



City of Sebastopol

Mayor
 Una Glass
City Council
 Patrick Slayter, Vice Mayor
 Michael Carnacchi
 Sarah Glade Gurney
 Neysa Hinton

City Manager/City Attorney
 Larry McLaughlin
 City Clerk
 Mary Gourley

Agenda Report Reviewed by: City Manager/City Attorney <i>[Signature]</i>

Meeting Date: Meeting of January 17, 2016
To: Mayor and City Council
From: Kenyon Webster, Planning Director
Subject: Proposed Text Amendments Modifying Zoning Ordinance Height And Parking Provisions; Piazza Hospitality Group, Applicant Introduce Ordinance for First Reading

Recommendation: Currently Budgeted: ___ Yes ___ No X N/A
Funding: Net General Fund Cost:
 If Cost to Other Fund(s),

Introduction: This is a an application requesting approval for a Zoning Amendment which will increase the maximum building height to 4 stories and/or 50 feet in the CD District, and allow consideration of valet parking, tandem parking and an increase in compact parking spaces via Use Permit. The amendment implements concepts set forth in the new General Plan. The Planning Commission recommended that the Council adopt the Ordinance revisions.

This item was the subject of a City Council public hearing on November 15, 2016. After conducting the public hearing, the Council continued action on the Amendment, and appointed a subcommittee to discuss a potential voluntary Development Agreement with the applicant. The applicant subsequently indicated they no longer wished to pursue a Development Agreement, so after the applicant met with the subcommittee, the Amendments have returned for Council consideration.

Background: This application was filed in conjunction with a Use Permit application for Hotel Sebastopol, a hotel with a mix of uses and surface parking at 6828, 6826, and 6824 Depot Street and 215 and 225 Brown Street. The hotel project involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation. The hotel will contain a lobby and reception area, hostel rooms, retail space, artist-maker studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop decks, meeting rooms, and various other hotel amenities.

The project also involves the provision of 122 parking spaces. 92 of the spaces will be surface parking in a tandem, compact-space format with valet service, located east of Brown Street at 6826 and 6824 Depot Street and 215 and 225 Brown Street. An additional 30 on-street parking spaces, which are counted by the Zoning Ordinance as project parking are also provided, for a total parking supply of 122 spaces.

The Planning Commission certified the CEQA analysis for the project and approved the Use Permit on September 27, 2016 with an extensive list of conditions, and after making some clarifying language revisions, also recommended approval of the Zoning Ordinance amendment. Development of the hotel project is conditioned upon City Council approval of the requested Zoning Ordinance amendment.

The Use Permit has been approved and is not before the Council; only the Zoning Ordinance amendments are the subject of this agenda item.

Zoning Ordinance Amendment: The applicant is requesting, and the Planning Commission is recommending two sets of Code revisions: creating a discretionary allowance for modifying standard parking requirements; and modifying the downtown height limit.

The applicant is requesting a Municipal Code amendment to Zoning Ordinance Use Permit allowances for the proposed valet-operated parking lot, including provision of spaces in a compact parking/tandem space format. This is in-lieu of 'standard' parking spaces and fewer compact spaces. This proposed allowance facilitates efficient use of land for parking purposes and appears appropriate for the type of development (hotel), where patrons are accustomed to valet parking operations.

This amendment allows an applicant to request various parking-related modifications from standard code requirements through a Use Permit process. This gives the City discretionary review authority over the requests, allowing consideration of the specific merits or impacts of the request.

In the case of the hotel project, the Planning Commission considered the parking-related requests in the Use Permit process, determined they were reasonable and appropriate, and approved the Use Permit, provided that the Council enacts the Zoning Ordinance amendments.

In addition, the application requests approval of a Municipal Code amendment to allow the project to achieve up to four stories and 50 feet in height. This is consistent with the proposed General Plan, which calls for a new four story height limit in the downtown when projects include residential uses on upper floors, and generally provides for greater intensities in the downtown. City ordinances in some instances classify hotels as a type of residential use, and in other cases as a type of commercial use. The amendment as recommended by staff includes the word 'hotel' to make clear that hotels are a type of residential use qualifying for the additional height. The Planning Commission recommended the amendment in the specific context of the hotel project, understanding it would allow the Hotel Sebastopol project to achieve four stories.

The parking-related requests are also in line with the proposed General Plan, which generally calls for review of, and in some situations, consideration of reduced parking requirements. The amendment allows applicants to apply for a Use Permit where they wish to propose a non-standard parking arrangement, such as greater use of tandem parking, valet parking, or other more flexible approaches.

At the prior hearing, Council members inquired about project parking supply. Some jurisdictions have a one space/room requirement for hotels, which would equate to a 66-space requirement. The off-street supply of 92 spaces exceeds this typical standard. In addition, the shared use analysis conducted by the City's traffic consultant estimated that peak parking demand for the project would be 85 spaces, less than the planned off-street supply. On-street spaces fronting the project site are also allowed to be counted for code purposes. There would be 30 such spaces on the site frontages, for a total supply of 122 spaces.

As noted, the Planning Commission conditioned its Use Permit approval upon Council adoption of the necessary ordinance revisions.

Development Agreement: At the November 15 Council meeting, Council members generally expressed support for the Amendment, however the Council decided to continue action on the Amendment, and appointed a Council subcommittee (members Glass and Slayter) to meet with the applicant to explore a potential Development Agreement. The applicant had previously indicated interest in deferring impact fees or some portion of Transient Occupancy taxes, with the potential of the project providing other improvements or benefits to the City via such an Agreement. At the November 15 discussion, Council members also expressed interest in discussing wage issues, Main Street façade improvements, additional EV chargers, and the potential for future housing development on the parking lot site.

The subcommittee subsequently met with the applicant, who indicated they no longer wished to pursue a Development Agreement. In that such agreements are voluntary, the Amendment has returned for Council action.

Recommendation: The Planning Commission has approved the Use Permit for the project and recommended adoption of the text amendment. The Design Review Board has also approved the project. The amendments are consistent with the new General Plan and will create the option for more flexible parking requirements.

It is recommended that the Council conduct a public hearing and introduce the attached ordinance for first reading.

Attachments:

Ordinance for introduction and first reading

Planning Commission resolution recommending adoption of amendment

Planning Commission resolution approving Use Permit

Planning Commission minutes

Application information

Public comments

Approved project plans

City of Sebastopol City Council

Ordinance for Introduction and First Reading

Zoning Ordinance Amendment
Chapter 17.64: CD: Downtown Core District
Maximum Building Height of Four Stories and Fifty Feet;
Chapter 17.220: Increase or Decrease in Parking Requirements to Allow Consideration of Valet
Parking and Modification of Dimensional Requirements

Whereas, on August 8, 2016, the applicants and property owner submitted a Zoning Amendment application as part of the Hotel Sebastopol project, requesting approval to amend the Zoning Ordinance to allow a maximum building height of fifty (50) feet and four (4) stories in the CD: Downtown Core District for hotels and various types of other residential uses, and to allow consideration of valet parking and use of a higher percentage of compact parking spaces.

Whereas, the project associated with these requests was the subject of a Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act (CEQA), which was certified as adequate by the City of Sebastopol Planning Commission, which the City Council finds adequate for purposes of acting on the requested Zoning Ordinance Amendment, and further, the height increase was a policy change that was included in the recently-adopted General Plan, which was analyzed in a certified Environmental Impact Report; and

Whereas, the application requests several Zoning Ordinance amendments, including establishing a four-story, 50-foot height limit in the CD District, and allowing utilization of a valet-operated tandem parking arrangement with a higher proportion of compact parking spaces than allowed by current regulations; and

Whereas, the amendments are compatible with the goals of the existing and draft General Plan in that it involves an increase in maximum building height in the Downtown Core, which may facilitate greater densities, mixed-uses, and infill development; and also allows discretionary approval of valet parking arrangements and modification of parking space dimensional requirements under limited and specified circumstances which may allow more efficient use of limited downtown land for parking; and

Whereas, the amendments are in conformity with public convenience, general welfare, and good land use practice in that it is appropriate for downtown areas to have greater densities and a concentration of uses, which would be achieved through the allowance of greater building heights; and it is appropriate to allow flexible parking arrangements for larger projects, or those with unique characteristics so that more efficient parking arrangements and land utilization may result; and

Whereas, the amendments will not be detrimental to public health, safety, and general welfare in that the increase in building height only affects the Downtown Core, and not residential neighborhoods or environmentally-sensitive areas; and the parking amendments provide for discretionary review of requests for use of valet parking and modification of dimensional standards. Furthermore, the height amendment includes provisions that limit its applicability; and

Whereas, the amendments will not adversely affect the orderly development of property in that they do not propose a change in land use; would facilitate intensification of the downtown, which is intended to be a concentration of uses and development; and the parking amendments will provide additional flexibility in parking requirements which may result in more efficient use of land; and

Whereas, a hotel lends itself to a valet parking arrangement, which is common with many hotel uses in urban areas. In conjunction with the valet arrangement, tandem, valet-serviced parking spaces with a reduced width will allow for the maximum utilization of land to accommodate the parking demand associated with hotel patrons and will provide a workable and efficient use of land for this purpose; and

Whereas, the granting of the request will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing and working in the neighborhood of the property of the hotel, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the Downtown Core. The change to the downtown height limit is consistent with the planned character of the downtown, including potential Zoning Ordinance changes that may result from the proposed new General Plan. In addition, the parking lot would be arranged in a tandem formation and contain spaces with reduced widths and the valet parking operation will ensure that trained hotel staff are the primary persons operating vehicles within the parking lot. This will also allow the parking lot maximize the number of onsite parking spaces, creating a situation where surrounding properties are less likely to be burdened by overflow parking; and

Whereas, on September 27, 2016, the Planning Commission held a duly noticed Public Hearing in which it approved a Use Permit for the Hotel Sebastopol project, provided that the City Council adopted the requested Zoning Ordinance amendments, and also adopted a resolution making a recommendation to the City Council that the CD District be amended to increase the maximum allowable building height for specified types of residential projects including to accommodate the subject project, and the parking regulations be amended to allow consideration of flexible parking arrangements; and

Whereas, on November 15, 2016, the City Council conducted a duly-noticed Public Hearing on the Zoning Ordinance amendments, considered the Planning Commission recommendations, received a staff report and an applicant presentation, considered any public comments, and deliberated, determining to continue action on the matter to a future date; and

Whereas, at a regular City Council meeting on January 17, 2017, the City Council received an applicant presentation and any public comment and deliberated.

Now, therefore, the City Council does hereby introduce the amendment set forth in Exhibit A for introduction and first reading.

Introduced this 17th day of January, 2017.

- Ayes:
- Noes:
- Absent:
- Abstain:

Approved: _____
Mayor

ATTEST: _____
Mary Gourley, City Clerk

Exhibit A

Zoning Ordinance Amendments

CD District Amendment:

Municipal Code Section 17.64.060 shall be amended to read as follows:

17.64.060 Maximum building height.

The maximum height of buildings and other facilities shall be three stories and not to exceed 40 feet, or four stories and 50 feet if there is at least one floor of permanent, semi-transient, transient residential, or hotel use above the first floor. Accessory buildings shall be limited to 17 feet and one story.

Parking Regulations Amendment:

Municipal Code Section 17.220.020 D. shall be amended to read as follows:

D. Increase or Decrease in Parking Requirement, Use Permit. Where an applicant requests or where the Planning Director determines that, due to special circumstances:

1. Any particular use requires a parking capacity significantly greater or less than required, the Planning Director shall refer the matter to the Planning Commission for the imposition of an appropriate parking requirement. The Planning Commission may, by Use Permit, require a number of parking spaces up to 20 percent more or less than required.

2. A project proposes use of valet parking, or other managed parking arrangement in conjunction with either a reduction in the number of parking spaces from Zoning Ordinance requirements, use of tandem parking, or modification of dimensional or other Zoning Ordinance physical development requirements. The Planning Commission may, by Use Permit approve such modifications.

Municipal Code Section 17.220.020 E. shall be added as follows:

E. Prior to approving such Use Permit, and as applicable, the Commission must determine that:

1. In the case of a reduction in the number of parking spaces required, due to special circumstances associated with the nature or operation of the use or combinations of uses at its location, the proposed project will generate a parking demand significantly different from the standards specified;

2. The number of parking spaces conveniently available to the use will be sufficient for its safe, convenient and efficient operation; and

3. A greater number of parking spaces than required by the Commission will not be necessary to mitigate adverse parking or traffic impacts of the use on surrounding properties;

4. For use of valet parking, the Commission determines that use of valet parking is appropriate due to the type of use, scale of use, or other factors;
5. For use of valet parking, tandem parking, a higher proportion of compact parking spaces, or other changes to dimensional parking space requirements, the configuration of parking spaces and operation of the parking facility will ensure that the use has adequate parking availability;
6. In addition, prior to approving a decrease in the parking capacity required, the Commission must determine that adequate provisions have been made to accommodate any possible subsequent change in the use or occupancy which may require a greater parking capacity or other modifications to the parking operations or dimensional standards than that allowed by the Commission. Such provisions include, but are not limited to, restriping of parking spaces, elimination of tandem parking, reduction in the proportion of compact parking spaces, provision of additional bicycle or transit facilities, provision of additional off-site parking, or similar measures;
7. The location of several types of uses or occupancies in the same building or on the same site may constitute a special circumstance warranting the modification of parking requirements;
8. Any substantial change in use or occupancy or any substantial change in the special circumstances described above shall constitute grounds for amendment, or potential revocation of the Use Permit issued pursuant to this section.
9. The Commission finds that any modifications under these provisions will not create an impairment to public safety, impede safe and efficient pedestrian or vehicle traffic flow, or otherwise interfere with the operation of area uses or functions.

Planning Commission resolution recommending adoption of amendment

PLANNING COMMISSION RESOLUTION
2016-57

ZONING AMENDMENT

Chapter 17.64: CD: Downtown Core District

Maximum Building Height of Four Stories and Fifty Feet;

**Chapter 17.220: Increase or Decrease in Parking Requirements to Allow Consideration of
Valet Parking and Modification of Dimensional Requirements**

Whereas, on August 8, 2016, the applicants and property owner submitted a Zoning Amendment application as part of the Hotel Sebastopol project, requesting approval to amend the Zoning Ordinance to allow a maximum building height of fifty (50) feet and four (4) stories in the CD: Downtown Core District and to allow consideration of valet parking and use of a higher percentage of compact parking spaces.

Whereas, the project associated with these requests was the subject off a Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act (CEQA); and

Whereas, the application requests several Zoning Ordinance amendments, including establishing a four-story, 50-foot height limit in the CD District, and allowing utilization of a valet-operated tandem parking arrangement with a higher proportion of compact parking spaces than allowed by current regulations; and

Whereas, the amendments are compatible with the goals of the existing and draft General Plan in that it involves an increase in maximum building height in the Downtown Core, which may facilitate greater densities, mixed-uses, and infill development; and also allows discretionary approval of valet parking arrangements and modification of parking space dimensional requirements under limited and specified circumstances which may allow more efficient use of limited downtown land for parking; and

Whereas, the amendments are in conformity with public convenience, general welfare, and good land use practice in that it is appropriate for downtown areas to have greater densities and a concentration of uses, which would be achieved through the allowance of greater building heights; and it is appropriate to allow flexible parking arrangements for larger projects, or those with unique characteristics so that more efficient parking arrangements and land utilization may result; and

Whereas, the amendments will not be detrimental to public health, safety, and general welfare in that the increase in building height only affects the Downtown Core, and not residential neighborhoods or environmentally-sensitive areas; and the parking amendments provide for discretionary review of requests for use of valet parking and modification of dimensional standards. Furthermore, the height amendment includes provisions that limit its applicability; and

Whereas, the amendments will not adversely affect the orderly development of property in that they do not propose a change in land use; would facilitate intensification of the downtown, which is intended to be a concentration of uses and development; and the parking amendments will provide additional flexibility in parking requirements which may result in more efficient use of land; and

Whereas, a hotel lends itself to a valet parking arrangement, which is common with many hotel uses in urban areas. In conjunction with the valet arrangement, tandem, valet-serviced parking spaces with a reduced width will allow for the maximum utilization of land to accommodate the parking demand associated with hotel patrons and will provide a workable and efficient use of land for this purpose; and

Whereas, the granting of the request will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing and working in the neighborhood of the property of the hotel, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the Downtown Core. The change to the downtown height limit is consistent with the planned character of the downtown, including potential Zoning Ordinance changes that may result from the proposed new General Plan. In addition, the parking lot would be arranged in a tandem formation and contain spaces with reduced widths and the valet parking operation will ensure that trained hotel staff are the primary persons operating vehicles within the parking lot. This will also allow the parking lot maximize the number of onsite parking spaces, creating a situation where surrounding properties are less likely to be burdened by overflow parking.

Whereas, on September 27, 2016, the Planning Commission held a duly noticed Public Hearing in which it made a recommendation to the City Council that the CD District be amended to increase the maximum allowable building height, and the parking regulations be amended to allow consideration of flexible parking arrangements.

Now, therefore, the Planning Commission hereby recommends approval of the Zoning Amendment application, with specific amendments set forth in Exhibit A to this resolution.

Recommended for approval by the Planning Commission on September 27, 2016:

AYES: Commissioners Jacob, Fritz, Douch, Fernandez, Doyle, Pinto

NOES: Chair Kelley

ABSTAIN: None

ABSENT: None



Certified: Kenyon Webster, Planning Director

Exhibit A

Zoning Ordinance Amendments

CD District Amendment:

Municipal Code Section 17.64.060 shall be amended to read as follows:

17.64.060 Maximum building height.

The maximum height of buildings and other facilities shall be three stories and not to exceed 40 feet, or four stories and 50 feet if there is at least one floor of permanent, semi-transient, or transient residential use above the first floor. Accessory buildings shall be limited to 17 feet and one story.

Parking Regulations Amendment:

Municipal Code Section 17.220.020 D. shall be amended to read as follows:

D. Increase or Decrease in Parking Requirement, Use Permit: Where an applicant requests or where the Planning Director determines that, due to special circumstances,

1. Any particular use requires a parking capacity significantly greater or less than required, the Planning Director shall refer the matter to the Planning Commission for the imposition of an appropriate parking requirement. The Planning Commission may, by Use Permit, require a number of parking spaces up to 20 percent more or less than required.

2. A project proposes use of valet parking, or other managed parking arrangement in conjunction with either a reduction in the number of parking spaces from Zoning Ordinance requirements, use of tandem parking, or modification of dimensional or other Zoning Ordinance physical development requirements. The Planning Commission may, by Use Permit approve such modifications.

E. Prior to approving such Use Permit, and as applicable, the Commission must determine that:

1. In the case of a reduction in the number of parking spaces required, due to special circumstances associated with the nature or operation of the use or combinations of uses at its location, the proposed project will generate a parking demand significantly different from the standards specified;

2. The number of parking spaces conveniently available to the use will be sufficient for its safe, convenient and efficient operation; and

3. A greater number of parking spaces than required by the Commission will not be necessary to mitigate adverse parking or traffic impacts of the use on surrounding properties;

4. For use of valet parking, the Commission determines that use of valet parking is appropriate due to the type of use, scale of use, or other factors;

5. For use of valet parking, tandem parking, a higher proportion of compact parking spaces, or other changes to dimensional parking space requirements, the configuration of parking spaces and operation of the parking facility will ensure that the use has adequate parking availability;

6. In addition, prior to approving a decrease in the parking capacity required, the Commission must determine that adequate provisions have been made to accommodate any possible subsequent change in the use or occupancy which may require a greater parking capacity or other modifications to the parking operations or dimensional standards than that allowed by the Commission. Such provisions include, but are not limited to, restriping of parking spaces, elimination of tandem parking, reduction in the proportion of compact parking spaces, provision of additional bicycle or transit facilities, provision of additional off-site parking, or similar measures;

7. The location of several types of uses or occupancies in the same building or on the same site may constitute a special circumstance warranting the modification of parking requirements;

8. Any substantial change in use or occupancy or any substantial change in the special circumstances described above shall constitute grounds for amendment, or potential revocation of the Use Permit issued pursuant to this section.

9. The Commission finds that any modifications under these provisions will not create an impairment to public safety, impede safe and efficient pedestrian or vehicle traffic flow, or otherwise interfere with the operation of area uses or functions.

Planning Commission resolution approving Use Permit

PLANNING COMMISSION RESOLUTION
Planning File No. 2016-57

USE PERMIT, ALCOHOL USE PERMIT, and VARIANCE
Initial Study and Mitigated Negative Declaration
Hotel with 66 Rooms in the CD: Downtown Core District
Beer, Wine, and Distilled Spirits Sales with a Type 47 ABC License
Valet-Operated Tandem Parking and 8'-6" Wide Parking Spaces
6828/6826/6824 Depot Street and 215/225 Brown Street

Whereas, the project involves the development of Hotel Sebastopol, which will include 66 rooms and the following amenities and uses: A lobby and reception area, hostel rooms, retail space, artist-maker studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop decks, meeting rooms, and various other hotel amenities; and

Whereas, the project was the subject of an Initial Study and Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act (CEQA), which was circulated for public comment, including the California State Clearinghouse, consistent with local and State CEQA requirements, which the Planning Commission has reviewed and considered, as well as comments made on it during its public review period; and the Commission has further considered additional cultural resources information provided in the staff report, and included conditions of approval relating to that topic; and

Whereas, the Mitigated Negative Declaration identifies one potentially significant impact regarding construction period air quality issues. However, available feasible mitigation measures will reduce these impacts below a level of significance; and

Whereas, the project requires a Use Permit for a transient habitation use with 66 rooms in the CD: Downtown Core District and a 18 percent reduction in parking, as well as for a development project with 25,000 sq. ft. or more in floor area; and an Alcohol Use Permit to sell beer, wine, and distilled spirits for onsite consumption in conjunction with a restaurant, bar, and other hotel facilities. The project also requests several Zoning Ordinance amendments, because it will have a surface parking lot in a tandem format with parking space widths reduced to 8 feet 6 inches and operated by a valet service; and also requires a Zoning Ordinance Amendment to increase the maximum building height to 4 stories and/or 50 feet in the CD District; and

Whereas, the project is consistent with the Downtown Core Land Use designation of the General Plan in that it contains a mix of uses, such as transient habitation, retail, recreational, and assembly uses, which are uses that the General Plan anticipates for downtown Sebastopol. The project is also consistent with the goals and policies of the General Plan in that is an infill development that will revitalize a prominent part of the Downtown Core, in that the current site presents a poor appearance for the downtown, with a chain link fence across most of the Petaluma Avenue frontage, the building having a large setback from the street, the structures being in somewhat dilapidated condition, the frontage area of the site having open storage of miscellaneous equipment and materials, the lack of a sidewalk on two frontages, the poor condition of Brown Street adjacent to the site, the poor condition of several empty lots on Brown Street, and the general lack of public access to most of the site. In addition the project will increase the City's retail sales and hotel tax base while also providing retail and service uses for local residents and workers, and visitors. Furthermore, the addition of a new hotel with several ancillary uses and businesses will strengthen Sebastopol's role as a market and service center

for West Sonoma County. Finally, the hotel is proposed to have a maximum height of fifty (50) feet with four (4) stories, which will increase the density in the Downtown Core and fulfill a goal of the draft General Plan, which is intended to support downtown vitality.

Whereas, the project is consistent with the CD: Downtown Core District in that the District allows a variety of commercial uses, including retail and restaurant uses, and a hotel with over 50 rooms which is a conditionally-permitted use, and the project will add to the diversity of uses in the Downtown Core District. Furthermore, the project is applicable with the provisions of the Zoning Ordinance, with the approval of a Zoning Ordinance Amendment application to increase the maximum building height in the CD District to fifty (50) feet and four (4) stories, and with approval of Use Permit allowances, to approve provision of project parking in a tandem and compact space format utilizing valet parking services.

Whereas, as conditioned, the City finds that the proposed design is compatible with the neighborhood and visual character of Sebastopol, and will not impair the desirability of investment or occupation in the neighborhood, in that as discussed in applicant submittals, public testimony, and staff report analysis provided to the City Council, current site conditions present a poor appearance that detracts from the downtown and underutilizes the site's potential, and provides inadequate public access; and the project represents a substantial improvement to the site which is compatible with the neighborhood and will enhance the visual character of Sebastopol through the architectural design, landscaping, and public right of way and site improvements; and

Whereas, the proposed project will renew the site with new buildings and site improvements, and will include unique, site-specific, and downtown-appropriate architecture; and

Whereas, the sidewalk and street front improvements will substantially enhance the pedestrian environment on the project street-fronts and improve connectivity with the downtown; that the on-site landscaping will promote enhanced stormwater quality related to site runoff, and will also include additional trees and other plants; and

Whereas, the building setbacks are appropriate due to site conditions and provision of pedestrian amenities, in that the project design provides appropriate and site-specific transitions and amenities at this prominent location, which will be pedestrian and streetscape amenities appropriate to the downtown; a substantial interior pedestrian courtyard; and sidewalks appropriate to the downtown; and

Whereas, the design of the proposal is compatible with the neighborhood and with the general visual character of Sebastopol, in that it utilizes diverse materials and design elements which reference Sebastopol-area architectural elements while also being contemporary, with a design that will support the pedestrian environment, which creates a design that provides an appropriate relationship to the existing urban setting which also complies with the General Plan, with Zoning standards, and with the City of Sebastopol Design Review Guidelines, resulting in a development which will be compatible with Sebastopol's downtown; and

Whereas, the design provides appropriate transitions and relationships to adjacent properties and the public right of way in that the overall project scale and massing is varied, rising to a greater height near the Sebastopol cinemas, which are among the tallest downtown buildings, and dropping to a lower height at the southern end of the site; and the design includes building entries and windows oriented to streets; and

Whereas, the design is internally consistent and harmonious, including internally-integrated access, landscaping, parking and paving, lighting and other features, and with different but compatible and harmonious designs for the project buildings; and

Whereas, the design is consistent with a number of policies of the General Plan, including but not limited to the following:

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

Land Use Goal 5: *Increase the city's retail tax base.*

The project is consistent with these goals in that it would provide additional lodging facilities in the heart of the downtown, bringing more visitors and economic activity, and helping to maintain Sebastopol's role as a market center; and would both directly and indirectly promote retail sales, by including some new retail uses, as well as bringing new visitors likely to engage in retail goods purchases more generally in Sebastopol.

Transportation Goal 7: *Make it easier and safer for people to travel by bicycle.* The project site plan includes bike parking in excess of Zoning code requirements and poses no conflict with future planned bike lanes; and bicyclists wishing to use crosswalks will benefit from the planned 'Streetsmart' crossing to be provided by the project that provides improved access to and from the downtown. These improvements will make it easier and safer for people to travel by bicycle.

Transportation Goal 8: *Make it easier and safer for people to walk.* The project includes a 'Street Smart Sebastopol' –type crossing improvements at one existing crosswalk to the Town Plaza, new sidewalks on several project frontages which lack any sidewalk, enhancing safety and connectivity in the downtown; and the project will provide improved pedestrian access to the site as well as internal pedestrian walkways. The project will make it easier and safer for people to walk, achieving consistency with, and implementing this Goal.

Conservation Goal 5: *Conserve, protect and enhance trees and native vegetation.* While removing some trees, the project intends to conserve, protect and enhance a number of on-site trees, and add additional trees and other landscaping, achieving consistency with, and implementing this Goal.

Community Identity Goal 5: *Improve the appearance and effectiveness of parking facilities.* The project places its parking to the rear of the project and proposes to screen the parking spaces in compliance with this Goal.

Community Identity Goal 12: *Retain and enhance the quality of life and environment in the Downtown area.* The project includes new development suitable to the downtown area, demolition and replacement of outmoded and deteriorating buildings, provision of on-site landscaping that will also reduce stormwater runoff as compared to current conditions, and provision of a pedestrian crossing improvement that will enhance the downtown area, and improve connectivity. The project will retain and enhance the quality of life and environment in the Downtown area and is consistent with this Goal.

Community Identity Goal 13: *Support Public Art and Sculpture*. The project is required to comply with the City's percent for art ordinance by either paying an in-lieu fee or providing approved on-site art. Conformance with this requirement will support public art in compliance with this Goal.

USE PERMIT

Whereas, the proposed use will not, under the circumstances of this particular case, be detrimental to the health, safety, comfort, or general welfare of persons residing or working in the neighborhood or within close proximity in that it will contain a mix of uses, which are already present in the Downtown Core and have not had a detrimental impact or created significant quality of life issues.

Whereas, the project will not have a negative impact on the surrounding properties and the City in that it will result in the revitalization of an aging commercial property that has progressively experienced varying degrees of disrepair. The project is an infill development that will not physically divide an established community, and is expected to have positive connectivity impacts on the area and nearby businesses in that it will enhance pedestrian connections between Downtown Sebastopol and The Barlow by provision of sidewalks where they are currently lacking on both McKinley Street and Brown Street, and will also allow public access within the site itself (presently largely inaccessible to the public). Furthermore, the project will include several points of entry (more than the current development).

Whereas, the project will have overnight guests staying in the area, which will be of benefit to local business, will enhance downtown evening activity, and will generally promote visitors to the Sebastopol area, enhancing economic, cultural, and other activities.

Whereas, the project will be subject to an extensive list of conditions of approval to ensure that its construction and subsequent operation will not have substantial detrimental impacts on persons working and residing in the area or the environment.

Whereas, the Zoning Ordinance, via a Use Permit, allows a reduction in parking of up to 20% under specified circumstances; and

Whereas, the application requests a reduction in required parking, from 146 spaces required, to provision of 120 spaces, or 26 spaces and a 18% reduction, and due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand significantly different from the standards specified, in that a specific shared parking analysis prepared by the City's traffic consultant utilizing ITE methodologies found that peak project parking demand will be a maximum of 85 spaces, resulting in a surplus of 35 parking spaces from the planned parking supply; and

Whereas, per the shared parking analysis, the number of parking spaces conveniently available to the use will be sufficient for its safe, convenient and efficient operation; and

Whereas, per the shared parking analysis, a greater number of parking spaces than required by the Commission will not be necessary to mitigate adverse parking or traffic impacts of the use on surrounding properties; and

Whereas, adequate provisions have been made to accommodate any possible subsequent change in the use or occupancy which may require a greater parking capacity than

that allowed by the Commission in that the shared use parking analysis documents that there will be a surplus of 35 parking spaces at the time of peak parking demand, which will provide a substantial buffer relative to potential parking demand; and further, that this parking arrangement is specific to this project and this Use Permit, and substantial changes in use would trigger further City review including the potential of requiring additional parking spaces; and

Whereas, the location of several types of uses or occupancies in the same building or on the same site constitutes a special circumstance warranting the reduction of parking requirements, in that the shared parking use analysis indicates that the combination of uses in the project will result in lower parking demand than anticipated by the Zoning Ordinance; and

Whereas, any change in use or occupancy or any change in the special circumstances described above shall constitute grounds for revocation of the use permit issued pursuant to this section, in that a condition of approval specifically requires review of the Use Permit in the event of substantial changes to the project uses.

ALCOHOL USE PERMIT

Whereas, the proposed use will not affect the health, safety, and welfare of area residents in that there are number of restaurants and other alcohol establishments located within the Downtown Core and throughout greater Sebastopol, which serve beer, wine, and distilled spirits for both onsite and offsite consumption, and which have not created substantial law enforcement issues or had a detrimental impact on quality of life, and the applicant also has demonstrated experience operating such uses in a responsible manner.

Whereas, the proposed alcohol uses will not have a detrimental impact on area residents or businesses in that the establishment is subject to conditions of approval that are intended to ensure its safe and successful operation, such as requiring employees to undergo ABC-certified 'Responsible Beverage Service' training or an equivalent program, and the submittal of an Alcohol Awareness and Security Plan to the Police Chief for approval. Furthermore, no aspects of this aspect of the request have been identified that would create new detrimental impacts.

Whereas, the sale and consumption of alcoholic beverages will occur within controlled areas on the property under the supervision of hotel staff and away from the general public.

Whereas, the proposed use will not result in an undue concentration in the area of establishments that sell alcoholic beverages in that beer, wine, and distilled spirits sales are incidental to the primary hotel use, and it is appropriate for downtown areas which typically contain a concentration as well as variety of uses, including but not limited to restaurants, cafes, markets, wine-tasting, and other alcohol-dispensing outlets.

Whereas, the hotel is surrounded by commercial and industrial uses and is not in close proximity to churches, schools, residences, or hospitals. Furthermore, the Town Plaza is located across the street from the hotel site but this is not viewed as a detrimental in that it has been situated in close proximity to several alcohol-dispensing establishments for years without significant negative impacts emanating from those uses.

