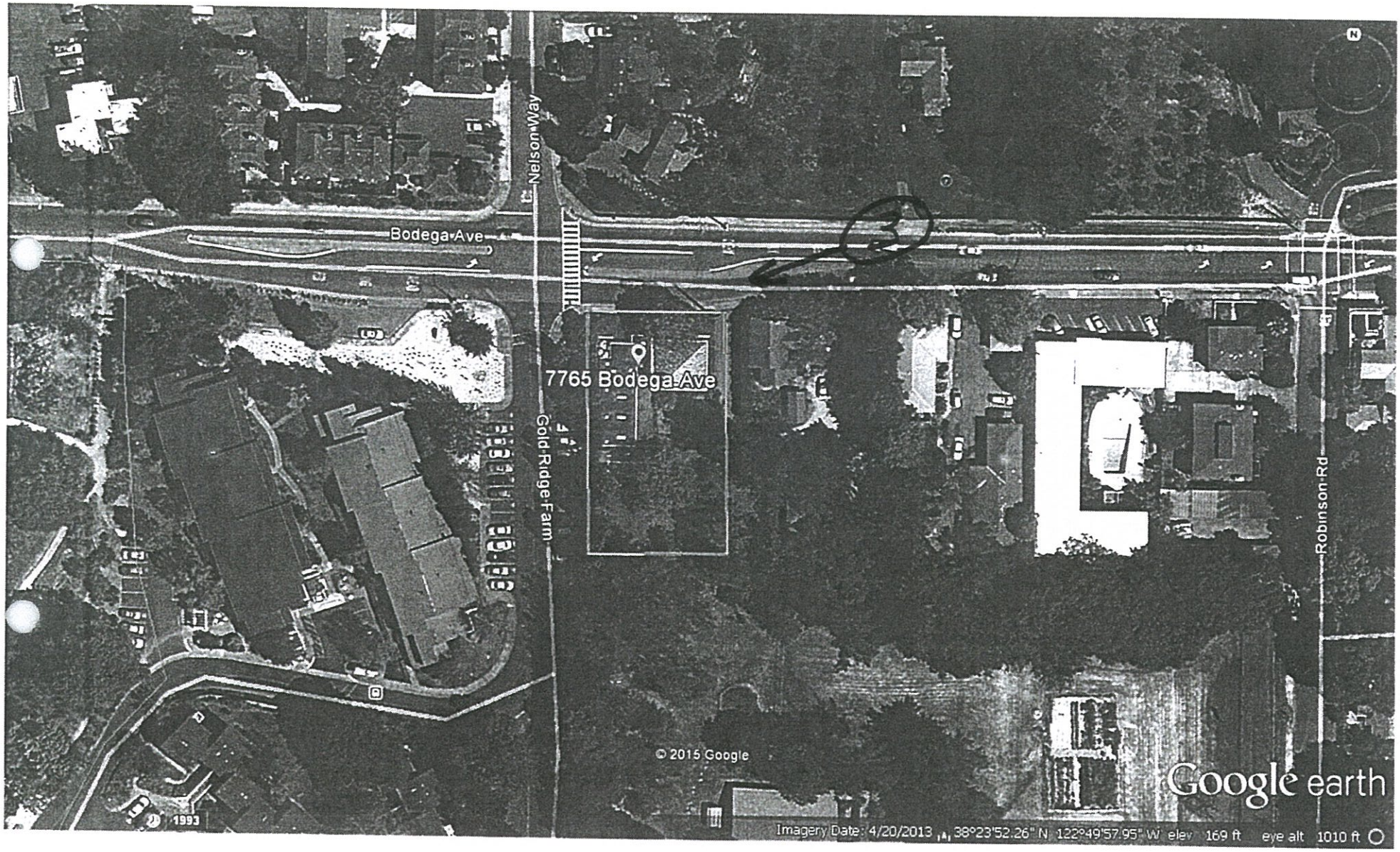
3

looking west to 7755 Bodega house
life Chiropratic and Burbank
Senior Center 7777 Bodega



