



City of Sebastopol

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

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

City Manager/City Attorney
 Larry McLaughlin
 City Clerk
 Mary Gourley

<u>Meeting Date:</u>	Meeting of January 17, 2017
<u>To:</u>	Mayor and City Council
<u>From:</u>	Kenyon Webster, Planning Director Dana Morrison, Assistant Planner
<u>Subject:</u>	Appeal of Hotel Sebastopol Approval
<u>Recommendation:</u>	Conduct Public Hearing and Deny Appeal
<u>Funding:</u>	Currently Budgeted: ___ Yes ___ No <u>X</u> N/A
<u>Applicant:</u>	Lynn Deedler
<u>File Number:</u>	2016-57
<u>Address:</u>	6828/6826/6824 Depot St.; 215/225 Brown St.
<u>CEQA Status:</u>	Mitigated Negative Declaration
<u>General Plan:</u>	Central Core
<u>Zoning:</u>	CD: Central Core

Introduction:

This is an Appeal application requesting that the City Council overturn the Design Review Board's approval of the proposed design of the Hotel Sebastopol project; a hotel with a mix of uses and surface parking at 6828, 6826, and 6824 Depot Street and 215 and 225 Brown Street. The Design Review Board meeting approved the overall design of the Hotel Sebastopol. The lighting, landscape and roof plan are slated to return for further review. The Board approved the application with a 3 to 1 vote. On December 14, 2016 an Appeal application was filed.

Background:

6828 Depot Street is currently a vacant building, while 6826 and 6824 Depot Street as well as 215 and 225 Brown St are currently vacant lots.

On March 2, 2016, the Design Review Board provided comments on the proposed hotel as part of a Preliminary Review. Overall, the Board was supportive of the hotel, including the height, siting, and parking lift system structure. However, the Board had a diversity of views as it relates to materials and architectural elements.

On April 26, 2016, the Planning Commission conducted a Preliminary Review. Commissioners indicated general support for the project's concept and design, and made various suggestions for design refinements.

On October 27, 2016 the Planning Commission approved the Use Permit for the project, and recommended approval of the related text amendments. The Commission approval includes a condition that any action by the Design Review Board "...shall not conflict with such approvals or the basic project concept reviewed and approved by the Commission and Council."

On November 15, 2016 the City Council continued action on the text amendments which would allow for an increase in the height of the hotel and the allowance for valet parking; this is slated to be discussed at the January 17, 2017 City Council meeting.

On December 7, 2016 the Design Review Board approved the proposed design for the project with the requirement that the final landscape plan be reviewed by City Staff and the final lighting and HVAC/roof plan return to be reviewed by the Board. The overall response to the project was positive, with all members voicing their appreciation of the work put into the project by the applicant.

One of the Board members felt that certain architectural details found on some buildings in Sebastopol should be incorporated into the design and suggested adding new structural details to tie in the Depot St and Petaluma Ave retail spaces. These details would include: centered recessed doorways, raised sills, awnings, outlined corners on buildings, windows with solid framing, and the addition of tile. The other Board members felt that the proposed design merited approval and as proposed, created an appropriate flow and character from the modern/industrial looking Barlow to the more historic Downtown.

On December 14, 2016 an Appeal application was filed to contest the Design Review Board's approval of the proposed Hotel Sebastopol design. The appellant did not note any major issues with the proposed plan, but does contend that additional architectural details should be added to the Depot St and Petaluma Ave retail fronts to achieve conformance with the City's Design Review Guidelines.

Project Description:

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. The hotel will contain the following amenities and mix of 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

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 may be counted by the Zoning Ordinance as project parking, are also provided, for a total parking supply of 122 spaces.

Building massing will be broken up into smaller buildings to establish compatibility with the existing site context and be oriented around the public courtyard and private gardens. The hotel will contain multiple passages, which will improve pedestrian circulation in and around the site.

The applicant provided the following additional description of elements of the project:

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.

The project plans (attached) depict colors and materials.

Environmental Review:

An Initial Study and Mitigated Negative Declaration (MND) was prepared and circulated for public comment, including review by the State of California Clearinghouse. The MND reviewed a range of environmental topics and included a comprehensive traffic study and air quality study. The MND did not identify any significant environmental issues or impacts in terms of the hotel operation. The Planning Commission certified the MND.

General Plan Consistency:

The General Plan Land Use designation for the site is Central Core. The General Plan describes Central Core as the following: "This designation applies to portions of Sebastopol's Downtown and nearby areas. The Central Core designation allows office, commercial and retail uses, as well as mixed-use residential developments. Residential uses are permitted at a density of 15.1 to 44 units per acre if combined with commercial land uses, such as office and retail. Projects shall achieve a minimum FAR of 1.0, and the maximum FAR shall not exceed 2.5 (not including the residential use). This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol's historic commercial area. Housing is encouraged on upper stories." The project is consistent with the General Plan in that it involves the development of a hotel with a mix of ancillary uses, which is a use that the General Plan anticipates for Downtown Sebastopol.

The following General Plan goals and policies are also applicable:

Land Use Element

- *Goal LU 1: Maintain Sebastopol as a Unique, Charming, and Environmentally Sensitive Small Town that Provides Residents, Businesses, and Visitors with Opportunities to Enjoy a High Quality of Life.*
 - Policy LU1-1: Through appropriate land use practices, maintain a supply of developable mixed-use, commercial, industrial, and residential lands sufficient to meet desired growth and economic needs over the planning period.
 - Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.
- *Goal LU 7: 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.*

- Policy LU 7-1: Maintain an inventory of developable and appropriately zoned office, commercial, industrial, and mixed-use land sufficient to attract and provide regional services.
- Policy LU 7-2: Maintain the Downtown as a focal point for West County- serving commercial, civic, and cultural uses.
- Policy LU 7-3: Provide and maintain opportunities for community gathering and social interaction through cultural and art centers, park facilities, the Laguna, and community centers.
- Policy LU 7-4: Encourage new development to contribute to a jobs-to-housing balance in Sebastopol and its environs.
- Policy LU 7-6: Encourage mixed-use developments throughout the city.
- Policy LU 7-7: In mixed use, commercial, office, and other non-residential developments, maintain non-residential uses on the ground floor.
- *Goal LU 8: Increase Job Opportunities in the Office and Professional Sectors of the Economy*
 - Policy LU 8-1: Encourage a vibrant mixture of office, retail, and service uses in the Downtown and along major arterials at the north and south ends of town.

The project is also consistent with the goals and policies of the General Plan in that it is an infill development that will revitalize a prominent part of the Central Core, which will increase the City's retail sales and hotel tax base while also providing retail and service uses for both local residents, area 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 Central Core and fulfill a goal of the new General Plan.

Zoning Ordinance Consistency:

The site is located in the CD: Central Core District. The Zoning Ordinance states the following: "The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol." The project is consistent with the CD District in that it involves a transient habitation use with over 50 rooms, which is permitted with the approval of a Use Permit.

The project is consistent with the applicable provisions of the CD District with the approval of Zoning Amendments to increase the maximum building height and to allow use of valet parking in a tandem, compact-space arrangement.

Water Efficient Landscape: Chapter 15.36 of the Sebastopol Municipal Code requires new and rehabilitated landscape projects to comply with California State standards for water efficient landscaping. The applicant will be required to submit documentation to the Building Official, demonstrating compliance with the standards.

Required Findings:

Section 17.310.030.B.2 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

- a) The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.

- c) It would not impair the desirability of investment or occupation in the neighborhood.
 - d) The design is internally consistent and harmonious.
- The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Design Review Guidelines:

The Design Review Guidelines contain a number of policies applicable to the project. The Guidelines call for retention of significant trees where possible; the London Plane trees along the Petaluma frontage would be retained, as well as the large Redwood tree on the parking lot site.

The Guidelines also call for orienting buildings parallel to the streets they face; the project site design accomplishes this. The Guidelines also call for pedestrian-oriented design; the project provides several points of access as well as pedestrian amenities.

The Guidelines also recommend that parking lots be located primarily at the rear of projects; the project's parking lot is to its rear. Driveways are asked to be minimized; there are no driveways on the main project frontages.

The Guidelines also suggest provision of semi-public spaces such as courtyards; the project provides such spaces. The Guidelines ask that for larger projects, building mass should be divided into smaller components, and that buildings should scale down elements; the project proposes both of these approaches. The Guidelines suggest that there should be consideration of the layout of proposed buildings in relation to those on surrounding properties; on-site vehicular and pedestrian circulation, open space, setbacks, and trash enclosures. The project will result in the installation of new plantings and trees, which provide a natural aesthetic element to the overall urban character of the site.

In the downtown, the Guidelines ask that the first floor be at substantially the same elevation as the public sidewalk; the project complies.

Overall, the Council could find that this project is appropriate for the location and greater Sebastopol for several reasons. The project complies with the General Plan in that it is a mixed-use building, which will revitalize a site which has been sitting unutilized for a number of years. The Council could also find the project to be compatible with the neighborhood and greater Sebastopol in that it proposes to enhance an existing building site that is significantly visible within the Central Core. The project also appears to be internally consistent with its proposed colors, as well as compatible with adjacent properties in that they all contain earth tone colors. Finally, the project promotes the community desire for Sebastopol to remain a small town in that it increases the amount of commercial, hospitality and public space in the community through urban infill development on a commercial corridor, renewing a site which has underutilized in the past decade.

Analysis:

The subject site, in a key downtown location, is underutilized and over more than 25 years has been identified as a key development opportunity site, including by the Downtown Plan, Northeast Area Specific Plan, the SDAT report, and a targeted City marketing effort that focused on this particular site. Each of these processes involved significant opportunity for public involvement. The project provides an opportunity to better activate this site, help frame the Plaza, improve pedestrian amenities, contribute to evening activity in the downtown, add to the local economy and the City's revenues, and provide linkage between the traditional downtown and the newer Barlow area. The project will construct sidewalks on McKinley and Brown Street where they are completely lacking. The proposed project design provides active interfaces with the streetscape, in contrast to the current development on the site.

The mix of project uses, including hotel rooms, several hostel rooms, 'maker' space, retail space, as well as restaurant uses will add to the diversity of the downtown. The design of the project has been developed with consideration of community input, and in the initial City board review process, was well-received. The project will substantially contribute to the downtown, by virtue of its design, mix of uses, and public improvements.