ZONING ORDINANCE AMENDMENTS

Whereas, the application requests several Zoning Ordinance amendments, including establishing a four-story, 50-foot height limit in the CD District, and allowing utilization of a valet parking arrangement with a higher proportion of compact parking spaces than allowed by current regulations; and

Whereas, the amendments are compatible with the goals of the existing and draft General Plan in that it involves an increase in maximum building height in the Downtown Core, which may facilitate greater densities, mixed-uses, and infill development, as a result; and also allows discretionary approval of valet parking arrangements and modification of parking space dimensional requirements under specified circumstances; and

Whereas, the amendments are in conformity with public convenience, general welfare, and good land use practice in that it is appropriate for downtown areas to have greater densities and a concentration of commercial, office, and service uses, which would be achieved through the allowance of greater building heights; and it is appropriate to allow flexible parking arrangements for larger projects, or those with unique characteristics; and

Whereas, the amendments will not be detrimental to public health, safety, and general welfare in that the increase in building height only affect the Downtown Core, and not residential neighborhoods or environmentally-sensitive areas; and the parking amendments provide for discretionary review of valet parking and dimensional standards; and

Whereas, the amendments will not adversely affect the orderly development of property in that they do not propose a change in land use; would facilitate intensification of the downtown, which is intended to be a concentration of uses and development; and the parking amendments will provide additional flexibility in parking requirements which will result in more efficient use of land. Further, the amendments will allow for the appropriate use of development potential of properties in the CD District in that it will result in an increase in maximum building height and more efficient parking and land use; and

Whereas, a hotel lends itself to a valet parking arrangement, which is common with many hotel uses in urban areas. In conjunction with the valet arrangement, tandem parking spaces with a reduced width will allow for the maximum utilization of the lots to accommodate the parking demand associated with hotel patrons, will provide a workable and efficient use of land for this purpose; and

Whereas, the granting of the request will not, under the circumstances of the particular case, materially adversely affect the health or safety of persons residing and working in the neighborhood of the property of Hotel Sebastopol, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the Downtown Core. The change to the downtown height limit is consistent with the planned character of the downtown, including potential Zoning Ordinance changes that may result from the proposed new General Plan. In addition, the parking lot may be arranged in a tandem formation and contain spaces with reduced widths but the valet parking operation will ensure that trained hotel staff are primarily operating vehicles within the parking lot. This will also allow the parking lot maximize the number of onsite parking spaces, creating a situation where surrounding properties are less likely to be burdened by overflow parking.

PUBLIC PROCESS

Whereas, the City Council of the City of Sebastopol specifically identified the project site as a key development opportunity location, where appropriate development could enhance Sebastopol's downtown and increase community vitality and support the City's economy, issuing a promotional brochure to attract interest in potential site redevelopment; and

Whereas, the project applicant has engaged in a significant public outreach process, including two non-mandated well-attended community meetings conducted in advance of their formal application; voluntary Preliminary Review by both the Design Review Board and Planning Commission; and compliance with public noticing requirements, including but not limited to posting of several large signs on the project sites; and

Whereas, the applicant made adjustments in the proposal based on community comments and comments from the Design Review Board and Planning Commission; and

Whereas, on September 27, 2016, the Sebastopol Planning Commission conducted a duly-noticed Public Hearing on the application, considering the written submittals, including but not limited to the Mitigated Negative Declaration, staff report, resolutions, application materials, plans, and a number of public comments, receiving a staff report at the hearing, receiving a presentation from the applicants, and providing an opportunity for public comments; all of which the Commission duly considered.

Now, therefore, the Planning Commission hereby approves the Use Permit, Alcohol Use Permit applications, and recommends approval of the requested Municipal Code amendments for the proposed Hotel Sebastopol at 6828/6826/6824 Deport Street and 215/225 Brown Street, subject to the following mitigation measures and conditions:

MITIGATION MEASURES

The measures detailed below shall constitute a mitigation program for the project. The Planning Department, Building Official, and City Engineer shall monitor the project for compliance with the two mitigation measures and shall verify compliance prior issuance of a Certificate of Occupancy.

Mitigation Measure AQ-1: Include basic measures to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects:

- 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
- 2. All haul trucks transporting soil, sand, and other loose material off-site shall be covered.*
- 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
- 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).*

5. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
6. *Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*
7. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.*
8. *Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*

Mitigation Measure AQ-2: Selection of equipment during construction to minimize emissions. Such equipment selection would include the following.

1. *All diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period DPM emission to reduce the predicted cancer risk below the thresholds. The use of alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.*

CONDITIONS OF APPROVAL

Planning and Building and Safety:

1. Approval is granted for the Hotel Sebastopol submittal described in the application and the approved plans. This approval is valid for two (2) years during which time the rights granted shall be exercised, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. This approval shall not be valid unless and until the requested Zoning Ordinance Amendments are approved by the City Council.
3. A substantial change of use in the project shall be subject to Commission review, which in that circumstance, shall review parking adequacy for the proposed new uses, and make any necessary changes or additions to conditions of approval.
4. Design Review approval is required subsequent to approval of the Use Permit and Zoning

Ordinance amendments. Such review shall not conflict with such approvals or the basic project concept reviewed and approved by the Planning Commission and City Council.

5. All construction shall conform to the approved plans, unless the design is modified by the Planning Commission or Design Review approval. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
6. The applicant shall submit documentation to the Building Official, demonstrating compliance with the Water Efficient Landscape requirements per Chapter 15.36 of the Sebastopol Municipal Code.
7. Compliance with the Public Art Ordinance shall be demonstrated prior to issuance of a Building Permit, either by payment of an in-lieu fee, or by obtaining City approval for an on-site art work. If on-site art is proposed, applicant is advised to initiate Public Arts Committee and Design Review Board consideration of such proposal well in advance of applying for a Building Permit.
8. 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.
9. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
10. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
11. Rooftop equipment and backflow devices shall be screened. Plans presented to the Design Review Board shall address such screening. Any final screening shall be depicted in building permit plans and shall be to the satisfaction of the Planning Director.
12. No sound may emanate from the building which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
13. Traffic noise from Highway 116 may impact hotel rooms facing the Highway. The applicant's building permit plans shall address this issue, and the Building Department may require noise attenuation measures to address such noise impacts.
14. Hours of operation shall be consistent with the hours stated in the application.
15. A trash/recycling enclosure is required and if exterior to any building, shall be subject to Design Review. Prior to issuance of a building permit, applicant shall provide the Planning Department with documentation that such enclosure has been accepted by Redwood Empire Waste Management.
16. Applicant is advised that under specified circumstances, the City of Sebastopol requires new commercial or residential buildings, and specific alterations, additions and remodels to the

install a photovoltaic energy generation system. For specific requirements, see Municipal Code Chapter 15.72.

- 17.** All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including, but not limited to Building and Safety Department, Department of Alcoholic Beverage Control, Fire Department, and Health Department.
- 18.** All applicable fees associated with processing this application and impact fees, including but not limited to school, traffic, parks, art, housing linkage, water and sewer, shall be paid prior to issuance of a Building Permit, unless otherwise approved by the City Council.
- 19.** The applicant may be required to obtain approval of improvement plans by the Engineering Department, and fulfill any requirements necessary for issuance of a Building Permit, prior to approval of any site improvements or Building Permits. The applicant may need to return to the Planning Commission and/or the Design Review Board for review at City staff's discretion, if any site changes are necessary, as a result of improvement plans.
- 20.** Occupancy limitations shall be established by the Building Official and clearly posted prior to issuance of a Certificate of Occupancy for any building, including a use requiring a Use Permit.
- 21.** A Business License is required and shall be obtained prior to operation of the use.
- 22.** For any project uses that include alcohol service, food must be made available during all times that alcohol is served.
- 23.** For any project use that includes alcohol service, any minimum purchase requirement may be satisfied by the purchase of food or beverages. In no case shall a "drink minimum" be imposed.
- 24.** The sale of alcohol for onsite consumption shall be permitted with the applicable ABC license from the Department of Alcoholic Beverage Control.
- 25.** Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. – 9:00 P.M.
- 26.** The business owner shall ensure that employees are drug and alcohol free while on duty.
- 27.** 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 90 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.
- 28.** All persons serving or distributing alcoholic beverages are required to attend the Responsible Beverage Service training program or an equivalent, either in-person or online to the satisfaction of the Police Chief.
- 29.** The establishment is not approved as a primary entertainment venue. As an incidental use, occasional live music may be conducted. The Police Department or Planning Director may

require termination or modification of such activity in the event of undue noise impacts or other adverse effects.

- 30.** The business owner shall ensure that exterior areas, including the adjacent public street and sidewalk, are free of trash and other debris that may be generated by patrons.
- 31.** The business owner shall be responsible for removing any graffiti on the outside of the establishment.
- 32.** A copy of the conditions of approval for the Alcohol Use Permit must be kept on the premises of the establishment in a place where it may readily be viewed by any member of the general public.
- 33.** A Secretary of Interior-qualified archaeologist be retained to prepare a Monitoring Plan prior to initiation of ground-disturbing activities. 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.
- 34.** 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.
- 35.** The parking lot use is located within the 100-year floodplain. A Floodplain Development Permit is required pursuant to Municipal Code Section 15.60.150, prior to development of the parking lot. The applicant should consult with the Building Official regarding specific requirements.
- 36.** A minimum of 5 electric vehicle charging stations shall be provided in the project parking lot, and a minimum of 2 electric outlets for bicycle charging shall be provided on the project site. Building plans shall specify the location of these facilities.

37. Project fireplaces, whether interior or exterior shall be gas-powered. No wood burning fireplaces are permitted.
38. The applicant shall review landscaping to facilitate great use of native plants. The Design Review Board shall review final landscaping plans regarding this aspect.

City Arborist:

39. Any tree removals shall be consistent with the Tree Protection Ordinance. This Use Permit approval does not constitute authorization to remove any protected trees, which are subject to a separate permit process.
40. The project sites include trees intended to remain. Protective measures may be required. All final tree protection measures shall be submitted and reviewed and approved by the City Arborist prior to issuance of Improvement Plans.
41. Any new proposed street trees shall be indicated in the Improvement Plans and shall be subject to the review and approval of the City Arborist.

Fire:

42. Automatic fire sprinklers shall be required.
43. A fire alarm monitoring system with smoke, heat, and carbon monoxide detection shall be required.
44. New fire hydrant(s) shall be required as specified by the Fire Chief.

Engineering:

GENERAL

45. Submittals for Engineering Plan Check shall be made at the Public Works Department. Plan Check Deposit shall be paid at the time of submittal. Call (707) 823-2151 for information.
46. Adjustment of Engineering requirements may be necessary based on Caltrans requirements, site circumstances, or other conditions. Any exceptions, variances, or modifications from these conditions will require the written approval of the City Engineer, or approval of the City Council, if required by City Code.

THE FOLLOWING CONDITIONS SHALL BE SATISFIED:
PRIOR TO APPROVAL OF THE SITE IMPROVEMENT PLANS

Improvement Plans – General

47. Improvement Plans prepared by a Registered Civil Engineer shall be submitted for the review and approval of the City Engineer showing grading, paving, utilities and drainage. The improvements plans shall include street and utility information including all concrete curb and gutter, sidewalk, striping and signing, paving, water lines and sewer lines, erosion control and any necessary transitions for the portion of the public street fronting the development. All improvements shall be in accordance with the City of Sebastopol Standard

Improvement Details. Improvement Plans shall include a Storm Water Pollution Prevention Plan including winterization and erosion protection.

48. The improvement plans for work in the State right of way shall also be submitted to Caltrans for Encroachment Permit review. The developer shall obtain an Encroachment Permit for the work within the State right of way prior to approval of the improvement plans by the City. The developer's contractor shall obtain an Encroachment Permit to perform the work in the State right of way prior to beginning that work.
49. The improvement plans must be evaluated by an arborist to assess the impact of the development on any existing trees and develop a site specific Tree Protection Plan. Improvement Plans shall include the location and size of all existing trees to be removed, and trees to remain. Trees on adjacent property, which overhang the project boundary shall be afforded equal protection. Improvement plans shall show all measures identified in the Tree Protection Plan as needed, to protect trees during construction.
50. The project shall include post-construction storm-water BMPs in accordance with the City's Low Impact Development manual and Section 15.78 of the Municipal Code.
51. The following notes shall appear on the improvement plan cover sheet:
 - a) "During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets."

Improvement Plans – Specifics

52. Petaluma Avenue: The curb and gutter along Petaluma Avenue shall be reconstructed with curb bulbouts which reduce the street width by 8 feet. The new curb returns at each intersection shall have a radius of at least twenty five (25) feet. The new returns shall include sidewalk access ramps complying with the latest ADA requirements. The existing crosswalk at McKinley Street shall be connected to the new sidewalk access ramp. The developer shall construct new sidewalk along the street frontage per the approved site plan. The developer shall grant a sidewalk easement to the City of Sebastopol to cover the sidewalk from the State right of way to the building frontage. The asphalt surface at the existing crosswalk on Petaluma Avenue at McKinley Street shall be treated to match the crosswalk constructed by the City at the intersection of North Main Street and Keating Avenue. The in-roadway warning lights proposed for the existing crosswalk shall match the installation on the City project, and shall be pedestrian-activated.
53. Depot Street: The developer shall reconstruct the north half of Depot Street with new pavement and new curb, gutter and sidewalk complying with the latest City standards. The developer shall construct new sidewalk along the street frontage per the approved site plan. The developer shall grant a sidewalk easement to the City of Sebastopol to cover the sidewalk from the existing right of way to the building frontage.
54. McKinley Street: The developer shall construct new sidewalk per the approved site plan. The developer shall grant a sidewalk easement to the City of Sebastopol to cover the sidewalk from the existing right of way to the building frontage. Parcel No. 004-061-002-000 at 6761 McKinley Avenue, which lacks a sidewalk, is not on the project frontage, and the applicant is not required to construct a sidewalk along that property's frontage, but the

applicant is requested to investigate collaborative means of providing a sidewalk in that location to enhance area pedestrian connectivity.

- 55. Brown Street:** The developer shall reconstruct the entire width of Brown Street along the project frontage to a minimum width of 26 feet curb to curb. A parking lane shall be provided on the west side of the street. The developer shall construct new curb, gutter and sidewalk along the west side of the street, and along the east side to align the existing curb in front of 245 Brown Street. The curb returns on the westerly side, and the northeast corner of Brown and Depot Streets shall have a minimum radius of 25 feet, and shall be provided with sidewalk access ramps complying with the latest ADA standards. The sidewalk on the east side of the street shall be a minimum of 7 feet wide and contiguous with the curb, while the sidewalk on the west side shall be as shown on the approved plans. The developer shall dedicate additional street right of way to cover the area from the back of the westerly curb to the back of the easterly sidewalk. The developer shall grant a sidewalk easement to the City of Sebastopol to cover the sidewalk from the westerly right of way to the building frontage.

Soils

- 56.** The applicant shall submit to the City of Sebastopol for review and approval, a detailed Soils Report certified by a Civil Engineer registered in the State of California and qualified to perform soils work. The report shall include a minimum of geotechnical investigation with regard to liquefaction, expansive soils, and seismic safety. The report shall also include pavement repair recommendations based on anticipated subgrade soils and traffic loads. The grading and improvement plans shall incorporate the recommendations of the approved Soils Report.

Undergrounding

- 57.** During construction all utility distribution facilities shall be placed underground, except surface-mounted transformers, pedestal mounted terminal boxes, meter cabinets, and fire hydrants. Appropriate easements shall be provided to facilitate these installations.
- 58.** The developer may apply to the City to pay an in-lieu fee for the Depot Street frontage utilities.
- 59.** All onsite utilities shall be installed underground.
- 60.** The developer shall install new streetlights on Depot, McKinley and Brown Street to match the existing streetlights on Petaluma Avenue.
- 61.** Any above-ground transformer visible from the public right of way shall be painted to match the building façade immediately behind it.

Streets, Traffic, and Circulation

- 62.** No pervious paving or stamped concrete shall be installed in the existing or future public right of way.
- 63.** Any additional proposed pavement removal and re-paving will be subject to the review and approval of the City Engineer.

Grading

- 64.** The applicant shall submit to the City of Sebastopol for review and approval, a grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall post sufficient surety guaranteeing completion.
- 65.** The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
- 66.** The grading plan shall clearly show areas of possible soil contamination, along with the appropriate steps to deal with contaminated soils.
- 67.** Both temporary and permanent erosion control plans shall be submitted for review and approval along with the grading plan. Permanent erosion control measures shall include hydro seeding of all graded slopes within 60 days of completion of grading.
- 68.** If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.

Storm Drain

- 69.** The applicant shall submit to the City of Sebastopol for review and approval, drainage plans, hydrologic, and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:
 - a) Quantities of water, water flow rates, drainage areas and patterns and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards.
 - b) Project drainage shall be designed using the 10-year storm average flow and 100 year peak flow.
- 70.** No drainage may discharge across sidewalks. Roof leaders shall be piped to the adjacent gutter or paved area.
- 71.** Post-development storm water flows shall be limited to pre-development levels unless calculations are provided that show that downstream facilities can adequately handle the increased runoff.
- 72.** Infrastructure for any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.
- 73.** All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains To Zimpher Creek."
- 74.** The applicant shall demonstrate for each building pad to the satisfaction of the City of Sebastopol as follows: Feasible access during a 10-year frequency storm.

Water

- 75.** The developer shall install new domestic, irrigation and fire service laterals to serve the new building. All water mains shall be sized to provide adequate fire flows to the buildings. All water services shall be provided with backflow prevention devices in accordance with State and City standards.
- 76.** Any existing water services to be abandoned shall be removed to the main line.
- 77.** New water laterals shall be constructed in accord with City Standards. Meter locations shall be subject to approval by the Sebastopol Public Works Department. The improvement plans shall show water services to each building.
- 78.** Fire protection shall be in accord with the requirements of Sebastopol Fire Department. With the submittal of the improvement plans, calculations shall be provided to the City and the Sebastopol Fire Department to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows.
- 79.** New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
- 80.** All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved.
- 81.** All aboveground backflow hardware shall be screened with an architectural screen compatible with the adjacent building.

Wastewater (Sanitary Sewer)

- 82.** A sanitary sewer application shall be submitted to the Building Department for review and approval. Discharge permits for individual uses shall be subject to the requirements of the City of Santa Rosa Utilities Department, Environmental Compliance Division, for Sewer Use Permits.

Miscellaneous

- 83.** The improvement plans shall include detailed landscape construction drawings for work proposed in the public right of way.
- 84.** Any trees planted within 10 feet of a public street curb shall include a root barrier acceptable to the City Engineer and the City Arborist.
- 85.** The improvement plans shall include an onsite signing and striping plan, which clearly delineates traffic control and parking restriction requirements.
- 86.** Onsite parking lot lighting shall be installed at the parking lot on Brown Street. The lighting shall limit 'night sky' impacts and fixtures shall be subject to the approval of the Planning Director.
- 87.** The on-street valet drop-off area shall be designed to accommodate at least three cars. This may result in the loss of one on-street parking space.

- 88.** The valet parking shall be free to hotel guests and guests shall be encouraged at check-in to use the valet parking area so as to maintain on-street parking for other commercial patrons and the general public.

THE FOLLOWING CONDITIONS SHALL APPLY PRIOR TO CONSTRUCTION

- 89.** No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or his designee.
- 90.** Developer shall secure encroachment permits from the City and from Caltrans prior to performing any work within the City or State right of way or constructing a City facility within a City easement.
- 91.** Applicant must file a Notice of Intent to Comply with the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement of any construction activity.
- 92.** Prior to approval of Improvement Plans by the City, applicant shall provide a Construction Management Plan for review and approval by the City Engineer and Building Official, outlining demolition and construction phasing, staging, dust and noise control, parking, access and street closures, and other relevant aspects of the project development.

THE FOLLOWING CONDITIONS SHALL APPLY DURING CONSTRUCTION

- 93.** All construction shall conform to the City Standard Details and Specifications dated July 1998, all City Ordinances and State Map Act and the approved plans.
- 94.** The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or wastewater systems.
- 95.** All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
- 96.** If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
- 97.** Prior to placing of asphalt, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
- 98.** Prior to placing the final lift of asphalt, all public sanitary sewer lines shall be video inspected at the expense of the contractor/developer. All video tapes shall be submitted to the City. If

any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

99. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.

100. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.

101. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

102. Hours of work for both public improvements and private improvements shall be limited to the hours of 7:00 A.M. to 7:00 P.M., Monday through Saturday. Work on Sunday will only be permitted with written permission from the City. Violation of these working hours shall be deemed an infraction and upon conviction thereof, shall be punishable as prescribed by law.

103. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City and the contractor shall be responsible to implement reasonable measure to cure any problems that may occur.

104. If the existing public streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the City.

105. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO OCCUPANCY

106. Prior to acceptance of improvements or occupancy of building, existing curb, gutter and sidewalk to remain shall be inspected by the Public Works Superintendent. Any curb, gutter and sidewalk, which is not in accord with City standards or is damaged before or during construction, shall be replaced.

107. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, et cetera) shall be installed.

108. All improvements shown in the improvement plans for any individual parcel deemed necessary for the health, safety and welfare of the occupant and general public shall be completed prior to occupancy of that parcel.

THE FOLLOWING CONDITIONS SHALL BE SATISFIED: PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS

109. Sufficient surety guaranteeing the public improvements for a period of one year shall be provided.

110. A complete set of As-Built or Record, improvement plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineer's office prior to final acceptance of the public improvement. In addition, the plans shall be submitted on a CD-ROM in PDF format. These plans shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction, and any existing utilities that were unknown on the original plans but discovered during construction. The Contractor shall pay a fee for having the improvements put into the City Base Map.

Adopted by the Planning Commission on September 27, 2016 by the following vote:

AYES: Jacob, Fritz, Fernandez, Doyle, Douch

NOES: Pinto, Chair Kelley

ABSTAIN: None

ABSENT: None



Certified: Kenyon Webster, Planning Director

Planning Commission minutes



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PLANNING COMMISSION
MEETING OF: September 27, 2016
SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF September 27, 2016

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on September 22, 2016.

ANNOUNCEMENT: Please turn off all cell phones and pagers during the meeting.

1. CALL TO ORDER: Chair Kelley called the meeting to order at 7:02 p.m.

Chair Kelley discussed the process for tonight's meeting.

2. ROLL CALL:

Present: Chair Kelley, Vice Chair Fritz, and Commissioners Doyle, Skinner, Fernandez, Jacob, Douch and Pinto
Absent: None
Staff: Kenyon Webster, Planning Director
Rebecca Mansour, Planning Technician

3. APPROVAL OF PLANNING COMMISSION MINUTES: August 23, 2016

Commissioner Doyle made a motion to approve the minutes as submitted.

Vice Chair Fritz seconded the motion.

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

ABSTAIN: Commissioner Douch

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agendized business to be conducted.

Linda Berg, a resident of Sebastopol, commented:

- Spoke on public health.
- The issue of microwave radiation needs to be addressed.
- Our City Council somewhat effectively opposed PG&E's SmartMeters.
- In terms of microwave radiation, SmartMeters and Smart Phones are assault devices.
- There is evidence to support claims of bioeffects due to microwave radiation.
- Public health should come before profit.
- Urged people to watch a documentary titled, 'Take Back Your Power'. Both the City Manager and Police Chief have viewed it.
- Thanked the Commission for their time.

5. STATEMENTS OF CONFLICTS OF INTEREST: There were none.

6. PLANNING DIRECTOR'S REPORT (Update on Future Agendas, Action of Other Boards and City Council)

Director Webster provided the following update:

- Caltrans has indicated that the Highway 12 bridge project will be substantially done sometime in December.
- The CVS construction project is expecting completion by or before December as well.
- The City Council is continuing their review of the General Plan. At this time, a special meeting dedicated entirely to it is planned for Monday, October 17. The meeting will begin at 3 p.m. The Council began their review of the General Plan at a regular meeting; however, due to other matters they were unable to make the progress they hoped to achieve.
- The City Council meeting of October 4 will include review and discussion of a major set of agenda items relating to traffic and safety issues and improvements on Bodega Avenue.
- At the last City Council meeting the Council approved a change to the skatepark hours. Before the installation of lights that happened with the skatepark expansion project the skatepark closed at sunset. Now the skatepark will close at 10 p.m., which matches the closure hours for other City parks.
- At the next Design Review Board meeting, the Board will review a mixed-use project at 845 Gravenstein Highway North (the old Amerigas site). This project previously went to the Board for preliminary review.
- The Planning Commission meeting of October 11 will include consideration of an appeal filed against an Administrative Approval for a reduced KOWS antenna.
- The Planning Commission meeting of October 25 will include consideration of a proposed marijuana dispensary at the Southpoint Shopping Center on Gravenstein

Highway South. A code amendment to allow more than one dispensary and a Use Permit are being requested.

- Due to scheduling conflicts with Election Day and the Thanksgiving holiday, the Planning Commission meetings of November 8 and 22 will likely be cancelled.
- Due to the Christmas holiday, the regular Planning Commission meeting of December 27 will likely be cancelled as well.

The Commission asked questions of Director Webster.

7. CONSENT CALENDAR (PUBLIC HEARING IF REQUESTED): There were none.

8. PUBLIC HEARING:

- A.** Hotel Sebastopol: The project involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation at 6828 Depot Street. The project also includes restaurant and bar uses, retail, maker rooms, and meeting space. The project proposes to convert Brown Street to one-way (southbound), and parking will be provided at 6826 and 6824 Depot Street and 215 and 225 Brown Street. A Use Permit (Hotel Use with 50+ Rooms, Parking Reduction, Square Footage, Alcohol Use Permit), Zoning Amendments (Increased Height, Parking Operation and Configuration) are requested. The project was the subject of a Mitigated Negative Declaration prepared under the California Environmental Quality Act. Applicant: Piazza Hospitality Group. Property owner: Bella Commercial Management LLC, Marigold LLC.

Director Webster presented the staff report.

The Commission asked questions of staff as well as traffic consultant, Steve Weinberger of W-trans.

Comments expressed during questions of staff included:

- Expressed concern with the City's bike lane project possibly affecting the number of parking spaces along the Petaluma Avenue street frontage.

Staff concurred that the bike lane project may affect several spaces.

- Noted a typo under 'Building Height' in the 'Development Standard' table on page 5 of the staff report.

Staff concurred.

- The language is duplicated verbatim in the second half of Planning and Building and Safety Condition of Approval #36.

Staff made note.

- Planning and Building and Safety Condition of Approval #35 appeared to be missing a word. The third sentence should be rewritten as follows, 'Additionally, an archaeological monitor shall be present during ground-disturbing activities.'

Staff concurred.

The applicant gave a detailed presentation and was available for questions.

Chair Kelley adjourned the meeting at 8:31 p.m. for a 10-minute break.

Chair Kelley reconvened the meeting at 8:41 p.m.

Chair Kelley commented that procedurally, the public hearing would occur before questions of the applicant due to the time and number of people in attendance. In addition, due to the number of people wishing to speak, public comment would be limited to two minutes per person.

Jane Preston, Bodega Avenue, commented:

- Expressed being against this project.
- Moved to Healdsburg about twenty years ago and lived there for about sixteen and a half years.
- When she moved to Healdsburg it was an incredible, quaint little town that was really nice and had a little bit of everything for everybody.
- The big change came when Hotel Healdsburg opened about 15 years ago. The City Council approved Hotel Healdsburg to be built on land where a hotel had burned down 30 years prior. That vacant land had become an extension of the plaza, which people had come to enjoy.
- When Hotel Healdsburg first opened the developers were very friendly about opening it up to everyone.
- People, herself included, were very naïve about what it all meant.
- Pricing for the rooms started at \$318 per night and increased from there. The average was between \$500-\$600 per night, and that was when they first opened 15 years ago.
- Hopes that the Planning Commission will look at the big picture.
- An environment of upscaling everything emerged rather quickly.

Chair Kelley noted that Ms. Preston's two minutes had expired and asked her to wrap up her comments.

Ms. Preston responded that she would try but that she came here to speak for three minutes, at least, and that it was rude to limit public comment after all that they had to sit through.

Ms. Preston comments continued:

- People with big bucks took over the town.
- Everything is too expensive now.

Chair Kelley asked Ms. Preston to wrap up her comments.

Ms. Preston comments continued:

- Hotel Healdsburg changed everything.
- Hotel Healdsburg took the heart and soul out of Healdsburg.
- The town of Healdsburg was hijacked by developers and investors.
- People need to look at the whole picture.
- Once this is done, it can't be undone.
- Thanked the Commission for their time.

Clare Najarian, 357 Neva Street, commented:

- Would like Piazza Hospitality Group to define what they mean by “living wage”.
- There is a difference between a ‘minimum wage’ and a ‘living wage’.
- The people of this town need to have a living wage.
- A living wage is defined as an hourly rate that an individual must earn to support their family.
- We should not allow this developer to come in and build this project without giving due notice to how they plan to pay their employees.
- An upscale hotel calls for salaries commensurate with the cost of living.
- 30% of a person’s salary today goes towards housing.
- The staff report includes a projection of wages for 2019. The wages reflected are hardly a living wage.
- Read from an article in the Sacramento Bee, which talked about California having the Nation’s highest rate of real poverty, which is being driven by the high cost of housing here.
- Thanked the Commission for their time.

Jim Morris, a resident of Healdsburg, commented:

- Has had the privilege of working at The Barlow for the past three years.
- Knew Healdsburg before the hotel came in.
- Was originally opposed to Hotel Healdsburg project.
- Agreed that Hotel Healdsburg really did change Healdsburg once built, however, he viewed those changes as a positive.
- Hotel Healdsburg has become a community gathering place.
- Piazza Hospitality Group has donated countless rooms over the years for meetings and charity events.
- The jobs there are highly coveted. People love working there and they treat their staff incredibly well.
- Appreciates the level of excellence that has taken over Healdsburg.
- Agreed that it is very expensive.
- The developers aren’t faceless people from some corporate office in some other State. They are members of the community and they will strive to be great members of this community.
- The fact that the developers open up much of their land to the public is a testament to what they can contribute to this community.
- Sebastopol should embrace what they’re doing and welcome the developers.

In the interest of time, Chair Kelley asked members of the public to refrain from clapping after each public speaker.

Duskie Estes, a local business owner, commented:

- Chef/Owner at Zazu + farm and black pig meat co. with her husband.
- Very much in favor of this project.
- Also had a business in Healdsburg for 7 years.
- Hotel Healdsburg and h2 hotel in Healdsburg create community.
- The developers are local and are really good people.
- Sebastopol needs something between downtown and The Barlow to join and mend.
- This developer has the power, beauty and heart to do it.
- This developer will bring money and visitors to this town.

- This quality of place is an important need in this community.
- Tourists want this here.
- Sebastopol will be a base for tourists, which means that their tax dollars will stay here.
- Reiterated her support for this project.
- Thanked the Commission for their time.

Chris Gramly, a resident of Graton, commented:

- Expressed being very much in favor of this project.
- The design is thoughtful.
- Involving the public with workshops the way this developer did is a brilliant approach for a project like this.
- The design of this project is spot-on.
- Reiterated his support for this project.
- Thanked the Commission for their time.

Turnet Rhea commented:

- Supports this project.
- Expressed being very excited about this project.
- The design is absolutely stunning.
- We would be honored to have this project in our town.
- It would connect The Barlow to the downtown.
- Is a frequent patron of many of the businesses at The Barlow.
- Cannot imagine a better project to go into this space for this community.
- The developer has been incredibly sensitive with their design and in listening to the community.
- Feels like she would be a regular customer of Hotel Sebastopol and would bring her out of town guests there to stay and hangout.
- Reiterated her excitement.
- Hopes that this development happens.

Terry Fast commented:

- This is an absolutely terrific project.
- Has been involved in all meetings, including the very early community workshops.
- The way this project has been developed should be a blueprint for any business moving into a small town like ours.
- The developers have listened, responded, and have done much of what has been asked of them.
- This project will be a bridge, an important link, and will definitely connect The Barlow to the downtown.
- This project will bring additional dollars into the community.
- Something will be developed eventually. We can either let it happen, or be part of the process to help shape it, as we have been with this project.
- We're very fortunate to have this project so close to fruition.
- Thanked the Commission for their time.

Joaquin Blanco-Pelucarte commented:

- Serves as Executive Director for the Healdsburg Education Foundation.
- Spoke on what the Healdsburg Education Foundation does.

- Piazza Hospitality Group brings more than just a business; they are a community partner in education and are the best neighbors that you can ask for.
- Piazza Hospitality Group has impacted the community in many great ways and have made over \$222,000 in donations since the Foundation's inception.
- They are not just a business family; they are focused on enhancing the lives of students and on public education.
- Thanked the Commission for their time.

Bob Legge commented:

- Works for Russian Riverkeeper, a non-profit in Healdsburg.
- You are very fortunate that this developer wants to develop here.
- In Healdsburg, this developer has helped the environment tremendously by working with Russian Riverkeeper's hand-in-hand on creating a more resilient Foss Creek environment.
- The developers have listened and have provided meeting spaces for charitable organizations and non-profits in Healdsburg.
- When the time came for something to be done about the problems on Foss Creek, which their properties are adjacent to, they were the first to reach out, to want to help.
- Environmentally, this project is a sound development for our waterways, especially for the impaired Laguna.
- If he lived in this community, he would welcome this developer, this project, with open arms.
- The developer has done nothing but strengthen the environmental front in Healdsburg and has done wonders for the Foss Creek restoration conservation areas on which their properties are held.
- Thanked the Commission for their time.

