

City Council

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City of Sebastopol Design Review Board Staff Report

Meeting Date: October 5, 2016
Agenda Item: 8A
To: Design Review Board
From: Kenyon Webster, Planning Director
Jonathan Atkinson, Planning Consultant
Subject: Design Review: Mixed-Use Development
Recommendation: Approval with Conditions
Applicant/Owner: Kevin Kellogg/Abed Rashed
File Number: 2016-22
Address: 845 Gravenstein Highway North
CEQA Status: Categorical Exemption: Section 15332: Class 32
General Plan: General Commercial
Zoning: CG: General Commercial

Introduction:

This is a Design Review application requesting approval for a mixed-use development at 845 Gravenstein Highway North. The site was formerly home to AmeriGas, a company that offered propane services, which relocated after years of operation in Sebastopol.

On August 19, 2015, the Board provided feedback on the proposed mixed-use development as part of a Preliminary Review application. The Board provided a range of comments on the project and was generally supportive of a mixed-use development at the site. The Board that acknowledged that onsite parking will be difficult to integrate into the site but suggested the applicant make it less prominent. The applicant redesigned the site plan so that the parking lot is located at the rear of the site.

Project Description:

The project involves a two-story mixed-use development with commercial uses on the first floor and residential uses (11 units) on the second floor. The first floor will include three commercial spaces for a total of 12,008 square feet and the second floor will include eleven apartments of various sizes for a total of 10,508 square feet. The building will have a total gross floor area of 22,516 square feet and will establish a strong visual presence on Gravenstein Highway North. The project will provide a total of 43 parking spaces with 37 spaces, located at the rear of the site and 6 spaces located on the street. The project will result in the demolition of the existing structure; preservation of onsite trees; and installation of new street trees. The Design Review submittal provides additional details and is attached to the staff report.

The City's inclusionary housing ordinance requires that 20% of units in larger residential projects be deed restricted to low-income households. The requirement would result in 2.2 units being required. 2 units could be deed restricted, and an in-lieu fee paid for the 0.2 unit requirement.

Environmental Review:

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

Section 15332: In-Fill Development Projects: Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Traffic Impact Report and Air Quality Report: The project was the subject of both a traffic impact report and air quality report. The reports found that the project will have less than significant traffic and air quality impacts. The one exception is that the project may have temporary air quality impacts during the construction phase. The air quality report identifies a number measures to decrease these temporary impacts. These measures have been added as conditions of approval.

The project is consistent with this categorical exemption in that it complies with the General Plan land use designation of General Commercial and the applicable goals and policies of the Land Use Element and Community Identity Element, as analyzed in the subsequent section of the staff report. The project is also consistent with the CG: General Commercial District and applicable development standards of the Zoning Ordinance, as conditioned and submitted, in that a mixed-use development is permitted in the CO: District.

Furthermore, the lot is substantially less than five (5) acres; located within City limits; generally surrounded by urban uses; and does not have any identified endangered or rare species. Finally, the site is in an urbanized area, which can be served by required utilities and public service, and the project would not result in significant traffic, noise, air quality, or water quality impacts in that it only involves one modest-sized building.

General Plan Consistency:

The General Plan Land Use designation for this site is General Commercial. The General Plan describes General Commercial as the following: "This designation provides areas for commercial uses with off-street parking and/or clusters of street-front stores. This designation permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels and business and personal services. This designation is typically assigned to parcels, located on a major arterial street that can provide sufficient land for commercial establishments that do not benefit from high-volume pedestrian concentrations found

Downtown. The following types of retail uses are discouraged in this land use designation: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes...”

The project is consistent with the General Plan in that it involves a mixed-use development, which will contain office, service, and/or commercial uses, and will contain eleven residential units. The residential uses comprise approximately 47 percent of the overall uses and can be considered a secondary feature, especially given that they are only located on the second floor.

The project is subject to the following General Plan goals and policies:

Land Use Element

- *Goal 2: Maintain Sebastopol as a small town.*
- *Policy 6: Favor Infill: Encourage development within the city limits; favor infill development over annexation.*
- *Goal 4: Preserve the unique character and ambiance of residential areas.*
- *Policy 16: Protect Residential Neighborhoods: Protect residential neighborhoods from the effects of adjacent non-residential uses.*
- *Goal 5: Increase the city's retail sales tax base.*
- *Policy 17: Encourage Mixed Use Development: Encourage mixed-use developments in the Downtown and other selected areas of the city; maintain non-residential uses on the ground floor.*
- *Policy 19: Local-Serving Retail Uses: Encourage local-serving neighborhood retail uses readily accessible to residential areas.*

The project is consistent with the applicable goals and policies of the Land Use Element in that it is a mixed-use development, which will result in the development of an existing lot on Gravenstein Highway North and does not require an annexation. The project is a mixed-use development with mostly non-residential uses on the ground floor and residential uses on the second floor with open space and screening at the rear of the site, which provides an appropriate transition to abutting residential properties. Furthermore, the project contributes to the City's retail sales tax base and increases the amount of accessible neighborhood retail uses to residential areas in that it contains space for multiple commercial uses, which will be accessible to onsite and surrounding residences. The draft General Plan does not substantially alter the existing policies pertaining to this area of Sebastopol.

Housing Element

The Housing Element contains numerous policies supporting housing development, and setting forth the inclusionary housing program. The project is consistent with these policies by providing 11 rental housing units, at least two of which would be mandated to be affordable to low-income households.

Community Identity Element

- *Goal 1: Build on and strengthen Sebastopol's unique identity and sense of place.*
- *Goal 2: Preserve the character of existing residential neighborhoods.*
- *Goal 3: Ensure that new residential development demonstrates quality, excellence of design, and sensitivity to the character of the surrounding neighborhood.*
- *Policy 2: Compatibility of Development with Surroundings: Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood.*
- *Goal 5: Improve the appearance and effectiveness of parking facilities.*
- *Policy 12: Parking Location: Locate parking facilities wherever possible to the rear of the development, so that the building façade is contiguous with the street frontage and parking areas are hidden from the street.*

The project is consistent with the applicable goals and policies of the Community Identity Element in that it strengthens Sebastopol's sense of place through the cumulative development of Gravenstein Highway North, a key commercial corridor. The project also enhances the character of the surrounding neighborhood and demonstrates design excellence in that it involves a mixed-use residential building, comparable to similar structures in the nearby Downtown Core, and will result in the redevelopment of a site in disrepair. Finally, the project is a mixed-use development with onsite parking located at the rear of the lot, which contributes to Sebastopol's move away from strip development on major thoroughfares, such as Gravenstein Highway North.

Zoning Ordinance Consistency:

The site is located in the CG: General Commercial District. The Zoning Ordinance states the following: "The CG District provides areas for commercial uses with off-street parking and/or clusters of street-front stores. This zone permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, and business and personal services that are typically appropriate along major thoroughfares. The following types of retail uses are discouraged: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes."

The project is consistent with the CG District in that it involves a mixed-use residential development, which is classified as a permitted-use when it involves 'Permanent Residential Uses' permitted in the RM-H District. The project involves apartments, which are a permanent residential use in the RM-H District. .

The project is subject to the following provisions of the Zoning Ordinance:

Development Standard	Project
17.60.040 Maximum Size of Commercial Uses 35,000 Square Feet Maximum for Single Establishment	Largest Commercial Tenant Space 5,615 Square Feet

17.60.060 Building Height 32 Feet - 2 Stories	31 Feet - 2 Stories
17.60.070.A Front Setback None Required	12 ½- 16 ½ Feet
17.60.070.B Side Setback None Required	5 Feet 35 Feet
17.60.070.C Rear Setback Main Building: 20 Feet Parking: 6 Feet	Main Building: Over 90 Feet Parking: 7 Feet 9 inches
17.60.080 Floor Area Ratio 1.0 (Excludes Residential)	0.28
17.60.100 Minimum Residential Density One Dwelling Unit Per 2,000 Square Feet of Lot Area	3,920 Square Feet Per Unit
17.60.110 Minimum Usable Open Space Required Minimum of 200 Square Feet Per Dwelling Unit	200 Square Feet Per Unit
17.60.120 Buffering-Screening Required Screening Trees, Vegetation or Solid Fence (6 Foot Height)	Condition of Approval
17.08.114.F Mixed-Use Residential Minimum Square Footage of Project: 25 Percent Maximum Square Footage of Project: 75 Percent	Total Square Footage: 22,516 Total Residential Square Footage: 10,508 (47 Percent of the Project)

The project is consistent with the applicable development standards of the CG District as submitted and conditioned.

Parking: The project is subject to the following requirements as set forth in Chapter 17.220: Off-Street Parking Regulations of the Zoning Ordinance.

Required Off-Street Parking

<p>Zoning Ordinance Section 17.220.010.B (5) allows the use with the smaller parking requirement to be reduced by 33 percent in the case of a mixed-use development.</p> <p>Section 17.220.020.B: The net floor area of a structure is used to calculate the required number of off-street parking spaces. Net floor area is the exterior gross floor area of the structure minus 15 percent of the total area.</p> <p>Section 17.220.030: Studios require 1 space per unit; 1 bedroom 1.5 spaces per unit; 2 bedroom units 2 spaces per unit; deed restricted units are calculated at 90% of the otherwise applicable standard.</p> <p>Government Code 65915, State Density Bonus law: Jurisdictions may not require more than 1 space per studio or 1 bedroom unit, if that standard is requested by an applicant.</p>
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The Zoning Ordinance would require a total of 45 parking spaces for the entire project. With application of the parking standard in State Density Bonus law, the requirement is 43 spaces. This total includes a 33 percent reduction in required parking as permitted by the Zoning Ordinance because it is a mixed-use development, and a reduction due to the two required inclusionary housing units.

The project provides a total of 43 parking spaces: 37 spaces onsite and 6 spaces on the street, meeting applicable requirements as to number of spaces. It is noted that the draft General Plan

calls for a reduction in parking requirements, to promote housing and reduce space devoted to the automobile.

With some exceptions, the Zoning Ordinance requires non-tandem spaces to be provided as required parking. This project requests that four spaces be provided in a tandem format as a request for an incentive or concession under State Density Bonus provisions. In the context of State law, and with the design of the parking area, this appears to be a reasonable request.