Reasoning Behind the Appeal:

The appellant feels that the proposed Hotel design does not adequately meet the fundamental guidelines set forth in the General Plan and the Design Review Guidelines, in that according to him, none of the Hotel's architecture relates to adjoining established Downtown architecture. The appellant feels that the project gives the appearance of being one very large project, instead of multiple small projects. He also feels that the architecture is too consistent throughout, and that said architecture is vastly different from any found in Downtown.

The appellant specifically pointed to Goal 1 of the Central Core, in the General Plan, which seeks to "Preserve and Enhance Sebastopol's Unique Character." This Goal seeks to "recognize Downtown's unique character as the oldest part of the City, and leverage historic resources to create a unique environment for Downtown; and respect and respond to on-site and surrounding historic character in proposals for development." In addition, the appellant feels that the proposed project is in not in accordance with the Architecture section of the Design Review Guidelines, which states that architecture should be: "sensitively designed to respect existing patterns; reinforce the character of existing neighborhoods; compatible with the character of the area; consider other structures in the area; harmoniously integrated."

It is the hope of the appellant that the store and art/maker space buildings which face the downtown area, be redesigned. According to the applicant, the redesign should include common elements found throughout Sebastopol's Downtown, such as: centered and recessed doorways, raised window ledges, solidly framed windows, awnings or structural sidewalk shading elements, light trim and detailing elements, use of tile, removal of balconies on Brown Street (or reduce in size), and a pedestrian corner recess at Depot Street and Petaluma Ave. It is the opinion of the appellant that by making these changes to the façade of these buildings will help to more successfully provide a "bridge" between the modern Barlow and older Downtown and ensure that the project is meeting with the General Plan for the Central Core and the Design Review Guidelines.

Findings:

Section 17.310.030.B.2. of the Zoning Ordinance states: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether the design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol; the design provides appropriate transitions and relationships to adjacent properties and the public right of way; it would not impair the desirability of investment or occupation in the neighborhood; the design is internally consistent and harmonious and; the design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Section II.A.1 states: *Architectural design should be compatible with the **developing character** [emphasis added] of the area and should complement the unique aspects of the sites. Design Compatibility includes complementary building style, form, size, color and materials. Consider architectural styles of existing structures on the site, as well as other structures in the area when designing a new building and provide for a harmonious integration of the new improvements.*

Thus, the Guideline acknowledges that the City's form is not static and is evolving.

The proposed project consists of a multi-story, multi-use, multi-building facility. The project conforms to Zoning Ordinance standards in regards to use, setbacks, height, and parking. With said conformance, the design appears to provide appropriate transitions and relationships to adjacent properties and the public right of way with its landscaping, setbacks, and height. The design also appears to be internally consistent and harmonious, and yet each individual building façade is unique enough to create the look and feel of separate projects, as opposed to one large project. Further, the Piazza Hotel Group actively sought to engage the community in the design process. The overall design was strongly based on architectural details which were specifically highlighted by Sebastopol residents as designs which they would hope to see in the City.

For the Board member with continuing concerns about the project, the key design elements of concern are the lack of what he terms "classic" Sebastopol architectural details often seen in older buildings. In the view of this member, the lack of these details creates a division between the proposed project and the unique character of Downtown.

It is important to recognize the nature of the Design Guidelines which were interpreted by the Board member in their denial of the appeal of this application. The introduction to the Guidelines states: *These guideline are intended to be used and interpreted with flexibility by the Design Review Board and City staff, and are not intended to be strict standards such as code requirements in the Zoning Ordinance, Sign Ordinance, or other ordinance. It is recognized that not all guidelines will be applicable or appropriate for all projects, and balancing a variety of concerns and objective will be required in review of application.*

The majority of the Design Review Board found that the project was consistent with the Design Guidelines in a number of respects. Staff agrees with this analysis, which is supported by the 'Design Review Guidelines' section of this report.

Aesthetic architectural issues are inherently more subjective to interpret, particularly in the absence of any mandated architectural style. In developing the Design Guidelines, there was a consensus that Sebastopol's architecture is eclectic, and that it would be inappropriate to mandate a particular style. The buildings immediately surrounding the site include a variety of vintages and styles of architecture. All of the Board members acknowledged that the project architecture was well designed and appeared appropriate for this location.

In the older downtown, buildings have an eclectic and not always distinguished character, with most them having simple, boxy forms. The project site is an area that will act as a transition between a commercial zone and an industrial one, the design attempts to fit this specific site context. It is also a relatively large site. While having varied massing, uses, and materials, the design does not put forward artificially 'separate' buildings, as it is a single project on a single site. The proposed design includes materials, windows, scale and other elements that reference older architecture while having a contemporary appearance. As noted, aesthetic judgements have a subjective element; in the Board's, and staff's opinion, as stated in the Guidelines, new buildings should be compatible with the developing context, but should also be expressive of their time rather than imitating the past.

Staff acknowledges that design issues have a subjective element; while the staff and the majority of the Board's analysis finds the design consistent with City standards and policies, one Design Review Board member found it to be inconsistent with design policies. While hypothetical alternative designs can readily be envisioned, the project complies with current development standards and design guidelines, and the City is obligated to evaluate applications on the basis of the submitted proposal and adopted policy. The Piazza Hospitality Group has taken the time to actively engage the community and voluntarily went through the preliminary review process to create a design which is suitable for the site and expressive of Sebastopol's developing character.

Alternatives:

- 1) Grant the Appeal Request: This would overturn the Board's approval of the Hotel Sebastopol design and require the applicant to return to the DRB for reevaluation of the project design.
- 2) Deny the Appeal Request: This would uphold the Board's approval of the Hotel Sebastopol design.
- 3) Require Further Board Review: This involves the Council directing the applicant to return to the Board with revisions for further review.

Recommendation:

This project represents a timely opportunity to improve the site and contribute to the economic vitality of downtown Sebastopol by redeveloping and activating a site that has been vacant for a number of years. Staff recommends that the City Council receive a presentation from the applicant, conduct a review, deliberate, and deny the appeal (Option 2) with the findings and conditions set forth in the Board's approval, as set forth below.

Attachments:

- Findings and Conditions of Approval
- Appeal Application Form
- DRB Minutes December 7, 2016
- Design Review Submittal- Reduced set in color.

DESIGN REVIEW PERMIT: 2016-57
6828, 6236, 6824 Depot Street
Hotel Sebastopol- Mixed Use

Findings for Approval:

1. The project was the subject of an Initial Study and Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act, which was certified by the Planning Commission on September 27, 2016; the MND did not identify any significant environmental issues or impacts in terms of the hotel operation and the IS found the project will have a less-than-significant impact as it relates to community risk cause by construction activities, after mitigation measure are implemented.
2. That the project is consistent with the General Plan in that it involves the development of a hotel project through infill development and is harmonious with the existing downtown area, which are reflected in goals and policies of the Land Use Element and Community Design Element, as evaluated in the MND, and the Design Review Board and Planning Commission staff reports.
3. That the project is consistent with the Zoning Ordinance in that it involves the development of a hotel, restaurant, and retail mixed-use development, which is classified as a conditionally permitted use in the Central Core District, which has received a Use Permit from the Planning Commission, and which is consistent with the applicable development standards as conditioned.
4. That the project is consistent with the Design Guidelines, in that the Guidelines call for retention of significant trees where possible; the London Plane trees along the Petaluma frontage would be retained, as well as the large Redwood tree on the parking lot site; the Guidelines also call for orienting building parallel to the streets they face; the project site design accomplishes this; the Guidelines also call for pedestrian-oriented design; the project provides several points of access as well as pedestrian amenities; the Guidelines also recommend that parking lots be located primarily at the rear of projects; the project's parking lot is to its rear. Driveways are asked to be minimized; there are no driveways on the main project frontages; the Guidelines also suggest provision of semi-public spaces such as courtyards; the project provides such spaces; the Guidelines ask that for larger projects, building mass should be divided into smaller components, and that buildings should scale down elements; the project proposes both of these approaches; the Guidelines suggest that there should be consideration of the layout of proposed buildings in relation to those on surrounding properties; on-site vehicular and pedestrian circulation, open space, setbacks, and trash enclosures. The project will result in the installation of new plantings and trees, which provide a natural aesthetic element to the overall urban character of the site; in the downtown, the Guidelines ask that the first floor be at substantially the same elevation as the public sidewalk; the project complies.
5. That the project is beneficial to the neighborhood and greater Sebastopol in that it revitalizes and beautifies a highly visible site that has sat vacant for a number of years and was identified by the City as a key site for redevelopment more than 25 years ago.
6. That the design of the development is compatible with the emerging neighborhood and general visual character of Sebastopol in that it is of a similar scale to the adjacent Rialto Cinemas building, steps down in height and massing towards the one-story buildings to the

south, and fulfils General Plan goals for buildings of greater height and density in the Core area.

7. That the design of the development provides appropriate transitions and relationships to adjacent properties in that the hotel steps in height, has varied massing, and is not disproportionately shorter or taller than nearby buildings, and a number of the most significant existing trees will be retained and further landscaping will be added.
8. That the design provides appropriate transitions to the public right-of-way in that it creates new sidewalks and landscaped areas, as well as numerous access pathways for the public to enter the property from the sidewalk, which represents a significant improvement over current site and access conditions.
9. That the project will not impair the desirability of investment and occupation in the neighborhood in that the development would implement goals of the General Plan for infill buildings of greater height and density in the Core area, is well-designed and will be constructed of durable materials, and will contain the appropriate infrastructure with added conditions of approval to ensure that its construction will not create erosion and runoff issues for adjacent properties.
10. That the design of the development is internally consistent and harmonious in that it utilizes consistent architectural features in that it utilizes internally compatible patterns, siding, windows, doors, and materials.

CONDITIONS OF APPROVAL

Planning and Building and Safety:

1. Approval is granted for the Hotel Sebastopol submittal described in the Design Review application and the approved plans. This approval is valid for two (2) years, 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 adopted by the City Council. The effective date of such adoption shall begin the permit approval period referenced in Condition No. 1.
3. All conditions of approval for Use Permit Design Review approval No. 2016-57 remain applicable.
4. All construction shall conform to the approved plans, unless the design is modified by the Design Review approval. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
5. 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.
6. 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. The project proposes on-site satisfaction of the requirement. Design Review Board approval of the public art component shall be continued pending review and recommendations from the Public Arts Committee. Applicant is advised to initiate Public Arts Committee consideration of such proposal well in advance of applying for a Building Permit.