Ty Hudson commented:

- Represents Unite Here Local 2850.
- Unite Here represents over 250,000 hotel, food service and casino workers throughout North America.
- Locally, they represent hundreds of workers' at the Sheraton Hotel in Petaluma and the Graton Casino in Rohnert Park.
- Proud of their members for having fought hard over the years to create good, family sustaining, living wage jobs in industries that are unfortunately known for low-wage, dead end, part-time, poverty jobs all too often.
- If a hotel like this is going to come to Sebastopol, it should be something that the people of Sebastopol, and the entire community are proud of, because it will benefit the entire community and that includes family sustaining decent jobs, benefits, rights to organize as protected, etc.
- Urged the Commission to give this project more time because the applicant has not yet demonstrated that they will be providing that for their employees.
- Thanked the Commission for their time.

Joel Baumgartner, a resident of Sebastopol, commented:

- Commends staff, the development team, and all involved for doing a really great job.
- Expressed being in support of the project.
- This is an opportunity to increase density within the downtown.

- This is a walkable development and will connect The Barlow to the downtown, which is something that really needs to happen.
- This is a great opportunity that should not be missed.
- Has been to a lot of public hearings and has seen a lot of projects presented, hasn't seen a developer that has taken this much care and forethought into hearing what the public has to say and then in implementing it.
- Impressed with what has been put into this project.
- Likes the way the architecture has been broken down.
- The project is sensitive to all of the different elements that surround it.
- Reiterated his feeling that this is a rare opportunity that shouldn't be missed.
- Thanked the Commission for their time.

Mary Brenson, a resident of Healdsburg, commented:

- Reservations Manager for Hotel Healdsburg and h2 hotel.
- They have helped her progress in her career, including paying for half of her tuition for online courses, and have been great to work for.
- Thankful for all that they have done for her.

Michael Ghilotti commented:

- Expressed being opposed to this project.
- This project is not right for this time.
- This is a really expensive, luxury hotel and we're not really about that.
- Not opposed to tourism, but should be limited.
- This cannot be undone.
- The average rate at Hotel Healdsburg is \$350 per night, and goes up to \$500-\$600 per night. That's a lot of money. Only the wealthy and elite can afford that.
- Understands why merchants are happy about it and what the perceived benefits will be.
- We risk losing the character of our town.
- Hard to imagine the hostel component being welcoming to the kind of people that usually stay in them.
- The community would be served by a different project.
- Thanked the Commission for their time.

Lynn Miller, a resident of Sebastopol, commented:

- Has lived in Sebastopol her whole life.
- Her family has lived in Sebastopol since 1929.
- Has come to meetings like these since she was a little girl.
- The Planning Commission did a lot to improve what was already here back then. That doesn't happen anymore.
- Everything is done in the interest of generating more revenue.
- We're not a town anymore.
- We don't need another hotel.
- We have traded apples for wineries.
- We don't need this.
- Most of the people that are here aren't true locals.
- True locals feel the way she does.

- We're crowded enough and the traffic is already awful.
- This project should not be approved.

Ted Luthin, High Street, commented:

- Has lived in Sebastopol for about 25 years.
- This site has been underutilized for years.
- This is a phenomenal opportunity to get what he considers to be a perfect fit for our downtown.
- Hotels belong downtown.
- Appreciates this design.
- The developer has listened to what the community has said.
- The developer is local and has done wonderful things in Healdsburg, which have been great to hear about.
- In his 25 years, small businesses have come and gone because there isn't enough foot traffic here.
- This will bring people to the center of town.
- Hopes for support.
- Thanked the Commission for their time.

Shane Foreman commented:

- Has worked as a bartender at h2 hotel for 4 years.
- Piazza Hospitality Group has been great to work for.
- He received a scholarship from them.
- The developers really care about the communities in which they choose to develop.
- This project will be good for this community.

Nancy Prebilich, 7600 Leland Street, commented:

- Has a history of working with the developer.
- Cannot say enough good things about Piazza Hospitality Group as a company.
- As a company, she supports their design, their consciousness and what they put into their work.
- Does not support this project.
- Her family has lived in Sebastopol since the 1920's.
- It's disappointing, frustrating and infuriating to know that people are just now hearing about this project.
- Would like Piazza Hospitality Group to wait with us, while we go back and do some more community outreach. We owe that to this community.

Marsha Sue Lustig, a resident of Sebastopol, commented:

- Has lived in Sebastopol for 25 years.
- Has wanted to see this site developed for a long time, and worked with the community to put the first workshop on.
- We're really fortunate to have a company as strong a community member as Piazza Hospital Group appears to be to want to develop here.
- Agrees with comments on this project connecting The Barlow and the downtown.
- The City will need to be proactive to ensure that residential development occurs next.
- Affordable housing should be provided above their parking lot site in the not too distant future.
- This is a great project.

- Doesn't want to see surface parking in our downtown for years to come.
- Thanked the Commission for their time.

Bob Levine, 430 Eleanor Avenue, commented:

- Here with his wife.
- Has lived in Sebastopol for the past 5 years.
- Has fallen in love with the town more every year that they've lived here.
- Travels a lot for work.
- Expressed being all for this project.
- Owns two businesses in town.
- For that space, the proposal is phenomenal.
- Sees passion and care for community.
- Thanked the developers for coming into this town and commended their efforts without knowing what would happen.
- Change is inevitable.
- It is impossible to please everyone.
- This will be a landmark.
- Agreed with the fellow who said that the way this project has been developed could be a blueprint for any business moving into a small town like ours.
- Expressed being excited about this project.
- Hopes for approval.
- Thanked the Commission for their time.

An unidentified man commented:

- Has been a lifelong resident of Sebastopol.
- Cares a lot for this community.
- Doesn't like what he's seeing.
- We are in the midst of a housing crisis.
- This hotel will exacerbate that crisis.
- We'd be adding jobs without adding housing.
- We'll be inviting more wealthy people to our community and they will buy second homes and investment homes right out from under us.
- Expressed being very concerned.
- We've heard great things about this project.
- Referred to articles that talk about how wealth is turning Healdsburg into a mini San Francisco and how people can't afford to live here due to tourism.
- We need to be deliberate about what we do.
- People are already getting left behind.
- This project will change the character of our town.
- It would not be right to approve this project.
- Thanked the Commission for their time.

Michael Carnacchi, 385 Murphy Avenue, commented:

- A local business owner and Director of the Sebastopol Downtown Association.
- Hotel Sebastopol would become part of the Sebastopol Downtown Association, as part of the district, and would be welcomed in, if approved.
- Commended the Commission for their time and work.
- One of the renderings shows a lot of empty space on one of the roofs. Those empty spaces should be used for solar panels.

- Suggested adding uniform size art panels on the balconies, which could display community artworks on a rotating schedule. This would lend itself well to fitting in with the character of Sebastopol.
- Thanked the Commission for their time.

A man named Clay commented:

- Has been homeless for the past 3 years.
- Has stuck it in to stay in one of the most beautiful places in America.
- Has traveled all over the Country.
- Tourist towns are built on sacred ground.
- Went to business school.
- People should be ashamed of themselves, big time, given the homeless issue in this County.
- This is a beautiful plan for making money.
- The community is not in this room.
- The hostel won't be full of people in need.
- The City is brave to want to take this on given what is going on in our Country at this moment.
- Interested in working on an alternative that wouldn't cost as much and would bring a different kind of energy to our town.
- Our existing traffic problem does not need a development like this.
- Thanked the Commission for their time.

Jan Irich, 116 North Main Street, commented:

- Owner of the Gypsy Café.
- Is not here to comment on the dynamics of the plan and on the matters that are before the Commission for review.
- Main Street needs a facelift.
- With this development, Main Street will look even worse than it does now.
- It is critical that the City put effort into the facades of its existing businesses and small town environment including street trees, lighting and traffic.
- Asked that the Commission consider the needs of downtown Sebastopol, as it is now, in their deliberations.
- This is an incredible plan, and one that she would want to go to.
- It is understandable to want to lift The Barlow.
- Main Street needs to be lifted up before this development comes in.
- The plaza will look sad.
- Suggested creation of a pedestrian bridge.
- Thanked the Commission for their time.

Craig Litwin, a resident of Sebastopol, commented:

- Has lived in Sebastopol for 40 years.
- Currently running as a write-in candidate for the Sebastopol City Council.
- Served on the Sebastopol City Council from the year 2000 to 2008.
- Appreciates the work of the Commission.
- Change is hard.
- Supports this project in concept.
- We have an opportunity to allow a segment of the population, who can afford the higher-end, to come here and stay when they're attending events and visiting family.

- Understands and agrees with comments about not wanting Sebastopol to turn into Healdsburg.
- Hears concerns about gentrification and affordable housing.
- Appreciates Ms. Lustig's comments on affordable housing.
- Solar panels are needed on this project.
- Agreed on the downtown needing a facelift and on the importance of connecting The Barlow to the downtown.
- The plaza should be fixed up.
- This project could be the beginning of new ecotourism.
- Thanked the Commission for their time.

Carol Capria, a resident of Sebastopol, commented:

- Lives in the downtown.
- Has lived in Sebastopol for 40 years.
- Asked for inclusion.
- If this project is approved, everyone should be able to appreciate it.
- Appreciates offerings of public space, meeting spaces, and donations to public schools, etc.
- Locals appreciate being recognized.
- Suggested significantly reduced costs for locals on select days of the week or month for the restaurant.
- Suggested friends and family rates for the hotel so that locals could have their family stay at the hotel at a more affordable rate.
- It's important to get the locals on board.
- Thanked the Commission for their time.

Rusty, a resident of Sebastopol, commented:

- Agrees with others who have commented that this doesn't feel like an appropriate project for Sebastopol.
- Spoke on gentrification.
- The developer has done a great job filling this room with supporters of them and this project.
- We've heard from more people from Healdsburg than from Sebastopol.
- Questioned the amount of our community that is actually being heard.
- Suggested that more community outreach occur.
- Expressed being opposed to this project.
- This project is not a good idea.
- Not opposed to development, but we don't need a hotel.
- We're supposed to be about sustainability and being environmentally conscious.
- Tourism is an oil-based industry.
- It doesn't make sense to not want to be like Healdsburg while wanting this project to go here.
- Thanked the Commission for their time.

Chaney Claypool, a resident of Sebastopol, commented:

- Has lived in Sebastopol for 22 years.
- Loves the idea of having a nice hotel in town.
- This project would help out our local economy a lot.

- We couldn't ask for a better partnership in terms of the developer and their willingness to listen to the needs and wants of the community and to then implement ideas that support them.
- Supports this project.
- Thanked the Commission for their time.

Paolo Petrone, one of the Founder's of Piazza Hospitality Group, commented:

- Thanked the Commission for their time.
- Thanked the public for their comments.

Chair Kelley interjected that the public hearing was intended for members of the public, not people involved with the project.

Mr. Petrone apologized.

Hearing nothing further, Chair Kelley closed the Public Hearing.

After hearing from the Commission, Chair Kelley reopened the Public Hearing and asked Mr. Petrone to continue his comments.

Mr. Petrone commented:

- Thanked the Commission for the opportunity to comment.
- The major community housing issues are not for one landowner, or developer to resolve. It needs to be a collaboration, which they are willing to be a part of.
- Wages are dealt with by their Human Resources Department. They have no issue with paying a living wage and pride themselves on taking good care of their employees.
- Thanked the Commission for their time.

Hearing nothing further, Chair Kelley closed the Public Hearing and brought it back to the Commission for questions of the applicant and staff.

Commissioner Fernandez commented:

- Without knowing where the Commission would end up with this project, given the comments on people just having heard about this project, he spoke on the importance of outreach and encouraged people to get the word out, whether for or against, in hopes that there would be another opportunity to comment.

Chair Kelley commented:

- The Commission can't make policies around living wages or where housing is going to go. Those matters will have to go to the Council.
- Hopefully there will be more interest generated because of this Planning Commission meeting.
- Parts of this project will need to be approved by the Council and the Design Review Board.
- There will be additional opportunities for public comment.

The Commission asked questions of the applicant and staff.

Comments expressed during questions of the applicant and staff included:

- Other transportation opportunities, for both patrons and employees, should be promoted.

- Concerned regarding impact on the parking needs of the Farmers Market.
- Urged the applicant to take care in designing the bulb-out for the pedestrian crossing improvements at Petaluma and McKinley so that it won't conflict with a future bike lane.
- Would like to see more native plantings in the landscape plan.
- Solar should be increased.
- Would like to see the surface parking lot developed at some point.
- Would like to see electric charging stations for cars and bikes.
- Interested in seeing the gap in the sidewalk to the east of the project improved.
- Disappointed to see that the mechanical parking structure is no longer being proposed.
- Suggested that the applicant reach out to the International Hostel Association for help with their hostel component.
- Although the main site is outside of the flood zone, it is important to consider the possibility of flooding in the area.
- It would be good to keep coping of the pool above the 100-year floodplain.
- Suggested reducing the provided parking spaces by one in order to lengthen the valet drop-off area from two to three cars.
- Appreciates that the applicant is planning to have a gas fireplace, both inside the lobby and outside in the courtyard.
- Concern with massing of the 4-story building.
- Prevailing wages, benefits and an employee's right to organize are important issues.
- Suggested using solar panels as shade structures for the parking lot.

Hearing no further questions, Chair Kelley asked if the Commission was amenable to continuing past 11 p.m. as it was now 10:30 p.m.

The Commission agreed to continue.

Chair Kelley referred to the key issues as identified on page 12 of the staff report and asked to hear from the Commission on the adequacy of the Mitigated Negative Declaration.

Commissioner Jacob made a motion to approve the Mitigated Negative Declaration as drafted.

Vice Chair Fritz seconded the motion.

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

Chair Kelley asked to hear from the Commission on the requested height code amendment.

Commissioner Doyle commented:

- Supports the design.
- It's clear that the applicant could have greatly increased the density.
- This is a sensitive design.

- The proposed design is more interesting than it could be if it were reduced to a 3-story design.
- The applicant was encouraged to explore this type of design from the very beginning, and has been successful in their solution.
- It would not be fair to ask them to redesign it to be a 3-story project at this point.
- Reiterated his support for the design.

Chair Kelley asked Director Webster if the requested height code amendment would apply to the entire 'CD' Downtown Core zoning district.

Director Webster replied that it would and noted that the request is consistent with what the updated General Plan is calling for.

Chair Kelley asked Director Webster if the requested parking-related code amendment would apply to the entire 'CD' Downtown Core zoning district.

Director Webster responded that that is a code amendment that is more restrictive in that a Use Permit would be required.

Commissioner Fernandez asked what would happen if the project received approval, but the height-related code amendment wound up not being part of the adopted General Plan.

Director Webster responded that there is a condition that says that the current design requires the code amendments, therefore; the project approval would not be valid if those amendments were not adopted. If that were the case, the applicant would need to return with a revision that would conform to the standard.

Commissioner Fernandez commented:

- Agreed with Commissioner Doyle's comments.
- Would rather see the variation in heights than making the whole project 3-stories.

Chair Kelley asked to hear from the Commission on the requested parking-related code amendment.

Commissioner Jacob commented:

- The developer is looking at their experience with their other hotels.
- In general, people don't usually show up to a hotel with more than one car.
- A 90-space parking lot for a 66-room hotel will probably have quite a bit of buffer space.
- Street parking will probably not be taken up by the hotel use.
- Supports the plan, although it's probably more spaces than they will need.
- Supports the reduction in parking from the original requirement.

Commissioner Fernandez commented:

- Agreed with Commissioner Jacob.
- It would be helpful for the applicant to notify and encourage its guests to not park in certain areas. He used the cinema parking lot as an example.

Vice Chair Fritz commented:

- Would love to see less parking.
- Would be open to having less than 90 spaces in the lot.
- Agreed with Commissioner Jacob in that the hotel is likely to use one parking space per room.
- Understands that people think that we have a parking problem in Sebastopol, however, he strongly disagrees.
- The new CVS project is going to provide twice as many spaces than the zoning code requires them to have.
- We already have a ton of parking in Sebastopol.
- Would like to reduce parking in order to provide a larger landscape buffer along Depot Street.
- This project is excessively parked and we already have an excessive amount of parking in our downtown.
- We should not be encouraging more surface parking lots, especially in our downtown.

Commissioner Doyle commented:

- Disagreed with Vice Chair Fritz.
- This is a very tight parking lot that is laid out very efficiently.
- We require parking for a reason.
- People won't come if they can't find parking.
- Expressed having no issue with the design.
- Suggested adding the following condition, 'The valet parking shall be free to hotel guests and guests shall be encouraged at check-in to use the valet parking area so as to maintain on-street parking for other commercial patrons and the general public.'
- While not necessarily a condition, he commented that the on-street valet drop-off area should be designed to accommodate at least three cars.

The applicant commented that they were fine with lengthening the valet drop-off area as suggested.

Commissioner Doyle comments continued:

- The traffic along Brown Street should be two-way with parking along the west side of the street.

Vice Chair Fritz commented:

- Would love to see one-way on Brown Street with parking on both sides, 28' curb to curb.
- Providing more on-street parking could reduce the size of the parking lot.
- Questioned emergency access.
- Lives on a 28' wide street with parking on both sides and two-way traffic.

The applicant commented:

- Suggested 26' curb to curb with 9' lanes to accommodate two-way traffic and a 7' parking lane. This would satisfy emergency access and would allow a 3' addition to the sidewalk on either side of Brown Street.
- The narrower the street the slower people will go.

The Commission expressed being okay with the solution as described by the applicant.

Commissioner Doyle reiterated his preference for two-way traffic on Brown Street.

Commissioner Jacob commented:

- Agreed with the applicant's suggestion.
- An 8' sidewalk on the east side of Brown Street, especially once developed, will be beneficial.
- While flexible on the number, he would like to see a condition requiring that at least 10% of spaces in the lot be served by an EV charger.
- Would like a condition requiring a minimum of two electrical outlets for bicycle charging.
- The valet should loop counter clockwise through The Barlow as described by the applicant.

The Commission agreed that a condition requiring the valet to loop counter clockwise through The Barlow was not necessary.

Commissioner Fernandez commented:

- Agrees with the parking as proposed.
- Supports two-way traffic on Brown Street.
- Suggested consideration of having the valet parking lot be self-park at times.
- Solar covers over the parking lot would provide the energy required to operate the EV charging stations.

Commissioner Jacob asked if the Commission supports his request to add a condition requiring EV chargers.

The applicant asked if a minimum of 5 EV chargers, rather than 10% would be acceptable.

The Commission agreed.

Director Webster summarized the conditions and modifications that had been expressed thus far.

Commissioner Fernandez asked Commissioner Doyle if he'd be willing to modify his suggested condition on free valet parking to say, 'patrons' rather than 'guests'.

Commissioner Doyle responded that he intended his wording to reference hotel guests specifically and was not amenable to changing it.

Commissioner Fernandez expressed a concern that the applicant could charge for valet parking for patrons of the restaurant if not conditioned.

Chair Kelley commented that there appeared to be agreement on the previously-referenced changes.

The Commission agreed.

Chair Kelley asked to hear from the Commission on the matter of approving a Use Permit to allow for greater than 50 rooms.

The Commission expressed being in support of the request.

Chair Kelley asked to hear from the Commission on the matter of approving a Use Permit to allow for a project with new construction of over 25,000 square feet.

The Commission expressed being in support of the request.

Chair Kelley asked to hear from the Commission on the matter of approving the request for an Alcohol Use Permit.

Commissioner Fernandez expressed having a small concern with approving the request without having more information.

The Commission expressed being in support of the request.

Chair Kelley asked to hear from the Commission on the matter of approving the request for approval of a Municipal Code Amendment to approve a Use Permit to allow for valet-operated tandem parking and compact parking spaces.

At the request of Chair Kelley, Director Webster explained this request.

The Commission asked questions of Director Webster.

Commissioner Doyle noted that the code doesn't discuss reduced back out for compact spaces.

Director Webster concurred.

Commissioner Doyle referred to #3 under Exhibit A and commented that it didn't seem to be necessary, as #2 seemed to cover everything for this project.

Director Webster agreed that #3 wasn't necessarily needed.

The Commission agreed to strike #3 under Exhibit A.

Chair Kelley asked to hear any design related comments to forward to the Design Review Board.

Commissioner Jacob commented:

- This project is perfect for this location.
- Recognizes that there is a real need for housing in our downtown.
- To Ms. Lustig's point, he would like the Commission to consider including some language for the City Council to look at in terms of a condition of approval to ensure that the parking lot will be developed as a multi-story building in the future.
- Affordable housing should be a viable option in our downtown.
- Asked if there was support on the Commission to add such a condition.

Commissioner Pinto commented that it would be more of an advisory statement to the Council.

Commissioner Jacob agreed that it would be an advisory statement to the Council, not a condition of approval for this project.

Commissioner Douch commented:

- Does not feel able to make any recommendations about housing with respect to placing a condition, or the future of the parking lot site.
- The ideas for that site are wonderful.
- Appreciates concept that the next project in our downtown needs to include affordable housing.
- This project has to come to us at the perfect time and is the absolute right development.
- Sympathetic to the idea that the Commission should strongly urge the Council to look at those issues in-depth.
- Would not be comfortable in recommending anything beyond that.

Commissioner Doyle commented:

- Disagreed.
- This is a fantastic project.
- Happy to have this project here.
- The applicant has gone the extra-mile with community outreach.
- It's unrealistic to keep the parking spaces you have now, build above the lot, and then have enough parking for the new uses.
- Between the housing linkage fee and transient occupancy tax, Ms. Lustig's projections show about \$2,000,000.00 going towards housing, from this project alone, in the next 5 years.
- To ask more than that from this developer would be wrong and would go to show why people don't want to develop here.

Commissioner Douch commented:

- Clarified that he does not believe that this applicant should be subject to any additional burden when it comes to housing and the development of the parking lot site.
- The Commission should urge the Council to hear the concerns that have been raised about housing during this process.

Commissioner Doyle commented that that should not be part of this project's approval.

Commissioner Douch responded in the affirmative.

Commissioner Jacob commented:

- Expressed being in agreement with the points raised by Ms. Lustig.
- There is limited space in our downtown.
- Clarified that he is not asking for this to be a condition of approval for this project. Rather, he'd like the Commission to forward a recommendation that the Council explore available real estate in the downtown during this process.

The Commission agreed on sending an advisory statement to the City Council to that effect.

Chair Kelley asked to condition that project fireplaces, whether interior or exterior be gas-powered and noted that wood-burning fireplaces would not be permitted.

Commissioner Pinto asked a clarifying question of Chair Kelley regarding wood-burning fireplaces, namely the one that was approved for Community Market at the Barlow.

Chair Kelley responded.

The Commission expressed being in support of the condition as stated by Chair Kelley.

Commissioner Doyle suggested that Condition #1 be revised as follows, 'Approval is granted for the Hotel Sebastopol submittal described in the application and the approved plans. This approval is valid for two (2) years during which time the right granted shall be exercised, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.'

The Commission agreed.

Commissioner Doyle suggested that Condition #71 be revised as follows, 'Infrastructure for any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.'

The Commission agreed.

Commissioner Skinner suggested that Condition #72 be revised as follows, 'All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains to Zimpher Creek."

The Commission agreed.

Commissioner Jacob suggested striking Condition #32 entirely as it was counter to what the project applicant would actually want its patrons to do.

The Commission agreed.

Vice Chair Fritz asked a clarifying question of staff and suggested that Condition #85 be stricken entirely for future flexibility.

The Commission agreed.

Hearing nothing further, Chair Kelley asked for a motion. Commissioner Jacob made a motion to adopt the Resolution approving the Use Permit, Alcohol Use Permit, and Variance requests as amended herein.

Commissioner Doyle seconded the motion.

Chair Kelley asked for any discussion on the motion.

Commissioner Fernandez commented:

- Does support this project.
- Empathizes with some of the speakers this evening.
- Expressed a concern with this project fitting in with our small-town character.
- Understands concerns about having an expensive, high-end hotel here, however, we also want a living wage and benefits and one allows for the other.
- Appreciates and commends the applicant's work.
- Thanked the applicant.

Commissioner Douch commented:

- Referred to Ms. Irich's comments on the effect that this project will have on Main Street.
- It's important to be aware of the effect that this project will have on Main Street.
- This project will shift the center of gravity away from Main Street and the plaza a bit more.
- This is an important issue for the applicant's as leaders, and now active members of the community to consider, recognize and sympathize with.

Vice Chair Fritz commented:

- This is a great project, and a great use for the site.
- The applicant has done a phenomenal job.
- The applicant has done a lot of outreach to the community and has been very inclusive, which doesn't happen very often, especially in the way that they have done it.
- Expressed his appreciation for the way the applicant has listened to the community, for the sensitive design of the project.
- This project is unique and fantastic.
- Can't wait to see the finished product.

Commissioner Doyle commented:

- This is a great project.
- Contrary to an earlier speaker, he believes that this project will enhance the plaza.
- Expressed being excited about this project.
- Confirmed the revision to the Condition on Brown Street.

Commissioner Fernandez commented:

- It's important to call attention to the needs of Main Street. The Council should be looking into those as a priority.
- Housing in the downtown is important.
- Appreciates comments on these developers and all of the good that they do, however, ownerships can change.
- The decision should be based on the project, not who the developer is.

Hearing nothing further, Chair Kelley asked for a vote on the motion that was made by Commissioner Jacob and seconded by Commissioner Doyle.

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

Vice Chair Fritz made a motion to adopt the Resolution approving the Zoning Amendment requests as amended herein.

Commissioner Douch seconded the motion.

Chair Kelley asked for any discussion on the motion.

Hearing none, the Commission voted on the motion as follows:

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

9. WRITTEN COMMUNICATIONS: There were none.

10. ADJOURNMENT: Chair Kelley adjourned the meeting at 11:32 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, October 11, 2016 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director

Application information



City of Sebastopol

JUSTIFICATION FOR GENERAL PLAN OR TEXT AMENDMENT

Prepared by: Brett Randall Jones, AIA, LEED AP - David Baker Architects

Property Address: 6828/6826/6824 Depot Street & 215/225 Brown Street, Sebastopol, CA 95472

Assessor's Parcel Number: 004-052-001, 004-061-007, 004-061-008, 004-061-009, & 004-061-010

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?

We are requesting two Zoning Code Amendments; the first is an increase in stories/height to 4 stories/50' for this site within the Downtown Core and the second is the allowance of 8'-6" wide tandem parking spaces to achieve a project's parking requirements. The two amendments would allow our project to be financially & logistically viable, and allows a greater flexibility for the massing possible on the site to achieve a scale of buildings more appropriate for each frontage and it's surrounding context.

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?

The Planning Dept has been working on the GPAC Draft General Plan (Dec 2015) which has expressed it's intention to promote greater heights and "*higher density uses focused within the Downtown Core.*" It specifically calls to revise the Zoning Code to allow building heights up to four stories/50 feet in the Downtown Core in an attempt to "*Emphasize and Advance Sebastopol's Role as a Market and Service Center for the West County by Providing for a Vibrant Downtown, Diversified Uses, and Community Services and Facilities.*"

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

The proposed change will allow the project to provide varied heights across the site to better match the heights of the surrounding buildings at each frontage (e.g. four stories adjacent to the theatre and 2 stories adjacent to smaller scale retail storefronts, instead of three stories across the entire site). The parking amendment will allow the project to meet it's parking needs in a much smaller area, causing less expansive surface parking in the downtown area and allowing more opportunity for other 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.

As stating previously, the Four story/50' height code amendment is a direct goal of the Draft General Plan.

The parking amendment will "Ensure that parking strategies in the Downtown Core enhance the visual landscape, reduce the visibility of parking facilities, and the amount of land required for parking purposes."

Allowing these zoning code amendments will make this project more viable; the project as a whole achieves a large amount of the Draft General Plan's goals; It is an infill development located in an area that is readily accessible by pedestrians, bicyclists, and transit, provides public spaces and spaces for community gathering and social interaction through art/maker spaces, public outdoor plazas and courtyards, and makes improvements to streetscapes and pedestrian safety.

AUG 08 2016

JA

Hotel Sebastopol Property Vision Statement

We became aware of the Diamond Lumber Yard site's potential for development through the publically held workshop sponsored by the City of Sebastopol in June of 2014. The findings from this meeting and the zoning in place indicated to us that our type of hotel project would be an appropriate use for the site and serve as an active connector between the Barlow and downtown and enhance the economic vitality of the town.

The site is the type of downtown location that we like best: it's central and walkable, the town is truly unique in character, and the surrounding countryside is varied and beautiful. There are great independent businesses in Sebastopol to discover and a rich agricultural heritage reflected in the vibrant farmers markets, and some of the best farms and wineries in the region. There are also many talented artists, fabricators and healers that reside in Sebastopol as well as visionary thinkers that bring their own vibe and offerings to the place. At present, many visitors come to Sebastopol for the day to experience the town's offerings and character, but stay elsewhere over night. We feel that Piazza Hospitality can create the type of unique property that will serve a demand for longer stays in Sebastopol with well-designed comfortable accommodations and amenities including a lively lobby lounge, restaurant and events spaces and unique locally derived retail and maker spaces, as well as a wellness center.

In addition to being a place to house travelers to the area, our vision is to create a space which also serves the local community: as a place to house visiting friends and family, a place to dine, relax, and meet in our courtyards, lobby, restaurant and roof deck. Expect to see music in the lobby, author events, art shows, book club gatherings and community fundraisers and meetings in our spaces. Expect to see collaboration and partnerships with local business to highlight their offerings to our guests. We look forward to hiring local teens to have their first job experience and working with community members to support local events and organizations that contribute to the culture, environment and well being of the town and the people who live there.

We also aim to be a model of sustainability, a wide-held community goal, both in form and function. We are shooting for LEED certification, and also plan to provide amenities to both guests and employees to encourage travel by means other than driving alone, such as free bike sharing.

In sum, we deeply respect this prominent location in the center of Sebastopol and will strive with our business to compliment what currently exists, in the town, offer more than a hotel for visitors but also provide a vibrant gathering place for locals while bringing more economic benefit and tax dollars to community businesses and the City.

Hotel Sebastopol Outreach Process

Piazza Hospitality first developed an interest in the Diamond Lumber Yard site after the first city sponsored visioning event in June of 2014. Following this event, we elected to hold our first community workshop to gauge interest in a hotel use for the site.

Outreach for this meetings was done through notifications from the City of Sebastopol Planning Department, FB for Citizens for Sustainable Sebastopol, The Sebastopol Chamber of Commerce and articles in Sonoma West and the Press Democrat.

Held on September 19th, 2015, we had over 80 participants who shared their ideas and concerns around design, use, programming, site and circulation.

The findings from this meeting were shared with the participants who attended the meeting and made available through a weblink on our website. Finding that there was significant support for the concept, we proceeded with developing plans for the hotel. Additional one on one and small group meetings were undertaken as requested by participants and other interest parties to discuss details of the project.

On Saturday, January 9th, 2016 the second community workshop was held to present and share ideas on the hotel proposal for the Diamond Lumber Yard site. It was a full house again with approximately 80 participants. A model showing the layout and massing of the buildings on the site was presented along with updated drawings for the hotel which incorporated ideas suggested in the first public meeting.

We wanted to continue to receive feedback from Sebastopol, so we also opted to voluntarily submit the project for a preliminary project review from both the Planning Commission and the Design Review Board.

Following these meetings we again endeavored to incorporate the additional ideas received and provide a recap of comments to participants and the media as well as posting all the updated information on our website. Specifically, the ideas received from the public that were incorporated into the design include:

- The inclusion of publically accessible roof decks
- Hostel-type rooms for sharing at a lower cost
- A public courtyard with seating and tables, plantings, and lighting
- Increased height to match the movie theater across McKinley
- Preservation of the existing street trees along Petaluma
- Generous and contiguous sidewalks, providing the missing link between downtown and the Barlow and improved pedestrian crossings
- Plaza space on the corner of McKinley and Petaluma
- Wood and generally natural materials as an exterior building material
- Artist/maker studio space
- Variation in height and type of buildings around the site.
- Work-sharing space in Lobby for local entrepreneurs/freelancers

- Public art
- Change building layout to be closer to the street.
- Proposed bulb-outs and pedestrian-friendly crossings across Petaluma Ave.
- Provided sidewalks along all streets where not currently present.
- Large quantity of bicycle parking
- Space for retail kiosks/farmer's market booths along Petaluma streetscape.
- Access to wellness center for locals (not just for hotel guests)
- Access to meeting rooms for Local organizations & club
- Sustainability features

Only after those four meetings, did we submit a final application for the hotel. We advised community participants that the project had been submitted and we also posted signage at the site and provided a public website with all the project information.

1) How many jobs will be created by this project? What specific salary levels will you be offering? What employee benefits will you be offering?

60 full time jobs and 38 part time jobs

As we don't know exactly when we will open we cannot say exactly what salaries and pay rates will be offered but we can say that we expect to pay at least the rates indicated below and receive cost of living increases annually:

\$12.00-\$16.00 an hour for jobs that are service jobs which include tips

\$15.00-\$20.00 BOH kitchen staff

\$15.00-\$20.00 per hour entry-level positions with up to \$500 in monthly incentives

\$16.00-\$21.00 for supervisor position with up to \$500 in monthly incentives

\$50,000-\$100,000 for management positions with up to \$10,000 in bonuses annually

Benefits include:

Benefits (Medical, Dental & Vision)

Rate/Plan based on age

Employer pays 100% for managers and 50% for staff

401k for all staff part or full time after one year of employment, with 2% contribution for staff

Scholarship opportunity for current students and children of staff of college age students continuing education.