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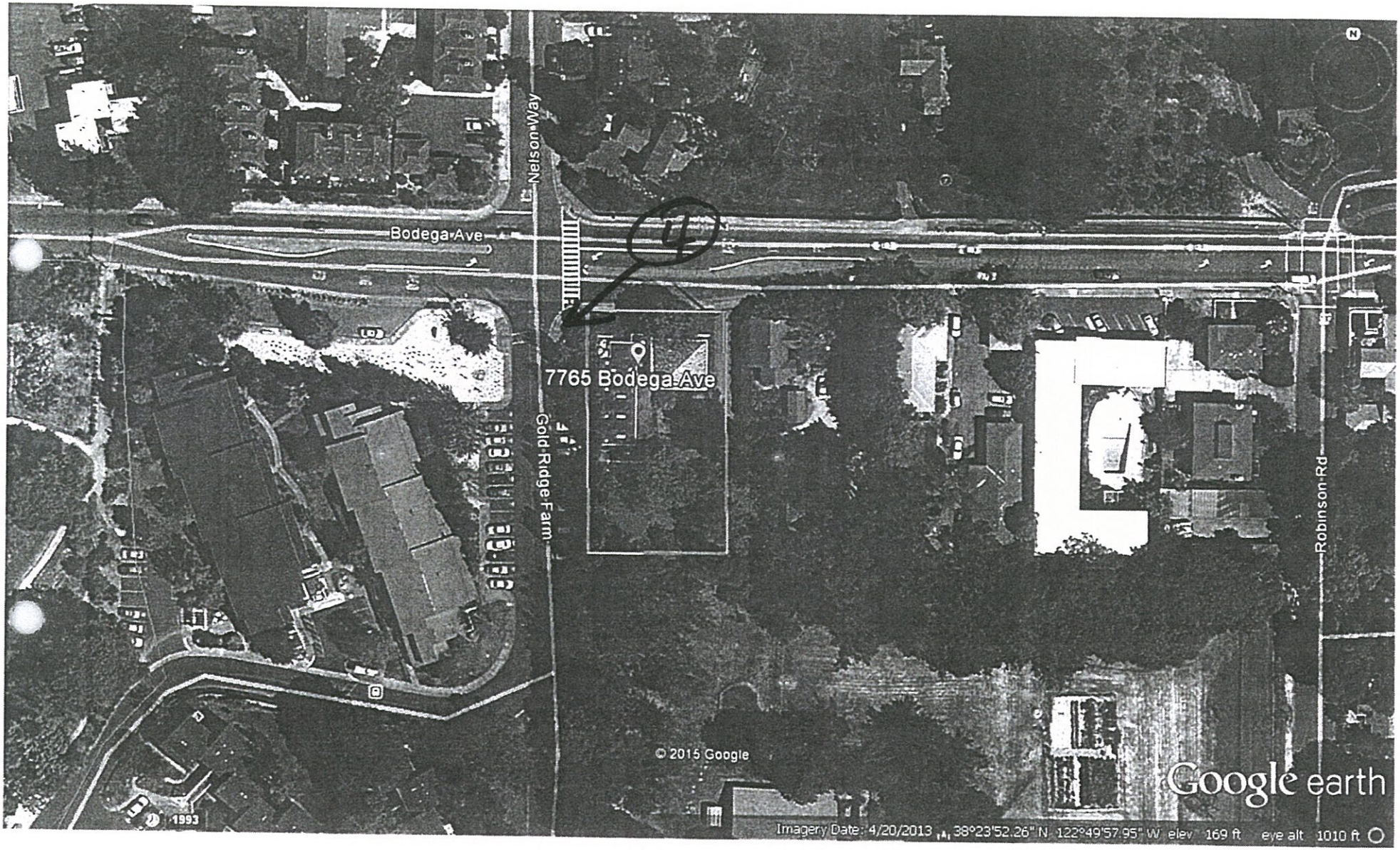
Looking west Life Chiropractic
and 7777 Bodega Burbank
Senior Center



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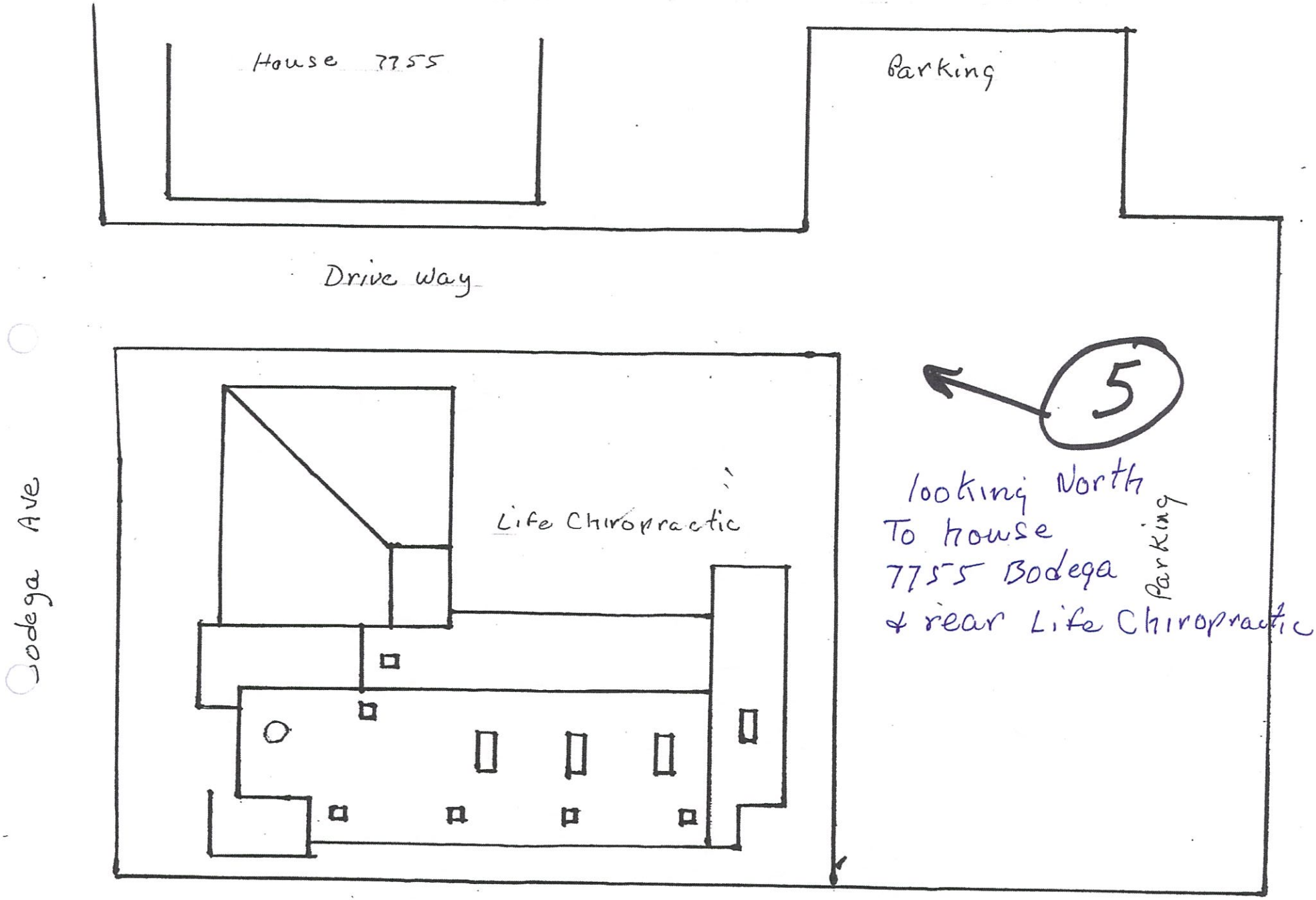
House 7755
Parking
Drive way
Bodega Ave
Life Chiropractic
5
looking North
To house
7755 Bodega
& rear Life Chiropractic
Parking