Compact Car, Accessible, and Bicycle Parking Requirements

Section 17.220.020.C (3): Compact Car Spaces. Off-street parking facilities may include parking spaces for compact vehicles provided not more than 40% of the total number of spaces provided shall be designated for compact parking purposes. Such spaces shall be clearly identified and dispersed throughout the entire parking lot. Each compact parking space shall be not less than 8 feet wide, and 16 feet long.

Section 17.220.020.C (4): Accessible Spaces. Parking spaces specifically reserved for vehicles licensed by the State for use by the disabled shall be provided in each parking facility according to the California Uniform Building Code

Section 17.220.050.A: Bicycle Parking. A minimum of 15 percent of the total required parking spaces for vehicles shall be provided.

The project provides 17 compact spaces and 2 ADA spaces. The project is consistent with the Zoning Ordinance in this area. However, the Design Review submittal does not show bicycle parking. A condition of approval has been added requiring the installation of bicycle parking as required by the Zoning Ordinance and to the satisfaction of the Planning Director.

Transitional Commercial Sites Criteria: Section 17.110.040 of the Zoning Ordinance establishes additional standards for commercial developments located next to any 'R' district property. The applicable requirements of this section have been fulfilled as proposed and conditioned in that the site will screen improvements, such as mechanical equipment and trash and recycle bins.

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.

Public Comment:

The Planning Department has not received any comments from the public as of writing the staff report.

City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, City Arborist, Engineering, Fire, and Public Works. The Planning Department also circulated the application to Caltrans for review because it will result in a new driveway approach on Highway 116. The Building Official commented that the site did not have water service at the time of review. The City Arborist and Caltrans both provided comments on the application via letters, which are attached to the staff report. The applicant

may need provide Caltrans with more information in conjunction with an Encroachment Permit application.

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 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.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

The project involves the development of a mixed-use building which will replace a vacant building that was formerly home to AmeriGas on Gravenstein Highway North. The project will contain three tenant spaces on the ground floor and eleven residential units on the second floor and establish a strong visual presence on Gravenstein Highway North. The project will result in the installation of new plantings and trees, as well as the preservation of existing site trees. Overall, the Board 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 is a mixed-use building, which will revitalize an existing commercial site, and facilitate the perpetual move towards an urban and pedestrian-friendly form of development in the northern part of Sebastopol. The Board could also find the project to be compatible with the neighborhood and greater Sebastopol in that the building will have materials, colors, and architectural features, which are not only present on Gravenstein Highway North but throughout city in general. There are also multiple buildings throughout Sebastopol, which contain a mix of uses, two stories, minimal front-yard setbacks, and screened parking

Furthermore, the project maximizes the development potential of the site through the provision of commercial tenant spaces and apartments while siting the building in a manner that does not impair the public right-of-way or surrounding properties. The project will contain trees and plantings, which provide a natural aesthetic element to the overall urban character of the site. Finally, the project promotes the community desire for Sebastopol to remain a small town in that it increases the amount of commercial and residential space in the community through urban infill development on a commercial corridor, renewing a previously-developed site.

Recommendation:

Staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report, if there is a consensus that the design of the project is compatible with the site.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide specific direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

DESIGN REVIEW PERMIT: 2016-22
Mixed-Use Development
845 Gravenstein Highway North

Findings for Approval:

1. That the project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15332, Class 32, in that it complies with the General Plan land use designation of General Commercial and the applicable goals and policies of the Land Use Element and Community Identity Element, as contained in the subsequent findings. The project is also consistent with the CG: General Commercial District and applicable development standards of the Zoning Ordinance, as conditioned and submitted, in that a mixed-use development is permitted in the CO: District. Furthermore, the lot is substantially less than five (5) acres; located within City limits; generally surrounded by urban uses; and does not have any identified endangered or rare species. Finally, the site is in an urbanized area, which can be served by required utilities and public services, and the project would not result in significant traffic, noise, air quality, or water quality impacts in that it only involves one modest-sized building, and both traffic and air quality studies determined that the project would not create any significant impacts; utility service can be readily provided; and the project is subject to standard requirements to protect water quality.
2. That the project is consistent with the General Commercial land use designation of the General Commercial in that it involves a mixed-use development, which will contain office, service, and/or commercial uses, and will contain eleven residential units. The residential uses comprise approximately 47 percent of the overall uses and can be considered a secondary feature, given that they are only located on the second floor. In addition, the project will help address housing needs, including for affordable housing, in the Housing Element of the General Plan.
3. That the project is consistent with the Zoning Ordinance in that it complies with the CG: General Commercial District and the applicable development standards as approved and conditioned. The project is a mixed-use residential development, which is classified as a permitted-use when it involves 'Permanent Residential Uses' permitted in the RM-H District. The project involves apartments, which are a permanent residential use in the RM-H District. The project will also comply with the Inclusionary Housing requirement of the City, mandating that 20% of the units be dedicated to low-income households.
4. That approval of the use of a limited number of tandem parking spaces is appropriate under provisions of State Density Bonus law, which requires provision of up to two incentives or concessions for projects that include 20% of units dedicated to low-income households, and this project is only requesting one such incentive or concession, with the format of the parking and the mix of project uses also providing a basis for approval of this request.
5. That the design of the project will be compatible with the neighborhood and the general visual character of Sebastopol in that it involves the development of a two-story mixed-use building of a modern architectural style. The building will have horizontal wood siding and

metal siding, which not only visible on Gravenstein Highway North but throughout Sebastopol in general. There are also multiple buildings throughout Sebastopol, which contain a mix of uses, two stories, minimal front-yard setbacks, and screened parking.

6. That the project will not impair the desirability of investment or occupation in the neighborhood in that it will redevelop an existing commercial site, which has experienced decline, with a new building, site improvements, and landscaping. The redevelopment of this site will have a positive impact on the neighborhood in that the project will improve the visual character of the area and initiate a desired form of development. The project will also not impair investment or occupation in the neighborhood in that visually-undesirable improvements, such as surface parking spaces, mechanical equipment, and trash and recycle bins, are screened by the building, trees, and other plantings.
7. That the project provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that the building will have a strong visual presence on the street but also has a modest setback from the abutting sidewalk, which will facilitate pedestrian access to and from the site. The project will also have one driveway approach from Gravenstein Highway North to limit vehicular encroachment. The site contains appropriate setbacks from abutting residential properties and will have a number of trees and plantings to screen building and parking improvements.
8. That the design is internally consistent and harmonious in that the project utilizes consistent materials and colors. The building will have horizontal wood siding, corten planters, and metal siding, including corrugated metal, as well as trellised and metal canopies, which are equally-proportioned its windows. The project will also provide a consistent species of trees and plantings, which are compatible with existing site trees.
9. That the design is in conformity with the adopted Design Guidelines in that the building is oriented parallel to the street and there is only one driveway approach, which minimizes traffic impacts. The building also contains a variety of architectural elements, such as large windows, balconies, canopies, siding materials, and awnings to break up the facade. Parking facilities are also treated as a secondary feature in that they are located behind the building, which is identified in the adopted Design Guidelines.

Recommended Conditions of Approval:

Planning | Building and Safety:

1. Approval is granted for the Design Review submittal described in the 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. All construction shall conform to the approved plans, unless the design is modified herein. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. Prior to issuance of building permit, 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.

4. Prior to issuance of a building permit, the applicant shall submit a Phase 1 report, or other applicable documentation to the Building Official to verify that the site is clear of contamination.
5. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
6. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
7. The project is required to comply with Chapter 17.240, Inclusionary Housing Requirements by providing two units (one one-bedroom, and one two-bedroom unit) deed restricted to occupancy by low-income households, and paying an in-lieu fee for any fractional unit requirement. As required, a deed restriction shall be recorded prior to issuance of a building department to comply with the requirements.
8. 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.
9. 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.
10. A solid wood six (6) foot tall fence, wall, or vegetation shall be installed for screening along the rear (eastern) property boundary.
11. Rooftop equipment and backflow devices shall be screened. 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 residential units 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. 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.
15. The project approval does not include landscaping or lighting plans. Such plans shall return for Design Review Board approval prior to issuance of a building permit for the project.

16. All applicable fees associated with processing this application and impact fees, including but not limited to school, park, traffic, housing linkage, inclusionary, art, water and sewer, shall be paid prior to issuance of a Certificate of Occupancy.
17. Rooftop equipment and backflow devices shall be screened to the satisfaction of the Planning Director.
18. 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.
19. 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.
20. Bicycle parking shall be installed as required by the Zoning Ordinance, shall be specified on the building permit plans, and shall be to the satisfaction of the Planning Director.
21. If archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected until an archaeologist approved by the Planning Director assesses the finds, consults with the appropriate agencies, and makes recommendations. 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. 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.

Air Quality:

22. 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:

- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b) All haul trucks transporting soil, sand, and other loose material off-site shall be covered.
- c) 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.
- d) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- e) 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.
- f) 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.
- g) 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.
- h) 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.

23. Selection of equipment during construction to minimize emissions. Such equipment selection would include the following: 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.

City Arborist:

24. All tree removals shall be consistent with the Tree Protection Ordinance.

25. All final tree protection measures shall be submitted reviewed and approved by the City Arborist prior to issuance of a Building Permit.

Fire:

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

Engineering:

GENERAL

29. 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.
30. Any exceptions or variances 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

31. 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.
32. 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.
33. 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.
34. 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.

35. In the demolition and removal of the existing site improvements, including buildings and pavement, the existing materials shall be recycled to the maximum extent possible.
36. 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

37. Gravenstein Highway: The developer shall replace the sidewalk along the entire project frontage with new sidewalk and a driveway approach complying with Caltrans standards. Any sidewalk that is outside existing State right of way shall be in a sidewalk easement dedicated to the City of Sebastopol.

Soils

38. 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.
39. The applicant shall submit proof of closure for the underground fuel storage tanks that once existed on the site.

Undergrounding

40. 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.
41. 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

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

Grading

44. 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.

45. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
46. The grading plan shall clearly show areas of possible soil contamination, along with the appropriate steps to deal with contaminated soils.
47. 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.
48. 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

49. 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.
50. No drainage may discharge across sidewalks. Roof leaders shall be piped to the adjacent gutter or paved area.
51. 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.
52. Any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.
53. All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains To Creek."
54. 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

55. 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.
56. Any existing water services to be abandoned shall be removed to the main line.

57. 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.
58. 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.
59. New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
60. 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.