Contributions toward education for hotel staff in fields of hospitality and service that contribute toward advancement in positions in positions at the property or within the company

Employee discounts on food and lodging

Wage Survey & Analysis

<u>Position</u>	<u>Sebastopol 2016</u>	<u>Hotel Sebastopol 2019 (projected)</u>
Service Jobs <i>include tips</i>	\$10.00-\$15.00 per hour	\$12.00-\$16.00 per hour
BOH <i>Kitchen Staff</i>	\$10.00-\$17.00 per hour	\$15.00-\$20.00 per hour
Hotel & Admin <i>Entry-Level</i>	\$12.00-\$17.00 per hour	\$15.00-\$20.00 per hour
<i>Management</i>	No Data Available	\$50,000-\$100,000 annual salary

We completed an informal survey of current wages, based on the last 30 days of publicly posted job listings. Based on our research and analysis, our findings indicate that the wages for the proposed hotel are either competitive or better compared to other jobs in the area.

2) Will you be offering housing subsidies or stipends for employee housing?

At this time, we do not plan to provide subsidies or stipends specifically for housing, but we are open to reviewing models of what has been done elsewhere. We are a personal company, and if an employee is in need of an advance to make a deposit on housing we've been able to assist. As mentioned previously, we provide scholarship opportunities for staff and children of staff, so we do provide educational subsidies. Our goal is to assist employees to get in to local housing when we can.

3) Will you create a worker transportation program i.e. car pooling to address green house gas emissions?

Yes! We will strive to minimize the project's traffic and off-site parking impacts through a number of potential parking demand reduction and transportation demand management strategies. While we have yet to finalize plans, potential tools under consideration include the following:

- Shower and locker changing room facilities for employees who ride their bikes to work, helping make bicycling a more attractive mode of travel.
- Secure on-site bicycle parking for all employees, ensuring employees who bike do not have to worry about bicycle theft.
- Transportation information posted in the employee break room with up-to-date information on transit services in the area, including schedules and service area maps, ridesharing, bicycle maps, and information on other alternative transportation options.
- The dissemination of a welcome packet for new employees and hotel guests, containing transportation information relevant to the area.
- The provision of loaner and rental bikes for hotel employees (as is currently planned for hotel guests), allowing employees to run errands on breaks without the need for a car.¹
- Encouraging the use of employee ridematching and carpooling service through local ridesharing programs.
- Offering pre-tax commuter benefits for employees, allowing them to pay for transit passes and vanpool costs with pre-tax earnings.
- Offering additional transit pass and/or ridesharing subsidies.
- The implementation of a Guaranteed Ride Home program for employees, providing a "back-up" ride to employees who use transit, carpool, biking/walking, or other alternatives as their commute mode.

Some strategies will be in place upon opening, while others could be implemented as needed as the traffic and parking impacts of our operation become more clear. Limiting congestion downtown is important to us as it increases livability and the attractiveness of Sebastopol as a place to live, do work, and visit, and has the added benefit of reducing greenhouse gas emissions.

4) Will you hold a job fair for local residents seeking employment at your hotel?

Yes, this is a great idea, We will definitely do this!

Public comments

Kenyon Webster

From: Kenyon Webster
Sent: Wednesday, September 14, 2016 1:13 PM
To: 'Jacob Rich'
Subject: RE: Initial Study and Mitigated Negative Declaration

Jacob-

Get where you are coming from.

We were working with an affordable housing developer for a 60 unit senior housing developer, but when the state pulled the plug on our redevelopment agency, the project was dropped due to that being a key funding source.

The Laguna Vista project in its last version had 145 units, including 30 affordable units; the original plan for the Barlow area contemplated several hundred units in a mixed use format which would have been subject to the 20% requirement.

Yes, there is a 20% inclusionary housing requirement, so the 8 unit project I referenced, and the proposed 13-unit project are required to dedicate 20% of their units to low-income households.

And the City Council has taken a number of policy actions to provide incentives to affordable units/reduce development standards, and our new Housing Element and the proposed Land Use Element call for more such actions. The rubber will hit the road when we work on the specifics of a Zoning Ordinance update next year. You may want to track that effort. Like I mentioned, however, these sorts of standards and procedures are just one piece of what it takes to produce affordable units—usually very major state, federal and local subsidies are also critical—however they are in short supply.

Would comment that possible City support for one type of development allowed by the city's zoning, on a private property/by a private developer, that may add to the diversity of the local economy (and significantly improve a key downtown site) does not mean the City is unsupportive of housing issues.

-Kenyon

From: Jacob Rich [mailto:jerichsalud@hotmail.com]
Sent: Wednesday, September 14, 2016 10:25 AM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: Re: Initial Study and Mitigated Negative Declaration

Hi Kenyon,

Thank you for the thoughtful and informative email. Yes, I understand that the housing issue is complex. I appreciate that there are some housing projects in the pipeline, although they are relatively small. Are any of those projects going to contain affordable housing? I also appreciate that the crisis can't be addressed with one single measure so I appreciate the different approaches being taken. I also understand that larger projects in the past like the Barlow and I believe Laguna Vista were halted/changed due in significant part to community pushback.

Given the level of the crisis I'm not sure the City is taking the crisis as seriously as they should be. The housing crisis is affecting the community significantly and I believe should be the top issue. I also understand that given the history of nimbysm and that the City often follows the wishes of vocal and organized community members organizing yimbys may be the best way to get the City to take the issue seriously.

Regarding the hotel plan, I know there is no magic bullet to ending the housing crisis, but I'm confident the hotel will exacerbate the crisis locally. The City should make a concerted and consistent effort to champion residential opportunities at all levels in all reasonable circumstances and I think the hotel plan is an example of an opportunity to make a decision to support our residents.

Cheers

Jacob

From: Kenyon Webster <kwebster@cityofsebastopol.org>
Sent: Monday, September 12, 2016 6:10 PM
To: Jacob Rich
Subject: RE: Initial Study and Mitigated Negative Declaration

Mr. Rich-

Thanks for your comments. We will provide a copy to the Planning Commission.

The City Council public comment on items not on the agenda process doesn't typically facilitate substantial information provision by the City, rather it is an opportunity for members of the public to state concerns about unagendized matters. There are several housing projects in various stages, such as an 8-unit mixed-use project currently under construction at 961 Gravenstein Highway South, a 13 unit mixed-use apartment project at 845 Gravenstein Hwy. North in the Design Review process, an approved small mixed use project that includes one house and one apartment unit on Healdsburg Avenue, and several second dwelling unit projects which have been approved, as well as a couple of single family homes on individual lots that have been approved.

For larger projects, 20% of units are required to be restricted to low-income households—a percentage higher than some cities.

The City has also been talking with a housing developer for several years about a small-unit project at a site on Bodega Avenue, and has been discussing transfer of management of the Village Mobile Home park to a local social services agency which would allow provision of several affordable units to qualifying persons.

The City also has a 'housing linkage fee' on major non-residential development, which is intended to help mitigate housing impacts of such development. Many cities do not have such fees.

Affordable housing is a challenging issue. The City lost its major funding tool when the State eliminated our Redevelopment Agency several years ago—the Agency's prior proactive efforts resulted in Sequoia Village, Petaluma Avenue Homes, a large rental project on Gravenstein Hwy. North, three affordable multi-family projects on Bodega, and several other projects and individual affordable units. Also, some housing projects in the past have had community opposition.

As you may have seen, the Housing Element and the proposed Land Use Element of the General Plan have a number of policy actions designed to facilitate housing (following other such actions in the past), although zoning standards/procedures is only one component of what it takes to produce housing, or even more challenging, affordable housing. As you note, there has been discussion of a Council subcommittee focusing on housing.

Let me know if you have additional questions or comments.

-Kenyon Webster

From: Jacob Rich [mailto:jerichsalud@hotmail.com]
Sent: Monday, September 12, 2016 3:51 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: RE: Initial Study and Mitigated Negative Declaration

I am concerned by the apparent lack of action to address the housing crisis in Sonoma County and Sebastopol and what I see as mismatched priorities that are leaving many of us out of a rebounding economy. As a resident of Sebastopol I am concerned that Sebastopol is considering a 66 room hotel that will likely increase the desirability of Sebastopol, create more low paying jobs for people who won't be able to afford to live here and lead to an increase in the cost of housing while at the same time there are no affordable housing projects in the pipeline. The need for affordable housing in Sebastopol is urgent. Lets make that our top priority.

Many people that contribute so much to our local communities and economy such as teachers, hospitality workers, chefs, grocery workers etc are struggling to be able to continue to afford to keep a roof over their head in Sonoma County. Many like myself are considering leaving the area and others less fortunate than I are at risk of becoming homeless. The fact is that some are already homeless. We have grocery workers living out of their cars and local chefs are couch surfing because they were evicted and can't find another place they can afford. I am a 37 year old full-time working professional living with my parents because of the cost of housing.

At the Sebastopol City Council meeting on September 6th, 2015 I spoke about these concerns and I was not informed of any housing projects being considered in Sebastopol. I was told that a Council member suggested a Housing Committee be formed.

Sebastopol needs to be deliberate and proactive about inclusive economic development that doesn't leave more of us behind. While Sebastopol is being proactive about bolstering tourism for out of towners Sebastopol does not seem to be deliberate about bolstering housing opportunities for those of us who are trying to continue to live here and power the local economy. These these seem to be mismatched priorities. The need for affordable housing in Sebastopol is urgent. Lets make that our top priority.

Jacob Rich



September 21, 2016

SEBASTOPOL

Chamber of Commerce
& Visitor Center

Sebastopol Planning Commission
City of Sebastopol

Dear Planning Commissioner Chair Linda Kelley and Commissioners:

On behalf of the Sebastopol Chamber of Commerce and Visitor Center Board, we are sending this letter regarding the current Hotel Sebastopol project proposed by Piazza Hospitality.

As the official Visitor Center for Sebastopol we have many occasions when we receive requests from visitors either via mail, electronically or in person for a need for lodging in our community. We will be pleased to have additional property to be able to refer our visitors to so they can visit longer in our community. These visitors will not only contribute to our TOT revenue but also to our sales tax through restaurants, gas and other retail sales. They will enjoy the many assets offered through our community events and activities as well.

The project before you appears to be a good fit with the current General Plan, suggesting that there is a need for a boutique hotel property, servicing a profile of traveler that is also a good fit for Sebastopol.

The Piazza Hospitality group has been very transparent in working with the public to create a design that is community "friendly", incorporating many features that are a standalone for Sebastopol and the uses and styles we've been looking for. We applaud them for their efforts. They also have a proven track record in our neighboring community to the north!

In addition, this particular corner is very conducive to a lodging property that we believe will help to bridge the new and historical retail centers in our downtown area adjacent to our town square. The Hotel Sebastopol site will also be providing some welcome public space and attractive uses.

Sebastopol tourism will be well served by an additional hotel property providing another option for world and regional travelers, not to mention the economic revenue. The Sebastopol Chamber and Visitor Center supports moving forward on the Hotel Sebastopol project and encourages the Planning Commission to do the same. Thank you.

Sincerely,
Ricardo Freitas
Ricardo Freitas
President 2016-17

Teresa Ramondo
Teresa Ramondo
Executive Director/CEO

**2016-2017
Board of Directors**

**Robert Alta
Giovanni Ballistreri
Paul Butkus
Lu Frazier
Ricardo Freitas
Bill Judson
Cheri Marcucci
Doug McCorkle
Sue Labouvie**

**265 South Main Street
PO Box 178
Sebastopol, CA 95473
707.823.3032
Fax 707.861.3966
sebastopol.org
chamber@sebastopol.org**

Kenyon Webster

From: Katherine Austin <kaustin@pacbell.net>
Sent: Wednesday, September 21, 2016 12:49 PM
To: Kenyon Webster
Subject: Hotel Proposal

Hi Kenyon, Just saw the submittal by David Baker and Associates. What a beautiful project! Love the parking lift idea too. I sure hope it gets approved. You couldn't get a better architect to do this.

Kathy

Katherine Austin, AIA, Architect
179 SE Rice Way
Bend, OR 97702
P 707-529-5565
kaustin@pacbell.net
www.austinaia.com

September 20, 2016

City of Sebastopol Planning Commission
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Planning Commissioners,

I am writing to you in support of the proposed mixed-use project from Piazza Hospitality that is slated for the former Diamond Lumber Yard at 6828 Depot Street.

As a fourth-generation Sonoma County resident and family business owner (and former business owner in The Barlow), I can tell you first hand that I believe this type of project will help unify a gap that I feel has been created between the more historic part of Main Street Sebastopol, and the newer Barlow center.

The opportunities this proposed project brings to Sebastopol are many. For example, it encourages a creative use of public space (envisioned by the City for this parcel), promotes an opportunity to bring in local artists and business outlets, and offers a different lodging option. I also believe that this project would be a major asset to your community by beautifying a semi-gateway into the town of Sebastopol.

For many years, I have listened to my customers speak of the need for a quality-focused lodging establishment - one that first and foremost shows respect for and within the community, but can also demonstrate civic responsibility by utilizing sustainable design principles. I feel this project would also offer a much needed hospitality service to people who are traveling from points all around the globe - visitors who specifically come to Sonoma County to visit, participate and immerse themselves in the agricultural roots in and around Sebastopol.

Piazza Hospitality has already demonstrated this with great success in Healdsburg.

I urge you to vote in support for this well thought-out and innovative, progressive project.

Sincerely,



James MacPhail
Winemaker (focusing on vineyards in and around the Sebastopol area)
851 Magnolia Drive
Healdsburg, CA

Former Owner - MacPhail Family Wines
4th Generation Sonoma County Resident
Board Member and Owner McPhail Fuel Co.

Kenyon Webster

From: Lynda McDaniel <lyndamcd12@gmail.com>
Sent: Tuesday, September 20, 2016 5:08 PM
To: Kenyon Webster
Subject: I am in favor of the new Hotel Sebastopol

Hello, Mr. Webster,

I won't be able to attend your upcoming planning meeting, but I wanted to voice my support for the new Hotel Sebastopol proposed by Piazza Hospitality. I have attended a couple of their community-outreach meetings, and I believe they have the best interests of Sebastopol at heart. They incorporated feedback and made changes to their plans, based on the community comments.

Our town square needs a facelift. That corner is currently a remnant of days gone by. It's time to move forward with modern accommodations that can support shops and retailers on Main Street and at The Barlow. The size of the hotel is just right. It won't overshadow our small-town atmosphere, at the same time it will welcome visitors (bringing much-needed added revenue to our town).

As a member of the Sebastopol community, I am looking forward to having coffee, drinks, and/or dinner there—and attending events and shopping at their tenant stores. I can't wait for this project to be completed!

Cordially,
Lynda McDaniel
7620 Bodega Avenue
Sebastopol, CA 95472

Kenyon Webster

From: Clare Najarian <armen@sonic.net>
Sent: Tuesday, September 20, 2016 1:13 PM
To: Kenyon Webster
Subject: FW: community impact report

Hi Kenyon,

Will you please forward the following questions to the hotel developer and planning staff?

- 1) How many jobs will be created by this project? What specific salary levels will you be offering? What employee benefits will you be offering?
- 2) Will you be offering housing subsidies or stipends for employee housing?
- 3) Will you create a worker transportation program i.e. car pooling to address green house gas emissions?
- 4) Will you hold a job fair for local residents seeking employment at your hotel?

Thank You,
Clare Najarian

From: Clare Najarian [mailto:armen@sonic.net]
Sent: Monday, September 19, 2016 10:41 AM
To: 'kwebster@cityofsebastopol.org'
Subject: community impact report

Hello Kenyon,

Is there a Community Impact Report (Cir) available for new large-scale projects? On Page 4-3 of the Draft General Plan-see Action CSF-1h there is mention of a "consideration to establish requirements for the preparation of a Community Impact Report.

Who take this job on? The standards that are listed should definitely be applied to the new hotel...what is the process that can make that happen?

Thanks for your time,
Clare Najarian

City of Sebastopol Planning Commission
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Planning Commissioners,

I am writing in support of Piazza Hospitality's proposed mixed-use project at the former Diamond Lumber Yard site (6828 Depot Street). In my opinion, it represents the type of project needed to be the missing connection between the historic core of downtown Sebastopol and the newer Barlow project area. It will fill a gap in active uses and include an improved, attractive, and continuous pedestrian realm. The project will replace an underutilized but prominent downtown parcel with vibrant new buildings.

As a community member, I am excited by the proposed public amenities of the project, including the public courtyard and rooftop deck, local artist/maker spaces, and improved pedestrian connectivity.

This project is not only an appropriate result of the City's visioning process for the development of this parcel, but will be a major asset to our community by increasing City tax collection and incorporating sustainable design principles.

I urge you to vote in support of this outstanding project.

Sincerely,
Mary O'Neill

Kenyon Webster

From: Ginny Laughlin <ginny@athenawebdesign.com>
Sent: Tuesday, September 20, 2016 10:52 AM
To: Kenyon Webster
Subject: Support for Hotel Sebastopol

City of Sebastopol Planning Commission
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Planning Commissioners,

I am writing to voice my enthusiastic support for the Hotel Sebastopol project. The partners at Piazza Hospitality have been highly respectful of the citizens of Sebastopol, including us in the planning and direction of the project and asking us what we wish for. The planned addition to our city will enhance it in many ways. It's design will add beauty and functionality to our plaza area, add to the walkability of downtown and create a nice pedestrian link between downtown and the Barlow. The guests will help support downtown business and increase tax collection for the city. The location and design of the building are in alignment with the City's visioning for the development of the underutilized parcel, and with the Core Project recommendations for enhancing the plaza area.

As a longtime resident of the West County I have often wished for more hotel space for visiting friends and relatives, who have sometimes had to stay in Santa Rosa because all the accommodations in Sebastopol were filled. As a homeowner and small business owner in the city of Sebastopol, I hope you will approve this excellent project.

Thank you,

Ginny Laughlin

708 Robinson Road
Sebastopol, California 95472

Ginny Laughlin | Athena Design | Creative Director | 707.823.8601 | athenawebdesign.com

The logo for Athena Design features a square with a grid pattern. The word "design" is written in a bold, lowercase, sans-serif font across the bottom of the grid. Above the word "design", the word "ATHENA" is written in a smaller, uppercase, sans-serif font, with each letter positioned within a square of the grid.

design

Kenyon Webster

From: Eliana Brooke <lovebrazil@me.com>
Sent: Tuesday, September 20, 2016 10:09 AM
To: Kenyon Webster
Cc: Circe Sher
Subject: Piazza hospitality project

Mr. Webster,

I'm writing to show support for the amazing project proposed by Piazza hospitality group. I have been part of the Sebastopol community since 1992, when I moved my small company (General Hydroponics) to the outskirts of this beautiful city. I no longer own General Hydroponics. It was sold to Scott's products last year. But I'm still here and I will continue to be because this place is magical. I will continue to invest and create jobs. This project will benefit my many friends who own their business and are struggling to attract their clientele. We can also be an example to the world. There are some terrific ideas proposed by our wonderful and caring community. I know there are obstacles but if we go into this project with a mindset of finding only solutions I am sure this will be a tremendous success.

Sincerely,

Eliana Brooke
5180 Vine Hill rd
Sebastopol CA 95472
707 481 6538 mobile

Sent from my iPad

KOSTA BROWNE

September 19, 2016

City of Sebastopol Planning Commission
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Planning Commissioners,

I am writing in support of Piazza Hospitality's proposed mixed-use project at the former Diamond Lumber Yard site (6828 Depot Street). In our opinion, this project is a great addition to the town and will provide us with a much-needed bridge between the historic centre of Sebastopol and the newer Barlow area where our winery is located. We anticipate that it will replace an underutilized but prominent downtown property with a vibrant appropriate new building. This, in our view, helps to complete the plaza area and give shape to the core of the town.

As business owners, we can see the value of providing additional space where out of town visitors can stay. As local residents, we also welcome the new project as a place where our friends and relatives can stay when in town. We feel strongly that without a central, attractive place to stay, most visitors leave after a few hours. We are often asked by our customers about local accommodation and often are unable to find them rooms. Enabling them to spend multiple days (and nights) in our community will ensure they frequent more Sebastopol businesses more often, increasing business and tax collection.

We encourage you to vote in support of this project.



Kenneth Rochford
Director of Sales & Marketing
Kosta Browne Winery

Kenyon Webster

From: terry foutz <tkf@sbcglobal.net>
Sent: Monday, September 19, 2016 11:49 AM
To: Kenyon Webster
Subject: Piazza Hotel

I'm writing in support of the plans to build a hotel in downtown Sebastopol. Currently, the space occupied by the tractor company seems out of place and totally underutilized. In addition to all that the hotel will bring to us, it will connect the Barlow to town. (We are big fans of the Barlow. Go there once or twice a week for different reasons but it's so disconnected from everything.) I know its a cliché but it's true — we can either manage our growth or just let it happen. My wife and i have attended every meeting that's been held regarding this project. The people who are putting this together have welcomed community involvement and openly solicited our town's input. They have listened and have responded. Several of the components of the hotel project are the direct result of input from us — the folks who live here. There will be some retail stores, art studios, a public courtyard, a roof top garden, free parking for all (not just hotel guests) and other positive components as well. This group has a proven track record of developing successful hotels and of being good neighbors. From my own interaction at town meetings and based on everything I have read, these folks and this project would be a perfect addition to our little town.

Please support this development. It's a really important step in managing Sebastopol's progress.

Thank you.

Terry Foutz
3177 Burkhart Lane
Sebastopol

Kenyon Webster

From: Jack May <reseedrestore@gmail.com>
Sent: Monday, September 19, 2016 11:28 AM
To: Kenyon Webster
Subject: Hotel on the Square with Piazza Hospitality

Kenyon we have lived in Sebastopol since 2002

We have a farm just south of the Buddhist Temple.

When our friends come to visit in town they stay at the Hotel Healdsburg given the services provided. Nothing like that exists in Sebastopol. Circ and her team are high service which we really need.

I know James wants to stay forever but he has never made his business a positive for the Square. He does great service but the place doesn't help the square.

A hotel of this quality will finally make our square a hub during the entire week and not just for the farmers market.

Yes there will be more traffic but that is a small cost for tying the Barlow into the square and helping all of those small businesses finally thrive.

We are 100% supportive of this hotel effort.

Please pass this on to the Council.

Thanks for helping it get this far.....this is soooooooooooooooooo much better than that stupid CVS relocation.....disaster!

Jack May
1751 Bollinger Lane
Sebastopol, CA 95472-4908
650-464-6700
reseedrestore@gmail.com

Kenyon Webster

From: Clare Najarian <armen@sonic.net>
Sent: Monday, September 19, 2016 10:41 AM
To: Kenyon Webster
Subject: community impact report

Hello Kenyon,

Is there a Community Impact Report (Cir) available for new large-scale projects? On Page 4-3 of the Draft General Plan-see Action CSF-1h there is mention of a "consideration to establish requirements for the preparation of a Community Impact Report.

Who take this job on? The standards that are listed should definitely be applied to the new hotel...what is the process that can make that happen?

Thanks for your time,
Clare Najarian

Kenyon Webster



From: Kenyon Webster
Sent: Monday, August 22, 2016 6:26 PM
To: 'Jamil Allati'
Subject: RE: Hotel in Sebastopol

Mr. Allati-

Thank you for your email. We appreciate your concerns.

Regarding your concerns No. 1 and No. 2, if the project is approved and moves into construction, there will be periods of disruption in the area. New construction as well as renovation projects can create neighborhood impacts and unfortunately, this is inherent in the renewal or redevelopment of urban sites and buildings. The construction process, while short-term, does create temporary impacts. This project would involve substantial site and street work, and a period of building construction. At times, portions of Brown Street and Depot Street adjoining the project site may be closed to allow their improvement, or in conjunction with site work. On the other hand, construction workers may patronize some area businesses, and once completed, the project may generate more business activity in the area.

Regarding your concern No. 3, the project would develop a large surface parking lot for 92 cars. There are also 30 street parking spaces that would be provided on the street frontages of the project. The existing dirt parking lot is on private property, not owned or operated by the City. It is our understanding that the current owner has temporarily leased the parking to other businesses in the area whose buildings have no or limited parking. Businesses make the choice of locating on such sites. Unless they have a long-term lease for use of the parking, such businesses would likely need to make other arrangements for parking, with development of the hotel project.

The Planning Commission is scheduled to conduct a public hearing on the project on September 27, 2016 at 7pm, at 425 Morris Street, Sebastopol. You are welcome to come and make comments, or to submit comments in writing for the Commission's consideration.

-Kenyon Webster

From: Jamil Allati [mailto:kingfalafelusa@gmail.com]
Sent: Monday, August 22, 2016 3:14 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: Hotel in Sebastopol

To whom it may concern;

It brought to my attention that a hotel going to be built in Sebastopol specifically next door to my restaurant King Falafel.

I have 3 major concerns.

1_ the traffic and blockage of the street. Since most streets surrounding the restaurant are one way streets I would like to know how construction is going to affect traffic and specially affecting my business.

2_ dust and dirt from construction. Currently I am having a big problem with CVS being built across the street with clouds of dust coming into the restaurant. I complained so many times and nothing was done about it. This is across the street what I am going to do when the hotel starts getting built and that's a few steps away I cannot close down the restaurant!!!!!!!!!!!!!!

3_ most important parking from what I heard that the owners bought the lots across the street currently more

than 50 cars park there and worse on sunday where everyone is double parked and my customer cannot find parking. Iam loosing customer already because of parking and its going to be much much worse with those lots taken. How this going to ease and help with parking problems?

Please let me know the answer to my questions asap

Thank you

James @ KING Falafel restaurant

**Stephen L. Beck
2211 Burnside Road
Sebastopol, CA 95472-9136
email: rottenappleranch@aol.com**

September 27, 2016

Members of the Sebastopol Planning Commission:

My name is Steve Beck, and while I do not reside within the city limits, my home for the past 23 years is only 3 miles SW of your primary intersections.

Sebastopol is where I head first for shopping, entertainment, services, and church, and where I invest much of my discretionary time in community service.

Traffic was a problem when I moved here, and was a primary concern as the then proposed General Plan was being discussed. It certainly has not improved, and even discounting the current two construction projects affecting traffic flow, I believe it has gotten much worse. Much of this is due to the fact many of the people who work in Sebastopol cannot afford to live here. A second factor is that the local school district, plus the surrounding ones, have increasingly drawn students from out of town as a result of active recruitment and better educational programs. The third factor I see is the steady increase in tourism traveling both to and through our community.

This gets me to the matter before you. When I arrived here, the only overnight accommodations were B&B's. A few years later, Kirk Locke built the motel south of town on Hwy 116, followed a few years later by Mark Stephens & Associates motel on Hwy 12. The latter was available tonight for \$149 plus room tax through Expedia. For a family with two children, the cost could be closer to \$200 per night.

I don't question that Sebastopol could use and benefit from a third Motel/Hotel choice. I just don't believe a boutique facility is the correct option as it likely will

rent its rooms for at least double the rates of existing facilities, both inside and outside the city limits. My son, a school teacher in Fresno, with a wife and two sons, could not afford the current options, and would have to stay in Santa Rosa or Rohnert Park if my wife and I didn't have two extra bedrooms in our home. I'll readily concede with today's land building costs, it's unlikely a new hotel or motel could rent rooms for less than the two existing ones, but I still ask why are we trying to emulate Healdsburg and Sonoma attracting visitors who don't think twice about paying \$400 per night and more to our smaller town?

I understand the need for the city to increase its revenues simply to maintain services. The pavement on Bodega Avenue is nearly 20 years old and looks worse every week. Other city streets are in worse condition. Our library is too small, and future income projections indicate existing services will have to be cut back without new revenues.

I believe part of the weak revenue growth is due to the mix of businesses, particularly downtown where few of the businesses provide goods or services used weekly by the majority of both residents and the much greater number of households within 5-10 miles of town. Many, like the banks, are services, which do not collect property taxes. The frequency with which I've watched Main St. business come and go strongly suggests they are not sustainable or dependable sources of jobs. While the new boutique hotel will likely be successful, the jobs it will provide are typically closer to entry level wages, forcing most employees to commute from somewhere else, adding to the traffic already driving to work in town daily.

I feel the traffic study by the City's consultant is too optimistic. At 9:10am this morning, west bound traffic was backed up nearly to the Cal Trans facility. After 3pm I've often seen it backed up to the strawberry patch and sometimes nearly to Llano Road. My wife long ago discovered it is a mistake to shop in town on

Friday afternoon due to the heavy traffic flowing in from the south on Hwy 116, and the effect of people in crosswalks and traffic lights in the heart of town slowing traffic to a crawl. For east bound traffic, especially that approaching on Bodega Avenue, it is not unusual for vehicles to be backed up past Park Side School, and to wait through as many as 4 signal changes, as I did around 3::40pm yesterday, trying to get to a meeting in the Roseland area of Santa Rosa. A hotel or motel of any kind at the proposed location, will result in more people, more frequently trying to cross northbound Hwy 116. With the heaviest traffic on Friday afternoon, how will visitors see Sebastopol as they creep slowly up the highway to their accommodations?

The proponent plans to use on-street parking to supplement what it can accommodate on the property it will purchase.. Twice last week I checked the space theoretically available on Hwy 116, McKinley, Brown and Depot. I saw three empty spaces. Presumably, the parked vehicles belonged either to shoppers or employees of the surrounding businesses. Where are they going to park when the hotel is fully occupied. And how about mid day Sunday when all the spaces in the Town Square are occupied by the Farmer's Market, and shoppers are using all the on street space? I didn't see this mentioned in the staff report of August 8.

Much as I regret the inevitable departure of Sebastopol Tractor, which also sells a variety of Stihl power equipment, like chain saws and weed cutters, and services same, I don't see any space left to which the business can relocate within the city limits. I've done business with the late owner since he was located at Hwy 116 and Graton Road—a location long occupied by a different business since Sebastopol Tractor moved to a previously empty building downtown. I guess I'll not have to go either to southern Forestville or the Llano Road, as will tractor owners, for servicing from now on. This is another example of City decisions replacing basic services with used clothing, art supply stores, tasting

rooms, and other shops providing non-essential goods or services for a large segment of the city and surrounding population. Our efforts to promote Buy Local are dependent on the goods and services being available locally and if new in town, letting the Chamber of Commerce know where they are located. If a consumer can't find what they need locally, they will make an otherwise unnecessary trip to where it is available., meaning more traffic on city streets, more congestion, and more exhaust fumes spoiling the walkability of Sebastopol.

Steve Beck.

Kenyon Webster

From: Duskie Estes <deandjs@comcast.net>
Sent: Tuesday, September 27, 2016 5:12 PM
To: Kenyon Webster
Subject: zazu kitchen + farm wants the hotel

Hi
We are Duskie Estes & John Stewart of zazu kitchen + farm. We support the building of a new hotel in Sebastopol.

Our business and all the businesses of Sebastopol would benefit from the tourism dollars it would bring in to town and Sebastopol will thereby benefit from the tax revenue. People need a high end place to stay in town. Its also best to discourage the possibility of drinking and driving after events.

I can be reached at 707-477-4288 if there is any further conversation desired. Thank you for your service to care for our community.

happy hogs,

Duskie Estes & John Stewart

zazu kitchen + farm | black pig meat co.

ORDER BACON! www.blackpigmeatco.com

www.zazukitchen.com

watch Duskie judge on Food Network's Guy's Grocery Games

john's coppa won a good food award!

Kenyon Webster

From: John Frick <johnfrick@papermart.com>
Sent: Tuesday, September 27, 2016 4:56 PM
To: Kenyon Webster
Subject: tonight's review of hotel

Sebastopol will become unlivable and unshopable unless the horrible traffic congestion is taken into consideration.

What is required:

1. 4 lanes on two way streets and 3 lanes on one way streets of Petaluma Ave, Main Street and Highway 12..
2. The section of Petaluma Ave. that is currently 2 lanes with parking on either side of the street should be 3 lanes as cars stopped to park will impede the smooth flow of traffic on these streets.
3. This means two thru lanes of traffic not including left or right turn lanes and this includes header lanes at signals of 4 lanes in each direction at two lane streets and 3 lanes at one lane streets.
4. I am aware that this will require condemnation of properties along highway 12. It is only a matter of time before this must be done and the big issue here is who is going to pay for it. Will it be the developers who create the congestion or the homeowners that live in Sebastopol.
5. Developers like CVS and this hotel should be made to pay into a fund for no other purpose other than for required condemnation expenses and street widening not only in front of their properties but for the whole infrastructure required to accommodate more cars on associated roads of Petaluma Ave, Main Street and Highway 12..

Sincerely
John Frick
13000 Fiori Lane
Sebastopol. Ca.

Kenyon Webster

From: rahustor1@gmail.com on behalf of Tor Allen <tor@rahus.org>
Sent: Tuesday, September 27, 2016 9:57 AM
To: Kenyon Webster
Subject: thoughts about the proposed hotel....

Hello Kenyon,

I won't be able to attend this evening but wanted to share a thought on the project.