7. 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.
8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
9. This approval does not include specific landscaping plans. Such plans shall return for Board review prior to issuance of a Building Permit.
10. This approval does not include any signs. 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. Any tree removals shall be consistent with the Tree Protection Ordinance. The applicant is advised that this Design Review approval does not constitute authorization to remove any protected trees, which would be subject to a separate permit process.
12. The project sites include protected trees intended to remain. Protective measures are required. All final tree protection measures shall be submitted reviewed and approved by the City Arborist prior to issuance of Improvement Plans.
13. 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.



City of Sebastopol APPEAL FORM

Date: 12/14/16
* Filing Fee Paid: 575
File #: 2016-99

To: (check one):

PLANNING COMMISSION (limited to the appeal of staff determination not involving design matters)
DESIGN REVIEW BOARD (limited to the appeal of staff determination on design matters)
CITY COUNCIL (all other appeals)

FROM:

Lynn Deedler
(Please print your name)

SUBJECT:

I wish to appeal the action of: (check one):

CITY STAFF (please give name or title) _____
DESIGN REVIEW BOARD
PLANNING COMMISSION

Taken or made on 12/7/16 with regards to The Sebastopol Hotel
(Date of action or decision) (Name of use, applicant, project or other description of item you are appealing)

I ask that the decision or determination made above be reversed and/or modified, and that the original application be:
(Check one): granted denied modified

The reason(s) that my appeal should be granted by the Board, Commission, or Council named above are set forth below: or, are attached.

I understand that there is a filing fee for appeal, whether the appeal is from a Staff Determination, Design Review Board Decision, or Planning Commission Decision, and that the fee must be paid on the date that the appeal is submitted. Most appeals must be submitted within 5 days* from the day of the original staff determination, or of the Board/Commission action. **

You will be notified by mail of the date of the City Council hearing on review of your appeal. All interested persons will be entitled to attend the meeting and be heard.

LYNN DEEDLER

[Signature]
Your Signature

Print Name

1777 Bollinger Lane
Your Mailing Address

707 823-3309 lynndeed@sonic.net
Your Phone Number Your Email Address

*For purposes of this requirement, 'days' do not include Saturdays, Sundays, or holidays.

** If a staff determination was mailed to you, and a public meeting has not been held, then for most types of permit actions, the appeal must be submitted within five (5) days of the mailing of the letter.

To: Sebastopol City Council

Subject: Reasons for Appeal of Design Review Board approval of the Sebastopol Hotel

From: Lynn Deedler

Mayor Glass and Councilmembers,

Our recently adopted General Plan has numerous statements about preserving the identity and character of Sebastopol, particularly in the downtown area. A few of these follow:

Goal C D 1: Preserve and Enhance Sebastopol's Unique Character

- *Recognize Downtown's unique character as the oldest part of the City, and leverage historic resources to create a unique urban environment for Downtown; and*
- *Respect and respond to on-site and surrounding historic character in proposals for development.*

Design guidelines should include provisions that enhance and support the unique qualities of areas...

Design Guideline statements-

Architecture: sensitively designed to respect existing patterns; reinforce the character of existing neighborhoods; compatible with the character of the area; consider other structures in the area; harmonious integration.

The Hotel does not meet these fundamental guidelines. None of the Hotel's architecture relates to adjoining established Downtown architecture.

The second issue is that this multi-building project lacks the significant organic qualities of our Downtown architecture. It gives the appearance of and feels like one very large project dominating our small town, created at one time, by one architect, in one style - a very different style from any found in our Downtown.

I am requesting that two buildings, the store and art/maker space buildings which face the Downtown area, be redesigned to reflect architectural elements commonly found in our Downtown. These building should reflect a feel, a relation to the area of our town that they face. Tie the old and new together.

Respectfully submitted,
Lynn Deedler

Common Sebastopol Downtown design elements to consider:

- Recessed, centered doorways
- Window ledges, extending 20" upwards or more, at the bottom of the windows
- Solidly framed windows with more squared shapes
- Clerestory windows above lower main glass areas
- Awnings or structural sidewalk shading elements, such as those provided on the new CVS building (these hotel buildings have south and west-facing windows)
- Light trim and detailing elements (as opposed to large, totally flat surfaces)
- The use of traditional building materials, such as tile
- Omit the balconies on Brown Street, or make smaller, with more traditional iron work
- Pedestrian area corner recess at Depot Street and Petaluma Avenue (similar to the new CVS corner)

These kind changes will help this project provide a needed "bridge," and this architectural team has the talent to accomplish this integration with a styles and beauty that will compliment both the adjoining old and new in our town.

Lynn



City of Sebastopol
Incorporated 1902
 Planning Department
 7120 Bodega Avenue
 Sebastopol, CA 95472
 707-823-6167
 707-823-1135 (Fax)
www.ci.sebastopol.ca.us

Email: dmorrison@cityofsebastopol.org

APPROVED MINUTES

DESIGN REVIEW BOARD
 CITY OF SEBASTOPOL
 MINUTES OF DECEMBER 07, 2016

SEBASTOPOL CITY HALL
 CONFERENCE ROOM
 7120 BODEGA AVENUE
 4:00 P.M.

DESIGN REVIEW BOARD:

The notice of the meeting was posted on December 01, 2016.

1. CALL TO ORDER: Vice Chair Bush called the meeting to order at 4:00 P.M.

2. ROLL CALL:

Present: Cary Bush, Vice Chair
 Lynn Deedler, Board Member
 Christine Level, Board Member
 Lars Langberg, Board Member

Absent: Ted Luthin, Chair (excused)
 Alexis Persinger, Board Member (excused)

Staff: Dana Morrison, Assistant Planner
 Rebecca Mansour, Planning Technician
 Kenyon Webster, Planning Director

3. APPROVAL OF MINUTES: November 02, 2016

Board Member Deedler made a motion to approve the minutes as submitted.

Board Member Langberg seconded the motion.

AYES: Vice Chair Bush and Board Members Deedler, Level and Langberg
 NOES: None
 ABSTAIN: None

4. PLANNING DEPARTMENT UPDATES:

Assistant Planner Morrison provided the following update:

- At the last City Council meeting, the Council:
 - Appointed Una Glass as Mayor and Patrick Slayter as Vice Mayor.
 - Extended the rent control moratorium by another six months.

- The Public Arts Committee is recommending two projects, The Living Wall by Vickie Jo Sowell and The Spire by Ned Kahn, for Council consideration. Those are expected to go before the Council in February.
- In response to recent changes at the State level on Accessory Dwelling Units, changes to our Zoning Ordinance will be coming early in the new year. These changes will ultimately be less stringent and make accessory dwelling units more doable.
- Applications to serve on the Design Review Board are due by Tuesday, December 13.

There were no questions of staff.

5. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA: There were none.

6. STATEMENTS OF CONFLICTS OF INTEREST: Chair Luthin and Board Member Persinger were both absent due to a proximity conflict with Item 8A on the regular agenda.

7. CONSENT CALENDER: There were none.

8. REGULAR AGENDA:

A. DESIGN REVIEW – Major Design Review of the Hotel Sebastopol, with a mix of uses and surface parking, located at 6828, 6826, and 6824 Depot Street and 215 and 225 Brown Street. 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. The project also involves a surface parking lot located east of Brown Street at 6826 and 6824 Depot Street and 215 and 225 Brown Street.

Assistant Planner Morrison presented the staff report and was available for questions.

The Board asked questions of Assistant Planner Morrison and Director Webster.

The applicant gave a presentation and was available for questions.

Vice Chair Bush opened the Public Hearing.

Ila Benavidez-Heaster, 7777 Bodega Avenue, commented:

- Thanked the applicant for including a hostel component and urged them, if it doesn't manifest, to keep at least one room as a hostel.
- Encouraged a discount for people who arrive on bicycles.
- Expressed being thrilled.

The applicants thanked Ms. Benavidez-Heaster for bringing the hostel idea to the forefront.

An unidentified man commented:

- Because the hopvines are annual, they won't be there in the winter.
- The fence around the pool looks like a cyclone fence.
- Asked about the stairway on the south side of the restaurant.
- Asked about parking for patrons.
- The view along Petaluma and Depot includes a lot of glass, looks cold and doesn't fit in with Sebastopol. Suggested that the bottom 1 ½' to 2' be textured tile, or

something along those lines. He noted that there are a number of other options that could be explored.

- The design of the project is lovely.
- With regards to the restaurant building and its many windows which are planned to open quite a bit, he commented that he prefers a bit more privacy when he dines.
- The lower portion of the windows at the restaurant would be better with a different treatment, similar to his suggestion for the storefronts.

The applicant responded:

- The foliage will be constantly changing, but the framework will remain.
- A custom corten steel fence will be placed around the pool area with landscape to create a privacy screen.
- The stairway leads to the roof deck of the meeting room.
- Valet parking will be provided for their patrons.
- Expressed a willingness to look into the storefront design along Petaluma and Depot as they considered them to be somewhat flexible.
- The applicant explained the design of the restaurant and noted that areas, such as the bar, would be closed in, so that it would not be all glass as the rendering shows.

A woman named Sarah commented:

- Is a Sebastopol native.
- Has children.
- Loves the connection between the plaza and hotel, however, she expressed concerns regarding safety, specifically along Petaluma Avenue.
- Bulb outs with vehicle parking along Petaluma Avenue, as proposed, will help on the safety front.

Hearing nothing further, Vice Chair Bush closed the Public Hearing and brought it back to the Board for questions of the applicant.

The Board asked questions of the applicant.

Comments during questions of the applicant included:

Board Member Deedler commented:

- It would be highly desirable to add some significant trees along the street at the parking lot area along Depot Street.

Board Member Langberg commented:

- Perhaps Solar panels could be used to screen some of the rooftop equipment.
- This is a wonderfully public site.

Board Member Level commented:

- Thanked the applicant for their very professional and informative presentation.
- Has become familiar with their buildings in Healdsburg. Because there is some repetitive detailing between the buildings in Healdsburg and what is being proposed for Sebastopol, she can see what the end result will be.
- Applauded the applicant and commented that their proposal is very daring.
- If there will be rooftop HVAC equipment, she would like for it to return to the Board for review and approval.

- Would like the applicant to return to the Board with a lighting plan for review and approval as lighting is essential.
- Noted that the proposed art installation would be subject to review as well.