Wastewater (Sanitary Sewer)

61. 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.
62. The existing sanitary sewer service lateral shall be inspected via a TV camera, and the resultant video shall be submitted to the City on a DVD. Any faults found in the video inspection shall be repaired as part of the site improvements.

Miscellaneous

63. The developer shall enter into an agreement with the City to provide for the maintenance of landscaping installed in the State right of way.
64. The improvement plans shall include detailed landscape construction drawings for work proposed in the public right of way.
65. The improvement plans shall include an onsite signing and striping plan, which clearly delineates traffic control and parking restriction requirements.
66. The developer shall demonstrate that the trash service provider has adequate access to the trash enclosure shown on the preliminary drawings.
67. The site grading plan shall include fencing around the perimeter of the property to the satisfaction of the Planning Director.
68. The developer shall submit an onsite lighting plan showing the locations and specifications for onsite lighting. The plan shall include site lighting calculations in accordance with Cal Green codes.

THE FOLLOWING CONDITIONS SHALL APPLY PRIOR TO CONSTRUCTION

69. 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.

70. 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.
71. 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.

THE FOLLOWING CONDITIONS SHALL APPLY DURING CONSTRUCTION

72. 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.
73. 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.
74. All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
75. 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.
76. 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.
77. 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.
78. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
79. 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.
80. 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.

81. 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.
82. 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.
83. If the existing public streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the City.
84. 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

85. 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.
86. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, et cetera) shall be installed.
87. 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

88. Sufficient surety guaranteeing the public improvements for a period of one year shall be provided.
89. 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.

Attachments:

- Master Planning Application Form

- City Arborist Report
- Caltrans Letter
- Design Review Submittal



City of Sebastopol

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

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

FOR CITY USE ONLY

ADDRESS: 845 GRAVENSTIEN HWY NORTH	PLANNING FILE #: 2016 / 22
PARCEL #: 060 261 030 000	DATE FILED: 03/14/16
PARCEL AREA: 43,120 SF	TOTAL FEES PAID: \$ 1,100 Deposit
	RECEIVED BY: JA
	DATE APPLICATION DEEMED COMPLETE:

APPLICANT OR AGENT:

Name: KEVIN KELLOGG
 Email Address: KK@KELLOGG-ASSOCIATES.COM
 Mailing Address: 4300 HORTON ST UNIT 1
 City/State/Zip: BERKELEY CA 94710
 Phone: 707.291.8342
 Fax: _____
 Business License #: _____
 Signature:
 Date: 22 FEB 2016

OWNER OF PROPERTY

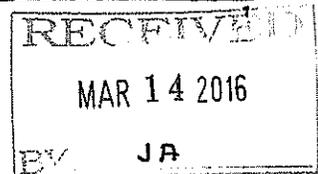
IF OTHER THAN APPLICANT:

Name: ABED RASHED
 Email Address: ABED@BRP4.COM
 Mailing Address: 11290 POINT EAST DR. # 100
 City/State/Zip: RANCHO CORDOVA CA 95742
 Phone: 916.206.3600
 Fax: _____
 Business License #: _____
 Signature:
 I certify that this application is being made with my consent.
 Date: 22 FEB 2016

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

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____



PROJECT DESCRIPTION:

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

THE PROJECT IS A PROPOSED MIXED USE BUILDING THAT INCLUDES APPROXIMATELY 12000 GROSS SQUARE FEET OF COMMERCIAL ON THE FIRST FLOOR AND 14 STUDIO, 1 AND 2 BEDROOM APARTMENTS ON THE SECOND FLOOR. THE SITE PLAN INCLUDES 33 ON SITE PARKING SPACES AND 6 ADJACENT ON STREET SPACE AS WELL AS OPEN SPACE FOR RESIDENTS. THE PROJECT MEETS ALL REQUIREMENTS OF THE GENERAL PLAN AND ZONING CODE.

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

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

DESIGN REVIEW

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

EXISTING SITE IS A VACATED 600 SF (APPROX) RETAIL SHELL. FORMER USE WAS THE AMERIGAS RETAIL SERVICE CENTER AND VEHICLE YARD

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	APPROX 600	<input type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:	APPROX 600	<input type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	22,615 SF	<input type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:	22,015	<input type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms 3 STUDIO <input type="checkbox"/> 2 Bedrooms 2 2-BR'S <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms 8 1-BR'S <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:	+13 UNITS	<input type="checkbox"/> N/A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A	Proposed: <input type="checkbox"/> Front Yard <u>10'</u> <input type="checkbox"/> Side Yard <u>5'/29'</u> <input type="checkbox"/> Rear Yard <u>97'</u> <input type="checkbox"/> N/A

INDEMNIFICATION AGREEMENT

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

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

	22 FEB 2016	2016-22
Applicant's Signature	Date Signed	Planning File Number

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

NOTICE OF MAILING

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

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

	KEVIN KELLOGG
Signature	Printed Name

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

Exemption Questionnaire
STORM WATER LOW IMPACT DEVELOPMENT

PURPOSE: This questionnaire will determine *whether* or *not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

PROJECT ADDRESS:

845 GRAVENSTEIN HWY NORTH

TYPE OF APPLICATION

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- Administrative Review (Interior Improvements or Use)
- Sign Review
- Temporary Use Permit
- Time Extension Request
- Tree Removal Permit
- Zoning Determination or Interpretation

The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:

APPLICANT SIGNATURE

PRINTED NAME

DATE



City of Sebastopol Determination Worksheet

City Use Only Project Requires Permanent Storm Water BMPs? Yes <input type="checkbox"/> No <input type="checkbox"/>
--

Storm Water Low Impact Development Manual

Purpose: Use this form to determine *whether or not* this project will need to incorporate permanent Storm Water Best Management Practices (BMPs) and submit a Standard Urban Storm Water Mitigation Plan (SUSMP).

Applicability: Required with all Master Planning Application Forms. Information presented on this worksheet must reflect final development conditions.

PART 1: INFORMATION

Applicant Name	KEVIN KELLOGG
Mailing Address	4300 HORTON ST UNIT 1
City	EMERYVILLE
State Zip Code	CA 94608
Phone	707-291-8342
Fax	
Email	KK@KELLOGG-ASSOCIATES.COM

Engineer Name	TBD
Mailing Address	
City	
State Zip Code	
Phone	
Fax	
Email	

No Project Engineer

Project Description

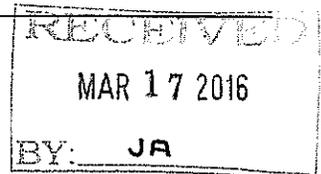
Project Name	845 GRAVENSTEIN MIXED USE
Site Address	845 GRAVENSTIEN HIGHWAY NORTH, SEBASTOPOL

1. Total Project Area:

41327 : Square Feet OR .95 : Acre(s)

2. Existing Land Use(s): (Check all that apply)

- | | | |
|--------------------------------------|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Office | <input checked="" type="checkbox"/> Industrial |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Community Facilities | <input type="checkbox"/> Other _____ |



Description of buildings and site features:

SITE CONSISTS OF AN ABANDONED AMERIGAS PROPANE STORAGE AND DISTRIBUTION FACILITY INCLUDING A GRAVEL YARD, A 600 SF WOOD FRAME STRUCTURE SIDEWALK AT THE STREET AND ONE CURB CUT, SEVERAL EXISTING TREES ARE LOCATED AT THE PERIMETER OF THE SITE

3. Existing Impervious Surface Area:

16000 : Square Feet or 0.37 : Acres

4. Proposed Land Use(s): (Check all that apply)

- Commercial Office Industrial
- Residential Community Facilities Other _____

Description of buildings and site features:

25,000 SF (APPROX) MIXED USE BUILDING WITH APPROX 12,000 GSF OF RETAIL AT THE GROUND FLOOR AND 14 DWELLING UNITS AT THE SECOND FLOOR, ALL INTENDED AS RENTAL UNITS. PROPOSED USES ALSO INCLUDE REQUIRED OPEN SPACE, PARKING AND STREETScape IMPROVEMENTS

Type of Application

- Design Review Use Permit Variance
- Subdivision Lot Line Adjustment Other _____

PART 2: REGULATORY DETERMINATIONS

Cal Green:

1. Does this Project require a non-residential building permit for a newly constructed building without sleeping accommodations?¹
 - YES:** This project may need to implement permanent Storm Water BMP's and be designed in accordance with the Storm Water Low Impact Development (LID) Technical Design Manual due to CAL Green requirements. Complete the remainder of this worksheet.
 - NO:** Complete the reminder of this worksheet.

¹ Additions, alterations, repairs, and existing structures are not subject to the requirements of CAL Green. Please contact the Building and Safety Department for further information on Building Permit requirements.

Section 401:

2. Does this Project require a Section 401 Permit?²

Yes No

A. **IF YES:** Are any of the following a component of this project? (Check all that apply)

- Soil Disturbance (one or more acre)
- New Outfall
- New Impervious Surface(s)

If you checked any of the boxes in section 2A, please be advised that this project will require North Coast Regional Water Quality Control Board review and permanent Storm Water BMPs designed in accordance with the Low Impact Development (LID) Technical Design Manual. Please go to Page 5 and complete the "Acknowledgement Signature" section.

Initial Determination:

3. Does this Project create or replace 10,000 square feet or more of impervious surface?

YES: Complete the remainder of this worksheet.

NO: This Project does not need to incorporate permanent Storm Water BMPs.
Please go to Page 5 and complete the "Exemption Signature" section.

PART 3: EXEMPTIONS

1. Is this a **routine maintenance activity**³ that is being conducted to maintain original line (horizontal alignment) and grade (horizontal alignment), hydraulic capacity, and original purpose of facility, such as resurfacing existing roads and parking lots?

Yes No

2. Is this an **emergency activity**⁴ required to protect public health and safety?

Yes No

3. Is this a project undertaken solely to install or reinstall **public utilities** (such as sewer or water lines) that does not include any additional street or road development or development activities?

Yes No

² A 401 Permit is required from the North Coast Regional Water Quality Control Board (NCRWQCB) if any part of this project is located within or adjacent to "waters of the State" which can be a creek, drainage ditch, wetland or any seasonal waterway. Please contact the North Coast Regional Water Quality Control Board for further information on 401 Permit requirements.

³ "**Routine Maintenance Activity**": This exemption includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities.