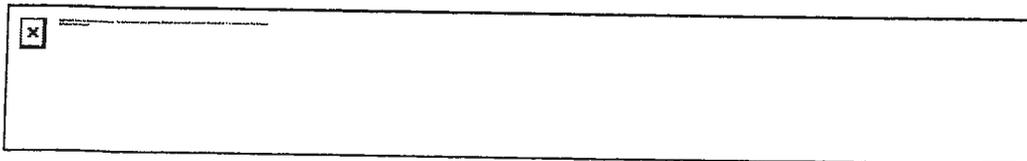
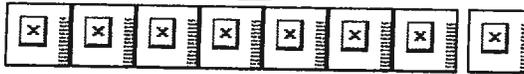
- wondered about the city's solar requirement for commercial/residential space. the renderings show a relatively small solar array on one rooftop, whereas there is alot of empty rooftop space empty. I haven't read the details of the Sebastopol solar requirement but are they just doing the bare minimum? the rooftops look ideal orientation.

otherwise, it's looking good.

Thanks,

Tor

On Sun, Sep 25, 2016 at 4:39 PM, Cittaslow Sebastopol <cittaslowsebastopol@gmail.com> wrote:
Having trouble viewing this email? [View as a webpage.](#)



Planning Commission to review hotel application

*Tuesday, September 27, 2016
Youth Annex, 425 Morris St.
7:00 p.m.*

Greetings!

Piazza Hospitality Group has submitted their plans for a hotel at the old Diamond Lumber lot across from the Plaza.



Kenyon Webster

From: Ellen Miller <deepenster@gmail.com>
Sent: Monday, September 26, 2016 5:58 PM
To: Kenyon Webster
Subject: re; Hotel application

I am opposed to the proposed hotel.

- 1: Sebastopol has adequate hotel space
2. The increase in traffic in the downtown is already too great
3. I fear this will impact housing development
4. As a business person I want to attract people to the area but I don't want all our efforts to be serving tourist/visitors while ignoring the needs of the community.

Ellen Miller

Kenyon Webster

From: Lauralee Aho <lauralee7777@gmail.com>
Sent: Monday, September 26, 2016 3:22 PM
To: Kenyon Webster
Subject: Re: proposed hotel by Piazza Hospitality Group

May I go on record as supporting the hotel enterprise. I think it will be a beautiful addition to our downtown.

Lauralee Aho
Burbank Heights
Lifelong resident of Sebastopol

Kenyon Webster

From: Heidi Minx <minx@heidiminx.com>
Sent: Monday, September 26, 2016 10:37 AM
To: Kenyon Webster
Cc: Holly Hansen
Subject: FW: Hotel project before Sebastopol Planning Commission tomorrow

Kenyon, hello!

Tashi and I are immensely busy right now so we won't be able to make it to the meeting, but I wanted to say that as business owners in the Barlow, and as homeowners barely 1½ mile away from the proposed new hotel that the H2 hotel team is proposing – we are full in favor. I think it will be dynamic to be able to bring more traffic into the downtown businesses, and the employment opportunities and revenues will benefit Sebastopol. We were made aware by the developer that they want to have artists involved with the project; we are very excited by this possibility.

Healdsburg Hotel and H2 are greatly respected properties, I think it would be a good edition to downtown Sebastopol.

Thank you,

Heidi and Tashi

From: Holly Hansen <hollyahansen@comcast.net>
Date: Monday, September 26, 2016 at 10:11 AM
To: Heidi Minx <studio@tashidhargyal.com>, Heidi Minx <minx@heidiminx.com>
Subject: Hotel project before Sebastopol Planning Commission tomorrow

Hi Heidi,

I wanted to make sure that you are aware of the Planning Commission meeting happening tomorrow night (Sept. 27) at the Youth Annex at 425 Morris St. beginning at 7pm.

The only item on the agenda is the proposal for the hotel being considered at the site of the tractor store (Petaluma Ave. and McKinley).

If this is a topic that you wish to weigh in on, you may want to attend the meeting and/or send an email to Planning Director Kenyon Webster at kwebster@cityofsebastopol.org.

Links:

Plan: <http://bit.ly/2cyt8xs>

Staff Report: <http://bit.ly/2cOZFeR>

Piazza Hospitality website with additional information: <http://piazzahospitality.com/hotel-sebastopol/>

All the best,
Holly Hansen
(707) 494-5668

Kenyon Webster

From: Kenyon Webster
Sent: Monday, September 26, 2016 9:52 AM
To: 'Marty Roberts'
Cc: Larry Mclaughlin
Subject: RE: To the Planning Commission - hotel project

Marty-

We will provide your comment to the Planning Commission.

These are conceptual, not building plans. The project is required to comply with the PV ordinance.

-Kenyon

-----Original Message-----

From: Marty Roberts [mailto:martyr@sonic.net]
Sent: Monday, September 26, 2016 9:37 AM
To: Kenyon Webster <kwebster@cityofsebastopol.org>; Larry Mclaughlin <lwmclaughlin@juno.com>
Cc: Una Glass <unaglass@coastwalk.org>; Sarah Gurney <sgg95472@yahoo.com>; John Eder <johneder@comcast.net>; Patrick Slayter <patrick.slayter@gmail.com>; Robert Jacob <rjacob@sonic.net>
Subject: To the Planning Commission - hotel project

Dear Commissioners,

I am unable to attend the hearing Tuesday night on the hotel project. I think it looks like a pretty good project overall, but I have one big concern: Where are the solar panels? I see a very few of them - and I think I read they were for hot water. I also see a huge empty flat roof. We do have an ordinance requiring solar on all new development. Does it specify how much solar? Surely it should be enough to offset the energy use of this huge complex.

I strongly urge you to require the maximum possible solar electric panels on this huge new building. I am actually surprised that such a progressive, green developer has not done that already.

Thank you,
Marty Roberts
Robinson Road, Sebastopol

Kenyon Webster

From: Marsha Sue Lustig <mslustig@comcast.net>
Sent: Monday, September 26, 2016 7:29 AM
To: Kenyon Webster
Subject: hotel vs housing in our downtown?

Hi Kenyon,

Please forward this to the Planning Commission at your earliest convenience.

Thank you,

Marsha Sue

Dear Sebastopol Planning Commissioners,

I am an supporter of the hotel project! I feel so fortunate to see our community efforts to attract a downtown developer bear fruit so quickly. Remember when we heard that Appleby's was interested in the site?! However, while I think the hotel/retail project will jumpstart downtown redevelopment, I am deeply concerned about ensuring that housing play a significant role in our downtown's transformation. The City will need to be proactive to ensure that residential development occurs next.

I had felt certain that the hoteliers would locate housing above their parking lot site but they are currently leaning toward the development of a hostel at that location. I might love the idea of a hostel but don't think it needs to be in the central core. As I understand it, they don't mind the idea of housing on their parking site but do not want to be the developers

I have been thinking about ways to ensure that following any approval for the hotel, that the City is actively engaged in bringing housing for all (including affordable housing) into our downtown. The right to housing is a social justice issue. We will need to take action if we are to seriously influence our community's destiny. *Linking this project to future housing will provide solid evidence that the City is very serious about downtown housing at all income levels.*

What if the hotel approval was conditioned such that the hoteliers agreed to provide housing on their parking site? What if the City committed to kick in TOT dollars generated from this site for at least ten years? These two concepts together just might ensure that we get our desperately needed housing in our downtown.

This is my proposal:

A) Within Development Agreement or City-adopted policy:

City directs use of hotel site-generated Transient Occupancy Tax (TOT)

whereby, the City agrees to commit 100% of TOT funds derived from this project to the development of affordable housing components of downtown projects for a minimum of ten years. The City may extend this timeframe after public input but before expiration of timeframe. (At a rate estimated to be about \$300,000 - \$400,000/year, this could really help launch the affordable housing components of downtown housing projects.)

B) Project Condition of Approval

Parking site shall not remain an open parking lot. As such, it is a blight on our downtown and will negatively impact surrounding parcels. It is required that this site become a parking garage with housing above. Developer shall pay a refundable \$100,000 fee to ensure development of this site.

Developer further agrees that five years following City approval of actual hotel and parking site development, if the applicant is unwilling or unable to bring forth a housing project, the City will utilize the funds to partner with a housing developer and the \$100,000 would be forfeited. if, however, the City approves a housing project within said five years, the fee shall be returned.

We all benefit when we make room for citizens with all different income levels. More people will always want to live in our community than we can accommodate but that doesn't mean that we can't do a better job. We can learn from Healdsburg's mistakes. They had no idea how successful their downtown redevelopment would be! We can see the train a-comin'. Don't we have a responsibility to direct which track it is on?

I am willing to be part of a downtown housing for all working group. I seek pro-active solutions.

Thank you,

Marsha Sue (Lustig)

Kenyon Webster

From: Christine Dufond <christinedufond@hotmail.com>
Sent: Monday, September 26, 2016 12:12 AM
To: Kenyon Webster
Subject: Cittaslow Sebastopol feedback on hotel proposal

Hi Kenyan,

As a concerned member of Cittaslow Sebastopol, I looked over both the proposal and the website for the developer who is proposing the hotel in downtown Sebastopol. Here is my feedback; I don't like the hotel and it's many structures being right by the park where we have our very sacred farmers market and drum circle, as well as many other more village-like cultural events, including holistic wellness fairs, and clothing swaps. This will be offensive to the locals who gather there every Sunday. An eye sore and a feeling of cultural invasion. Placement that is not visible from the farmer's market is my request.

Thank you,

Christine Dufond
(707)483-8232

Kenyon Webster

From: Tasha Beauchamp <tasha@letscollaborate.us>
Sent: Sunday, September 25, 2016 10:57 PM
To: Rhonda Stubbs
Cc: Kenyon Webster
Subject: Re: Have thoughts about the proposed hotel?

Same for this one as well. :)

Tasha

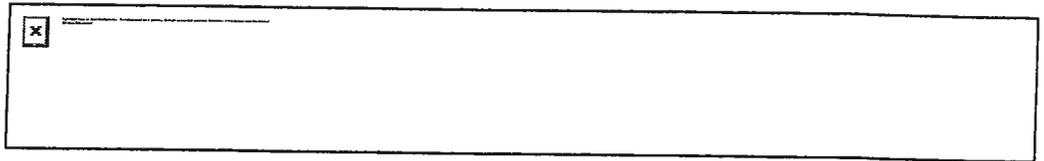
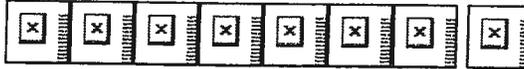
On Sep 25, 2016, at 6:27 PM, Rhonda Stubbs <Stubbsrhonda@yahoo.com> wrote:

Why another motel?

Sent from my iPhone

On Sep 25, 2016, at 4:39 PM, Cittaslow Sebastopol <cittaslowsebastopol@gmail.com> wrote:

Having trouble viewing this email? [View as a webpage.](#)

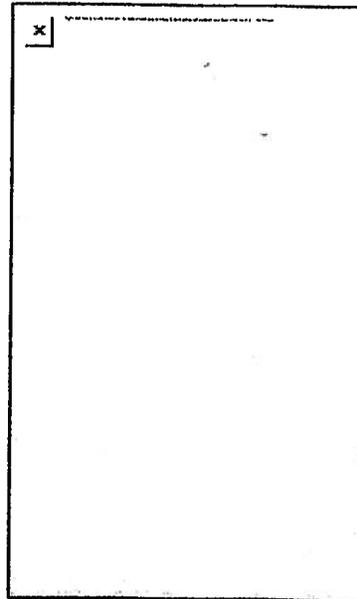
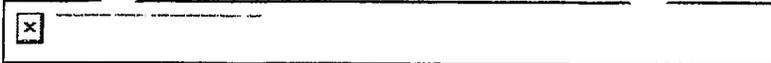


Planning Commission to review hotel application

*Tuesday, September 27, 2016
Youth Annex, 425 Morris St.
7:00 p.m.*

Dear Rhonda,

Piazza Hospitality Group has submitted their plans for a hotel at the old Diamond Lumber lot across from the Plaza.



Key Issues for Planning Commission review:

- **CEQA compliance** (California Environmental Quality Assurance). Does the Commission find the Mitigated Negative Declaration adequate?
- **Code amendments:** Does the Commission recommend City Council approval of the requested building height amendment and parking-related code amendment?
- **Uses.** Are the proposed uses appropriate?
- **Brown Street.** Does the Commission concur with the request to make Brown Street oneway?
- **Design.** Is the design suitable for the project site? Does the Commission have any design-related recommendations for consideration of the Design Review Board?
- **Conditions.** Are there any modifications to the recommended conditions of approval?
- **Overall project.** Considering all aspects of the project, does it merit approval?
- **Review.** Are there questions, changes or other reasons for continuing action on the application?

1. Introduction
 2. Project Description
 3. Environmental Impact
 4. Mitigation Measures
 5. Conclusion

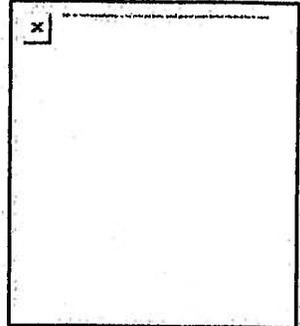
Learn more by downloading the Staff Report.

You can also learn more about plans for Hotel Sebastopol at the [Developer's Website](#).

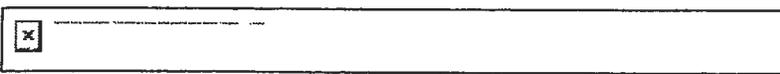
This is your opportunity to let the Planning Commission know your opinions about the hotel project.

Can't make the meeting?

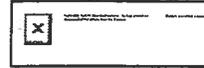
Email your feedback to Planning Director Kenyon Webster: kwebster@cityofsebastopol.org



6. Public Comments
 7. Staff Recommendations
 8. Appendixes



Cittaslow Sebastopol is the non-profit community development partner of the City of Sebastopol, and a project of ISI (Inquiring Systems, Inc.) a 501(c)3 organization dedicated to improving the human condition by providing ethical and sustainable ecosystem management services.



Two chances to
meet the
Candidates for
City Council



Wednesday
9/23, 6:30 pm
Sebastopol Grange

Wednesday
10/5, 6:30 pm
Sebastopol Center
for the Arts

Sponsored by the
Sebastopol Chamber
of Commerce

Cittaslow
Sebastopol, Office of the City Clerk, 7120 B Bodega Ave., Sebastopol, CA 95472

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Kenyon Webster

From: Tasha Beauchamp <tasha@cittaslowsebastopol.org>
Sent: Sunday, September 25, 2016 10:57 PM
To: Rhonda Stubbs
Cc: Kenyon Webster
Subject: Re: Have thoughts about the proposed hotel?

Hi Rhonda,

Thank you for your response. I have cc'd Planning Director Kenyon Webster so he can include it for the Planning Commission.

Tasha

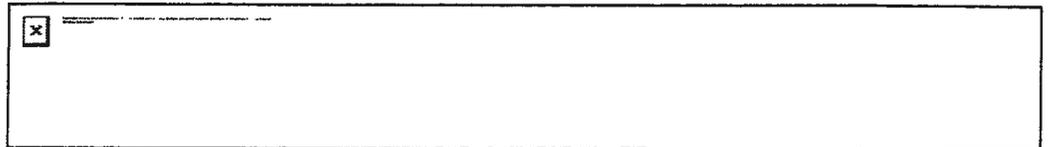
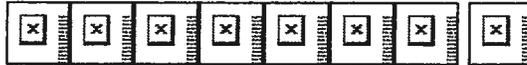
On Sep 25, 2016, at 6:29 PM, Rhonda Stubbs <Stubbsrhonda@yahoo.com> wrote:

What are they going to do about the traffic? It's already horrible.

Sent from my iPhone

On Sep 25, 2016, at 4:39 PM, Cittaslow Sebastopol <cittaslowsebastopol@gmail.com> wrote:

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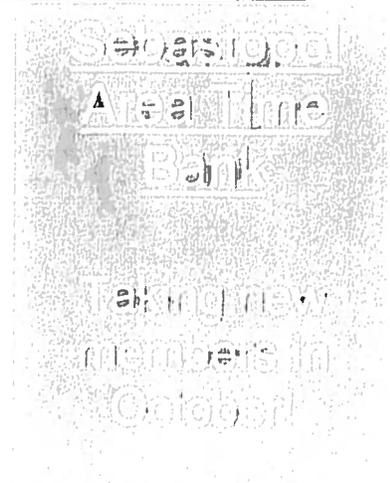


Planning Commission to review hotel application

*Tuesday, September 27, 2016
Youth Annex, 425 Morris St.
7:00 p.m.*

Dear Rhonda,

Piazza Hospitality Group has submitted their plans for a hotel at the old Diamond Lumber lot across from the Plaza.



Kenyon Webster

From: Tasha Beauchamp <tasha@cittaslowsebastopol.org>
Sent: Sunday, September 25, 2016 10:56 PM
To: Juan Pedro Gaffney
Cc: cittaslowsebastopol@gmail.com; Kenyon Webster
Subject: Re: Have thoughts about the proposed hotel?

Thank you for your very considered response! That's what makes democracy work!!

Tasha

On Sep 25, 2016, at 7:55 PM, Juan Pedro Gaffney <juanpedrogaffney@corohispano.org> wrote:

Thanks very much for this send.

This is the first time we've ever been contacted by a City-related agency about proposed changes. Would that we had received something akin back in the days when CVC was hammering the City Council to approve that wart on the heaviest-trafficked corner in town! I don't know that our 2¢ would have counted - I know there was plenty of opposition - but we ourselves were not asked for input, as we are here.

Thanks, then, to cittaslow for this courteous outreach for input, and thanks to the P.C. Staff for their very professional presentation of info in the attached Report. Having read it (and tilted my neck to view the pix of the artist's designs), it seems to me

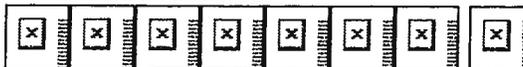
- a) the builders have come up with a carefully-tailored plan that respects the character of Our Town,
- b) everybody involved has done due diligence in reviewing the same, and therefore
- c) the Planning Commission would be doing the right thing to approve it.

yours very truly,
Juan Pedro and Joyce Gaffney and family

Dear K. Webster: we can't make the Tuesday meeting, so please add this email as a citizen-endorsement to the Planning Commission of the plan as here outlined. Thanks.

On Sep 25, 2016, at 4:39 PM, Cittaslow Sebastopol wrote:

Having trouble viewing this email? [View as a webpage.](#)

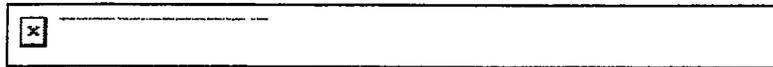


Planning Commission to review hotel application

Tuesday, September 27, 2016
Youth Annex, 425 Morris St.
7:00 p.m.

Dear Juanpedro,

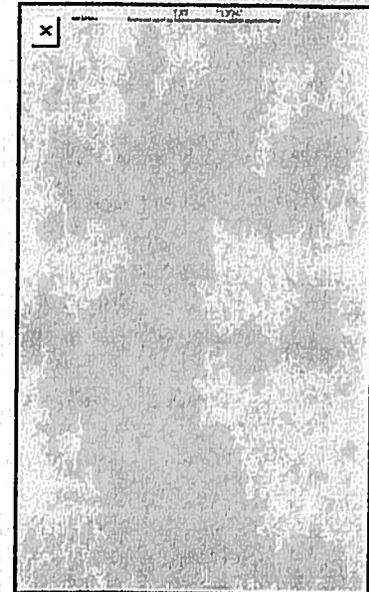
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Learn more by [downloading the Staff Report.](#)



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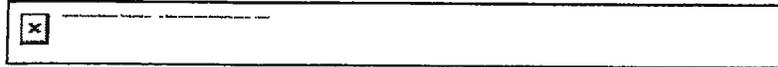
Info@
www.sfbay.com

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This is your opportunity to let the Planning Commission know your opinions about the hotel project.

Can't make the meeting?

Email your feedback to Planning Director Kenyon Webster: kwebster@cityofsebastopol.org



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Sebastopol Area Time Bank is co-sponsored by the City of Sebastopol and Cittaslow Sebastopol

Two chances to meet the Candidates for City Council



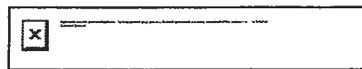
Wednesday
9/13, 6:30pm
Sebastopol Grange

Wednesday
10/6, 6:30pm
Sebastopol Grange



Cittaslow
Sebastopol, Office of the City Clerk, 7120 B Bodega Ave., Sebastopol, CA 95472

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Whatever else happens, either everything is a miracle, or nothing is.
— Albert Einstein

Juan Pedro Gaffney R.
8354 Bodega Avenue,
Sebastopol CA 95472
415-864-4681
juanpedrogaffney@corohispano.org

Kenyon Webster

From: Shari Walker <shariwalker@outlook.com>
Sent: Sunday, November 06, 2016 5:32 PM
To: Kenyon Webster
Subject: Support for Hotel Sebastopol

Dear Kenyon,

Please pass on my support for the new hotel project to the City Council.

The developer has done an excellent job tailoring both the architecture of the hotel and its attributes to fit with our community. I recently had several older family members visit for a week and it was very difficult finding accommodations in town. Short term rental properties outside of town were too remote for their abilities and it would have been nice to have a place in town for them where they could walk and be independent of me. My neighbor ended up taking a trip and gave me the use of her house and that saved the day.

The need for the hotel to link the Barlow with Main Street was well expressed at the Planning Commission Meeting. However, I don't think most of the community appreciates how critical this is to the economic health of Sebastopol. I understand the reluctance for change and the concern expressed by some of the community that Sebastopol will become another Healdsburg. I would not want that to happen either and I believe that can be avoided with continued thoughtful planning of the downtown. I have spoken with many of the retailers and restaurants in the Barlow and on Main Street and several are just hanging on. Main Street has older retail space that in many cases is too large for the store and the location of the stores in the Barlow is difficult to navigate and understand even though they have attempted to provide adequate signage. The hotel alone isn't going to save these retailers and restaurants and a real marketing effort needs to be made to help them. Without the hotel, they don't stand a chance even with a good marketing effort.

The Council needs to approve the Hotel for the long-term health of our community.

Thank you.

Shari Walker
325 Neva Street
Sebastopol, CA 95472
415-828-2898

Approved project plans



david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

Title Sheet
Sebastopol Hotel

project number	21416
scale	
date	2016-07-15
drawn by	BRJ

G.00

PROJECT DESCRIPTION

The proposed project at 6828 Depot Street will be a small, design-oriented boutique hotel with 66 rooms. The hotel will operate 24 hours a day, 7 days a week, year-round. The Hotel will also include a lobby and reception area, retail, artist/maker studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop decks, meeting rooms, & other hotel amenities. A total of 92 parking spaces for the project will be located across Brown Street on two combined parcels (6824/6826 Depot and 215 Brown Street), and will be provided as tandem spaces accessible only via our valet parking program. It is our intention to develop this paved surface parking lot at a later date.

Designed using feedback from the community, the buildings will be FSC redwood siding and vertical slats, carbonized redwood siding, textured concrete, a light-colored species wood siding, weathered steel panels, and covered in vine planting. The materials reference the local natural palate and rely on naturally sustainable materials.

The massing of the buildings is broken up to match the smaller scale of the surrounding buildings and context. This provides a finer grain that matches that of the town. The highest portion of the building is positioned across from the tallest adjacent building, the Rialto cinema, and then steps down two stories towards the south corner to adjust to the height of the neighboring building and allow more sunlight into the public courtyard.

Landscaping will be featured in the public courtyard, private gardens, passage, roof decks, green roofs, and streetscapes. It will be composed of plant species that are native to the area and will be maintained with a rainwater collection system or low-water drip irrigation. Concrete paving and permeable pavers provide a hardscape. The public courtyard will be mostly open to accommodate people and seating, and the private gardens will be an intimate space for the pool and wellness center.

Signage for the project will be located on both McKinley St and the corner of Petaluma and Depot. It will be placed at street level and will be legible and well-lit.

This project will take a sustainable green approach to construction and operations, included in the plan are solar roof panels for water heating to conserve electricity, storm water management, renewable/reused materials, and rainwater collection. The project goal is to achieve a LEED certification.

PROJECT DIRECTORY

OWNER
Piazza Hospitality Group
414 Healdsburg Ave
Healdsburg, CA 95448
t. 415-302-2697
f. 707-433-3269

ARCHITECT
David Baker Architects
461 Second Street, Loft c127
San Francisco, CA 94107
t. 415.896.6700
f. 415.896.6103

contact: Paolo Petrone
e: paolo@hotelhealdsburg.com
t: 415-302-2697

contact: Brett Randall Jones, AIA
e: brettjones@dbarchitect.com
t: 415.799.4581

SHEET INDEX

G.00	Title Sheet	A.00	Site Analysis
G.01	Project Information	A.01	Site Plan
G.10	Code Notes	A.11	Floor Plan - Level 1
G.20	Site Aerial	A.12	Floor Plan - Level 2
G.21	Site Photos	A.13	Floor Plan - Level 3
G.30	3D Views	A.14	Floor Plan - Level 4
G.43		A.15	Floor Plans - Basement & Parking Lot
L.00	Landscape Plan	A.20	Street Elevations - Petaluma Avenue & McKinley Street
L.01	Roof Deck Plan	A.21	Street Elevations - Brown Street & Depot Street
L.10	Inspiration Images	S.00	Site Survey
L.20	Plant Palette		
L.21	Plant Palette		

PROJECT INFORMATION

ADDRESS: 6828 & 6826/6824 DEPOT STREET & 215/225 BROWN
PARCEL: 004-052-001 & 004-061-007/008 & 004-061-009/010
ZONING: CD (DOWNTOWN CORE)

PARCEL AREAS: 004-052-001 = 51,851 SF
004-061-007/008 = 12,460 SF
004-061-009/010 = 9,470 SF
73,781 SF
TOTAL PARCEL AREA: 68,825 SF
GROSS BUILDING AREA: 20,520 SF
SITE COVERAGE:

ALLOWED F.A.R.: 2.0 MAX.
PROPOSED F.A.R.: 1.33 (68,825 SF / 51,851 SF)

SETBACKS: NONE REQUIRED.

ALLOWED BUILDING HEIGHT: 3 STORIES / 40 FEET

PROPOSED BUILDING HEIGHT: 4 STORIES / 50 FEET*
(NOT INCLUDING EQUIPMENT, PARAPETS, & PENTHOUSES)

GUEST ROOMS ALLOWED: 49 ROOMS**
**** 50 OR MORE ROOMS ARE ALLOWED UNDER CONDITIONALLY PERMITTED USES**

GUEST ROOMS PROPOSED: 36 STANDARD ROOMS
13 JUNIOR SUITES
5 SUITES
6 HOSTEL ROOMS (24-BUNK CAPACITY)
6 WALK-UP ROOMS
66 TOTAL GUEST ROOMS

PARKING REQUIRED: 1 SPACE / 400 SF OF NET FLOOR AREA
(NET AREA = GROSS AREA - 15%)
LESS 20% (DISCRETIONARY UNDER 17.220.020-D)

68,825 SF X .85 = 58,501 SF
58,501 SF / 400SF X .80*** = 117
117 REQUIRED PARKING SPACES
(UP TO 40% COMPACT SPACES)

PARKING PROVIDED: 92 TANDEM PARKING SPACES*****
30 STREET SPACES****
122 PROVIDED PARKING SPACES

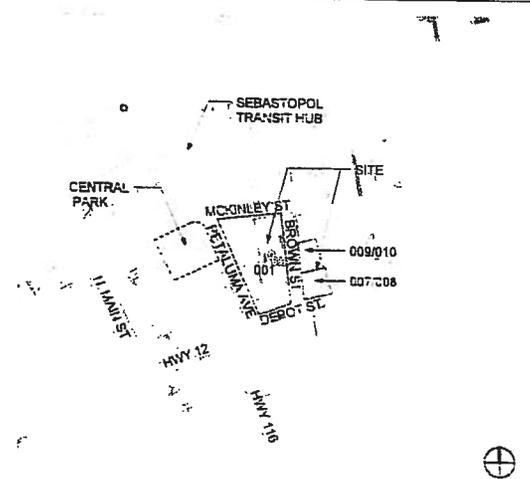
BIKE PARKING REQUIRED: 15% OF PARKING REQUIREMENT
117 x .15 = 18
16 REQUIRED BIKE SPACES

BIKE PARKING PROVIDED: 36 STREET SPACES
26 BIKE ROOM SPACES
62 PROVIDED BIKE SPACES

USE PERMITS / VARIANCES / TEXT AMENDMENTS

- * 1. ALLOWABLE HEIGHT & STORY INCREASE
- ** 2. TRANSIENT HABITATION W/ 60 OR MORE ROOMS
- *** 3. 20% DISCRETIONARY PARKING DECREASE
- **** 4. USE STREET FRONTAGE PARKING AS PROVIDED OFF-STREET PARKING
- ***** 5. TANDEM PARKING SPACES
- ***** 6. PARKING SPACE WIDTH

VICINITY MAP



GROSS BUILDING AREA	
Level	Area
Basement	9620 SF
Level 1	20520 SF
Level 2	21977 SF
Level 3	14354 SF
Level 4	5355 SF
	68825 SF

NET BUILDING AREA BY OCCUPANCY	
Occupancy	Area
Circulation	11,903 SF
Hotel Amenities	5,912 SF
Hotel Guest Room	26,835 SF
Open Space	4,852 SF
PDR/Retail (Commercial)	2,244 SF
Restaurant (Commercial)	4,310 SF
Retail (Commercial)	2,833 SF
Service / Utility	6,160 SF
Spa (Commercial)	4,128 SF
	72,077 SF

OPEN SPACE		
Level	Name	SF
Level 1	Garden Courtyard	6613 SF
Level 1	Plaza	4756 SF
Level 1	Public Courtyard	8119 SF
Level 1	Streetscape	17311 SF
Level 2	Balconies	1372 SF
Level 2	Deck	273 SF
Level 2	Terrace	1251 SF
Level 3	Balconies	1116 SF
Level 4	Balconies	367 SF
Level 4	Roof Deck	3166 SF
		44358 SF

BICYCLE PARKING		
Type	Location	Number of Bicycles
Hotel Guest	Bike Room	26
Public	Streetscape	36
		62

db david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

Project Information
Sebastopol Hotel

project number 21416
scale
date 2016-08-08
drawn by BRJ

G.01

PARKING

This project plans to provide 122 parking spaces – 92 off-street tandem spaces in our paved surface lot on Brown Street and 30 on-street spaces around the perimeter of our building. This is fewer than the 146 spaces required. As such, this project requests a 20% discretionary decrease of parking by Use Permit per 17.220.020 D. The project meets several of the reasons under the 'Decrease in Parking Requirements' section of the planning code that warrants a decrease (Items 1, 4 & 5)

1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand significantly different from the standards specified.

The parking requirement is based on the square footage of the building and applies a constant requirement over several types of uses in the building. However, a large percentage of the building area is amenity & accessory spaces for use exclusively for hotel room guests and will not increase the number of people with automobiles beyond the actual number of guest rooms. For example, there is 12,000sf of circulation space exclusively used for hotel guests to get to their guest room (17% of the building area) and 8,400sf of hotel amenity space for hotel guests (12% of the building area). So, nearly 1/3 of the building area will not directly require a parking need.

Its location further alleviates parking needs. The urban form of downtown Sebastopol is a walkable, pedestrian-supportive environment, with buildings close to the street, continuous block faces, minimal driveways, attractive landscaping, mostly comfortable street crossings, limited crossing delays, etc., therefore parking efficiencies from captive market sharing are very likely. ITE (Institute of Transportation Engineers) estimates that typically an average of about 31% of parking demand is attributable to captive market effects in mixed-use walkable districts.

Additionally, the Sebastopol Transit Hub is located less than 1 block from the site and provides bus access that further alleviates parking needs (Routes, 20, 22, 24, 26).

4) In addition, prior to approving a decrease in the parking capacity required, the Commission must determine that adequate provisions have been made to accommodate any possible subsequent change in the use or occupancy which may require a greater parking capacity than that allowed by the Commission. Such provisions include, but are not limited to, transit facilities, off-site parking or similar measures.

There is no intention for a future change in the use or occupancy of the site that would require a greater parking need.

Additionally, beyond the nearby transit hub that provides public bus access, the project also provides 313% more bike parking than is required. The project and the hotel management will encourage both guests and workers to bike or walk to the hotel.

5) The location of several types of uses or occupancies in the same building or on the same site may constitute a special circumstance warranting the reduction of parking requirements.

The project does contain several types of uses and occupancies on the site. This allows for the project to take advantage of two basic types of shared parking opportunities that lower overall parking demand:

1. Staggered peaks sharing—i.e. different uses each have different peaks and patterns of demand, and there are efficiencies to be gained if they share a parking facility; and
2. Captive market sharing—i.e. the notion that patrons who, having already parked, travel between uses within a district and/or building without accessing their vehicle.

Our planned mixed uses are rather complimentary. For example, retail demand peaks during the day, whereas hotel demand peaks at night.