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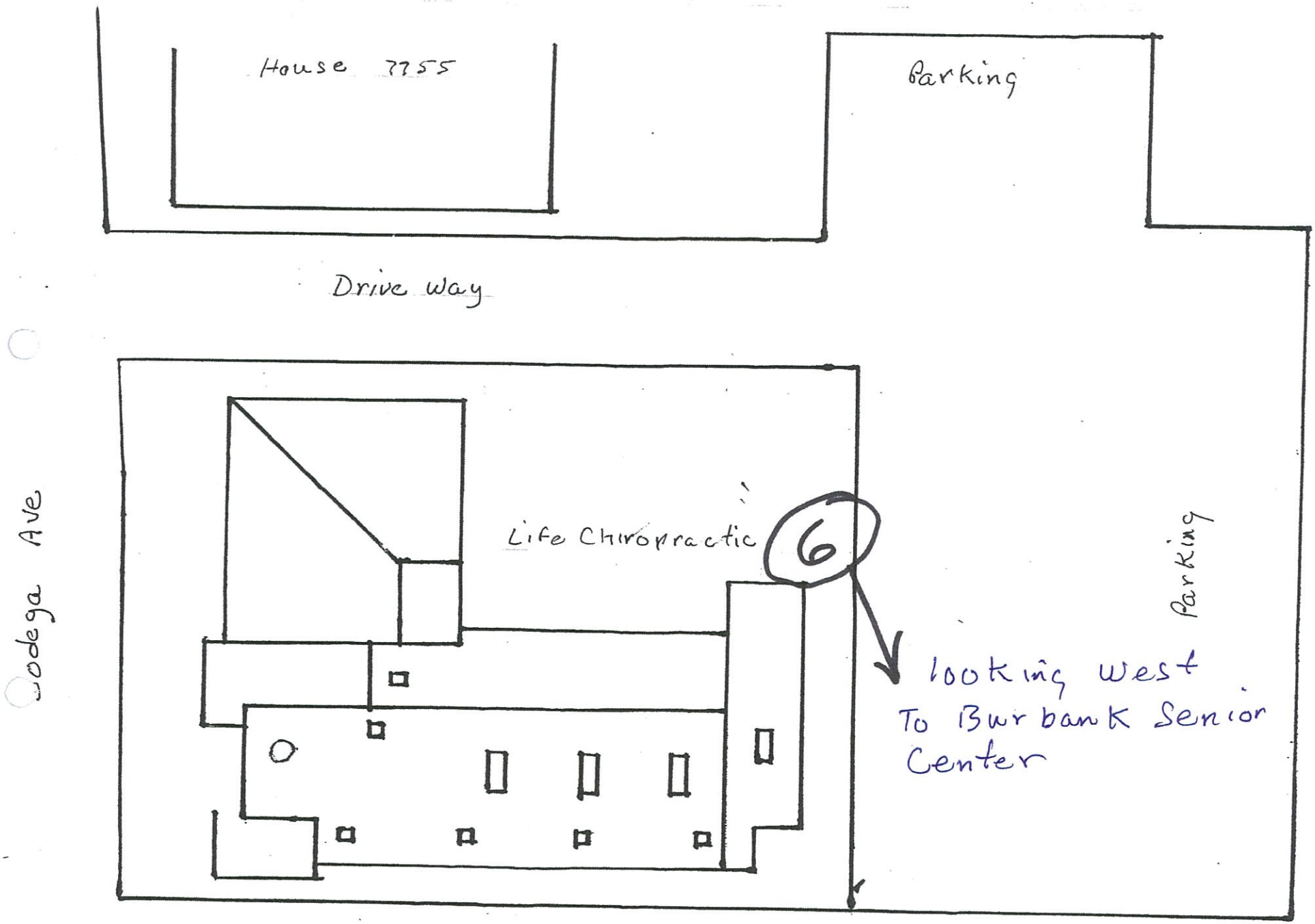
BY


House 7755
Parking
Drive way
Life Chiropractic
6
looking west
To Burbank Senior
Center
Parking
Codega Ave