⁴ "**Emergency Redevelopment**": The Regional Water Quality Control Board must agree that the activities are needed to protect public health and safety to qualify for this exemption.

4. Is this a **reconstruction project**⁵, undertaken by a **public agency**, of street or roads remaining within the original footprint and less than 48 feet wide?
 Yes No
5. Is this a stand-alone pedestrian pathway, trail or off street bike lane?
 Yes No

Did you answer "YES" to any of the above questions in Part 3?

- YES: STOP:** This project is exempt and will not need to incorporate permanent Storm Water BMP's. *Please go to Page 5 and complete the "Exemption Signature" section.*
- NO:** Proceed to Part 4 below to see if this project will need to incorporate permanent Storm Water BMPs.

PART 4: PROJECT TRIGGERS

Requirements: Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SUSMP.

1. Does this **development or redevelopment project** create or replace a combined total of 1.0 acre or more of impervious surface?
 Yes No
2. Does this project create or replace a combined total of 10,000 feet or more of impervious street, roads, highways, or freeway construction or reconstruction?
 Yes No
3. Does this project include **four or more new homes**?
 Yes No
4. Is this project an **industrial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?
 Yes No
5. Is this project a **commercial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?
 Yes No
6. Is this project a **retail gasoline outlet** creating or replacing a combined total of 10,000 ft. or more of impervious surface?
 Yes No

⁵ **"Reconstruction":** Work that replaces surfaces down to subgrade. Street width is measured from face-of-curb to face-of-curb. Overlays, resurfacing, trenching, and patching are considered maintenance activities and are exempt.

7. Is this project a **restaurant** creating or replacing a combined total of 10,000 ft. or more of impervious surface?⁶

Yes No

8. Is this project a **parking lot** (not included as part of a project type listed above) creating or replacing a combined total of 10,000 feet or more impervious surface or with 25 or more parking spaces?

Yes No

9. Is this project an **automotive service facility** creating or replacing a combined total of 10,000 ft. or more or impervious surface?

Yes No

PART 5: DETERMINATION SIGNATURE

Did you answer "YES" to any of the above questions in Part 4?

YES: The project must implement permanent Storm Water BMPs and be designed in accordance with the Storm Water LID Technical Design Manual. A Preliminary Standard Urban Storm Water Mitigation Plan (SUSMP) must be submitted to the Engineering Department. *Please complete the "Acknowledgment Signature" section.*

NO: The project will not need to incorporate permanent Storm Water BMPs. *Please complete the "Exemption Signature" section.*

Acknowledgment Signature:

As the property owner or applicant, I understand that this project is required to implement permanent Storm Water Best Management Practices and the submittal of a SUSMP. Any unknown responses must be resolved to determine if the project is subject to these requirements.

	KEVIN KELLOGG	14 MAR 16
Applicant Signature	Printed Name	Date

Exemption Signature:

As the property owner or applicant, I understand that this project as currently designed does not require permanent Storm Water BMPs or the submittal of a SUSMP. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMPs.

_____	_____	_____
Applicant Signature	Printed Name	Date

⁶ "Impervious Surface": An area that has been modified to reduce storm water runoff capture and percolation into underlying soils. Such surfaces include rooftops, walkways, and parking areas. Permeable pavements shall be considered impervious for this section if they have sub-drains to preclude infiltration into underlying soils.

BECKY DUCKLES
CONSULTING ARBORIST & LANDSCAPE ADVISOR
SEBASTOPOL, CA.
707.829.0555 P

ARBORIST'S REPORT

845 Gravenstein Highway North - Sebastopol

April 25, 2016

I have reviewed the preliminary application for this mixed use project and offer the following comments. The site is relatively flat with many existing trees, mainly along the property lines. Ornamental and native trees are growing along the southeast property line with a few mature shrubs near the frontage on Gravenstein Highway North. The proposed building is an attractive, well-sited complex, utilizing the existing trees. There is a generous undisturbed area in the rear (northeast) where most of the native trees will be preserved.

An arborist's report should be provided by the applicants with two components. Initially it should provide a numbered inventory of all the site trees (and any trees on adjacent properties whose driplines or roots extend into the subject property) with species, diameters, condition and dimensions (height and driplines). Trees to be preserved and removed should be clearly shown.

After reviewing the site grading plan and construction documents in regard to tree protection the project arborist shall provide a Tree Protection Plan with recommendations for any necessary pruning or other recommended treatment. Site specific Tree Protection Measures shall be included to anticipate and protect trees from construction impact. Street tree selections and any planting and landscaping within the Tree Protection Zones of native trees to be preserved shall be reviewed and approved by the City of Sebastopol.

Respectfully submitted,

Becky Duckles

Becky Duckles, City Arborist
ISA Certified Consulting Arborist #WE-0796A

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
P.O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
FAX (510) 286-5559
TTY 711
www.dot.ca.gov



*Serious Drought.
Help save water!*

June 9, 2016

SON116599
SON-116-25.37

Mr. Jonathan Atkinson
Planning Department
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472

845 Gravenstein Highway North Mixed-Use Project - Application

Dear Mr. Atkinson:

Thank you for including the California Department of Transportation (Caltrans) in the application review process for the 845 Gravenstein Highway North Mixed-Use Project. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system, in which we seek to reduce statewide vehicle miles traveled (VMT) and increase non-auto modes of active transportation. Caltrans plans to increase non-auto mode shares by 2020 through tripling bicycle, and doubling pedestrian and transit. Also, these targets support the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy, which promotes the increase of non-auto mode shares by ten percentage points and a decrease in automobile VMT per capita by ten percent. Our comments are based on the project application.

Project Understanding

The proposed project would construct a 22,516 square-foot (sf), two-story, mixed-use building on the 0.95-acre parcel located in the northeastern quadrant of the State Route (SR) 116/Tocchini Street intersection. The proposed mixed-use building would accommodate 12,008 sf of retail, restaurant, and commercial uses on the ground level; and 14 residential units on the second level. The project proposes the provision of 39 total parking spaces, of which 33 would be located on-site and six on SR 116 along project frontage. SR 116, also known as Gravenstein Highway North, would provide sole vehicular access to the project site via an existing driveway.

Lead Agency

As the lead agency, the City of Sebastopol (City) is responsible for all project mitigation, including any needed improvements to the regional transportation network. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document.

On-Street Parking

Parking requirements stipulated for the project should be completely satisfied within the project site, which includes Americans with Disabilities Act (ADA) accessible parking. Although on-street parking is currently allowed on SR 116, Caltrans reserves the right to utilize this right-of-way (ROW) in the future due to safety and other considerations.

Landscaping

Please provide a sight line diagram to demonstrate that the proposed landscaping along SR 116 will not restrict the corner sight distance of the project driveway.

Traffic Impact Study

Please ensure that the environmental document evaluates the proposed project's impact on the regional transportation network. The criteria listed below should be used in determining if a traffic analysis is warranted. We recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies* for determining which scenarios and methodologies to use in the analysis. The guide can be accessed from the following webpage: www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf. If the proposed project will not generate the amount of trips needed to meet Caltrans' trip generation thresholds, an explanation of how this conclusion was reached must be provided.

- The project would generate 100 peak hour trips assigned to a State highway facility;
- The project would generate 50 to 100 peak hour trips assigned to a State highway facility, and the affected highway facilities are experiencing a noticeable delay; approaching unstable traffic flow (level of service (LOS) "C" or "D") conditions; or
- The project would generate 1 to 49 peak hour trips assigned to a State highway facility, and the affected highway facilities are experiencing significant delay; unstable or forced traffic flow (LOS "E" or "F") conditions

Multimodal Planning

The project should ensure the connection of existing bike lanes, sidewalks, and multi-use trails to facilitate walking and biking to nearby jobs, neighborhood services, and transit. Therefore, prior to building permit issuance the proposed project should be conditioned to stripe the high priority Class II bicycle lane on SR 116 from Sebastopol city limits to Covert Lane as recommended in the City's Bicycle Master Plan (2008). Providing these connections with streets configured for alternative transportation modes will reduce VMT by promoting usage of nearby Sonoma County (SC) Transit Routes 20 and 24.

We also encourage you to develop Travel Demand Management (TDM) policies to promote smart mobility and reduce regional VMT and traffic impacts to the State highway system. Please consider the TDM options below. For information about parking ratios, please see MTC's report, *Reforming Parking Policies to Support Smart Growth*, or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking.

- Project design to encourage walking, bicycling, and convenient transit access;

Mr. Jonathan Atkinson, City of Sebastopol
June 9, 2016
Page 3

- Lower parking ratios;
- Transit fare incentives for residents and employees such as subsidized transit passes on a continuing basis;
- Unbundling residential parking;
- Car-sharing programs;
- Designated bicycle parking;
- Participation in a Transportation Management Association (TMA) in partnership with other developments in the area,
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement; and
- Reducing headway times of nearby SC Transit Routes 20 and 24.