Restaurants and retail services are particularly effective generators of captive market effects in mixed-use developments, as they serve office employees, customers, hotel guests, and residents within the same district. In other words, our hotel guests will access the hotel restaurant, spa, and shops without needing a parking space, as they'll already be parked. Outside retail/restaurant customers may be downtown office workers, residents, or visitors who have already parked prior to visiting our building. For comparison, one of Piazza's other hotels, Hotel Healdsburg, which includes many mixed-uses (2 restaurants, 5 retail spaces, & a spa) operates with 45 parking spaces for 66 rooms (~.8 spaces per room). Another, H2 Hotel has 28 spaces for 36 rooms (~.77 spaces per room). Currently, the Sebastopol parking requirement places our parking required at 2.21 spaces per room. Our request for a 20% decrease would still provide 1.77 spaces per room, more than double what our past hotels have needed.

So, this project's walkable location, nearby transit, complimentary mixed uses, zero-demand accessory spaces, and shared parking opportunities make this project an ideal candidate for a 20% discretionary decrease of parking by Use Permit per 17.220.020 D. The project clearly meets several of the reasons under the 'Decrease in Parking Requirements' section of the planning code that warrants a decrease and will provide the city of Sebastopol a vibrant collection of services and public open space.

NOISE

The project design team will include the expertise of an experienced acoustical engineer that will conduct a Site Noise Study and provide acoustical feedback throughout the design process and continue until the completion of the project. The acoustical consultant will have site-specific acoustic requirements, but below is the minimum requirements that will be met by the window and wall assemblies.

Window Performance Requirements:

Outside - Inside Transmission Class (OITC) Rated for not less than 27 OITC when tested for laboratory sound transmission loss according to ASTM E 90 and determined by ASTM E 1332, unless otherwise indicated.

Wall Performance Requirements:

All exterior walls along Petaluma Ave. a minimum of 40 STC Sound.

VALET PARKING

Guests arriving to the hotel will be instructed at time of reservation to turn onto Brown Street from the north and into the designated valet area. Once in the valet area, guests will be greeted by a valet where luggage will be unloaded and then cars will be moved south along Brown Street and into the paved surface parking lot spaces by the valet staff.

Employee parking will be accommodated within the paved surface parking lot and employees will also be encouraged to cycle to work. Adequate bicycle storage will be provided to accommodate both employee and guest bicycles.

PUBLIC R.O.W. CHANGES

Upon recommendation of the planning commission, we are proposing that Brown Street be changed to a one-way street traveling north-to-south and that parking be added to the west side. A valet drop-off zone will be designated near the main entry of the proposed hotel, at the north end of Brown.

Also, we are proposing a curb extension bulb-out at the corners of Petaluma & McKinley and Petaluma & Depot to aid in pedestrian safety (dependent upon collaboration and approval of Caltrans and that the process doesn't become an unreasonable hardship on the project).

HOSTEL ROOMS

The Hostel Rooms shown in this project are a room type only. We intend to attempt the hostel idea, but do not have enough consumer research to know if there is a market for this type of room in Sebastopol; nor do we have past experience with this room type. Because of these unknowns, we do not commit to the operation of the hostel or that it be a requirement or condition of approval for the project. If this room type is not feasible financially, they will be changed to standard rooms in the future.

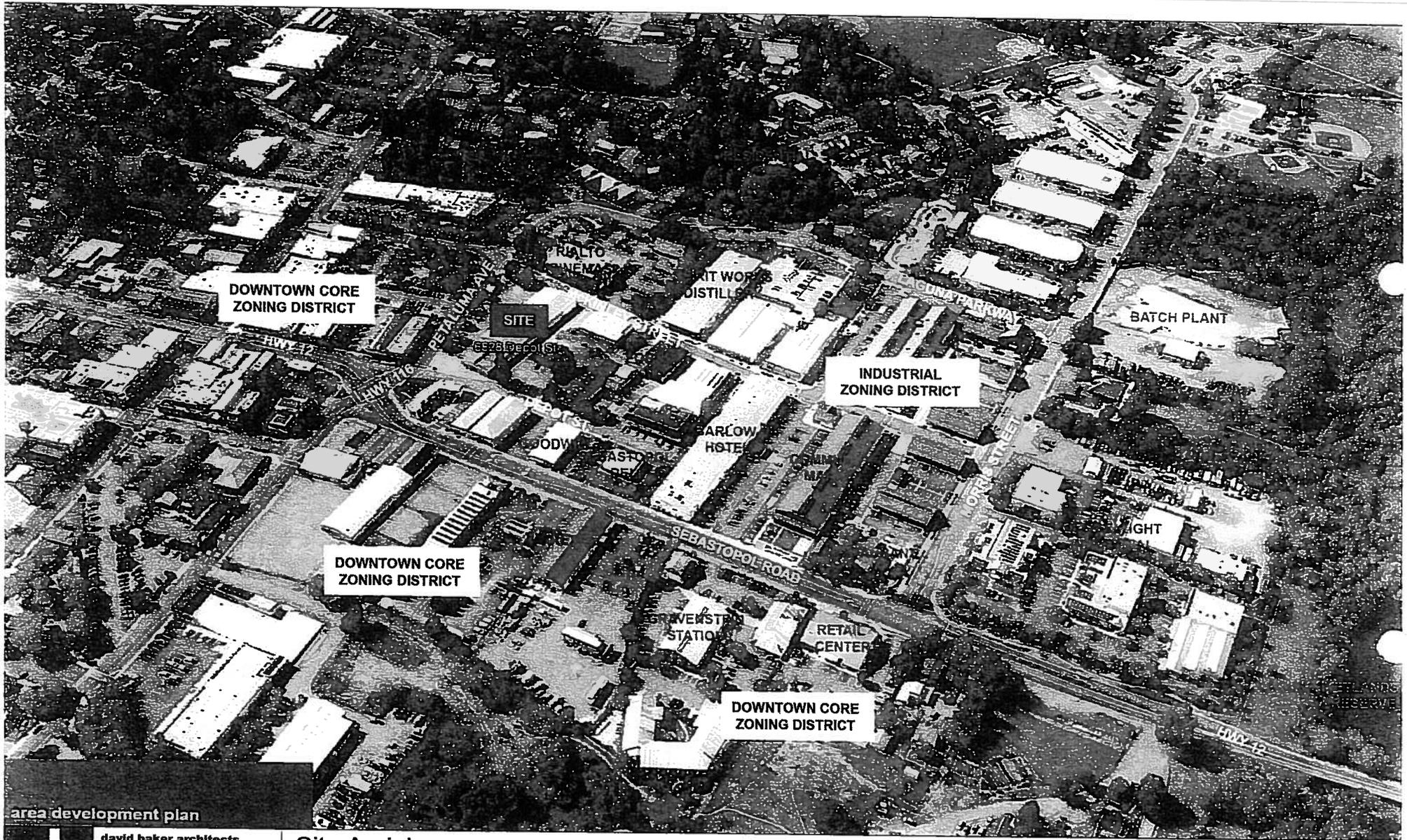


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Code Notes
Sebastopol Hotel

project number 21416
scale
date 2016-08-08
drawn by BRJ

G.10



area development plan



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Site Aerial
 Sebastopol Hotel

project number 21416
 scale
 date 2016-07-15
 drawn by BRJ

G.20

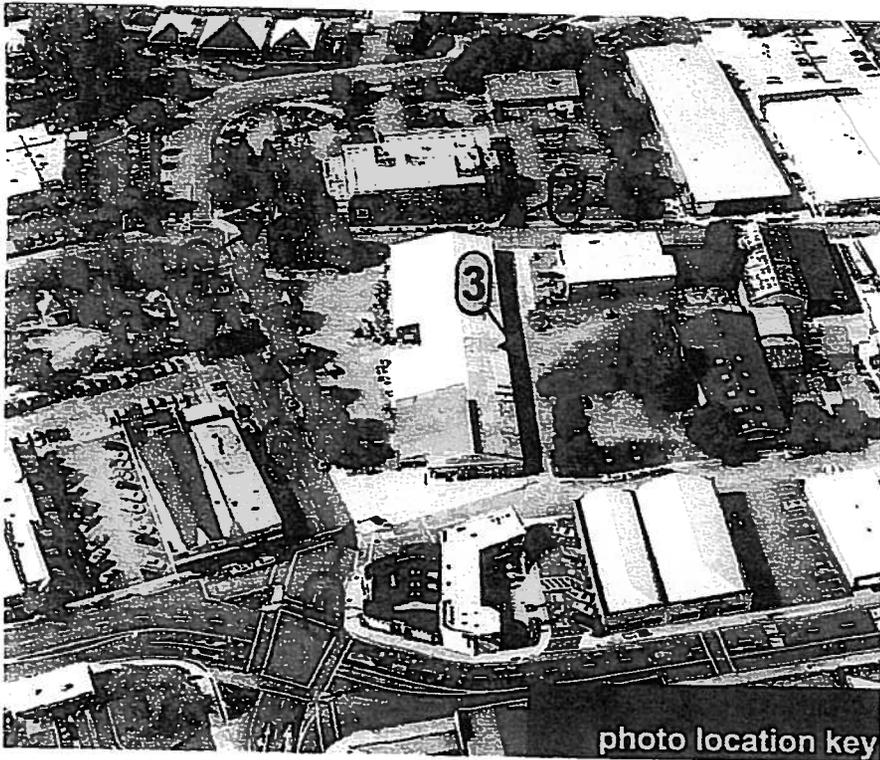
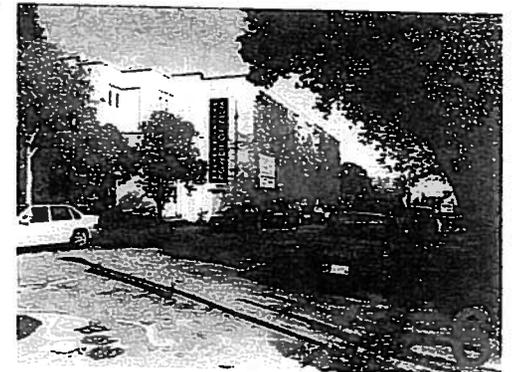
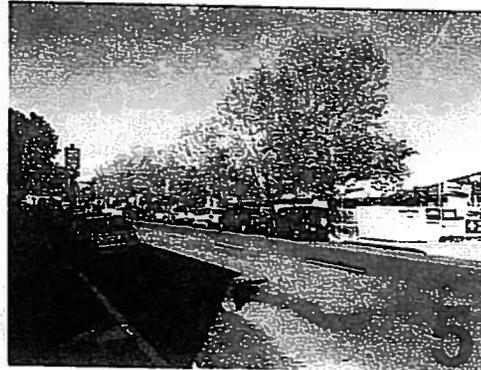


photo location key



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Site Photos
 Sebastopol Hotel

project number 21416
 scale
 date 2016-07-15
 drawn by BRJ

G.21

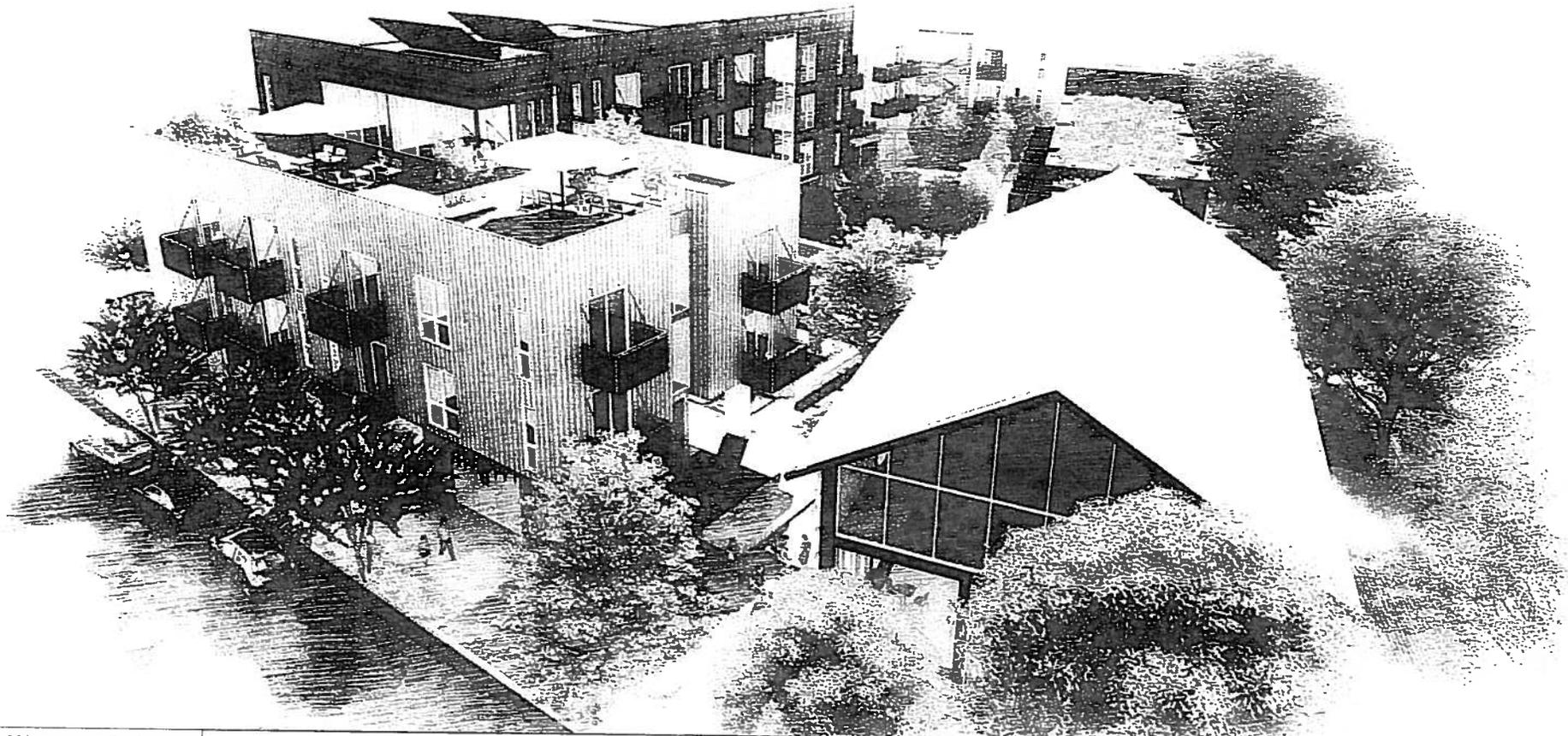


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3D Views Sebastopol Hotel

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scale
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G.30



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-07-15
drawn by BRJ

G.31

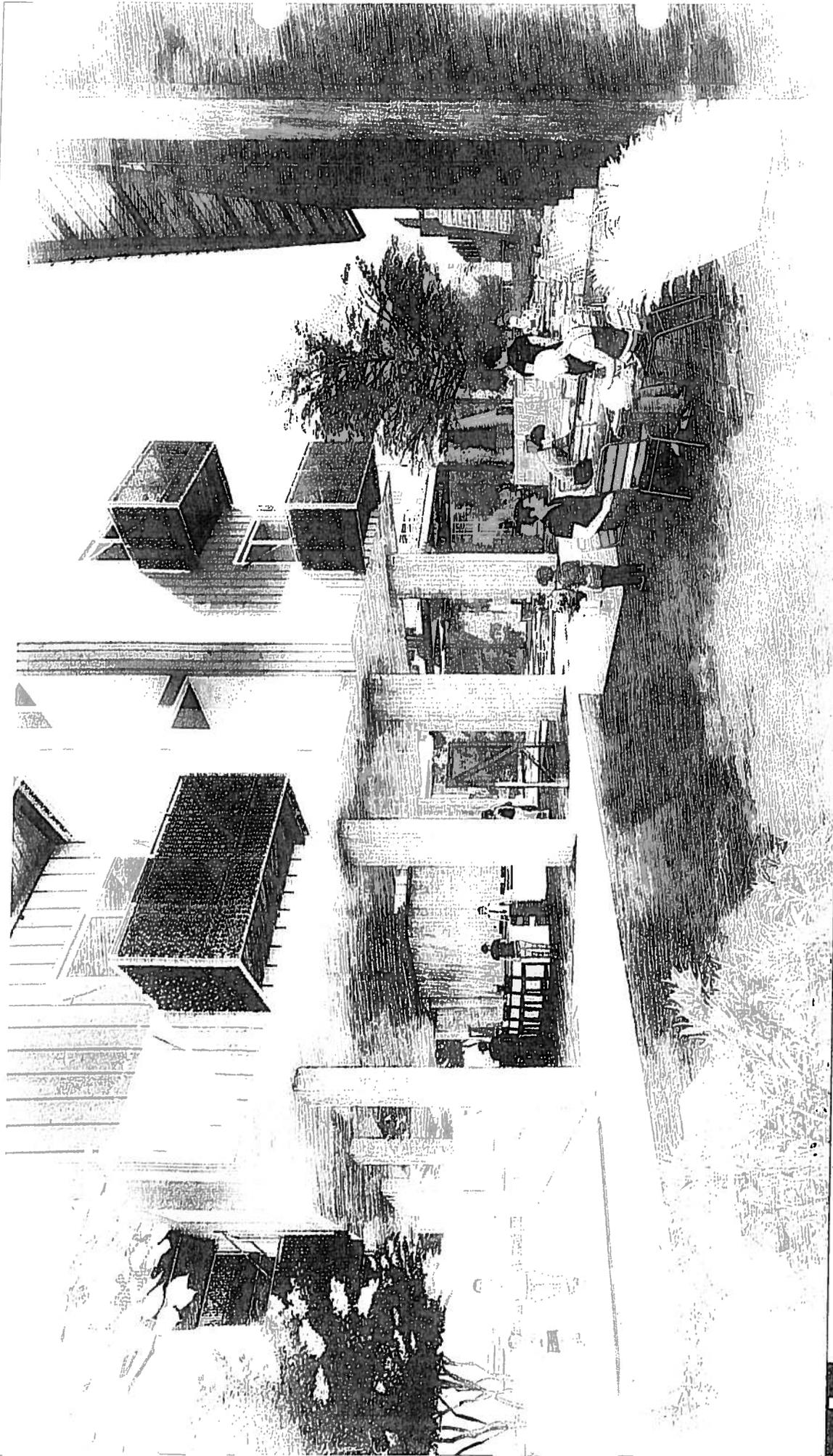


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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-07-15
drawn by BRJ

G.32

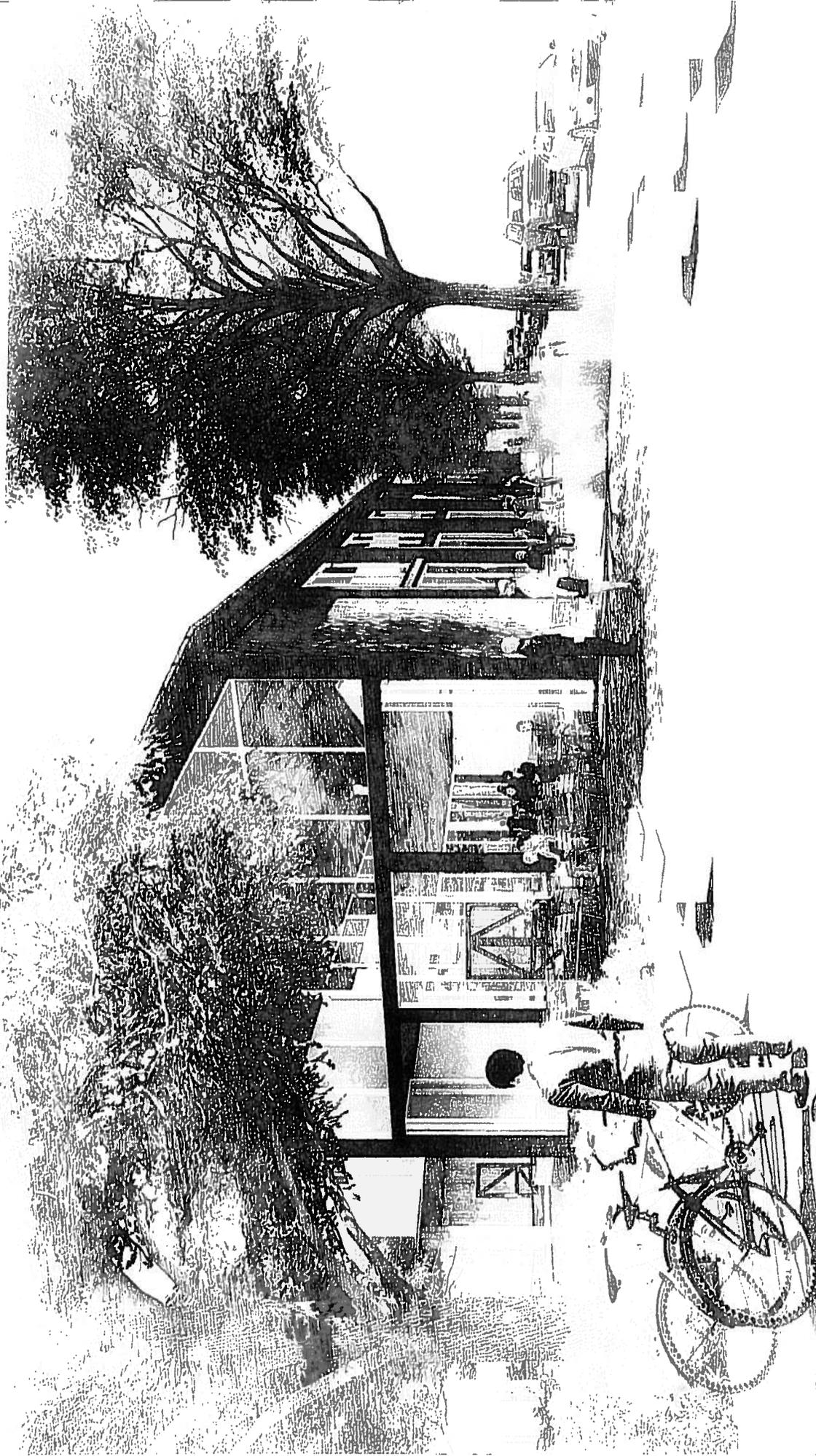


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3D Views Sebastopol Hotel

project number 21416
scale
date 2016-07-15
drawn by BRJ

G.33

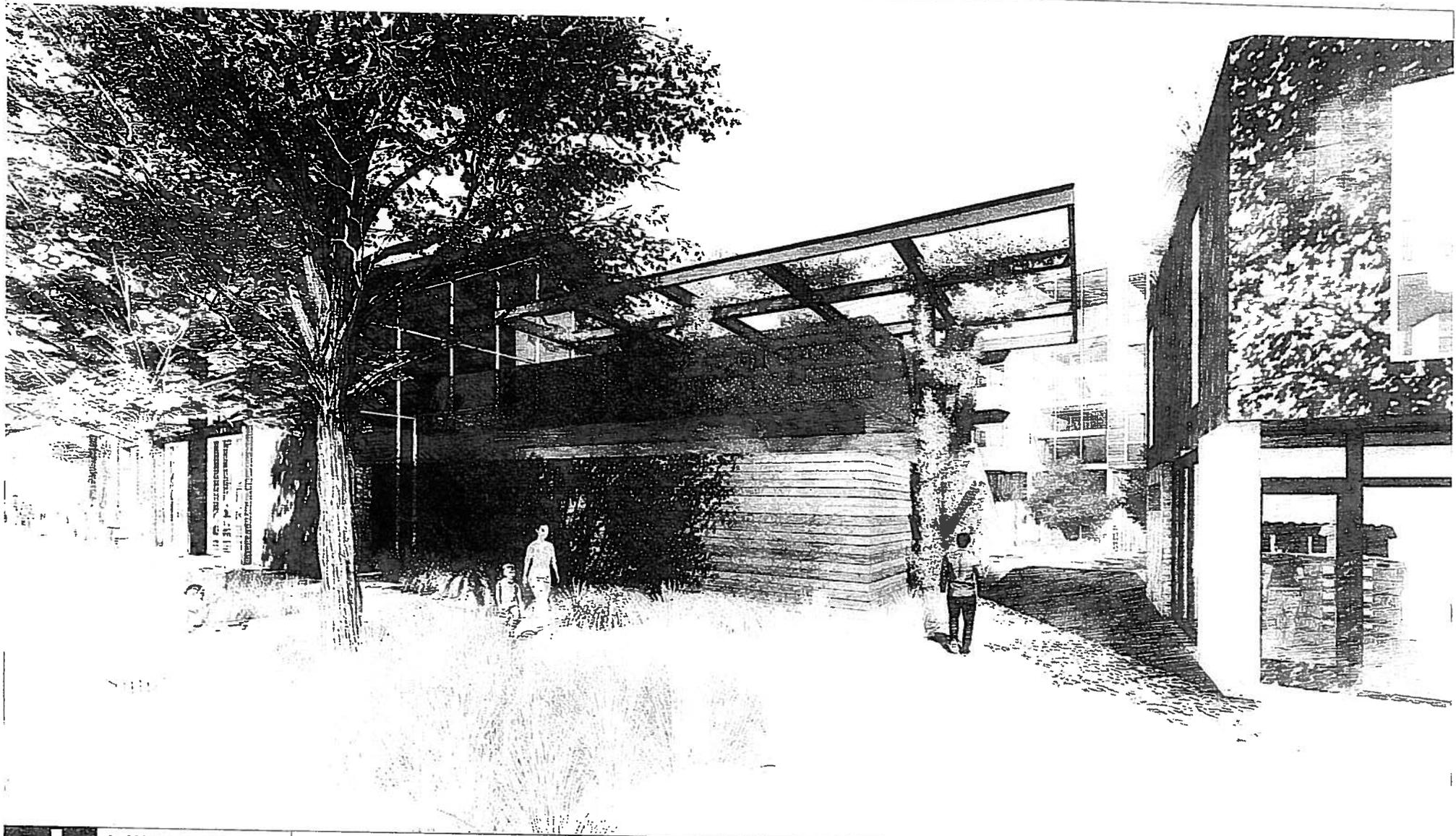


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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-07-15
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G.34

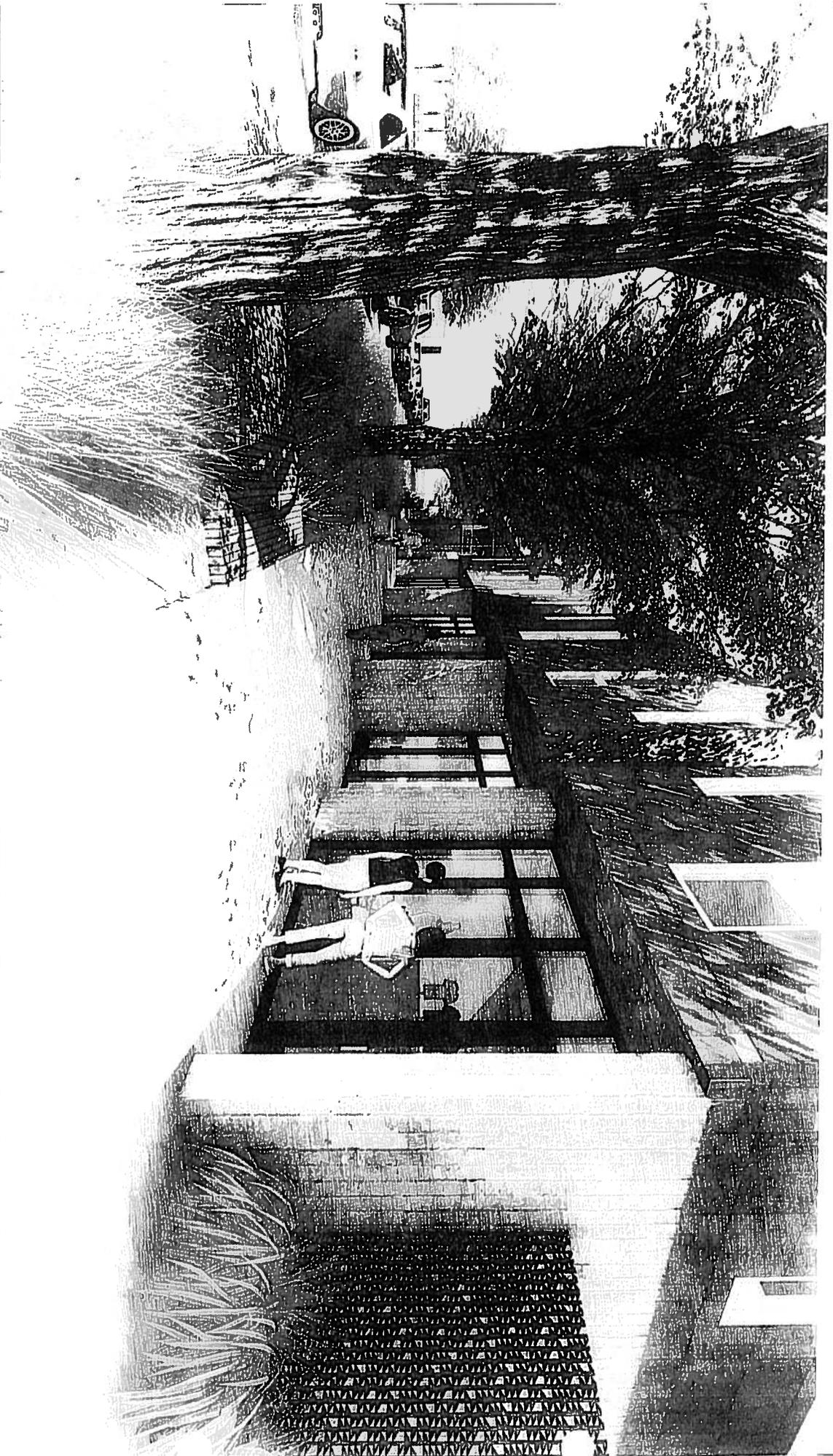


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3D Views
Sebastopol Hotel

project number	21416
scale	
date	2016-07-15
drawn by	BRJ

G.35



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-07-15
drawn by BRJ

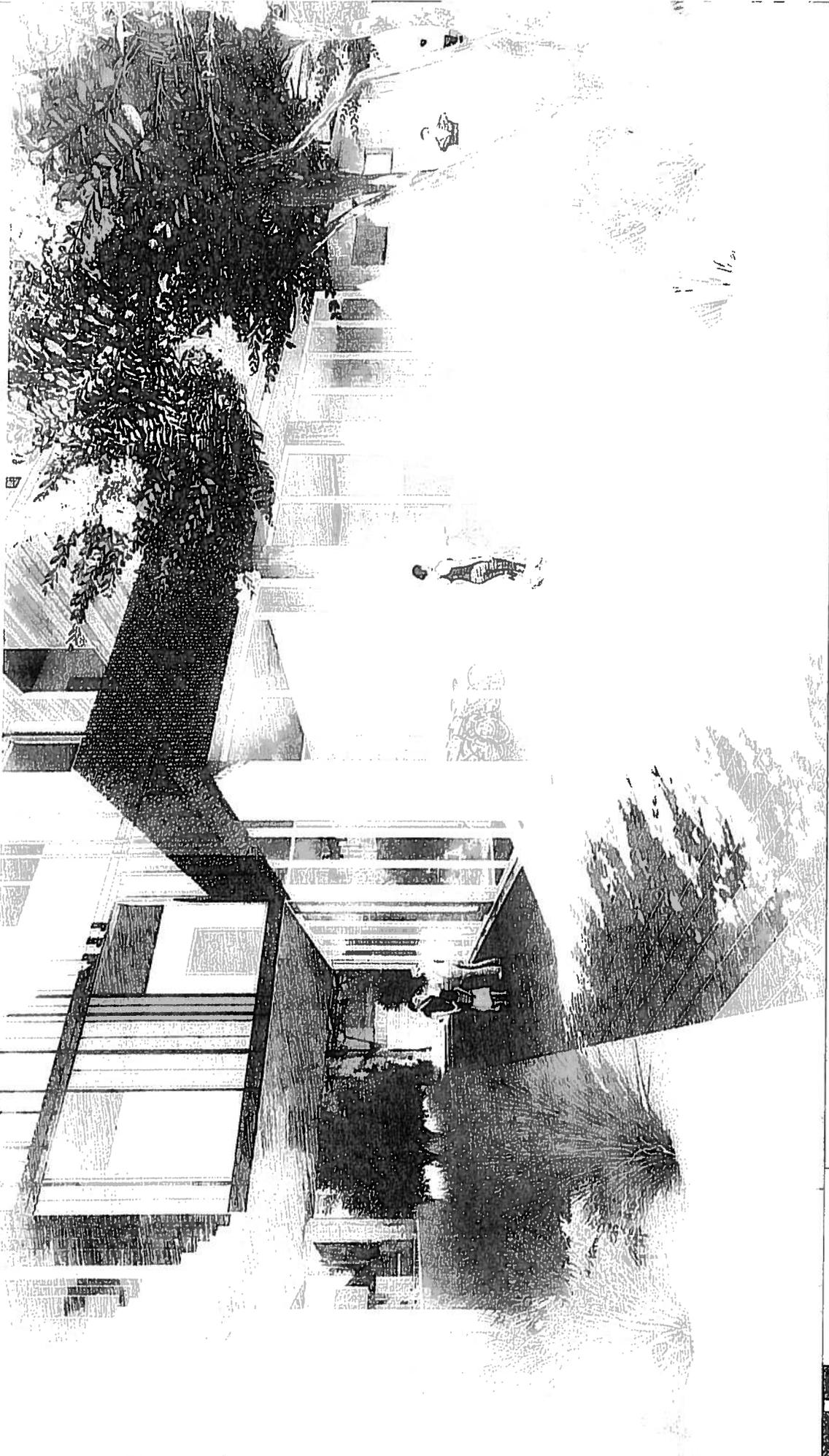


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3D Views
Sebastopol Hotel

project number 21416
scale
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drawn by BRJ