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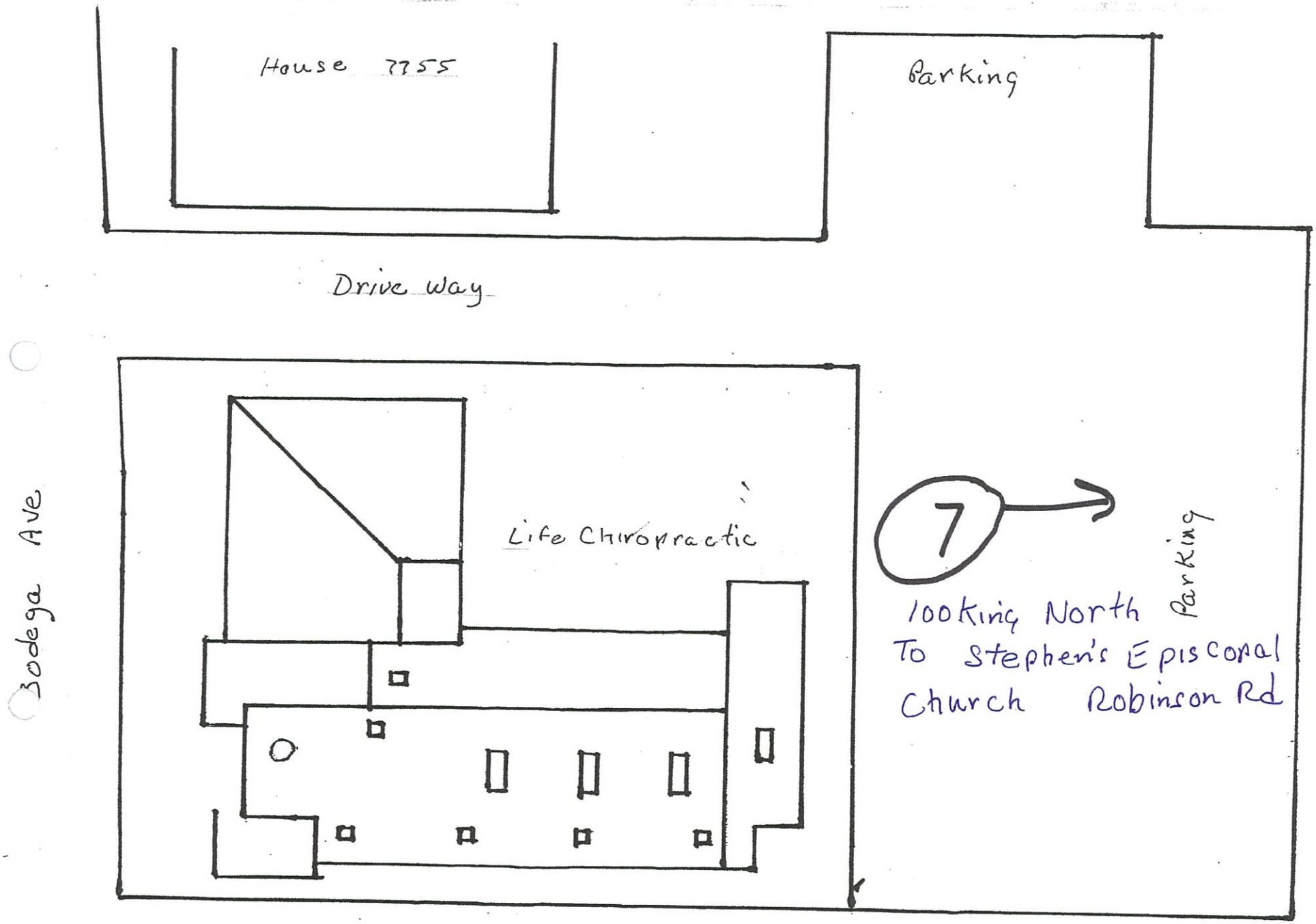
7


House 7755
Parking
Drive way
Bodega Ave
Life Chiropractic
7
looking North
To Stephen's Episcopal
Church Robinson Rd
Parking