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the State ROW requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to the following address: David Salladay, District Office Chief, Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See the website linked below for more information: <http://www.dot.ca.gov/hq/traffops/developserv/permits>

Should you have any questions regarding this letter or require additional information, please contact Cole Iwamasa at (510) 286-5534 or cole.iwamasa@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review



845 GRAVENSTEIN HIGHWAY

CITY OF SEBASTOPOL, CALIFORNIA | PRELIMINARY DESIGN REVIEW

KELLOGG ASSOCIATES
ARCHITECTURE | URBAN DESIGN | PLANNING



Asquared Studios

September 15, 2016

845 GRAVENSTEIN HIGHWAY

2

City of Sebastopol, California

KELLOGG + ASSOCIATES
ARCHITECTURE | URBAN DESIGN | PLANNING



Asquared Studios

Project Description

845 Gravenstein Highway : Mix Design

LAND USE DATA					
RES UNITS	BR'S	UNIT #	NFA/UNIT	SF TOTAL	PKG
1.0	Studio	A1	480.0	480.0	1.0
6.0	1 BR	B1	670.0	4020.0	6.0
1.0	1 BR	B2	823.0	823.0	1.0
1.0	2 BR	C1	860.0	860.0	1.0
1.0	2 BR	C2	1185.0	1185.0	2.0
1.0	2 BR	C3	1185.0	1185.0	2.0
PARKING					
	RESIDENTIAL TOTALS	GFA		10508.0	13.00
	RETAIL TOTALS	GFA		12008.0	
	TOTAL	GFA		22516.0	
	RETAIL NET FLOOR AREA (GFA -15% = NFA)			10206.8	
	RETAIL PARKING REQ'T 1:300 NFA				34.02
	PARKING CREDIT FOR MIXED USE (33% FROM RES)				-4.29
	Parking reduced by Density Bonus incentive				
11.00	TOTALS			22516.0	42.7
OPEN SPACE REQ'D FOR RES (MIN 6' DIM)					
				2200.0	
OPEN SPACE - GROUND PROVIDED					
				3300.0	
OPEN SPACE - BALCONY - PROVIDED					
				2200.0	
OPEN SPACE - TOTAL PROVIDED					
				5500.0	
PARKING PROVIDED ON SITE					
					37.0
PARKING PROVIDED ON STREET					
					6.0
TOTAL PARKING PROVIDED					
					43.0
40% COMPACT ALLOWED					
					17.2
ADA SPACED REQ'D					
					2.0

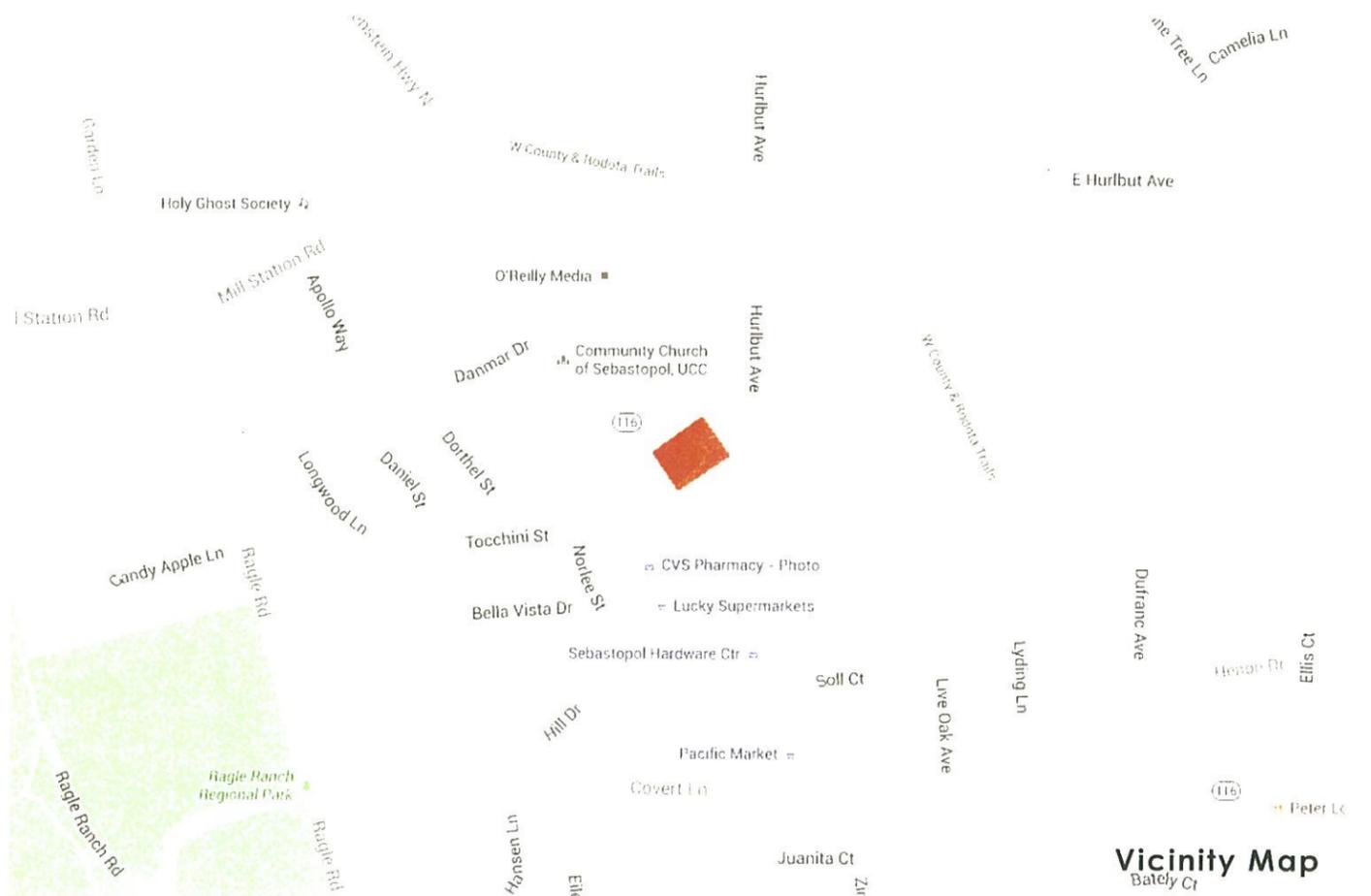
Project Overview

The proposal is to build a mixed use building with both residential rental apartments and commercial retail space. The ground floor is to fulfill a mix of retail, restaurant, and commercial uses. The commercial spaces will be designed to support and showcase local businesses and eateries. No tenants have been identified to date. Accessible residential units will be provided at the second level, with access provided through the lobby and elevator. The second level will provide (1) two-bedroom unit, (9) one bedroom units, and (3) studio units.

Affordability will be provided per Sebastopol's Housing regulations. The roof will be equipped with a solar photovoltaic array to provide green power to both the rental units and the commercial spaces. All landscape materials will be drought tolerant. The building will comply with all Sebastopol Green Building Codes. Materials will be representative of the local vernacular, reflecting the small town urbanism and agricultural heritage of the area.

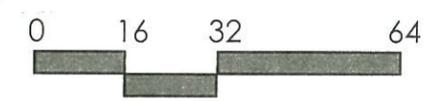
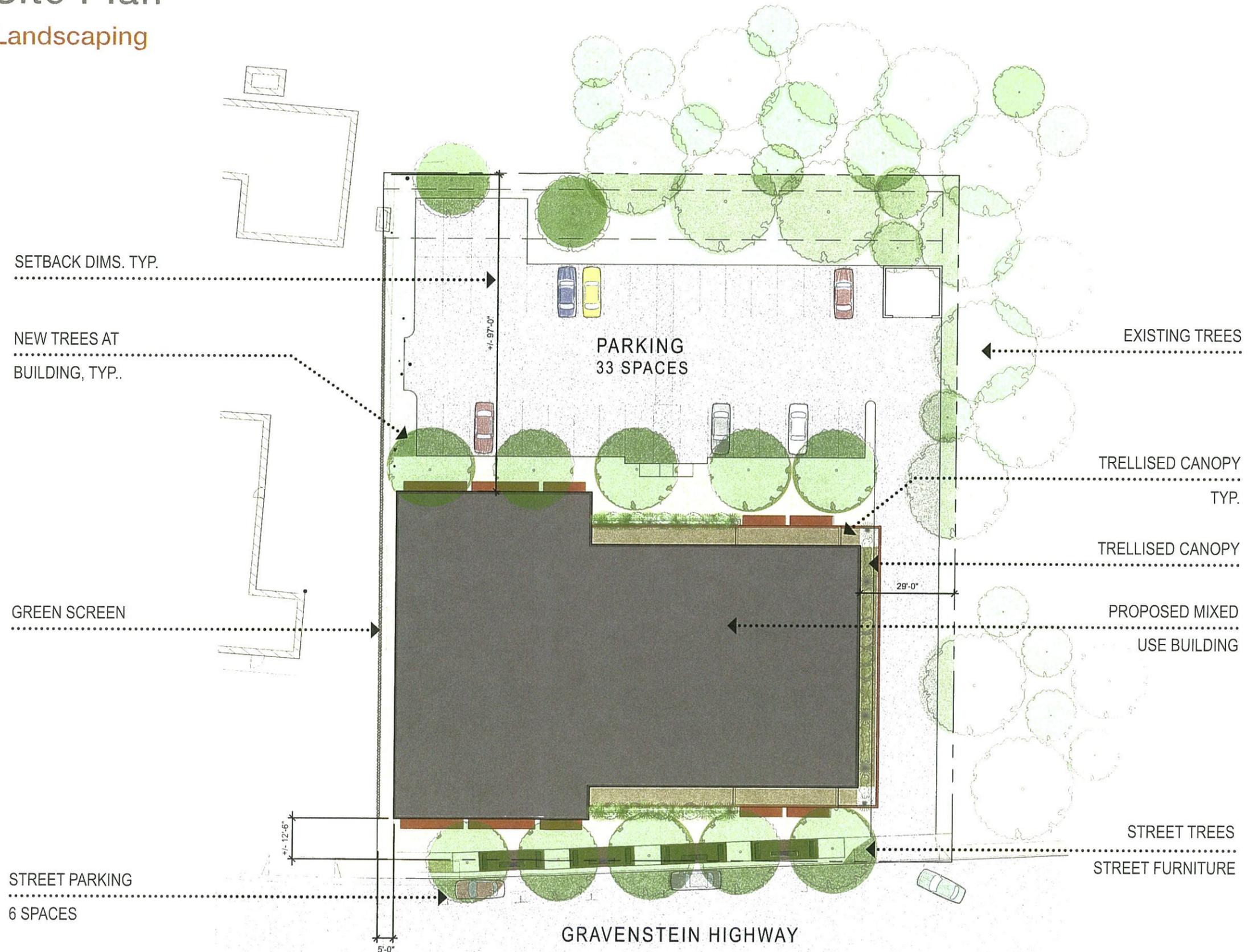
The context for this project is the Gravenstein Highway North Commercial Area. The neighborhood is characterized by shopping centers as well as individual businesses on 1-2 acre lots. All the lots along this strip are accessed directly from Gravenstein Highway (State Route 116). The site is the former site of the Amerigas Propane distribution facility and retail store. The tanks have been removed and the site is currently vacant. A stand of mature trees lies at the eastern corner of the site and will be featured as the focal element of the common outdoor areas.