Vice Chair Bush commented:

- Any treatment for the existing trees would be a vast improvement over their current condition.

Hearing nothing further, Vice Chair Bush brought it back to the Board for discussion.

Board Member Deedler commented:

- We have Design Review Guidelines and they are supposed to be followed.
- Read from the Design Review Guidelines on architecture.
- Cannot think of a project in the downtown area that would contrast more with what the guidelines say than this project.
- This is a huge project and will have a high impact in this area.
- The Main Street area of our town is liked by most of Sebastopol, there is an affection for it. There is nothing slick, it's old, kind of classic and comfortable and this project will take away a lot of that.
- This project is new, hard-edged and flashy compared to the rest of town.
- There is no warmth to this project, people will not get attached to it.
- The applicant has made no attempt at all to connect with the architecture of the rest of the downtown area which is something that is really missing with this project and is something that the town really wants to see done.
- Hopes that the applicant will address some of the elements that make our downtown the way it is, and incorporate them into their project.
- Right now, this reads as one massive project in a very small town.
- Elements, such as light trim around the buildings; centered, recessed doorways; raising the sills; and awnings from the older part of town need to be picked up.
- Believed that the architects could sensitively tie-in this project with the rest of the downtown in a very modern way.
- This project doesn't fit our town, it is almost the opposite of it.
- This is a great project, there is a lot of good here.
- Considering his direction would make the project better, and more acceptable to the town.

Board Member Level commented:

- Board Member Deedler's comments are something that the Board should talk about.
- Sebastopol is changing, Sebastopol is gaining wealth.
- A lot of new technologies do not work with old architecture.
- At what point do we accept the whole transition of humanity.
- Their buildings in Healdsburg are wonderfully detailed, well thought out, unique, reflective and sensitive.
- This project will irrevocably change Sebastopol.

Board Member Langberg commented:

- Agreed with Board Member Level.
- It doesn't make sense to try to create a building today that is of a different time.
- Believed that Board Member Deedler was speaking more about level of scale, material and architectural treatment, not so much the romantic notion of creating something from a different time, which is valid. The bigger picture comment is

not valid for being critical of a building design because there is so much good and interesting about this project.

- This project will give us an appropriate density to define the site and connect The Barlow to the town. Because this project is so successful in those ways we should give it a thumbs up and then the focus can be on the fine-grained details.

Board Member Level commented:

- A project like this will help to drive other projects up.
- Likes the glass that goes all the way down to the ground.
- The technologies that are in place today were not in place decades ago.
- It is important to appreciate the buildings in town for what they are and for what their purpose was for their time.

Vice Chair Bush commented:

- This, along with their other projects in Healdsburg, are very public and attract people.
- Great places attract people.
- People create place and this project creates a lot of place for a lot of people.
- This project solves a complex conundrum and draws a balance between two distinct places.
- To repeat the architecture of Main Street is not architecture, it is simply a replication.
- As a member of a governing body, it has been his commitment to abide by City policy, not personal preference, when reviewing projects. Believed that that was something that all members of a governing body should recognize.
- Not on the Board to redesign any one project.

Board Member Level commented:

- Likes Vice Chair Bush's comment on people creating place and this project attracting a lot of people.
- There are so many different types of things going on within this project.
- There are a lot of great new technologies in building and they're great to see.
- Policies are important, but what does that mean in terms of new technologies.

Board Member Langberg commented:

- The applicant has been very sensitive to the scale of the surrounding area.
- Likes how the connectors encourage pedestrian activity.

Board Member Level commented:

- Agreed with Board Member Langberg.
- Sebastopol is a hodge-podge of different types of buildings and that is, in a way, exactly what the applicant is proposing. For that reason, she would argue that the project is consistent with what has already been happening in town.
- The massing reaches up to meet the cinema building, which she likes, and then they step it down. There she would argue that the project is consistent with, and sensitive to its surrounding area.

Board Member Deedler commented:

- A common architectural goal is to try to not make a massive block project look like it was all created at one time by one architect. In a way, this does.
- Would like the two buildings at the corner, as they face the streets and are not part of the hotel, to be treated separately from the rest in order to tie them in with the rest of the downtown.

- New buildings have been built on Main Street in the past fifteen years and they have tied in really well by successfully honoring the architecture that came before them.
- Our Design Review Guidelines should be honored.
- Reiterated that considering his direction would make the project better, and more acceptable to the town.

Board Member Langberg commented:

- Healdsburg has great examples of modern buildings working with older buildings.

Vice Chair Bush commented:

- We're here to review the design.
- Design is a process.
- Process is the heart of design.
- The applicant has shown tremendous respect for the process and the town from the onset.
- This project will create a place that people can really enjoy.
- This project is a bold move for Sebastopol and is something to celebrate.

Board Member Level commented:

- This project will lead the way and the town will begin to evolve.

Board Member Langberg commented:

- There are cues in this project that respect the past. Some of those include; the restaurant building with the gable roof and agricultural feel, the hop vines and apple trees, and the relic fireplace.
- Could see using a concrete apple dryer as the fireplace.

Board Member Level commented that using a concrete apple dryer as the fireplace would be awesome.

Board Member Deedler deduced that there was no support for the concept he described.

Board Member Langberg responded that the rest of the Board had responded with ways that they felt that the project did tie in with the existing area.

Board Member Langberg commented:

- Echoed Vice Chair Bush's comment on the applicant having shown tremendous respect for the process and the town throughout this process.
- The bulb outs on Petaluma Avenue are important and there is a precedent for them in town on a State Highway. Encouraged the applicant to work with Caltrans and to fight for them if they have to.
- Caltrans has shown an openness to handling State Highways differently when they come through a town.
- Suggested less glass in some areas of the restaurant in order to create some intimacy.
- Trusts that the applicant will get where they need to.

Board Member Deedler asked why no bike racks were shown on Brown Street.

The applicant responded that a large area of bike racks will be provided on Brown Street. In addition, a large indoor bike room which may hold around 50 bikes will be on

site. He noted that additional bike parking would be provided around the perimeter and street for the retail shops and such.

Board Member Deedler commented that the Board should require that the air vents on top of the gable roof be made to disappear visually.

The Board and applicant agreed.

Board Member Deedler commented that doorways are not supposed to open up into public walkways.

The Board asked a question of staff.

Director Webster commented that the intent of the guidelines appears to have been met by the buildings being set back so far.

Board Member Deedler commented that he did not like bright white frames on the windows.

The applicant responded that the frames would be silver or black, not white.

Board Member Deedler expressed a preference for gray frames and commented that the accordion doors along Petaluma Avenue will create a wind tunnel.

The applicant agreed to cutting those back some.

Board Member Level commented that the renderings show the charcoal as gray while the material sample is black. She expressed a preference for the gray.

The applicant responded that the charcoal will fade to a silver color over time.

Board Member Level asked how the redwood slats would not curve over time.

The applicant responded that they would space them more frequently using a tab system.

Vice Chair Bush commented that he loves the plant pallet.

The Board noted that their Sign Program and Public Art proposal would be separate from this process.

The Board noted that the landscape plan could be administratively approved.

Board Member Level made a motion to approve the application as submitted, with the following:

- The Board recognizes that there may be some minor revision on the Petaluma Avenue façade of the restaurant building.
- The applicant shall return to the Board with a lighting plan.
- The applicant shall return to the Board with a landscape plan.
- The applicant shall return to the Board with details on their HVAC/rooftop equipment in order to ensure that it will not be visible from the street.

Board Member Langberg seconded the motion.

AYES: Vice Chair Bush and Board Members Level and Langberg
NOES: Board Member Deedler
ABSTAIN: None

9. DISCUSSION ITEMS: There were none.

10. REPORTS FROM THE BOARD/STAFF: There were none.

11. ADJOURNMENT: Vice Chair Bush adjourned the meeting of the Design Review Board at 6:28 p.m. to the next Design Review Board meeting to be held December 21, 2016 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:



Dana Morrison
Assistant Planner



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Title Sheet
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
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, artisan/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 palette 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 Riello 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

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Project Information
Sebastopol Hotel

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
68,825 SF
20,520 SF
2.0 MAX.
1.33 (68,825 SF / 51,851 SF)

TOTAL PARCEL AREA:
GROSS BUILDING AREA:
SITE COVERAGE:
ALLOWED F.A.R.:
PROPOSED F.A.R.:
SETBACKS:
ALLOWED BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT:

GUEST ROOMS ALLOWED:

GUEST ROOMS PROPOSED:

PARKING REQUIRED:

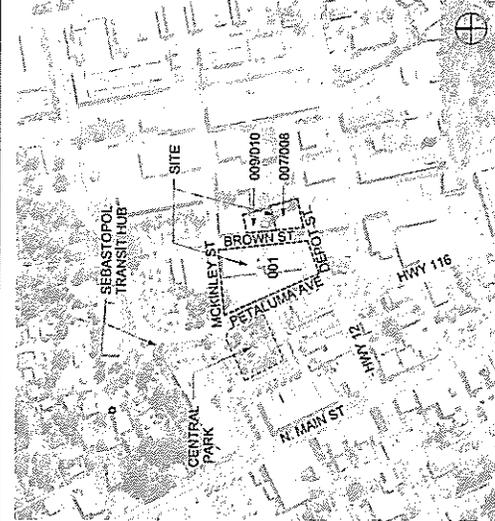
PARKING PROVIDED:

BIKE PARKING REQUIRED:

BIKE PARKING PROVIDED:

USE PERMITS / VARIANCES / TEXT AMENDMENTS

VICINITY MAP



Level	Area
Basement	6820 SF
Level 1	2920 SF
Level 2	2107 SF
Level 3	4154 SF
Level 4	5355 SF
	6825 SF

Occupancy	Area
Residential	11,503 SF
Hotel/Amberities	8,912 SF
Hotel/Guest Room	26,635 SF
Open Space	4,852 SF
PRR/Retail (Commercial)	2,244 SF
Restaurant (Commercial)	4,310 SF
Retail (Commercial)	2,933 SF
Service/Utility	6,100 SF
Spa (Commercial)	4,725 SF
	72,077 SF

Level	Name	SF
Level 1	Garden Courtyard	6613 SF
Level 1	Piazza	4159 SF
Level 1	Public Courtyard	6119 SF
Level 1	Streetscapes	17311 SF
Level 2	Streetscapes	1372 SF
Level 2	Deck	273 SF
Level 2	Terrace	1251 SF
Level 3	Balconies	1116 SF
Level 4	Balconies	307 SF
Level 4	Floor Deck	3189 SF
		44358 SF

Level	Type	Location	Number of Bicycles
	Hotel Guest	Hotel Room	30
	Public	Streetscapes	30
			62

Level	Name	SF
Level 1	Garden Courtyard	6613 SF
Level 1	Piazza	4159 SF
Level 1	Public Courtyard	6119 SF
Level 1	Streetscapes	17311 SF
Level 2	Streetscapes	1372 SF
Level 2	Deck	273 SF
Level 2	Terrace	1251 SF
Level 3	Balconies	1116 SF
Level 4	Balconies	307 SF
Level 4	Floor Deck	3189 SF
		44358 SF

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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 guests. 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 56 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.