G.37

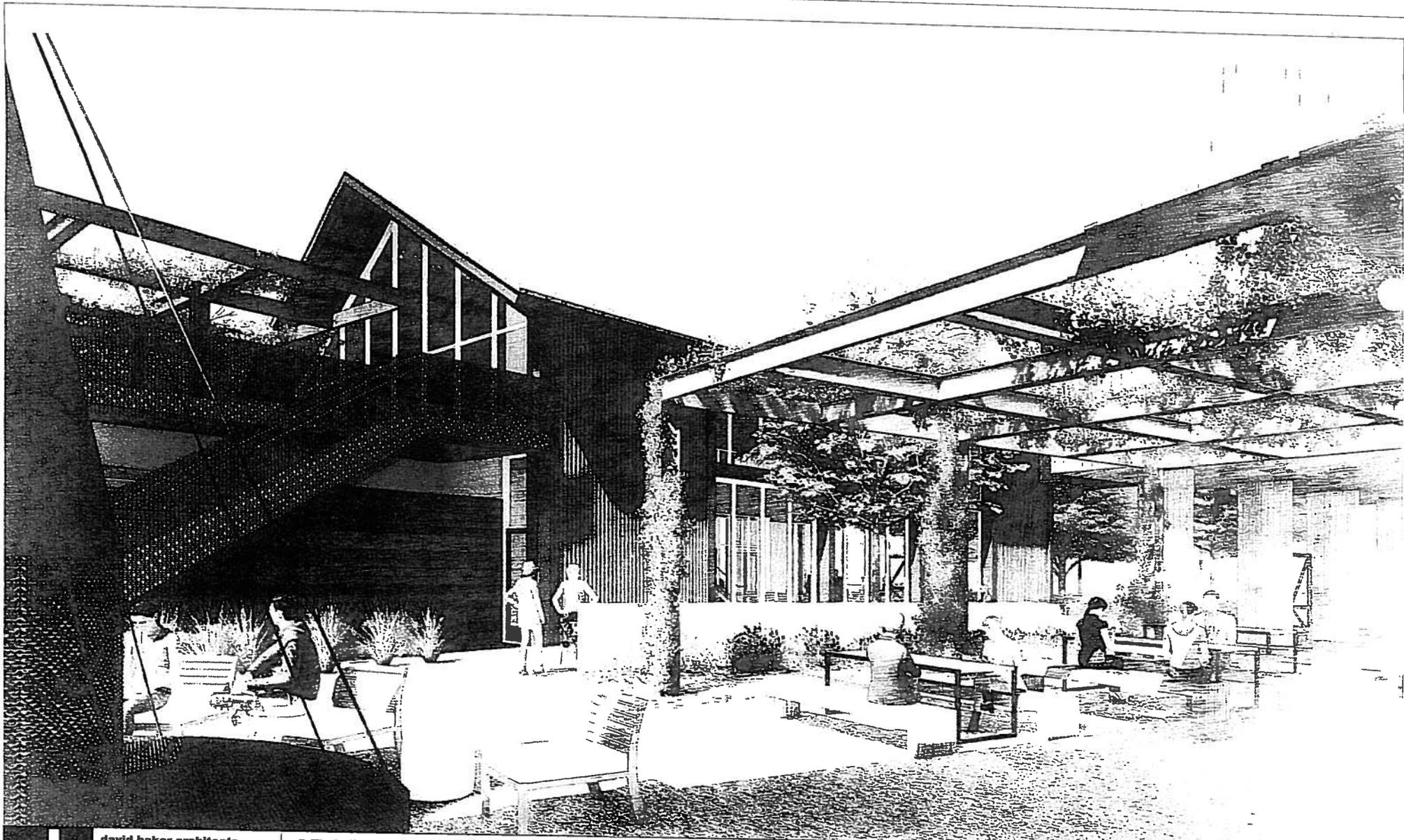


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3D Views Sebastopol Hotel

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date 2016-07-15
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G.38

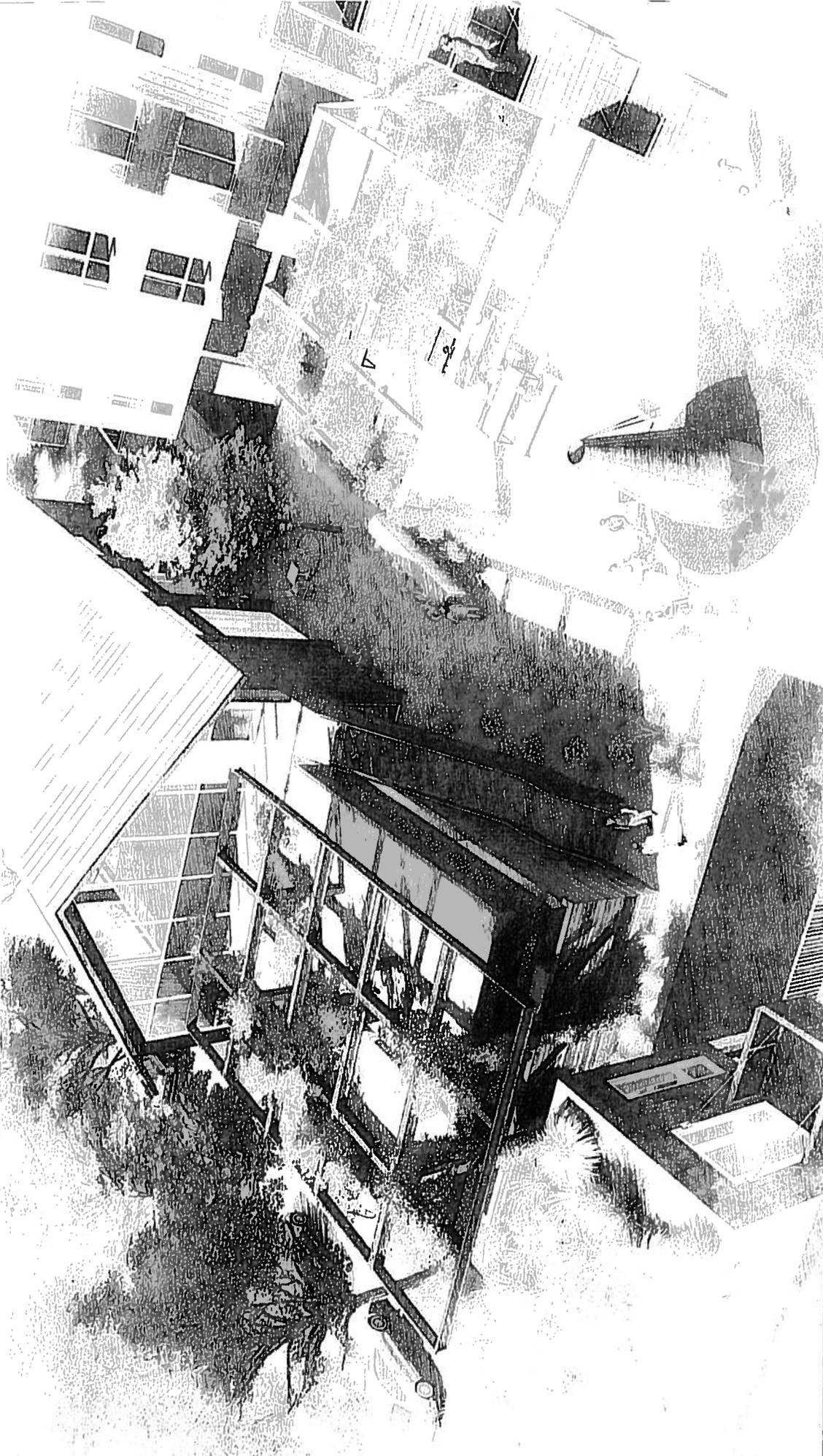


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3D Views
Sebastopol Hotel

project number 21416
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G.39

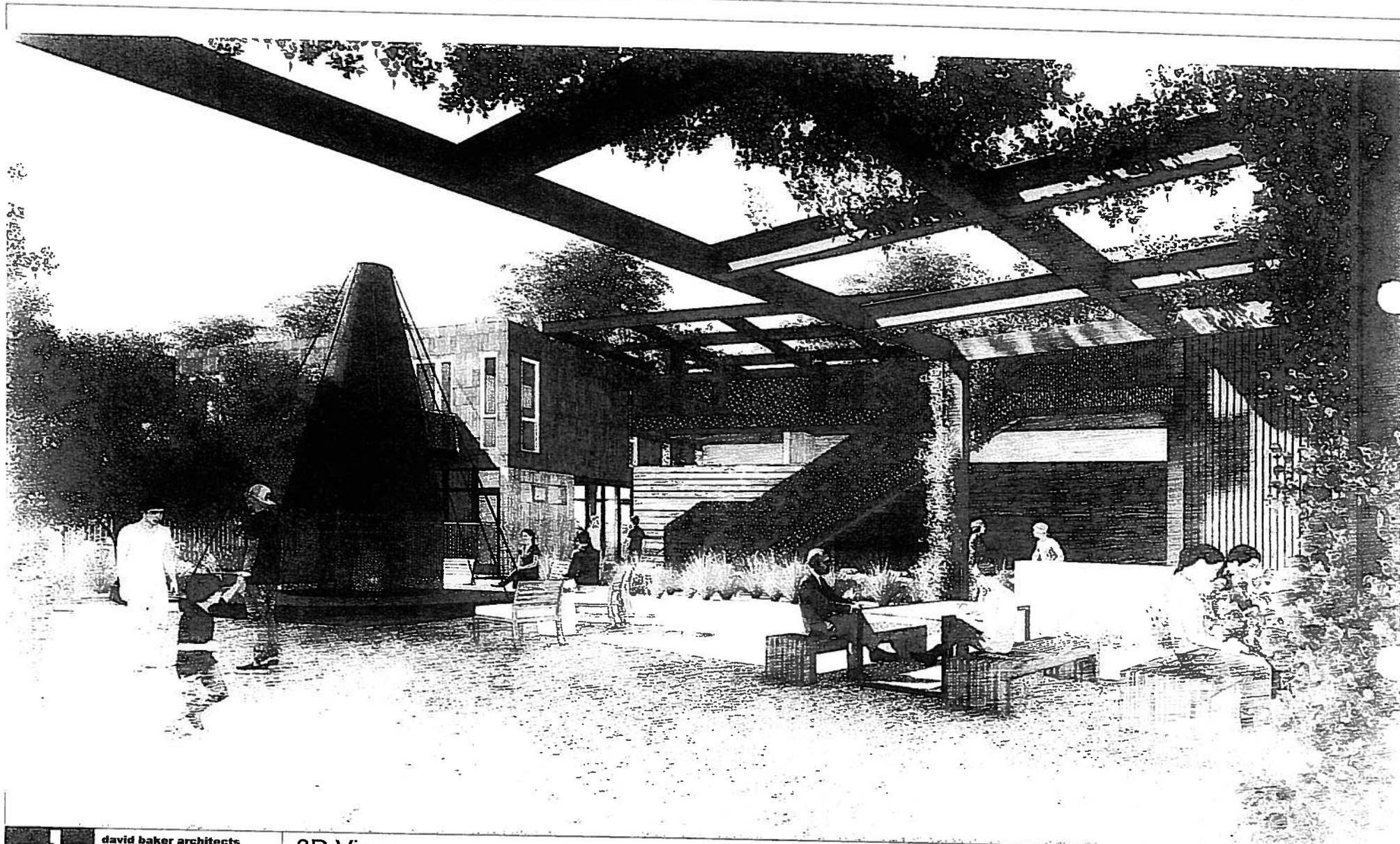


project number 21416
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3D Views
Sebastopol Hotel

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G.40



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3D Views
Sebastopol Hotel

project number 21416
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date 2016-07-15
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G.41



project number 21416
scale
date 2016-07-15
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G.42

3D Views
Sebastopol Hotel

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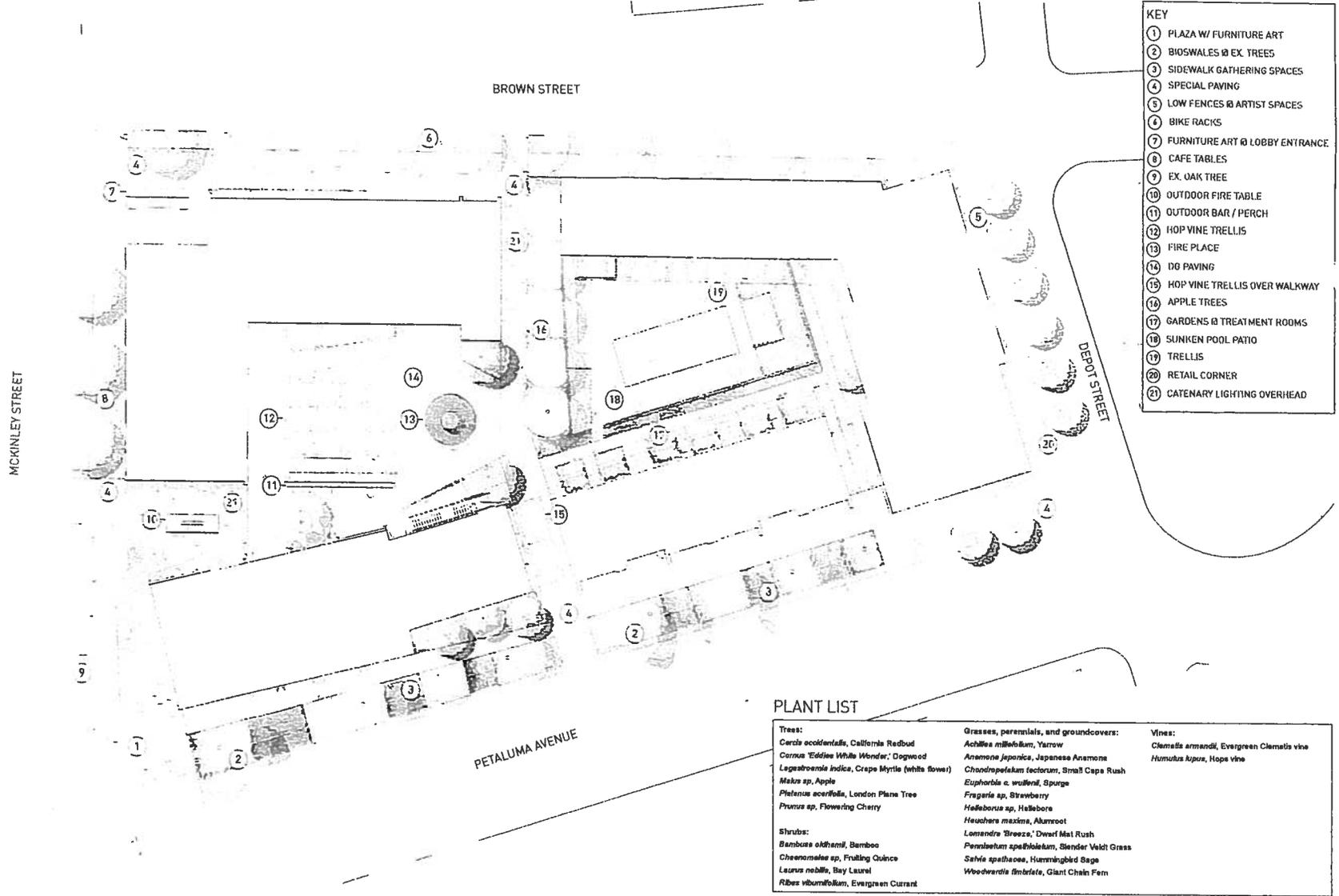


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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-07-15
drawn by BRJ

G.43



- KEY**
- ① PLAZA W/ FURNITURE ART
 - ② BIOSWALES @ EX. TREES
 - ③ SIDEWALK GATHERING SPACES
 - ④ SPECIAL PAVING
 - ⑤ LOW FENCES @ ARTIST SPACES
 - ⑥ BIKE RACKS
 - ⑦ FURNITURE ART @ LOBBY ENTRANCE
 - ⑧ CAFE TABLES
 - ⑨ EX. OAK TREE
 - ⑩ OUTDOOR FIRE TABLE
 - ⑪ OUTDOOR BAR / PERCH
 - ⑫ HOP VINE TRELLIS
 - ⑬ FIRE PLACE
 - ⑭ DG PAVING
 - ⑮ HOP VINE TRELLIS OVER WALKWAY
 - ⑯ APPLE TREES
 - ⑰ GARDENS @ TREATMENT ROOMS
 - ⑱ SUNKEN POOL PATIO
 - ⑲ TRELLIS
 - ⑳ RETAIL CORNER
 - ㉑ CATENARY LIGHTING OVERHEAD

PLANT LIST

Trees:	Grasses, perennials, and groundcovers:	Vines:
<i>Cercis scolymifolia</i> , California Redbud	<i>Achillea millefolium</i> , Yarrow	<i>Clematis armandi</i> , Evergreen Clematis vine
<i>Cornus 'Eddie's White Wonder'</i> , Dogwood	<i>Anemone japonica</i> , Japanese Anemone	<i>Humulus lupulus</i> , Hops vine
<i>Laportea indica</i> , Crepe Myrtle (white flower)	<i>Chandropetalum factorum</i> , Small Capa Rush	
<i>Malus</i> sp., Apple	<i>Euphorbia c. wulfenii</i> , Spurge	
<i>Platanus acerifolia</i> , London Plane Tree	<i>Fragaria</i> sp., Strawberry	
<i>Prunus</i> sp., Flowering Cherry	<i>Helleborus</i> sp., Hellebore	
	<i>Heuchera maxima</i> , Alumroot	
Shrubs:	<i>Leonarda 'Breeze'</i> , Dwarf Mat Rush	
<i>Bambusa oldhamii</i> , Bamboo	<i>Pennisetum sp. @ Hialeakum</i> , Slender Veldt Grass	
<i>Cheeromaia</i> sp., Fruiting Quince	<i>Salvia spathacea</i> , Hummingbird Sage	
<i>Laurus nobilis</i> , Bay Laurel	<i>Woodwardia fimbriata</i> , Giant Chain Fern	
<i>Ribes viburnifolium</i> , Evergreen Currant		

LANDSCAPE PLAN - L.00

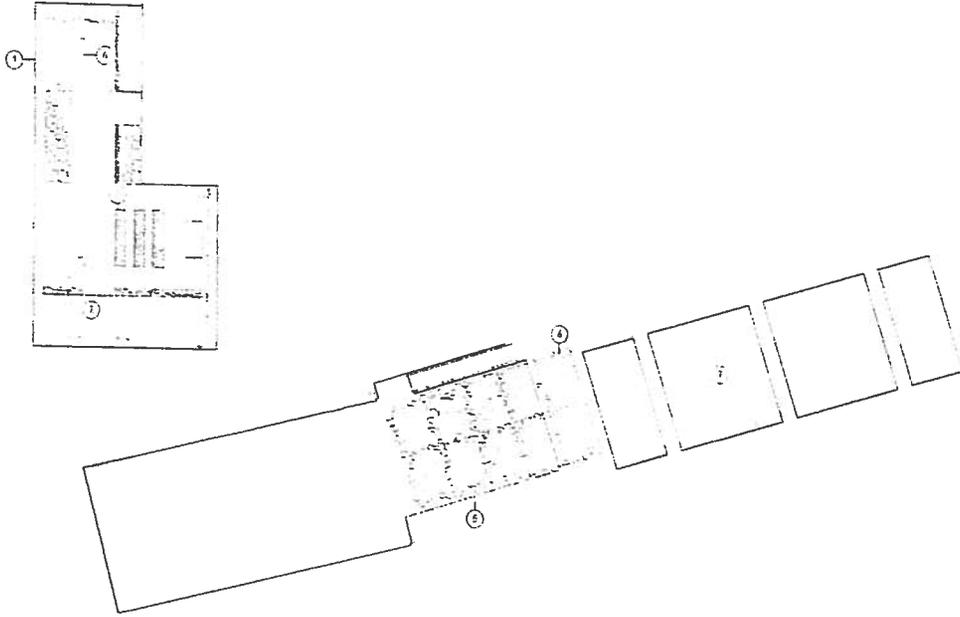


PLANNING COMMISSION
 JUNE 23, 2016
 1"=16' @ 34x22" PLOT
 0 8' 16' 24'

MCKINLEY STREET

BROWN STREET

DEPOT STREET



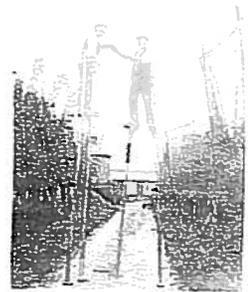
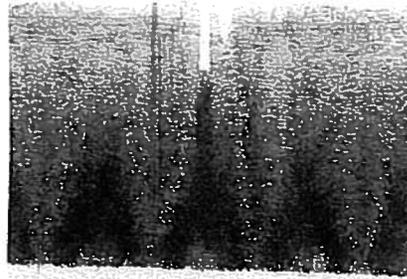
PETALUMA AVENUE

KEY	
①	ROOF DECK - LEVEL 4
②	OUTDOOR SEATING
③	VEGETABLE BEDS
④	WATER FEATURE
⑤	ROOF DECK - LEVEL 2
⑥	TRELLIS W/ HOP VINES
⑦	GREEN ROOF - LEVEL 3

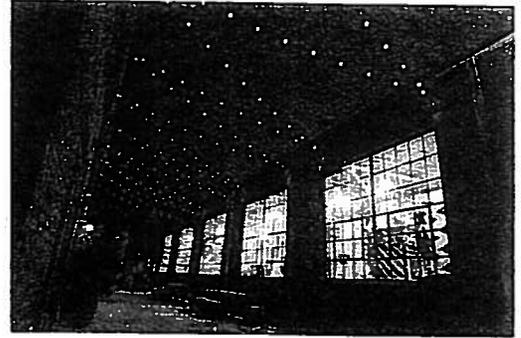
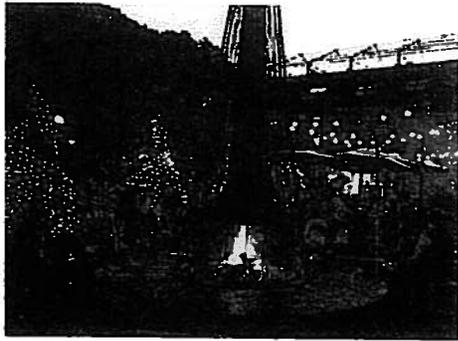
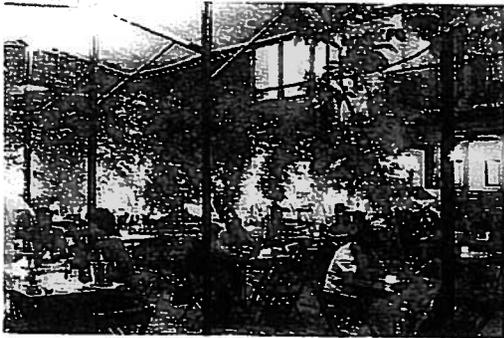
ROOF DECK PLAN - L.01



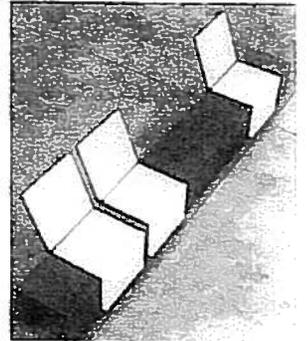
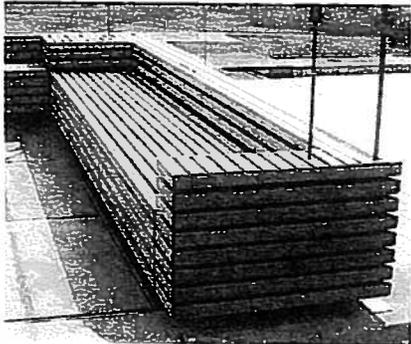
PLANNING COMMISSION
 JUNE 23, 2016
 1"=16' @ 34X22" PLOT
 0 8 16 24



SEBASTOPOLE & SONOMA COUNTY CULTURAL INSPIRATION - APPLES & HOPS



GATHERING SPACES, REUSE OF INDUSTRIAL RELIC AS FIREPLACE, CATENARY LIGHTS



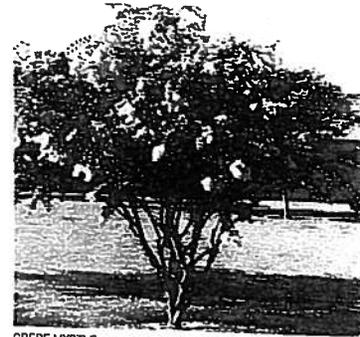
ACTIVATING THE SIDEWALK | FURNITURE ART



WESTERN REDBUD
TREES



DOGWOOD 'EDDIE'S WHITE WONDER'