Vicinity Maps



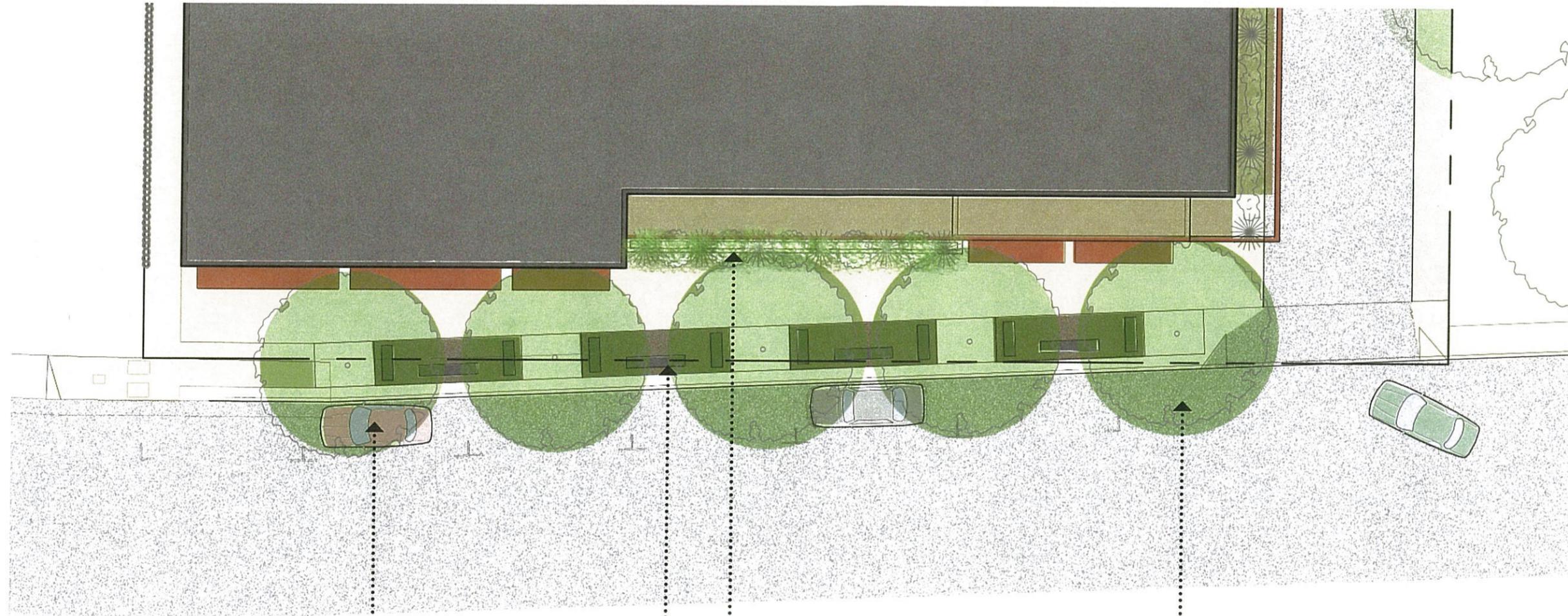
Site Plan

Landscaping



Enlarged Street Scape

Landscaping

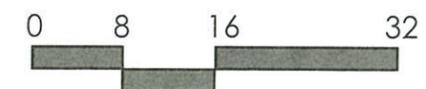


STREET PARKING
6 SPACES

LANDSCAPING +
STREET FURNITURE

TRELLIS + PLANTER
AT RESIDENTIAL DECK

STREET TREES



845 GRAVENSTEIN HIGHWAY

City of Sebastopol, California

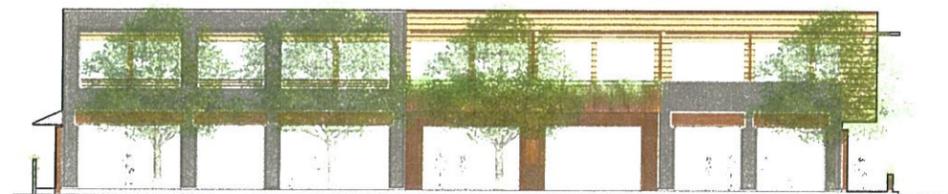
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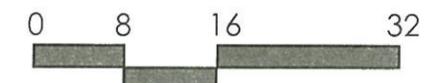
Asquared Studios

Building Elevations

West : 32'-0" Above Average Grade

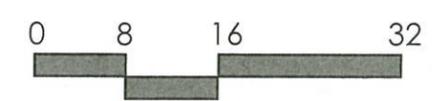


STREET VIEW



Building Elevations

East : 32'-0" Above Average Grade

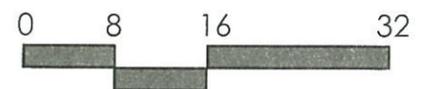
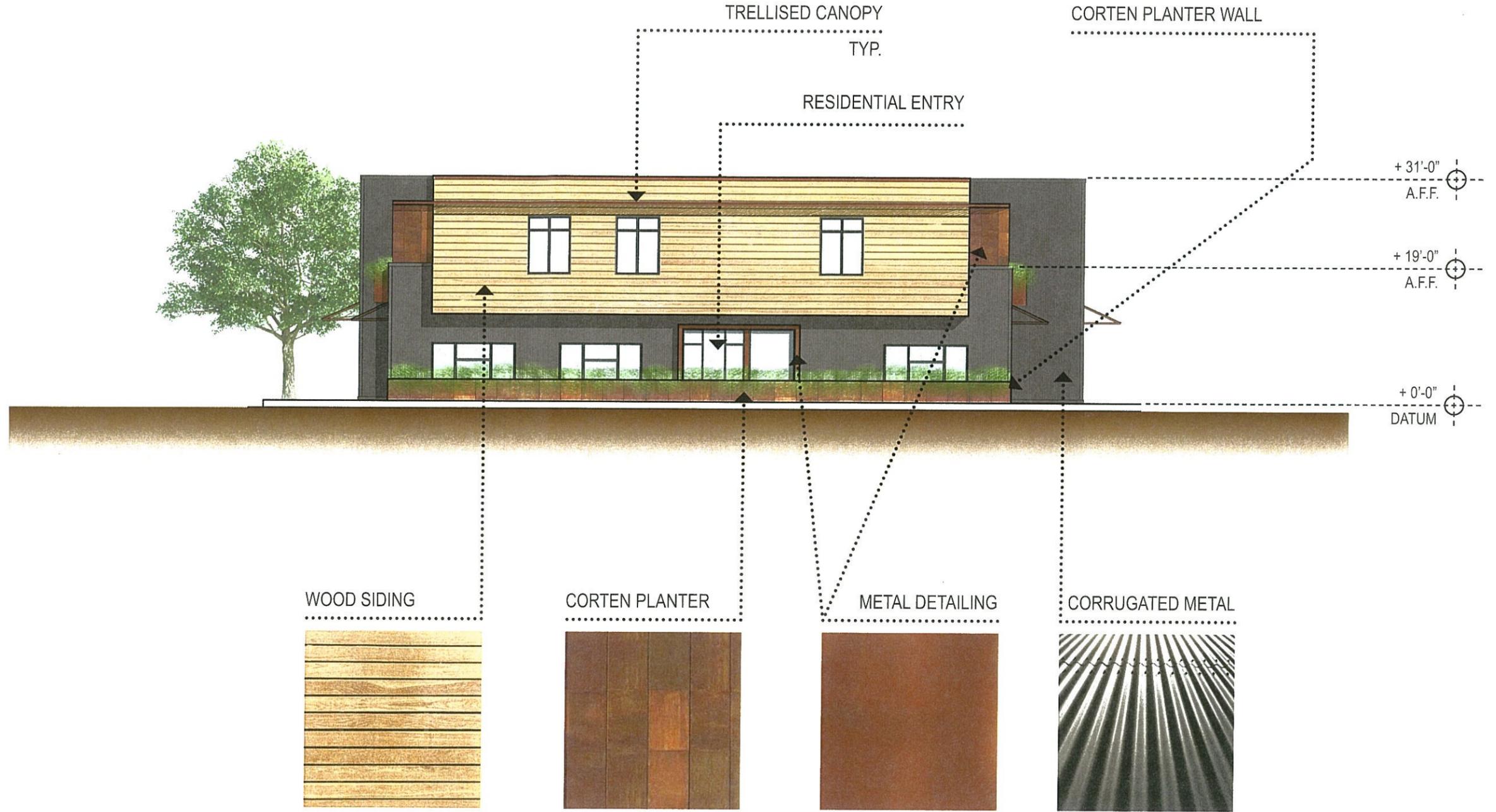


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City of Sebastopol, California

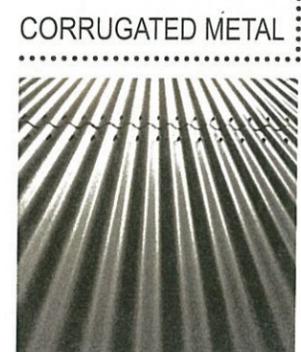
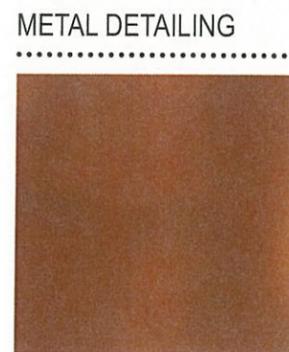
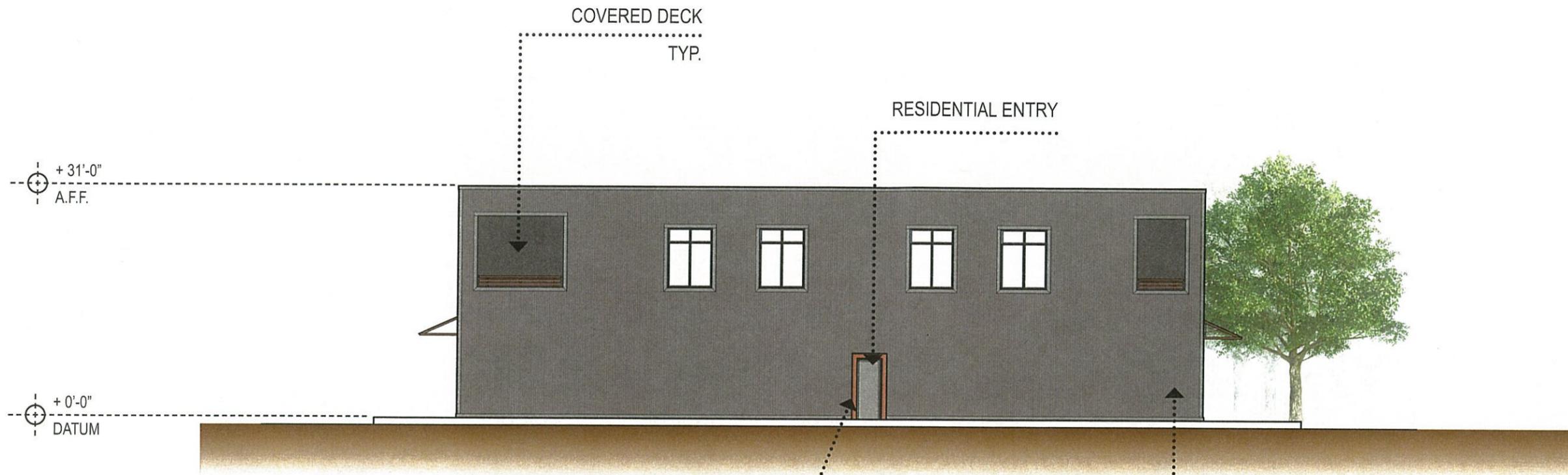
Building Elevations