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Code Notes

Sebastopol Hotel

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 main 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.

project number 21416
scale
date 2016-10-14
drawn by BRJ

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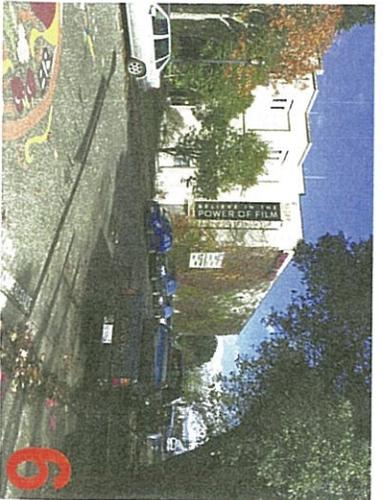
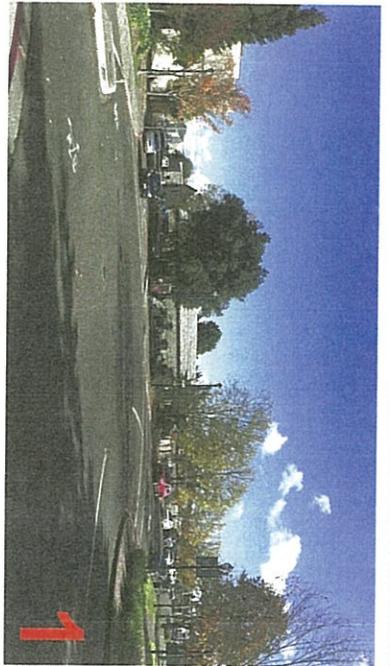
area development plan


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Site Aerial
 Sebastopol Hotel

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Site Photos
Sebastopol Hotel

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G.21



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3D Views
Sebastopol Hotel

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G.30



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3D Views
Sebastopol Hotel

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v:415.896.6700 f:415.896.6103

3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.32



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by Author

G.33



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.35



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.36



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.37



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by Author

G.38



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ



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3D Views
Sebastopol Hotel

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scale
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drawn by BRJ

G.40



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.41



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.42



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.43



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.44



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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.45

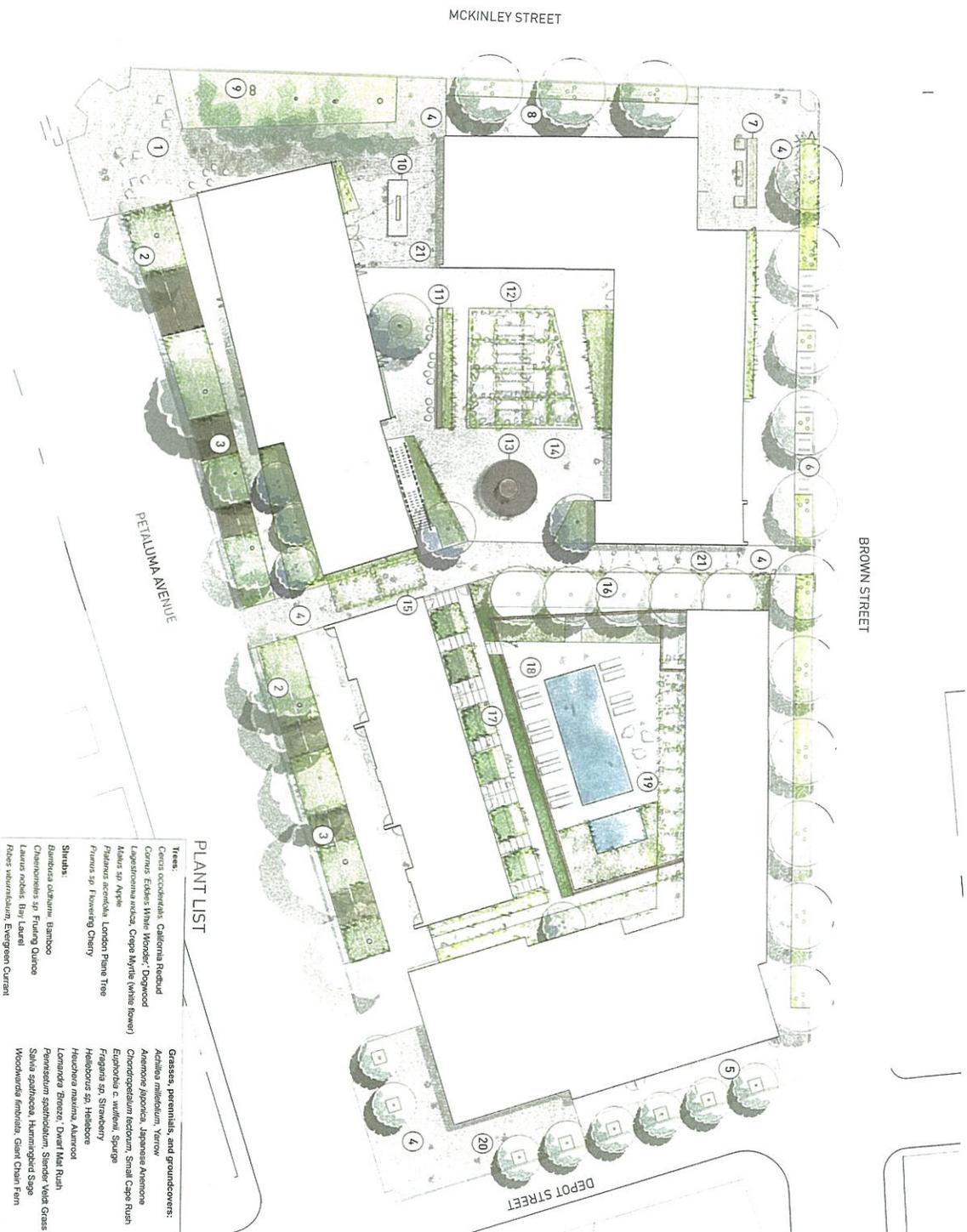


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3D Views
Sebastopol Hotel

project number 21416
scale
date 2016-10-14
drawn by BRJ

G.46



LANDSCAPE PLAN - L.00

- KEY**
- 1 PLAZA W/ FURNITURE ART
 - 2 BIOSWALS & 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 DE PAVING
 - 15 HOP VINE TRELLIS OVER WALKWAY
 - 16 APPLE TREES
 - 17 GARDENS @ TREATMENT ROOMS
 - 18 SUNKEN POOL PATIO
 - 19 TRELLIS
 - 20 RETAIL CORNER
 - 21 CATERARY LIGHTING OVERHEAD

PLANT LIST

<p>Trees:</p> <ul style="list-style-type: none"> Cercis occidentalis, California Redbud Cornus Ecdysis White 'Morden', Dogwood Lagerströmia indica, Crape Myrtle (white flower) Malus sp. Apple Falcatulus acuminata, London Plane Tree Prunus sp. Flowering Cherry <p>Shrubs:</p> <ul style="list-style-type: none"> Bambusa obtusum, Bamboo Chaenomeles sp. Fruiting Quince Laurus nobilis, Bay Laurel Ribes viburnifolium, European Currant 	<p>Grasses, perennials, and groundcovers:</p> <ul style="list-style-type: none"> Achillea millefolium, Yarrow Anemone japonica, Japanese Anemone Chorizanthe radicum, Small Cape Rush Euphorbia c. wulfenii, Spurge Fragaria sp. Strawberry Helianthus sp., Helianthus Hieracium maximum, Aunrock Lamium album, Dead-nettle Penstemon spathulatum, Sender Veld Grass Salvia splendens, Hummingbird Sage Woodwardia floribunda, Giant Chain Fern 	<p>Vines:</p> <ul style="list-style-type: none"> Clematis arvensis, European Clematis vine Humulus lupulus, Hops vine
--	---	--

PLANNING COMMISSION
 JUNE 23, 2016
 1 - 16, B 34X27 - PLOT
 0' 6' 12' 18' 24'

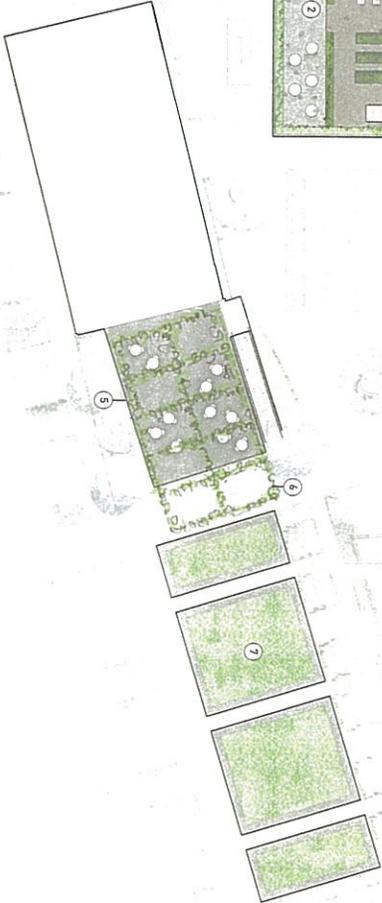
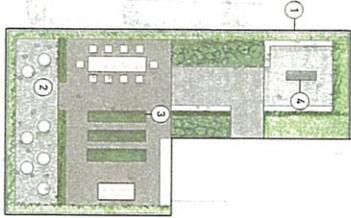