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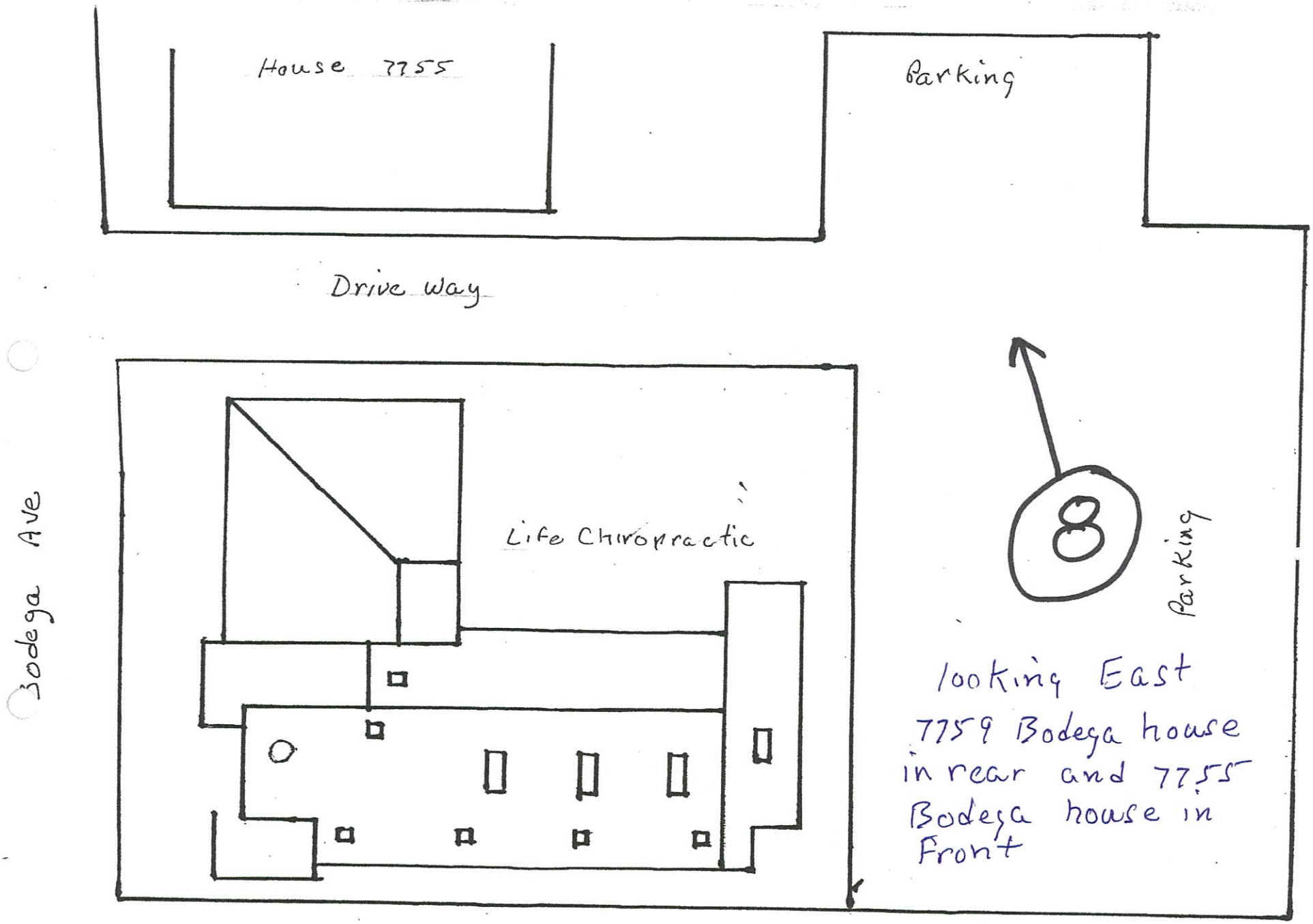
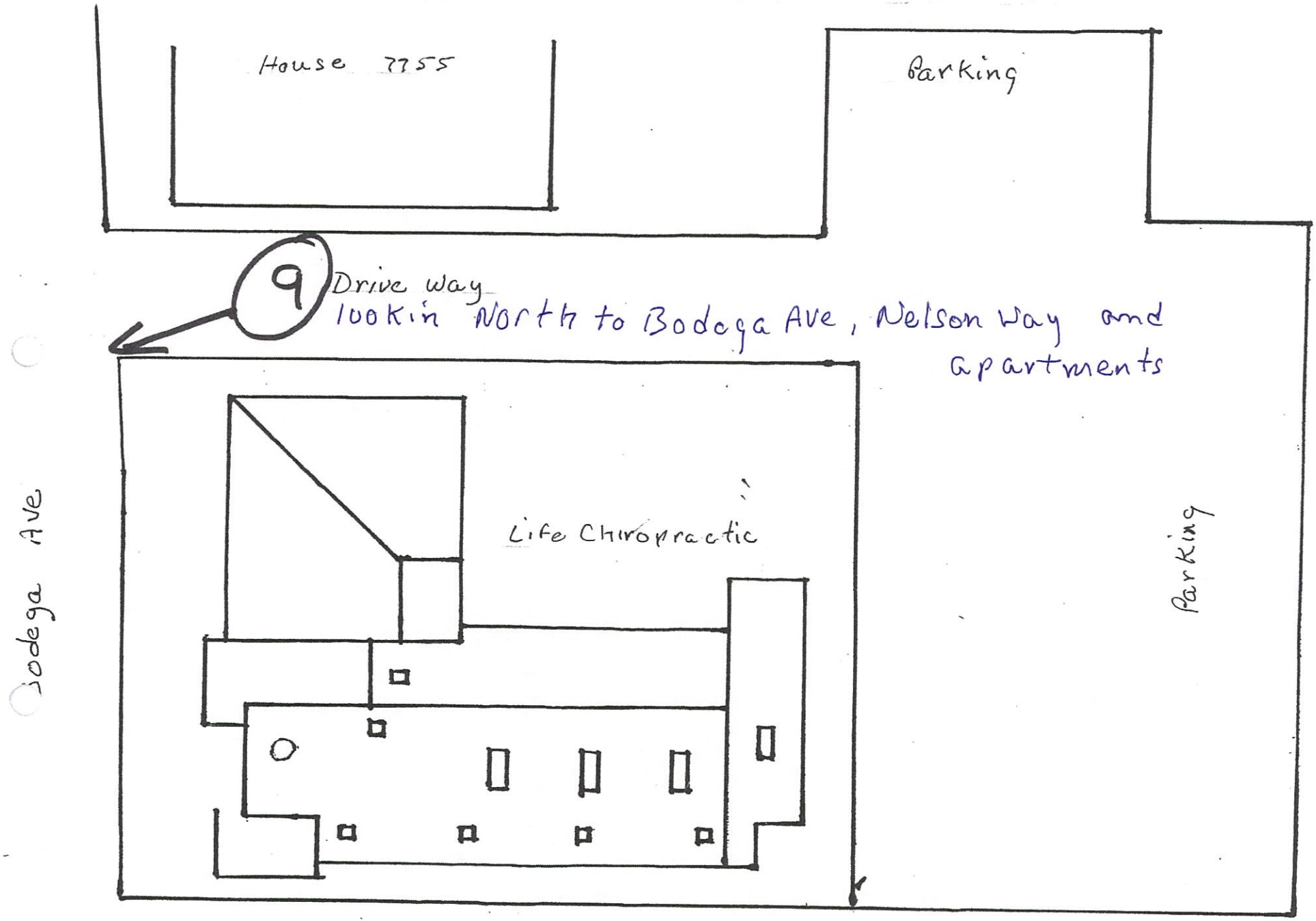
By:

8


House 7755
Parking
Drive way
Bodega Ave
Life Chiropractic
8
Parking
looking East
7759 Bodega house
in rear and 7755
Bodega house in
Front

RECEIVED
FEB 22 2016


House 7755
Parking
9
Drive way
lookin North to Bodega Ave, Nelson Way and apartments
Bodega Ave
Life Chiropractic
Parking

Chapter 17.44 RM-H - HIGH DENSITY MULTIPLE RESIDENTIAL DISTRICT

Sections:

17.44.010 Purpose/Applicability
17.44.020 Permitted Uses
17.44.030 Conditionally Permitted Uses
17.44.040 Minimum Lot Area/Width
17.44.050 Maximum Building Height
17.44.060 Minimum Yards/Setbacks
17.44.070 Maximum Lot Coverage
17.44.080 Maximum Residential Density
17.44.090 Development Standards
17.44.100 Other Provisions

17.44.010 Purpose/Applicability

The purpose of the RM-H District is to implement the "High Density" Residential" land use category of the General Plan. This District is applicable to those lands within that category which are appropriate for densities of the higher end of the allowable General Plan density range.

17.44.020 Permitted Uses;

A. The following Permanent Residential uses:

(1) Single Family Dwellings
(2) Two Family Dwellings
(3) Multiple Family Dwellings
(4) Dwelling Groups
(5) Single Room Occupancy Dwellings
(6) Second Dwelling Units
(7) Small Community Care Residential
(8) Small Family Day Care Home

B. Home occupations.

C. Accessory Uses, Structures and Buildings

D. Non-commercial Minor Antenna that meet the requirements of sections 17.100.010(B) through (F), and comply with the following, as appropriate:

(1) Ground mounted antenna may not exceed 20 feet in height, except that citizens band radio antenna or a ground- or tower-mounted antenna operated by a federally licensed radio operator as a part of the Amateur Radio Service, may not exceed 30 feet in height.
(2) Building mounted antenna may not exceed 15 feet (including any mast height) on a building that does not exceed 35 feet in height.

E. Non-commercial Minor Antenna that meet: the requirements of sections 17.100.010(B) through (F), obtain site plan approval from the Planning Director, and comply with the following, as appropriate:

(1) Ground mounted antenna may not exceed 35 feet in height, except that citizens band radio antenna or a ground or tower mounted antenna operated by a federally licensed radio operator as a part of the Amateur Radio Service, may not exceed 75 feet in height.

(2) Building mounted antenna may not exceed 20 feet (including any mast height) on a building that does not exceed 35 feet in height, except that citizens band radio antenna or a ground or tower mounted antenna operated by a federally licensed radio operator as a part of the Amateur Radio Service, may not exceed 40 feet in height on a building that does not exceed 35 feet in height.

17.44.030 Conditionally Permitted Uses;

A. The following Residential use Types:

(1) Semi-Transient
(2) Transient
(3) Large Family Day Care Home
(4) Large Community Care Residential

B. The following Civic Use Types:

(1) Community Assembly
(2) Health Care
(3) Community Education

C. Public or private parking lots for automobiles when adjacent to any "C" or "M" District.

D. Mobile Home Parks

E. Bed and Breakfast Inns

F. Non-Commercial Minor Antenna that do not meet all of the requirements of sections 17.100.010 (B) through (F); Non-Commercial Minor Antenna that exceed the permitted heights for ground mounted or building mounted antenna, except that they may not exceed 100 feet in height;

Minor Telecommunication Facilities and Commercial Minor Antenna, not exceeding 35 feet in height, provided the appropriate requirements of sections 17.100.010(A) to (X) are met, as determined by the Planning Commission;

Major Telecommunication Facilities, provided the requirements of sections 17.100.010 (A) to (W) are met as determined by the Planning Commission; and, any facility shall be located at least 75 feet from any property line and residential dwelling unit.

17.44.040 Minimum Lot Area/Width

A. For one single family or one (1) two family dwelling the minimum lot area shall be six thousand (6,000) square feet for interior lots, and seven thousand (7,000) square feet for corner lots. The minimum lot width shall be sixty (60) feet for interior lots, and seventy (70) feet for corner lots.

B. For each multiple family building or group of buildings -- minimum of eight thousand (8,000) square feet and a minimum lot width of eighty (80) feet.