CREPE MYRTLE



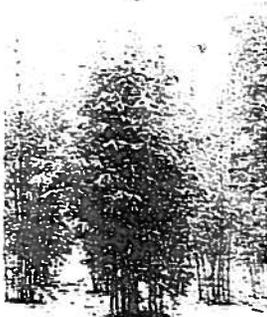
APPLE
TREES



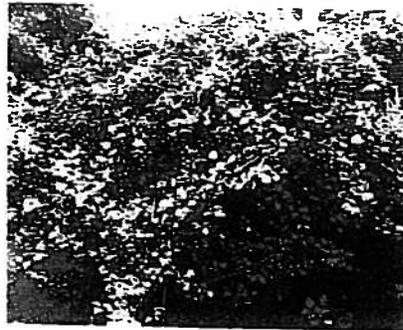
PLANE TREE



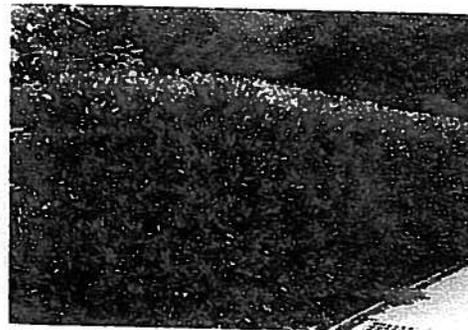
FLOWERING CHERRY



BAMBOO
SHRUBS



FRUITING QUINCE



SWEET BAY

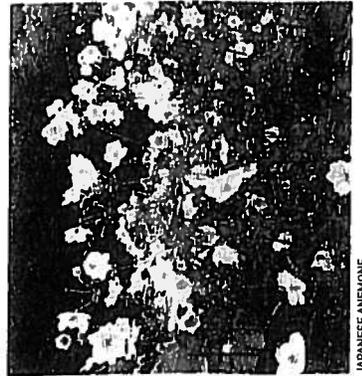


EVERGREEN CURRANT

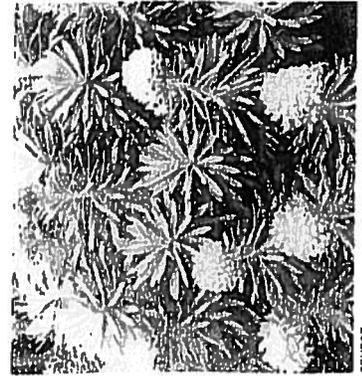
PLANT PALETTE - L.20



ALUMROOT



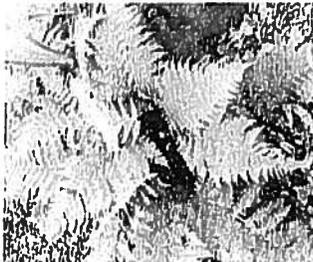
JAPANESE ANEMONE



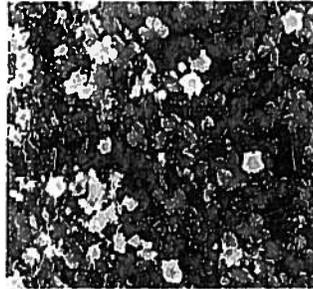
SPURGE



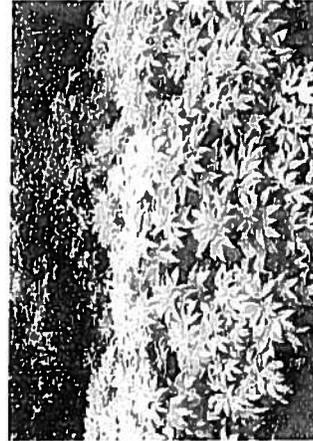
HUMMINGBIRD SAGE



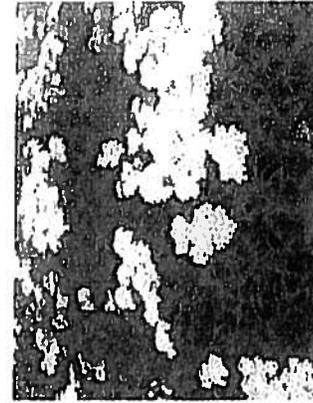
GIANT CHAIN FERN



STRAWBERRIES



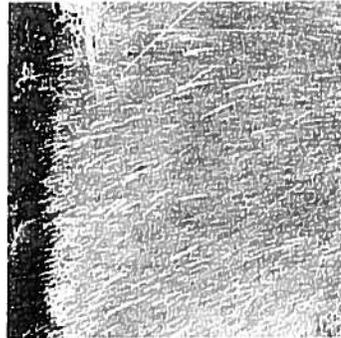
HELLEBORES



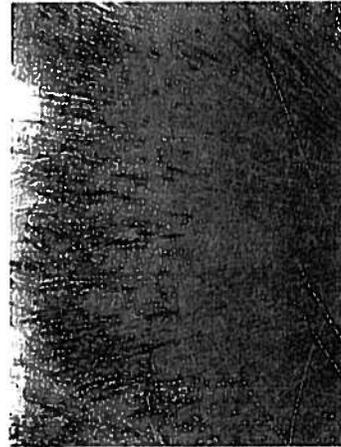
YARROW



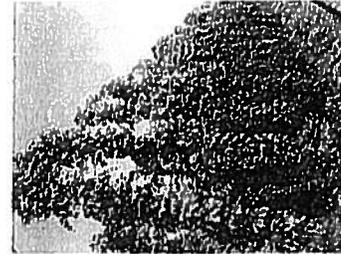
DWARF HAIR RUSH



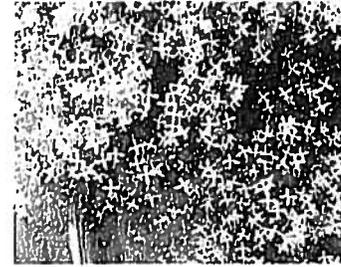
SLENDER VELDT GRASS



SMALL CAPE RUSH



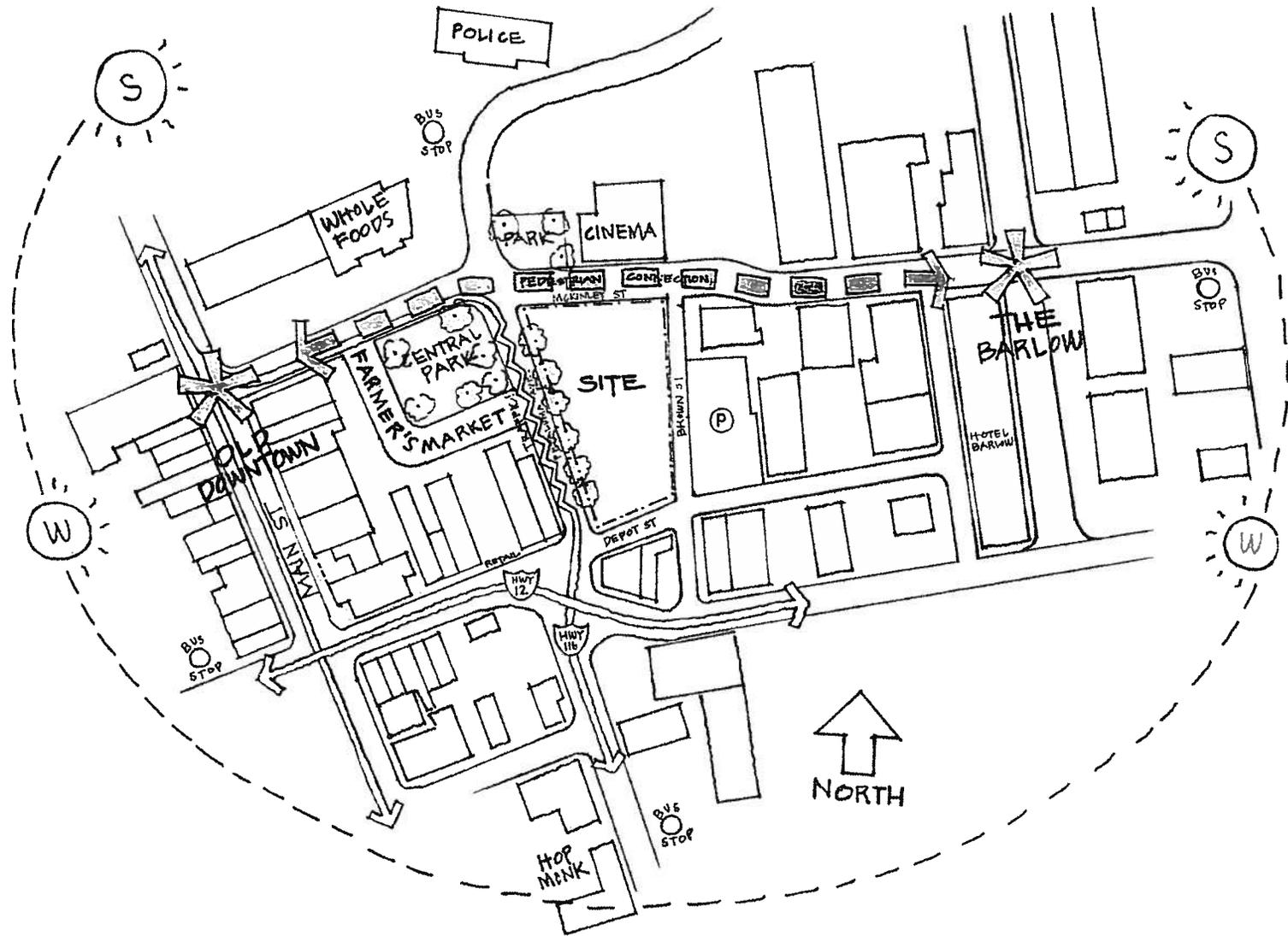
HOPS VINE



EVERGREEN CLEMATIS VINE

GROUNDCOVERS, GRASSES, & VINES

PLANT PALETTE - L.21

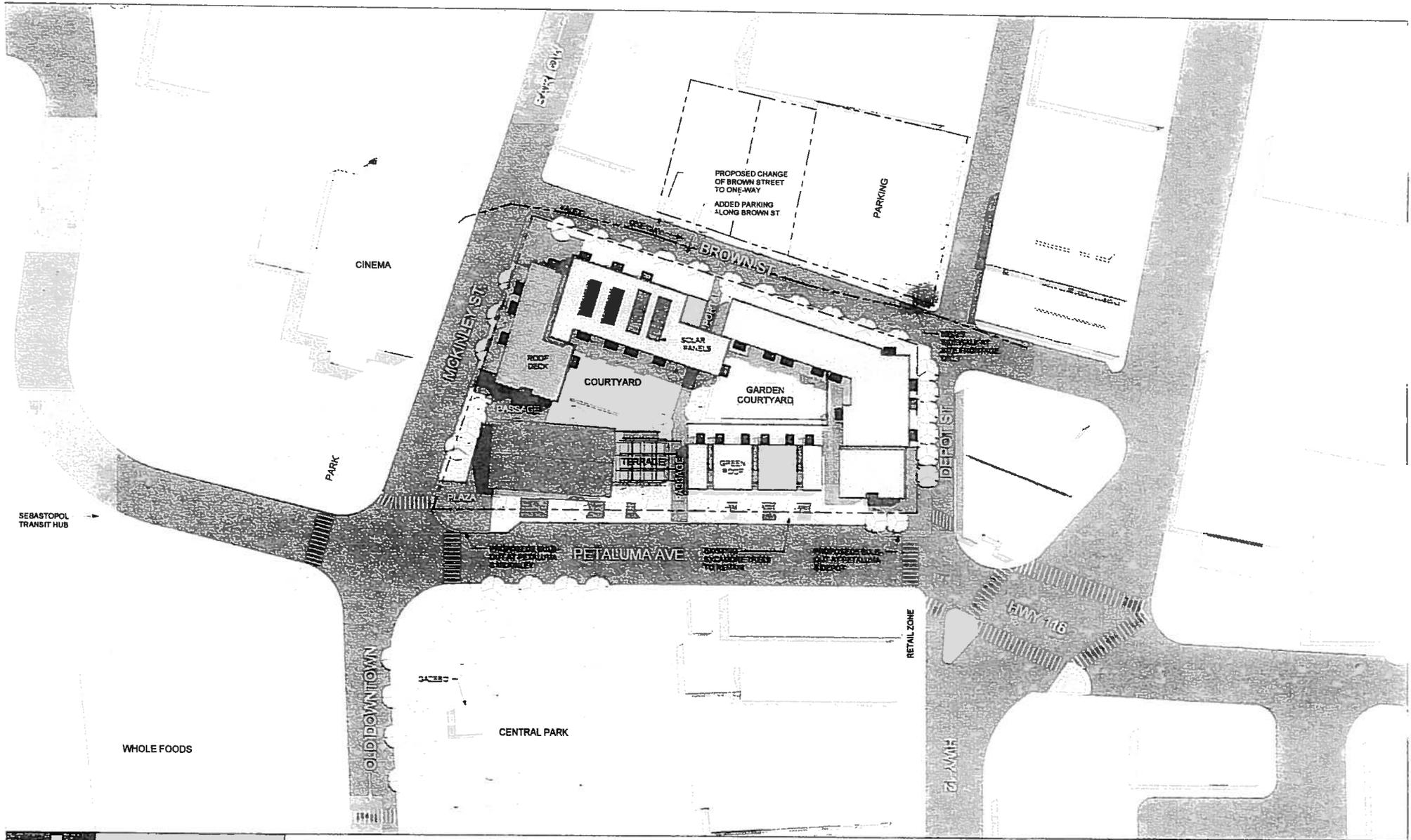


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Site Analysis
 Sebastopol Hotel

project number 21416
 scale
 date 2016-08-08
 drawn by BRJ

A.00



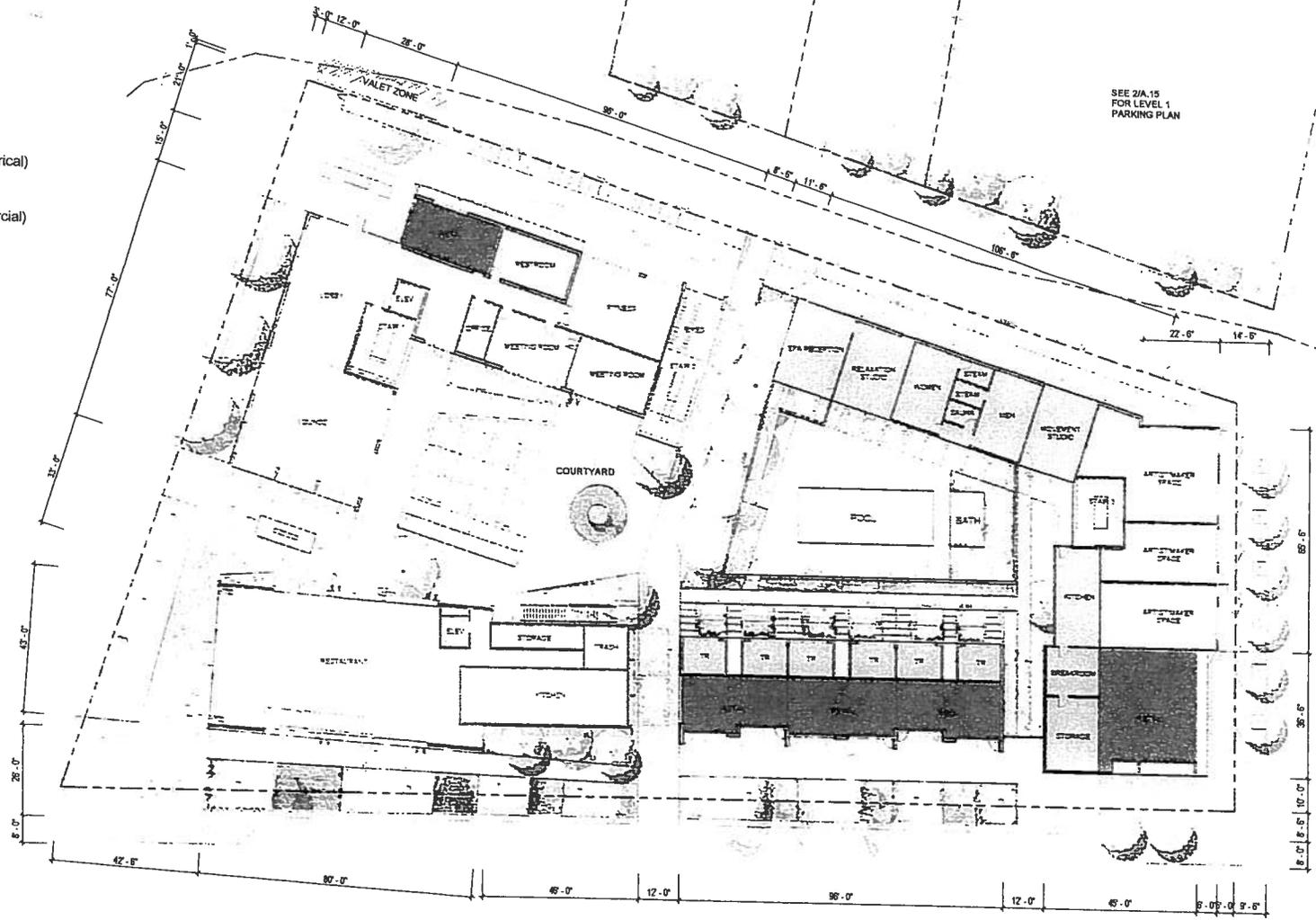

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Site Plan
Sebastopol Hotel

project number 21416
 scale 1"=30'
 (HALF-SIZED: 1"=60')
 date 2016-08-08
 drawn by BRJ

A.01

-  Circulation
-  Hotel Amenities
-  Hotel Guest Room
-  PDR/Retail (Commercial)
-  Retail (Commercial)
-  Restaurant (Commercial)
-  Spa (Commercial)
-  Service / Utility
-  Open Space



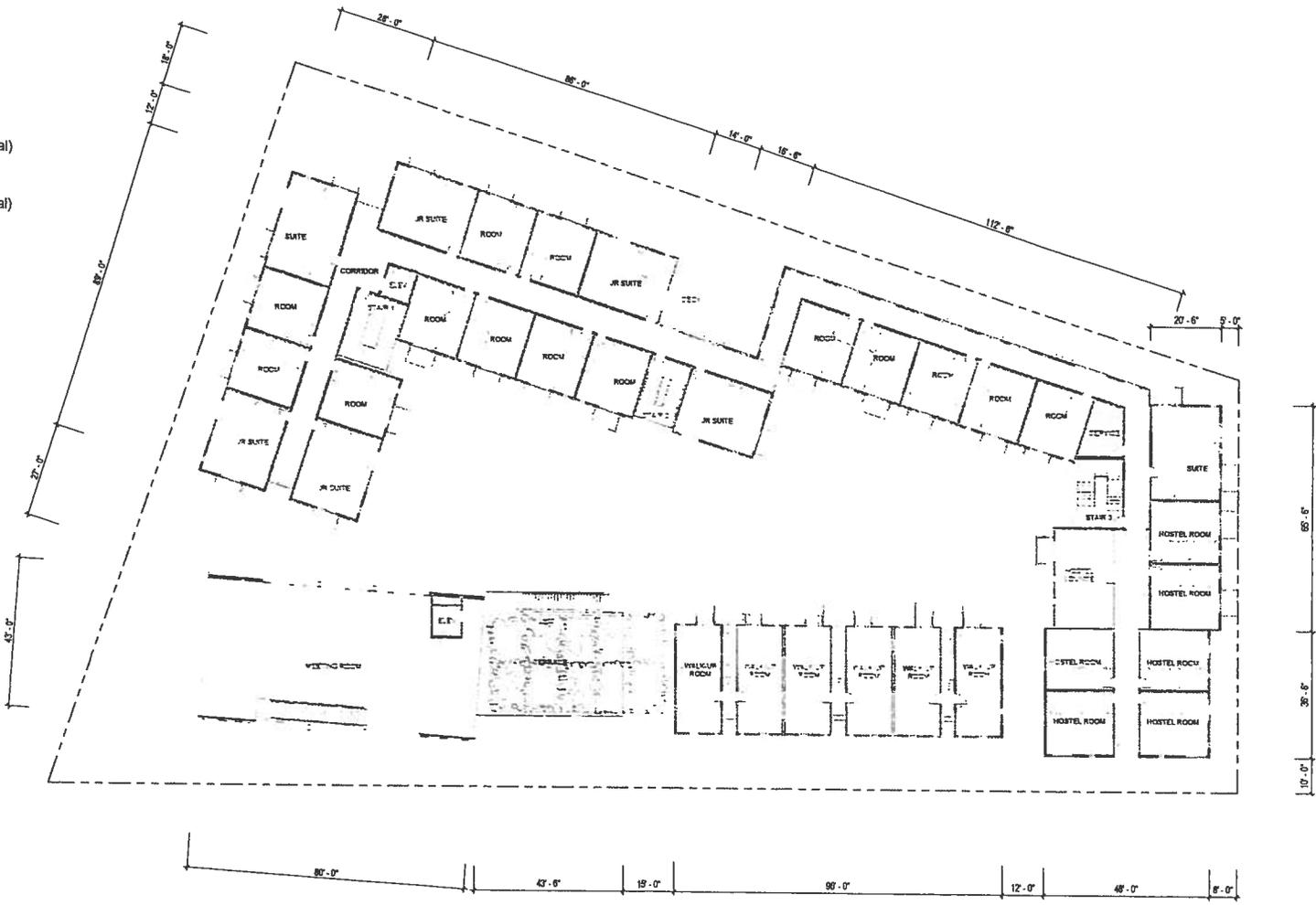
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 dbarchitect.com
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 san francisco california 94107
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Floor Plan - Level 1
 Sebastopol Hotel

project number 21416
 scale 1/16"=1'-0"
 (HALF-SIZED: 1/32"=1'-0")
 date 2016-08-08
 drawn by BRJ

A.11

-  Circulation
-  Hotel Amenities
-  Hotel Guest Room
-  PDR/Retail (Commercial)
-  Retail (Commercial)
-  Restaurant (Commercial)
-  Spa (Commercial)
-  Service / Utility
-  Open Space



Floor Plan - Level 2
Sebastopol Hotel

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 san francisco california 94107
 v.415.896.6700 f.415.896.6103

project number 21416
 scale 1/16"=1'-0"
 (HALF-SIZED: 1/32"=1'-0")
 date 2016-07-15
 drawn by BRJ

A.12

-  Circulation
-  Hotel Amenities
-  Hotel Guest Room
-  PDR/Retail (Commercial)
-  Retail (Commercial)
-  Restaurant (Commercial)
-  Spa (Commercial)
-  Service / Utility
-  Open Space



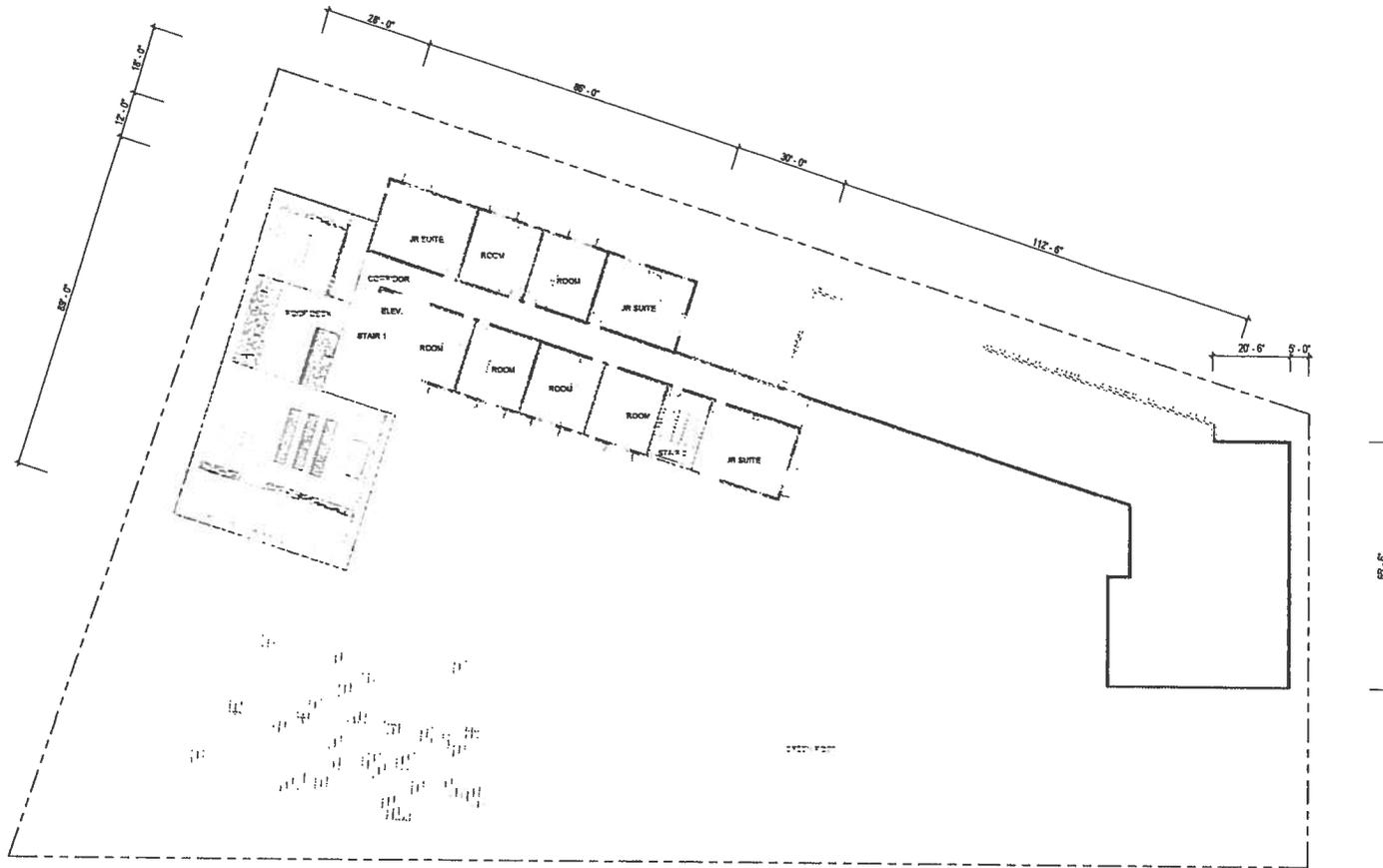
David Baker Architects
 dbarchitect.com
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 v.415.896.6700 f.415.896.6103

Floor Plan - Level 3
Sebastopol Hotel

project number 21416
 scale 1/16"=1'-0"
 (HALF-SIZED: 1/32"=1'-0")
 date 2016-07-15
 drawn by BRJ

A.13

-  Circulation
-  Hotel Amenities
-  Hotel Guest Room
-  PDR/Retail (Commercial)
-  Retail (Commercial)
-  Restaurant (Commercial)
-  Spa (Commercial)
-  Service / Utility
-  Open Space

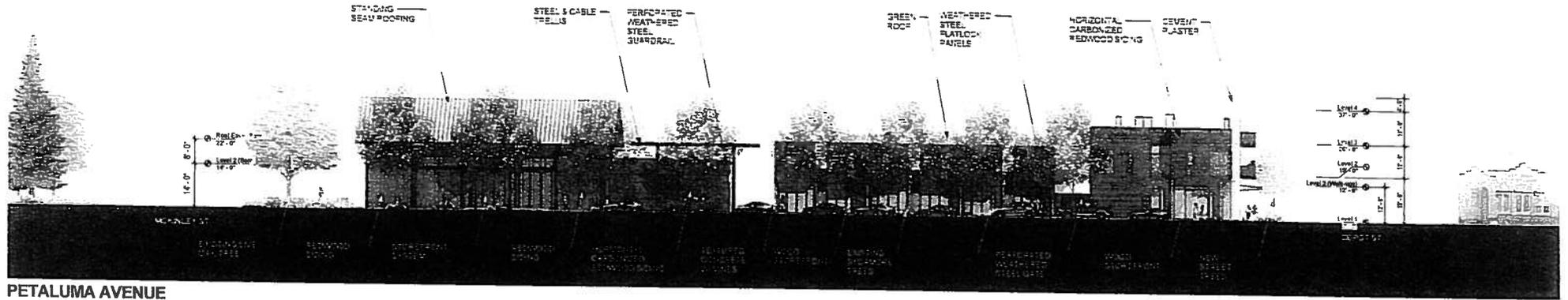


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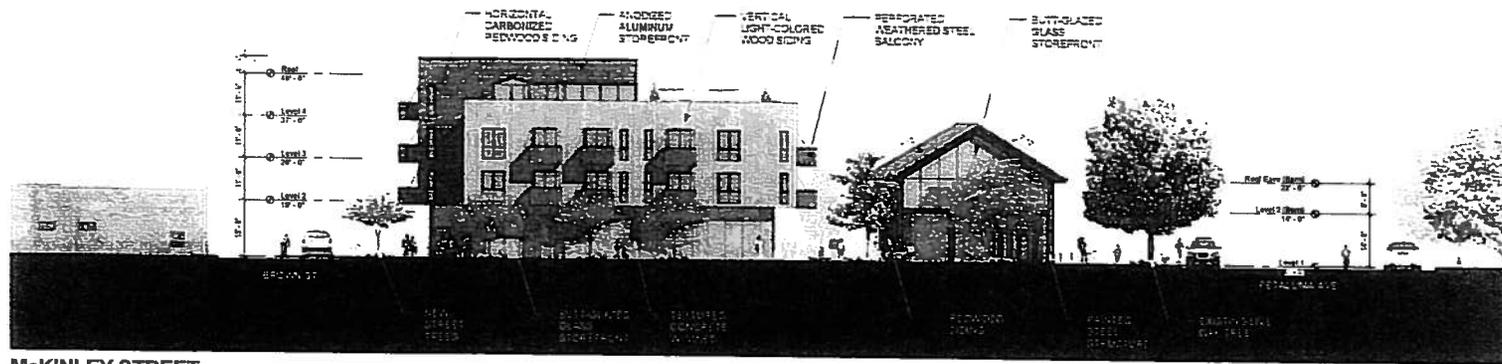
Floor Plan - Level 4
Sebastopol Hotel

project number 21418
 scale 1/16"=1'-0"
 (HALF-SIZED: 1/32"=1'-0")
 date 2016-07-15
 drawn by BRJ

A.14



PETALUMA AVENUE



MCKINLEY STREET

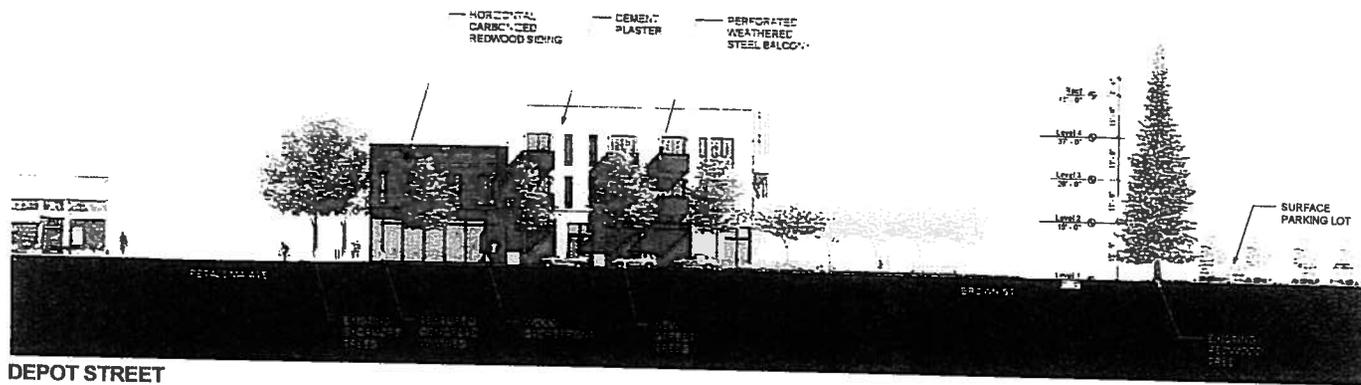
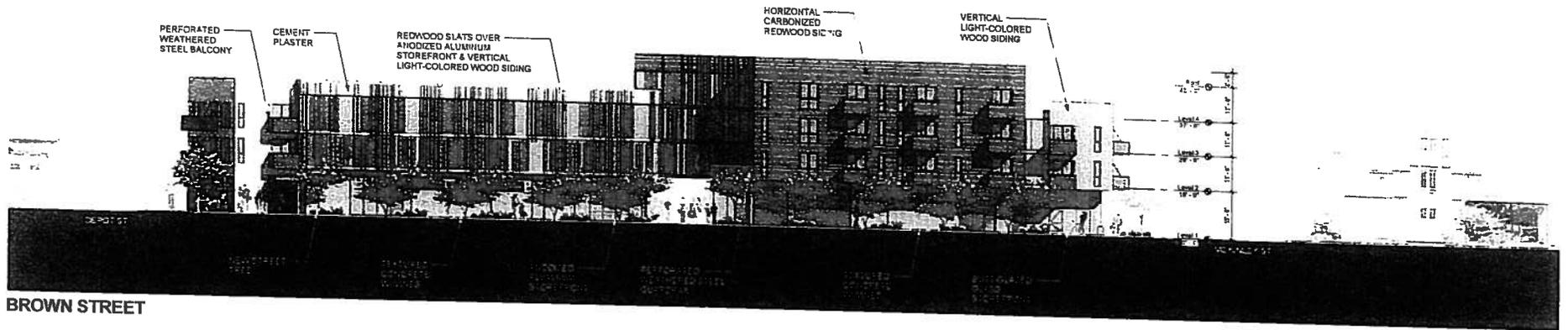


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Street Elevations - Petaluma Avenue & McKinley Street
Sebastopol Hotel

project number 21416
scale 1/16"=1'-0"
(HALF-SIZED: 1/32"=1'-0")
date 2016-07-15
drawn by BRJ

A.20

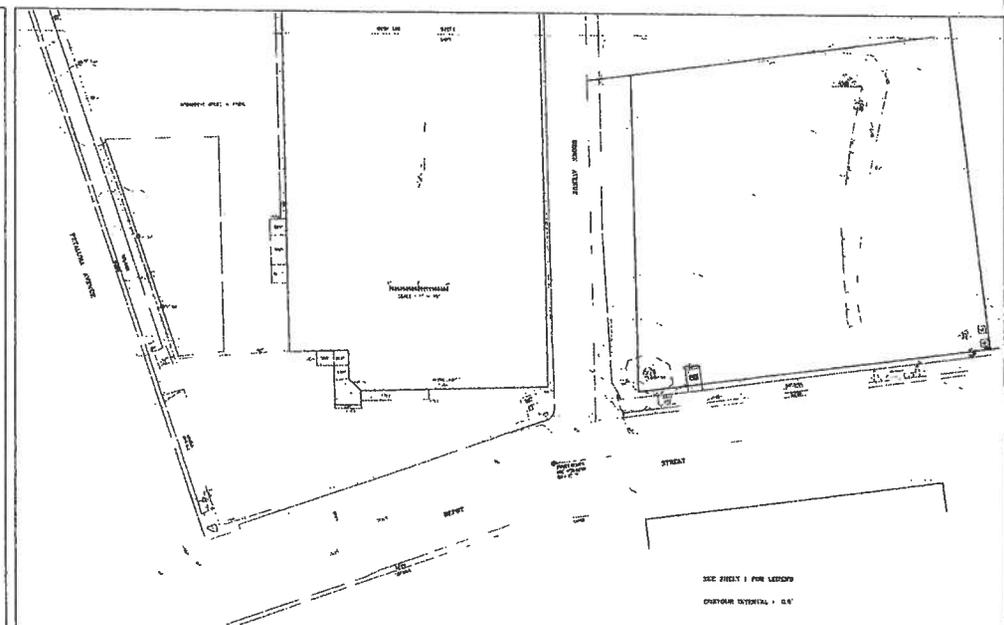
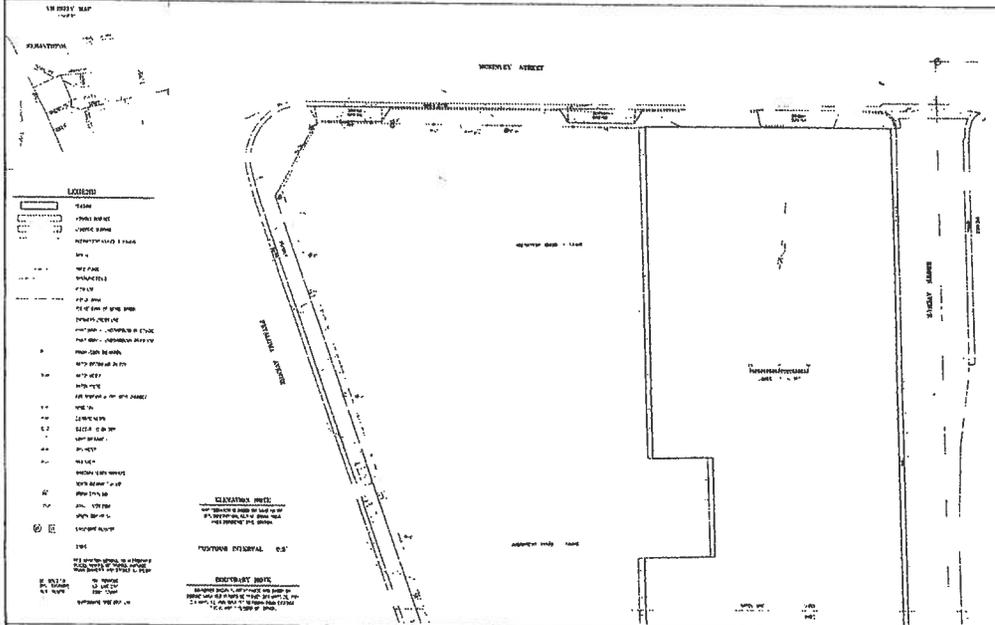
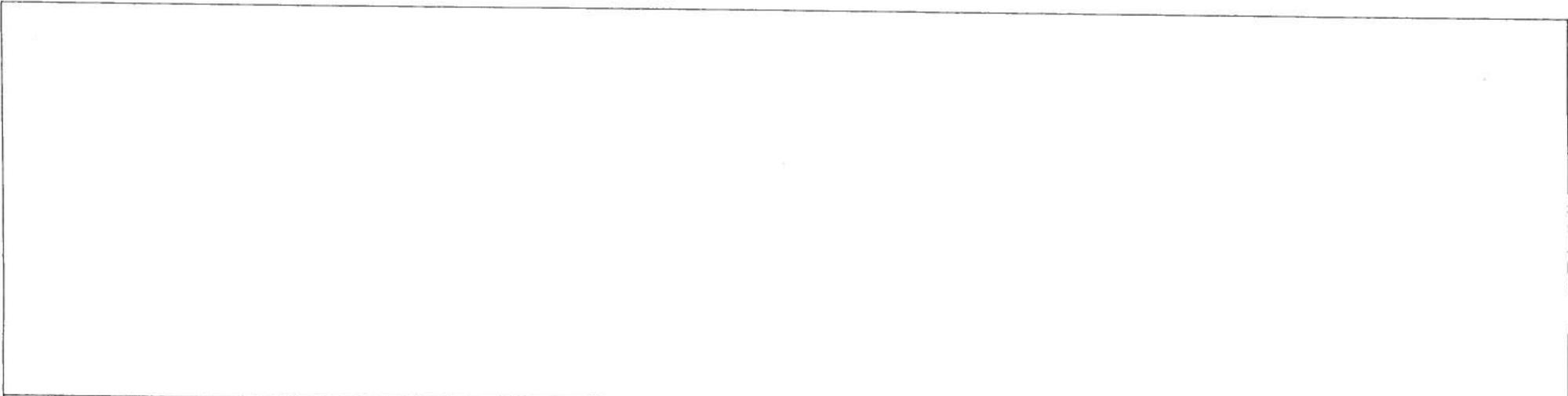


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Street Elevations - Brown Street & Depot Street
Sebastopol Hotel

project number 21416
 scale 1/16"=1'-0"
 date (HALF-SIZED: 1/32"=1'-0")
 2016-08-08
 drawn by BRJ

A.21



CURTIS & ASSOCIATES
LAND SURVEYING
300 HIGHLAND AVE. SEASIDE, CALIF. 94133-1000

TOPOGRAPHIC MAP
PREPARED FOR PIAZZA HOSPITALITY GROUP
6200 DEPOT ST., SEBASTOPOL
APN: 004-052-001, 004-061-007,008

SHEET
1
2

CURTIS & ASSOCIATES
LAND SURVEYING
300 HIGHLAND AVE. SEASIDE, CALIF. 94133-1000

TOPOGRAPHIC MAP
PREPARED FOR PIAZZA HOSPITALITY GROUP
6200 DEPOT ST., SEBASTOPOL
APN: 004-052-001, 004-061-007,008

SHEET
1
2

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Site Survey
Sebastopol Hotel

project number 21416
scale
date 2016-07-15
drawn by C&A

S.00