MCKINLEY STREET

PETALUMA AVENUE

BROWN STREET

DEPOT STREET

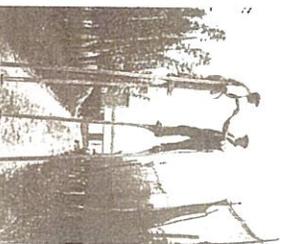
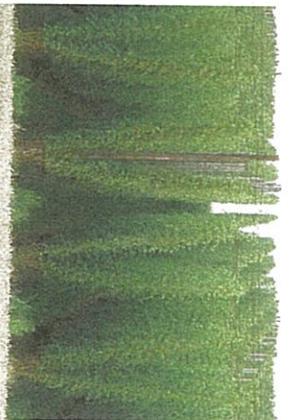
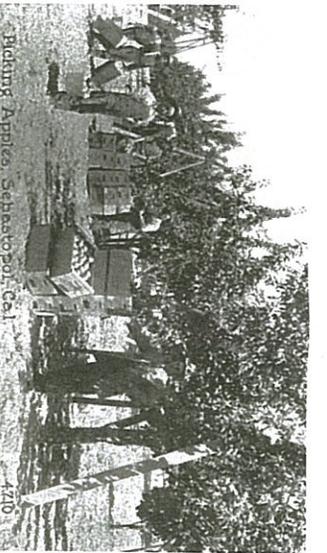


- KEY**
- ① ROOF DECK - LEVEL 4
 - ② OUTDOOR SEATING
 - ③ VEGETABLE BEDS
 - ④ WATER FEATURE
 - ⑤ ROOF DECK - LEVEL 2
 - ⑥ TRELLIS W/ HOP VINES
 - ⑦ GREEN ROOF - LEVEL 3

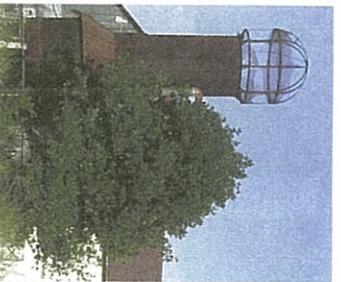
ROOF DECK PLAN - L.01



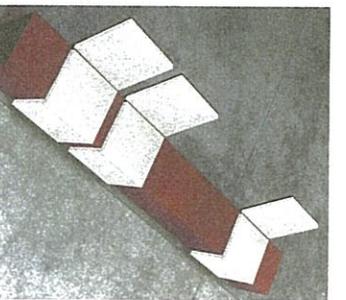
PLANNING COMMISSION
 JUNE 23, 2016
 1"=16' @ 34X22" PLOT
 0 8 16 24'