C. In the case of single family or two family lots fronting on a cul-de-sac bulb, the lot frontage may be reduced to forty-five (45) feet so long as the width is at least sixty (60) feet measured at the front yard setback line. For multiple family or groups of buildings the lots fronting on a cul-de-sac bulb, the lot frontage may be reduced to seventy (70) feet so long as the lot width is at least eighty (80) feet measured at the front yard setback line.

17.44.050 Maximum Building Height

A. For main buildings -- maximum thirty feet (30), not to exceed two stories, except that affordable housing projects may have a maximum height of forty (40) feet, not to exceed three stories.

B. For accessory buildings -- maximum seventeen (17) feet.

17.44.060 Minimum Yards/Setbacks.
The following yards shall be provided:

A. Front yard. Minimum of fifteen (15) feet. Setbacks may be reduced up to five (5) feet in order to attain an average of fifteen (15) feet.

B. Side yard.

(1) Interior Side Yard –Minimum of 10% of lot width, but not less than five (5) feet nor greater than nine (9) feet for two-story main buildings up to 30 feet in height with one additional foot of setback each foot above 30 feet for three-story main buildings. Minimum of three (3) feet for accessory buildings.
(2) Street Side Yard - Same as front yard.

C. Rear yard - Minimum of twenty (20) feet for main buildings or 20% of lot depth, whichever is greater, but not to exceed 25 feet. Minimum of three (3) feet for accessory buildings.

D. Special Yards/Setbacks, and Distances between Buildings:

No garage door or carport entrance facing a street shall be located less than twenty (20) feet from said entrance to the property line at the street.

17.44.070 Maximum Lot Coverage

A. The maximum lot coverage shall be not more than forty (40) percent of the total lot area.

B. The Planning Commission may approve up to a ten (10) percent increase in the allowable lot coverage where it is found that sufficient open spaces and recreation areas can be provided through efficient and well-organized use of the land or where it is necessary to promote an affordable housing project.

17.44.080 Maximum Residential Density:
One dwelling unit permitted per 2,000 square feet of lot area.

17.44.090 Development Standards.

A. For all developments, there shall be not less than (200) square feet of usable open space for each dwelling unit. Said open space shall conform to the following standards:

(1) None of the following shall be counted as part of the open space required by this Section:

(a) Required front and side yard setbacks;
(b) Any access area, open area, or other space required by any other code or ordinance of the City such as a Building Code or Safety Code;
(c) Required parking areas or driveways, which are designed and utilized primarily for vehicular circulation. "Courtyards" and smaller facilities, which are designed and utilized primarily for pedestrian use, but through which vehicles may travel, may be considered by the Planning Commission as allowable usable open space.
(d) Any area having a dimension of less than six (6) feet;
(e) Any area having a grade of more than fifteen (15) percent.

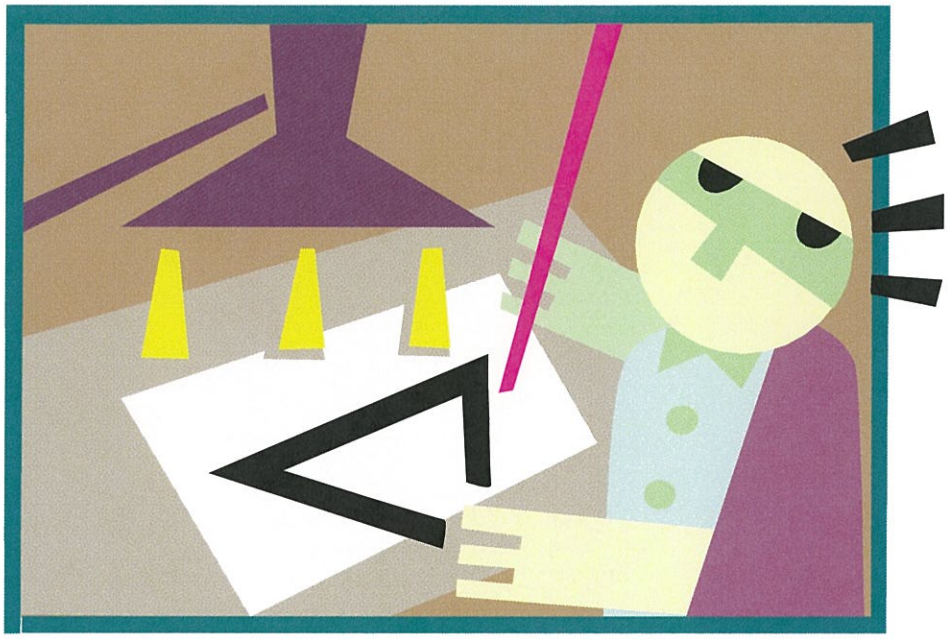
(2) The following may be counted as a part of the open space required by this Section:

(a) Patios or balconies which serve individual units ("private open space" partially or fully separated or screened from other users) and which have a minimum dimension of six (6) feet;
(b) Uncovered swimming pools, tennis courts, and similar recreation facilities, tot lots, rear yards.

(3) In projects of 25 units or greater, at least two-thirds (2/3) of the total amount of open space required on any building site shall be "common open space", available and readily accessible to all dwelling units on the site.

17.44.100 Other Provisions.

Off-street parking spaces and loading spaces shall be provided as prescribed in Section 17.220.