South : 32'-0" Above Average Grade

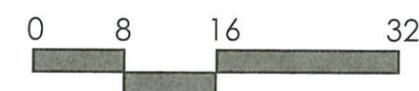


Building Elevations

North : 32'-0" Above Average Grade



STREET VIEW



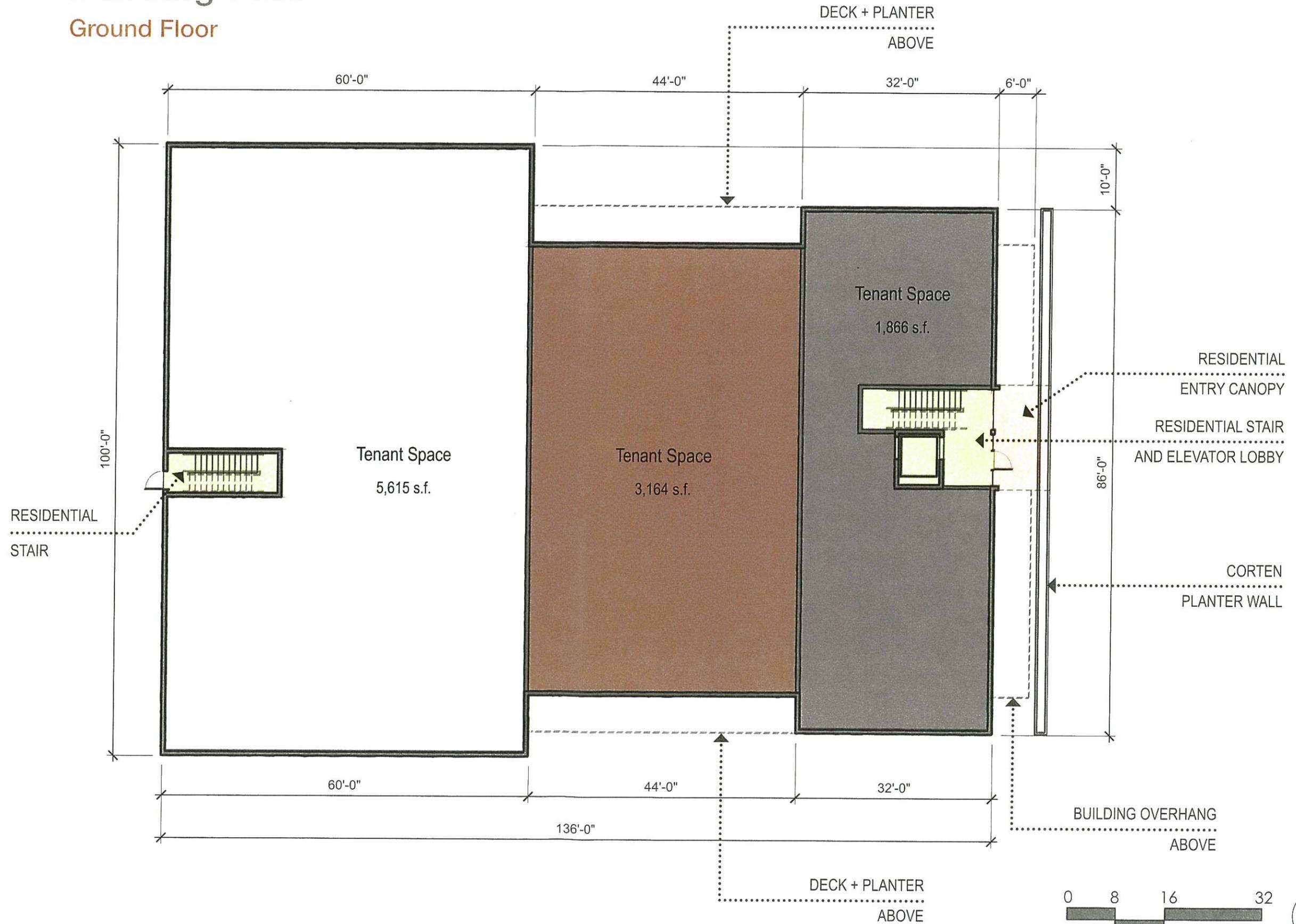
845 GRAVENSTEIN HIGHWAY
City of Sebastopol, California

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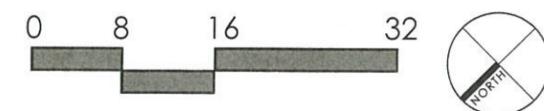
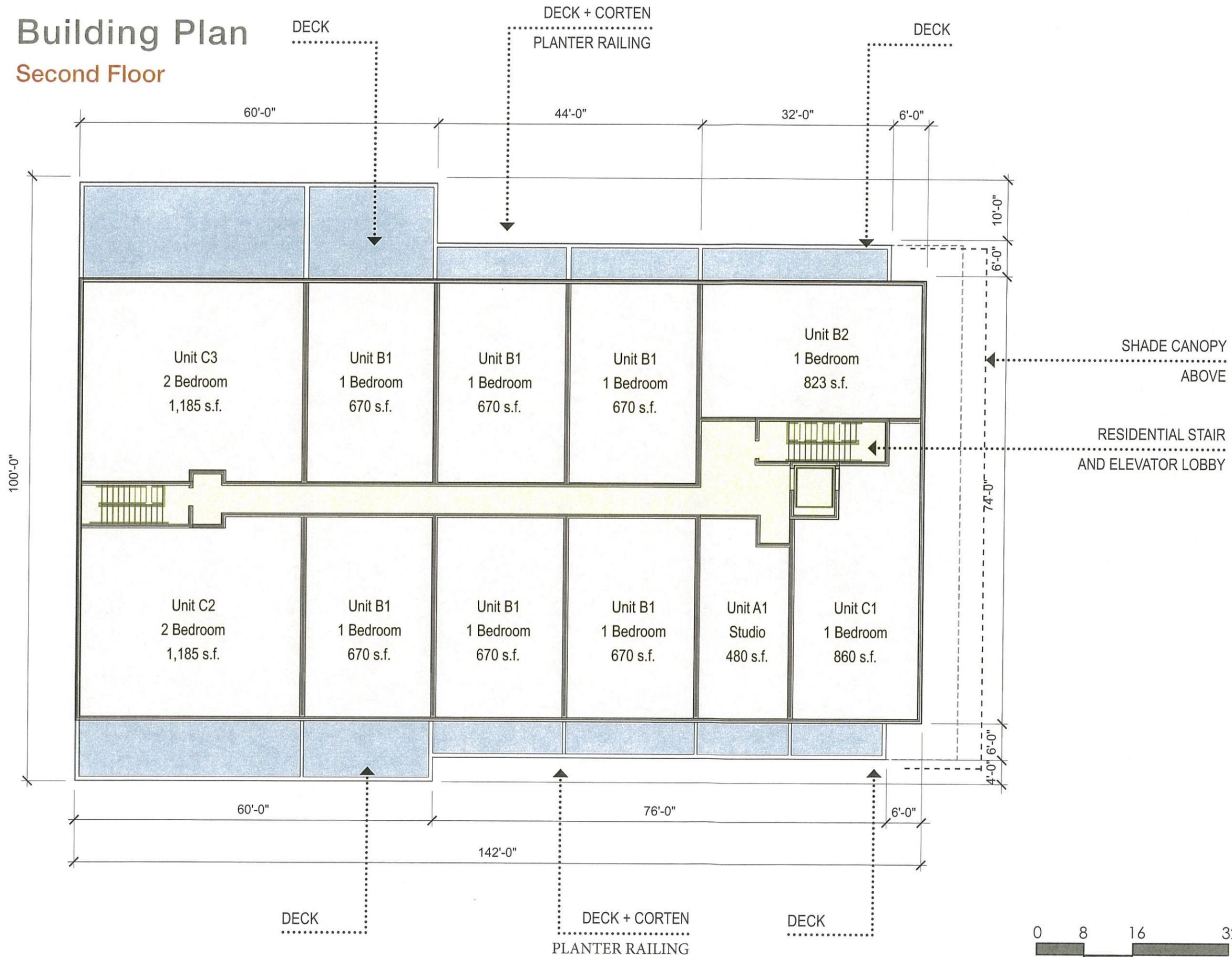
Building Plan