SEBASTOPOL & SONOMA COUNTY CULTURAL INSPIRATION - APPLES & HOPS



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

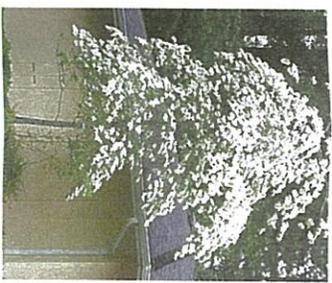


ACTIVATING THE SIDEWALK, FURNITURE ART

INSPIRATION IMAGES - L.10



WESTERN REDBUD TREES



DOGWOOD TREE'S WHITE WONDER



CHEPE AMRITLE



APPLE TREES



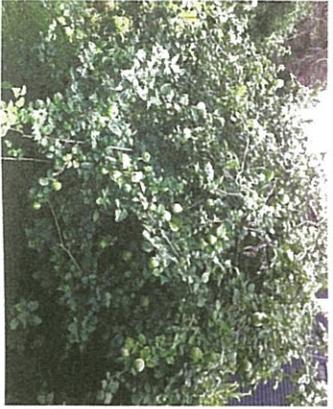
PLANE TREE



FLOWERING CHERRY



BAMBOO SHRUBS



FRUITING QUINCE



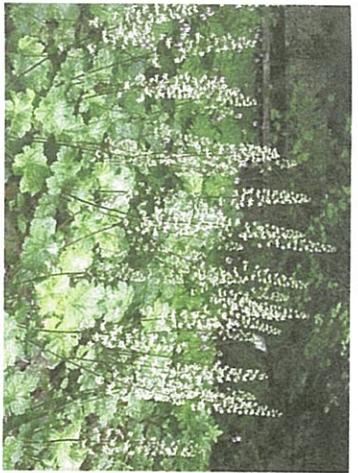
SWEET BAY



EVERGREEN CURRANT

PLANT PALETTE - L.20

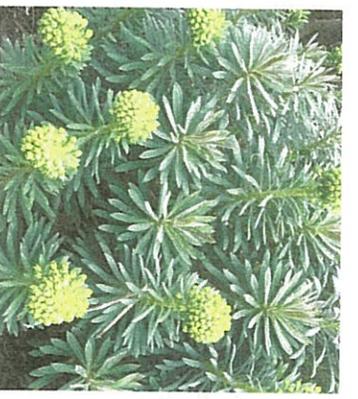
PLANNING COMMISSION
JUNE 23, 2016



ALUMICROT



JAPANESE ANEMONE



SPURGE



HUMMINGBIRD SAGE



GIANT CHAIN FERN



STRAWBERRIES



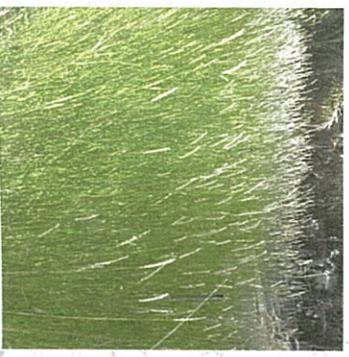
HELLEBORES



YARROW



DWARF MAT RUSH



SLENDER VELOUT GRASS



SMALL CARE RUSH



HOPS VINE



EVERGREEN CLIMBING VINE

GROUNDCOVERS, GRASSES, & VINES



PLANT PALETTE - L21

PLANNING COMMISSION
JUNE 23, 2016

Site Analysis

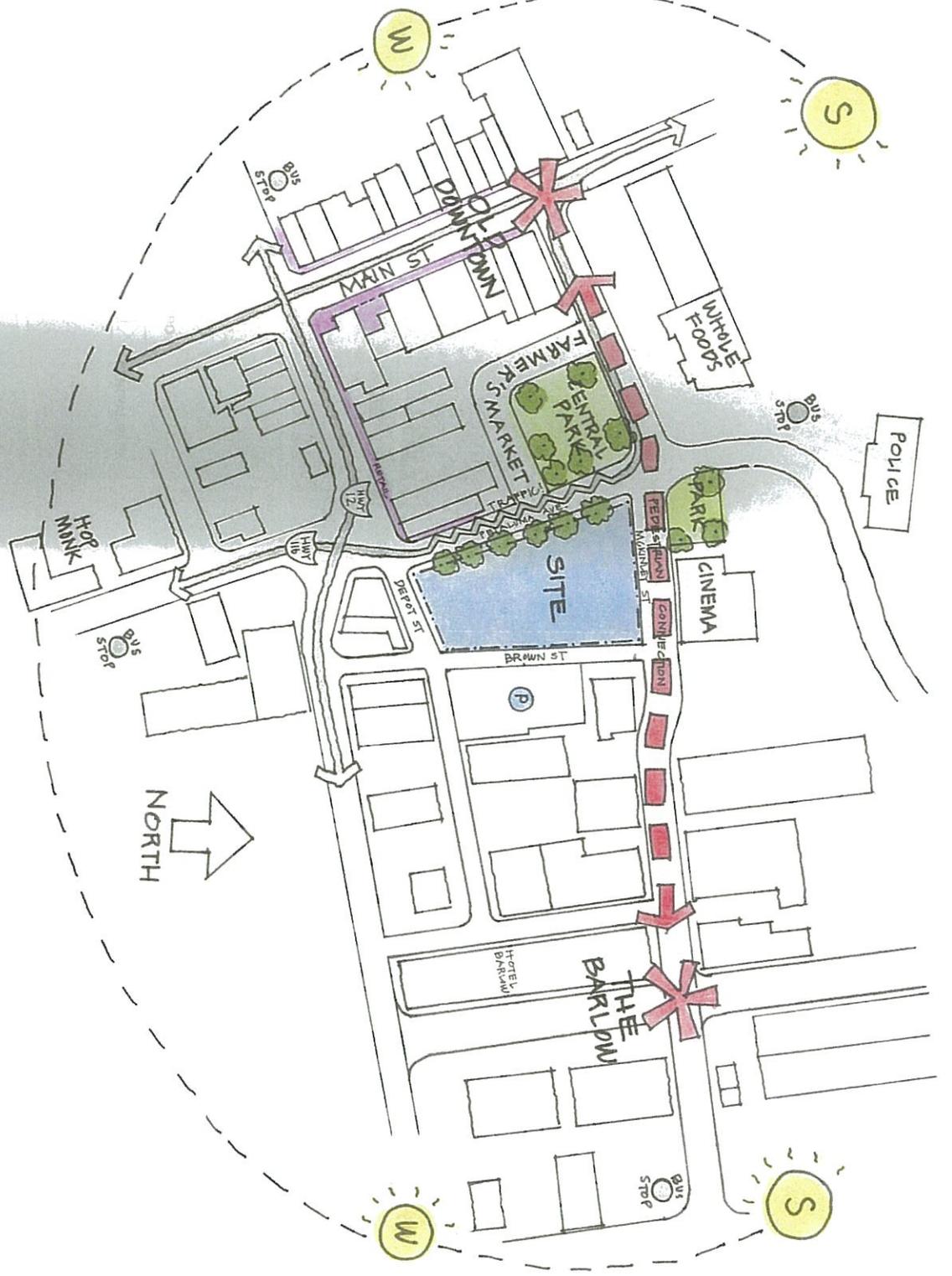
 Sebastopol Hotel

project number 21416

 scale

 date 2016-10-14

 drawn by BRJ



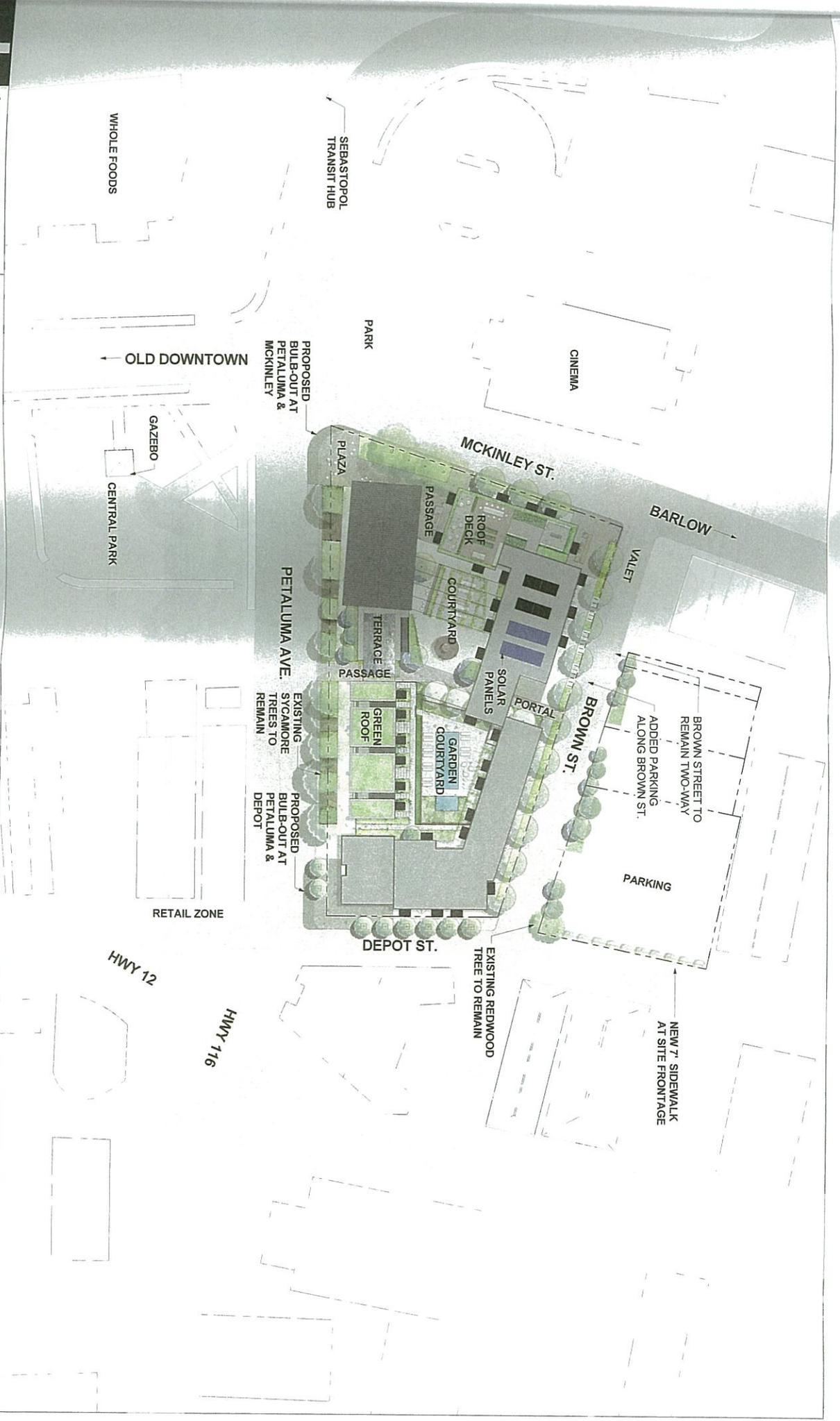


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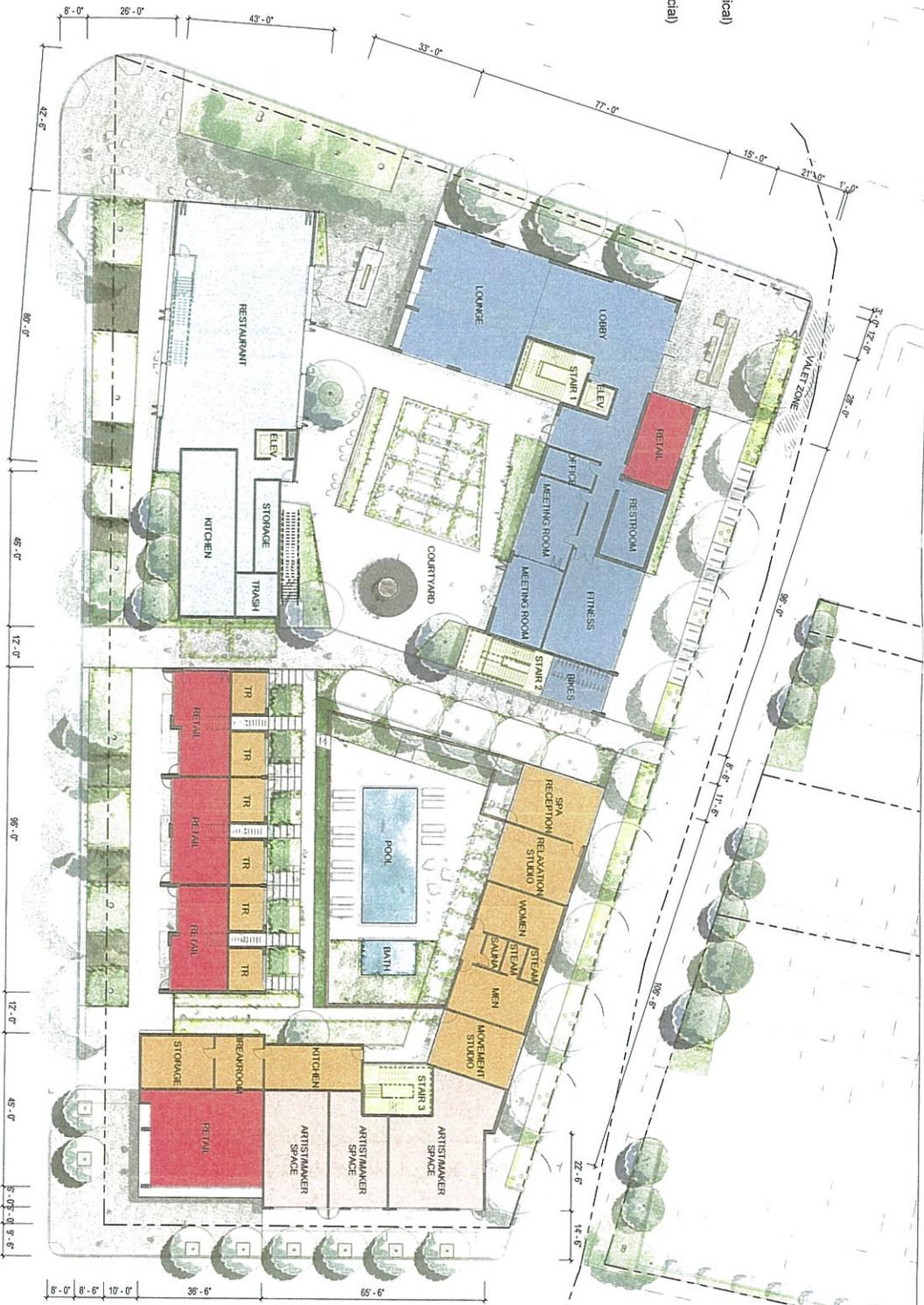
Site Plan
 Sebastopol Hotel

project number 21416
 scale 1"=30'
 (HALF-SIZED: 1"=60')
 date 2016-10-14
 drawn by BRJ

A.01



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

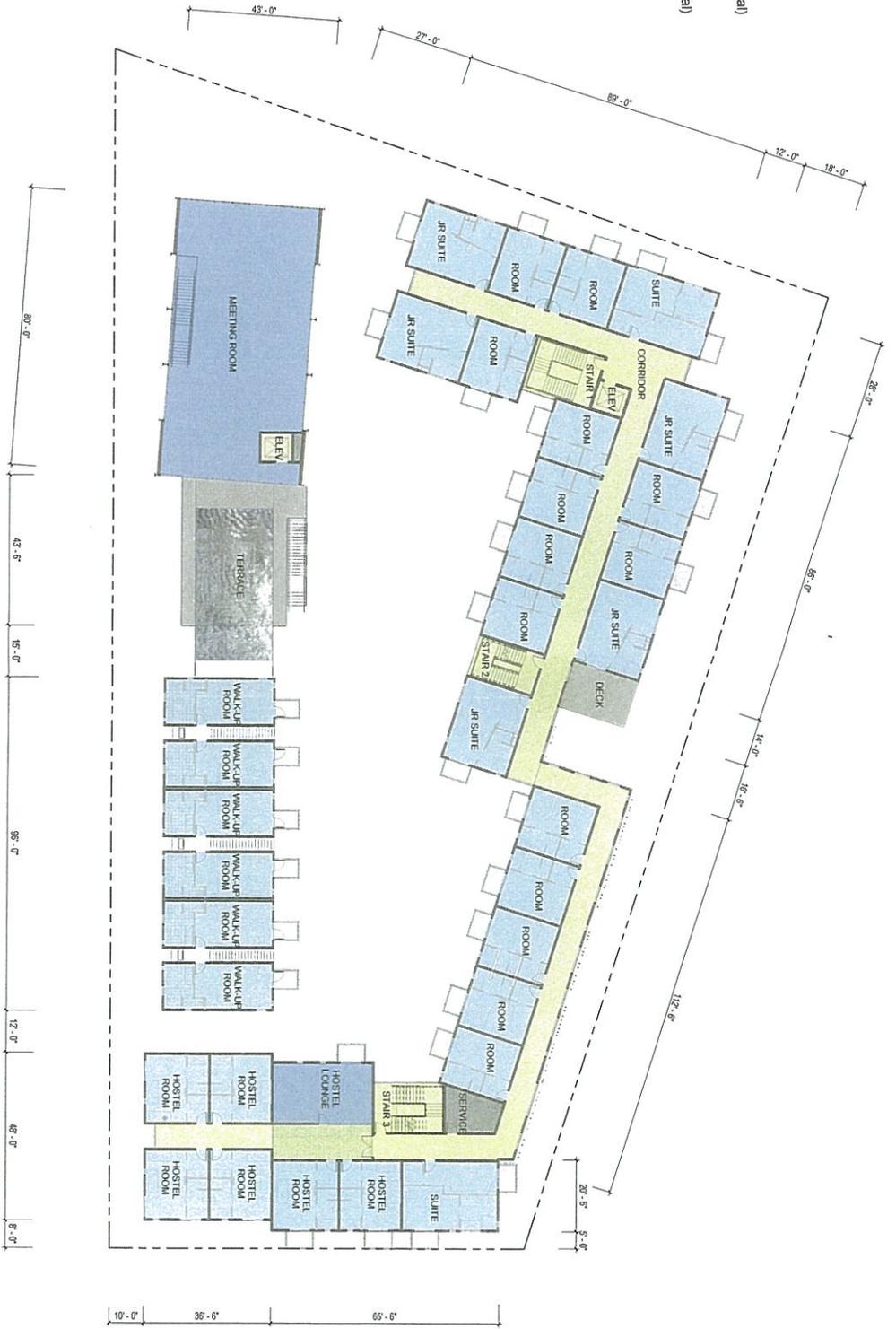


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Floor Plan - Level 1
Sebastopol Hotel

project number 21416
 scale 1/16"=1'-0"
 (HALF-SIZED: 1/32"=1'-0")
 date 2016-10-14