Chapter 17.48 O - Office District

Sections:

17.48.010 Purpose/Applicability
17.48.020 Permitted Uses
17.48.030 Conditionally Permitted Uses
17.48.040 Minimum Lot Area
17.48.050 Maximum Building Height
17.48.060 Minimum Building Setbacks
17.48.070 Floor Area Ratio
17.48.080 Maximum Residential Density
17.48.090 Minimum Usable Open Space
17.48.100 Buffering/Screening Required
17.48.110 Other Provisions

17.48.010 Purpose/Applicability.
The O District is intended to create, preserve and enhance areas for a full range of professional, medical and/or business office uses. These regulations shall apply in the O District.

17.48.020 Permitted Uses.
The following uses:

A. Convenience Sales and Service
B. General Retail Sales
C. Specialty Retail
D. Health Care Civic Uses
E. Office Uses
F. Home Occupations
G. Small Community Education Civic
H. Small Community Care Civic
I. Community Non-Assembly Civic
J. Affordable housing projects
K. The following residential use type when part of a "Mixed Use" development:

(1) Permanent Residential Uses Permitted in the RM-H District
(2) Live-Work Dwelling Units, except that Live-Work units are not permitted along the street frontage on Sebastopol Avenue, Healdsburg Avenue/Gravenstein Hwy North, or Gravenstein Hwy South, except by Use Permit.

L. Non-commercial Minor Antenna that meet the requirements of sections 17.100.010(B) through (F), and comply with the following, as appropriate:

(1) Ground mounted antenna may not exceed 20 feet in height, except that citizens band radio antenna or a ground- or tower-mounted antenna operated by a federally licensed radio operator as a part of the Amateur Radio Service, may not exceed 30 feet in height.
(2) Building mounted antenna may not exceed 15 feet (including any mast height) on a building that does not exceed 35 feet in height.

Non-commercial Minor Antenna that meet: the requirements of sections 17.100.010 (B) through (F), obtain site plan approval from the Planning Director, and comply with the following, as appropriate:

(a) Ground mounted antenna may not exceed 35 feet in height, except that citizens band radio antenna or a ground or tower mounted antenna operated by a federally licensed radio operator as a part of the Amateur Radio Service, may not exceed 75 feet in height.

(b) Building mounted antenna may not exceed 20 feet (including any mast height) on a building that does not exceed 35 feet in height, except that citizens band radio antenna or a ground or tower mounted antenna operated by a federally licensed radio operator as a part of the Amateur Radio Service, may not exceed 40 feet in height on a building that does not exceed 35 feet in height.

Minor Telecommunication Facilities and Commercial Minor Antenna, not exceeding 35 feet in height, provided the requirements of sections 17.100.010(A) through (X) are met as appropriate, as determined by the Planning Director.

17.48.030 Conditionally Permitted Uses.
The following uses may be permitted, upon the granting of a Use Permit, in each case:
A. The following Civic use Types:

(1) Utility Civic Uses
(2) Community Education
(3) Community Assembly Civic
(4) Large Community Education Civic
(5) Large Community Care Civic

B. Transient Residential Uses

C. Bed and Breakfast Inns

D. Food Sales and Service.

E. Non-Commercial Minor Antenna that do not meet all of the requirements of sections 17.100.010 (B) through (F);

Commercial and Non-Commercial Minor Antenna that exceed the permitted heights for ground mounted or building mounted antenna, except that they may not exceed 100 feet in height;

Major Telecommunication Facilities, provided the requirements of sections 17.100.010(A) through (W) are met, as determined by the Planning Commission.

17.48.040 Maximum Size of Convenience sales and service uses.
The maximum floor area devoted to convenience sales and service uses or general retail sales by any single establishment shall be no larger than 5,000 square feet.

17.48.040 Minimum Lot Area and width:
The minimum lot area shall be 6,000 square feet.

17.48.050 Maximum Building Height:
A. For main buildings -- Two stories, 32 feet, and for deed-restricted affordable housing projects, three stories not to exceed 40 feet provided that front, side and rear setbacks for the third story are equal to a minimum of 10 feet beyond required second story setbacks.

B. For accessory buildings --17 feet, not to exceed 1 story.

17.48.060 Minimum Building Setbacks.
The following minimum building setbacks shall be provided.

A. Front yard: Ten (10) feet, except where a lot in the "O" District is adjacent to a parcel in an "R" district, in which case the front yard shall be equal to the applicable setback required on the adjacent property.

B. Side yard: Zero (0) feet, unless abutting an "R" District in which case the building setback shall be equal to the applicable setback required on the adjacent property.

C. Rear yard: Five (5) feet, except when abutting any "R" District, in which case said yard shall be 20 feet; three (3) feet for accessory buildings; six (6) feet for open or covered parking areas.

17.48.070 Floor Area Ratio.
1.0 (not including residential)

17.48.080 Maximum Residential Density.
One dwelling unit per 2,900 square feet of lot area. With this "mixed use" (residential and office) development the entire lot area may be used to calculate the maximum residential density.

17.48.090 Minimum Usable Open Space Required.
Usable open space shall be provided for residential uses in accordance with the same requirements as are set forth in Section 17.44.090 for the RM-H District.

17.48.100 Buffering/Screening Required.
Wherever a lot in the "O" District abuts a lot located in any residential district, it shall be screened from the residentially zoned lot, along the entire abutting lot line by dense landscaping, including screen-type trees, or by a solid fence of six feet in height.

17.48.110 Other Provisions:
Off-street parking and loading shall be provided as prescribed in the Parking Regulations at Section 17.220.