Ground Floor



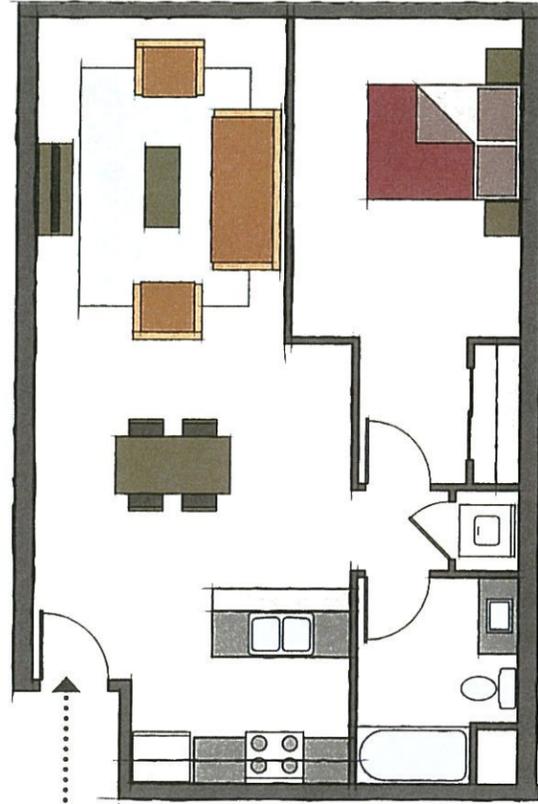
Building Plan

Second Floor

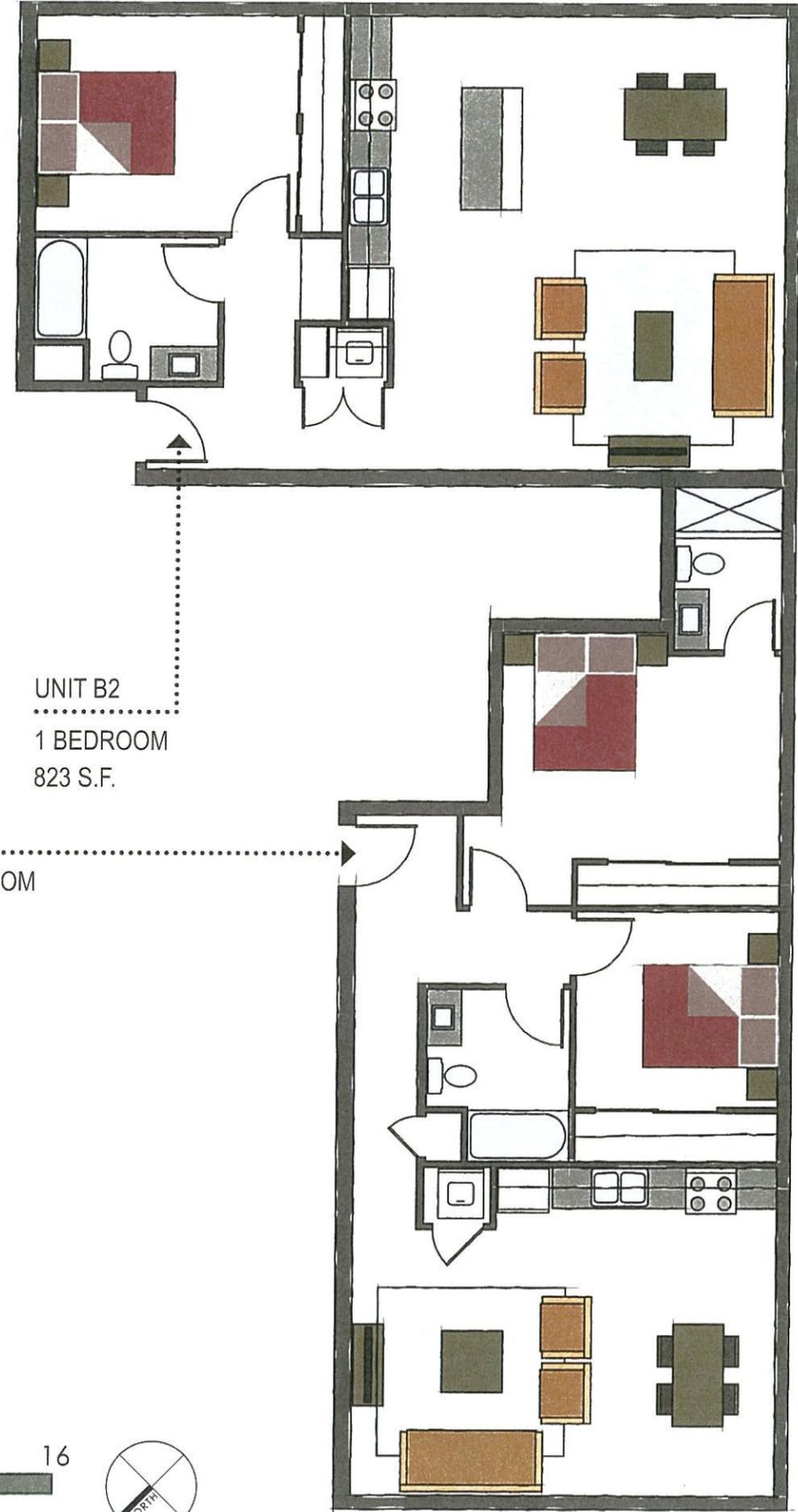


Unit Plans

Sample Units B1, B2, C1

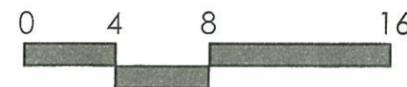


UNIT B1
 1 BEDROOM
 670 S.F.



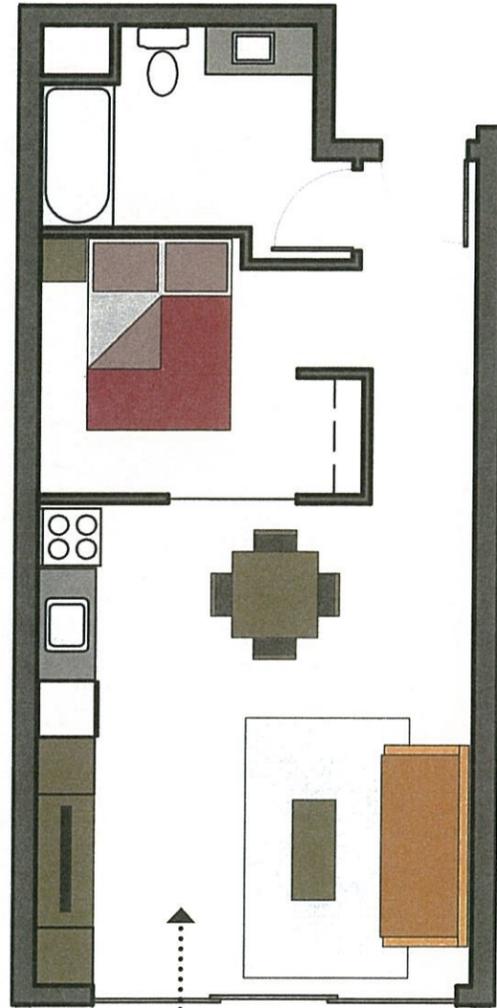
UNIT B2
 1 BEDROOM
 823 S.F.

UNIT C1
 2 BEDROOM
 860 S.F.

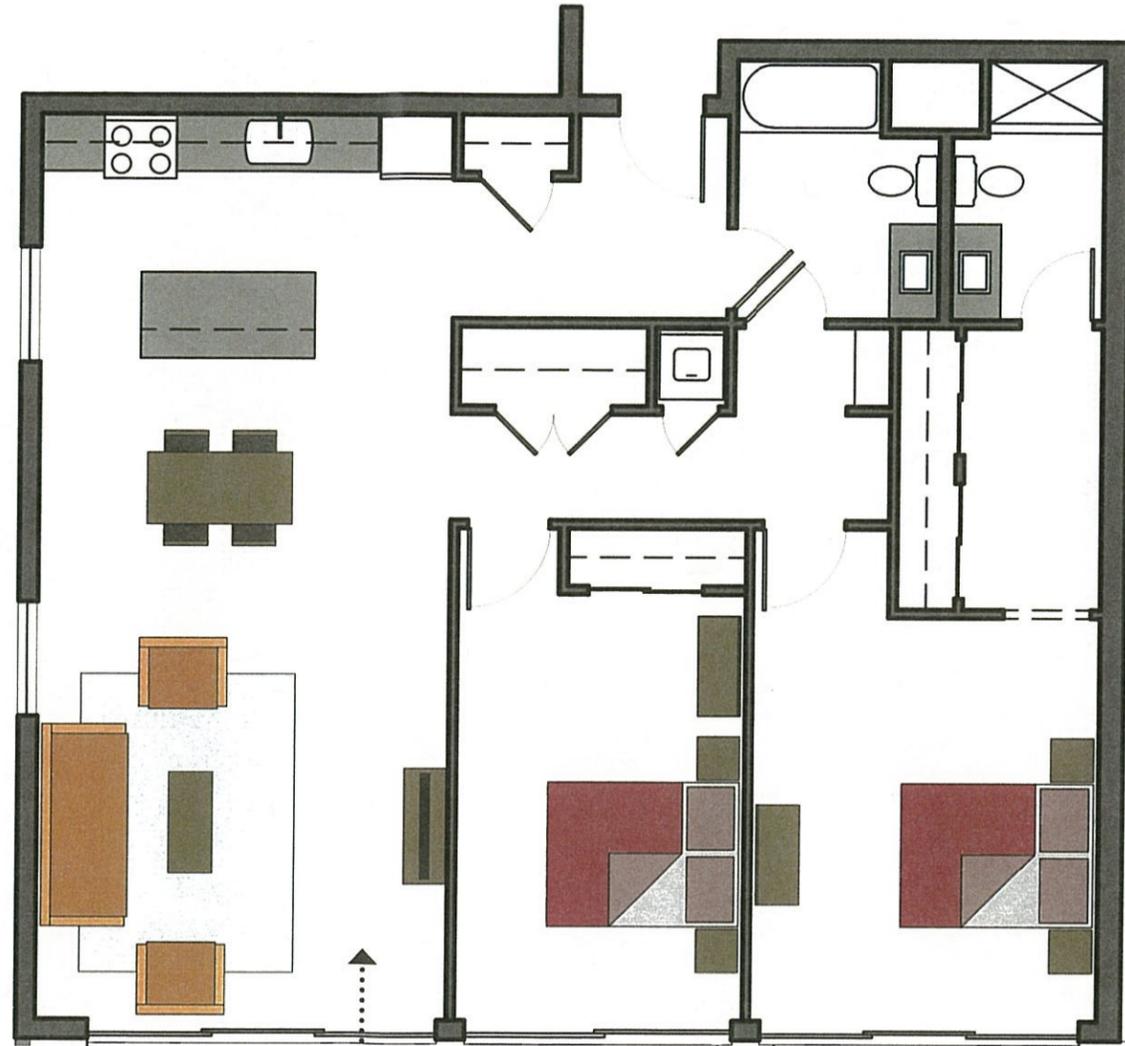


Unit Plans

Sample Units A1, C2/C3



UNIT A1
STUDIO
480 S.F.



UNIT C2/ C3
2 BEDROOM
1,185 S.F.



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