- 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 2
Sebastopol Hotel

project number 21416
 scale (HALF-SIZED-1/32"=1'-0")
 date 2016-10-14
 drawn by BRJ

- 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 3
Sebastopol Hotel

project number 21416
 scale 1/16"=1'-0"
 date 2016-10-14
 drawn by RP 1

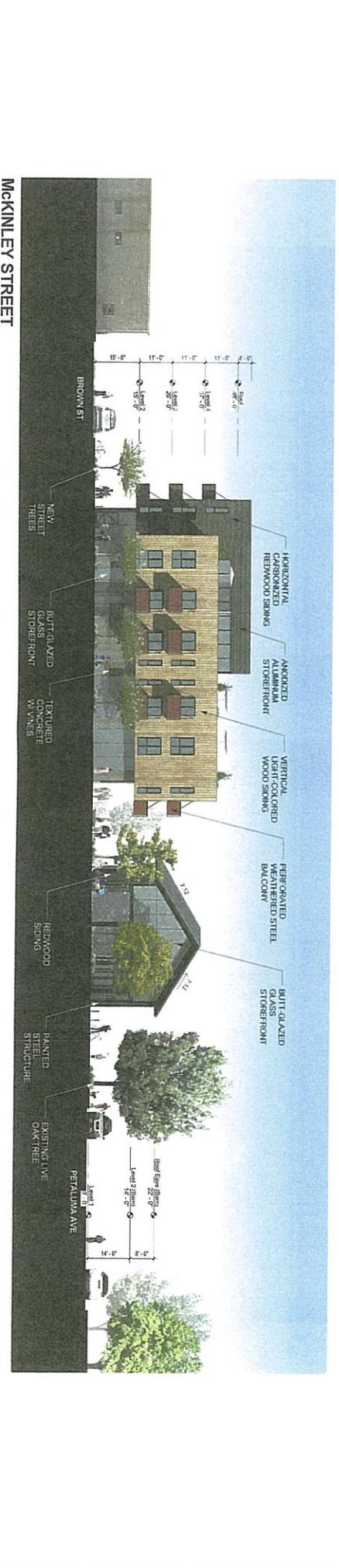
- Circulation
- Hotel Amenities
- Hotel Guest Room
- PDR/Retail (Commercial)
- Retail (Commercial)
- Restaurant (Commercial)
- Spa (Commercial)
- Service / Utility
- Open Space



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Floor Plan - Level 4
Sebastopol Hotel

project number 21416
 scale 1/16"=1'-0"
 (HALF-SIZED: 1/32"=1'-0")
 date 2016-10-14
 drawn by BRJ



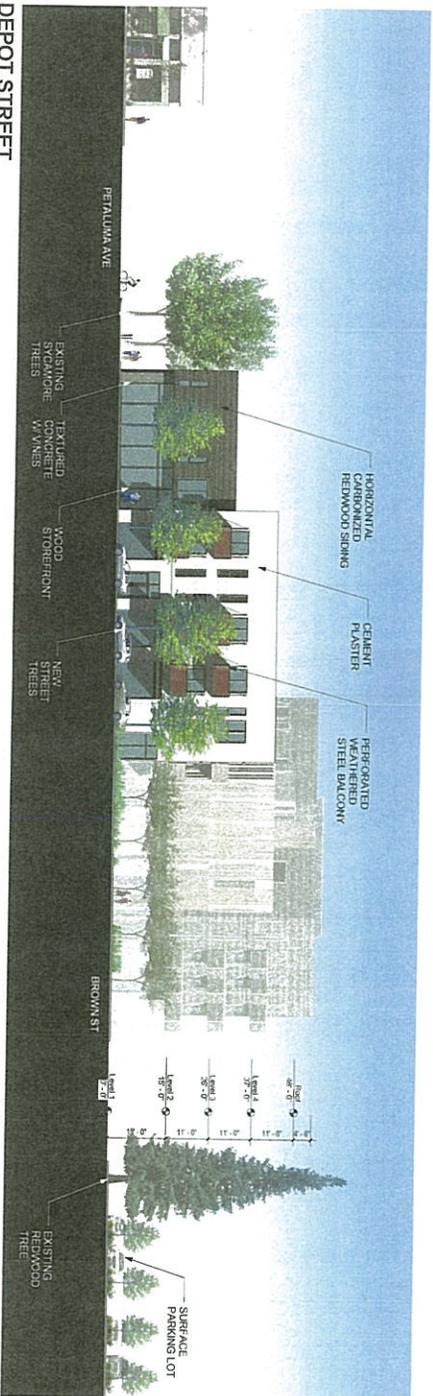
David Baker Architects
 dbarchitect.com
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Street Elevations - Petaluma Avenue & McKinley Street
Sebastopol Hotel

project number 21416
 scale 1/16"=1'-0"
 (HALF-SIZED: 1/32"=1'-0")
 date 2016-10-14
 drawn by BRJ



BROWN STREET



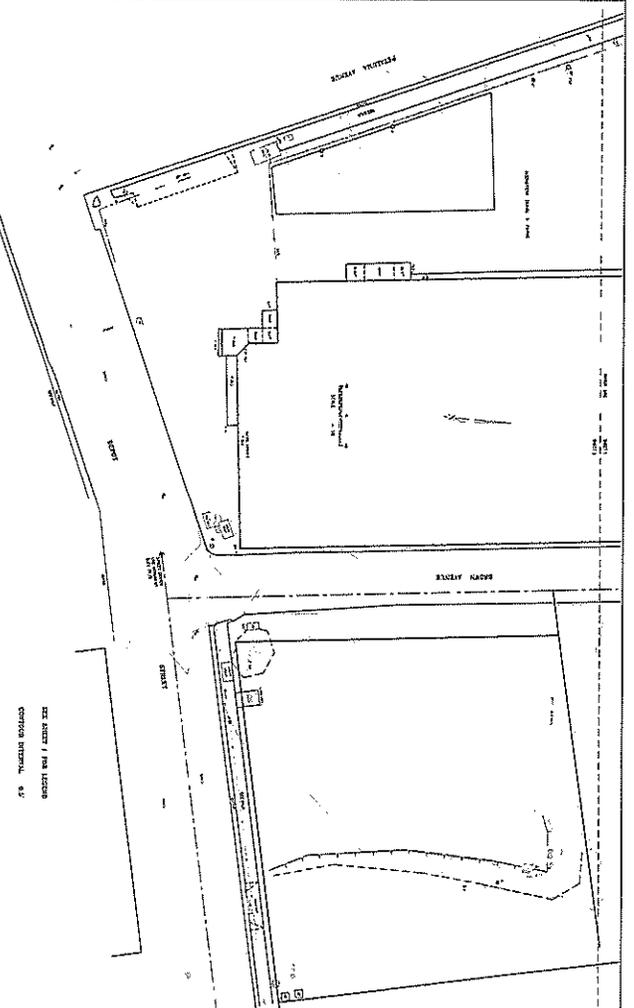
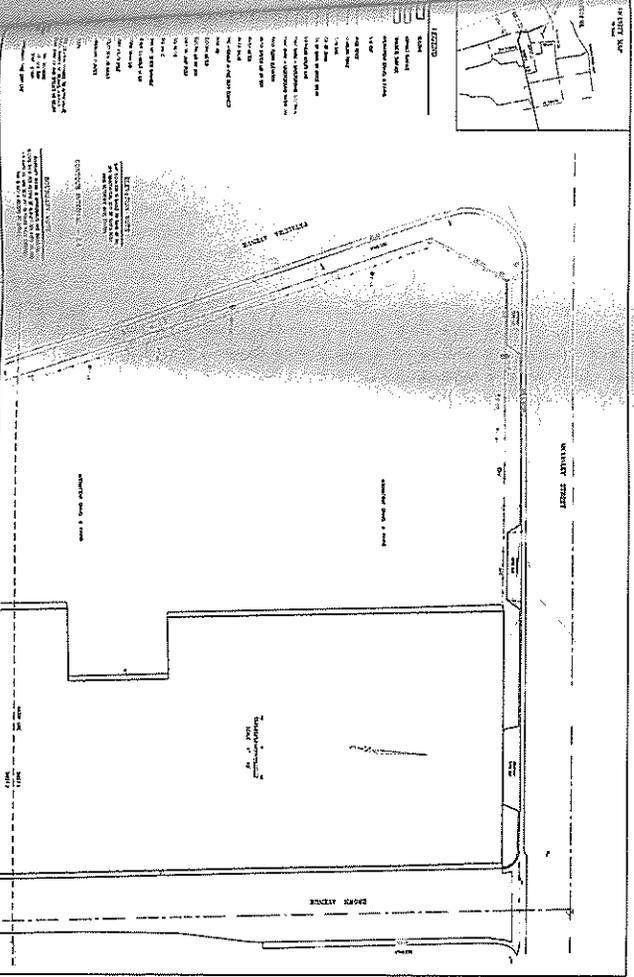
DEPOT STREET

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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")
 2016-10-14
 drawn by BRJ

A.21



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TOPOGRAPHIC MAP
 PREPARED FOR PIZZA HOSPITALITY GROUP
 6828 DEWOT ST., SEBASTOPOL
 APR: 004-052-001, 004-051-007/008

DAVID BAKER ARCHITECTS
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 san francisco, california, 94102
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Site Survey
Sebastopol Hotel

TOPOGRAPHIC MAP
 PREPARED FOR PIZZA HOSPITALITY GROUP
 6828 DEWOT ST., SEBASTOPOL
 APR: 004-052-001, 004-051-007/008

project number 21416
 scale
 date 2016-10-14
 drawn by C8A

S.00