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City of Sebastopol Design Review Board Staff Report

Meeting Date: June 15, 2016
Agenda Item: 8A
To: Design Review Board
From: Jonathan Atkinson, Assistant Planner
Subject: Design Review: Mixed-Use Development
Recommendation: Approval with Conditions
Applicant/Owner: Katherine Austin/Clive Sharrocks
File Number: 2016-30
Address: 7631 Healdsburg Avenue
CEQA Status: Categorical Exemption: Section 15303: Class 3
Categorical Exemption: Section 15332: Class 32
General Plan: Office
Zoning: CO: Office Commercial

Introduction:

This is a Design Review application, requesting approval for a mixed-use development at 7631 Healdsburg Avenue. The site is currently a vacant corner lot with two large trees: One Coast Live Oak and one Valley Oak. This application is in conjunction with a Tree Removal Permit application, requesting approval to remove the Coast Live Oak and preserve the Valley Oak.

Project Description:

Mixed-Use Development: The project involves a mixed-use development that will consist of the following: One two-story building with a neighborhood commercial use on the first floor and an apartment on the second floor, and one two-story single family residence with an attached single car garage. The mixed-use building will be located at the northwest corner of the lot and have a height of 28 feet and 2 inches with a floor area of 1,592 square feet on the first floor and 1,439 square feet on the second floor. The mixed-use building is a somewhat modern interpretation of the traditional Downtown Sebastopol buildings of Main Street and will have a 4 foot front-yard setback with its main entrance on Healdsburg Avenue. The building will have two balconies for the apartment and a flat roof with a parapet to screen solar panels and rooftop equipment.

The single-family residence will be located at the southeast corner of the lot and have a height of 27 feet and total floor area of 1,747 square feet: 966 square feet on the first floor and 781 square feet on the second floor. The attached garage will have a floor area of 276 square feet and the front porch will be 95 square feet. The residence will be of the craftsman architectural style with a gabled roof and has a 31 foot front-yard setback to preserve the Valley Oak. Both

buildings will have sand-finished stucco siding and consist of the following colors: Kendall Charcoal, White Dove, Edgecomb Gray, and Chelsea Gray.

Landscape Plan: The project involves new landscaping and several improvements. The site will contain one driveway approach on Murphy Avenue and a small parking lot behind the mixed-use building with 7 spaces and 2 bicycle racks. The Coast Live Oak will be removed while the Valley Oak will be retained. The landscape plan includes multiple private outdoor areas for the single family residence and several new trees, shrubs, and groundcover species, including Coast Live Oaks.

The applicant has prepared a written statement, which is attached to the staff report. The Design Review submittal also includes specifications and samples for lighting, windows, paint, roofing, and bicycle racks.

Environmental Review:

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

Section 15303: New Construction or Conversion of Small Structures: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This categorical exemption includes the following relevant examples:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- (c) A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project is consistent with this categorical exemption in that it involves the construction of two buildings with a total floor area of 5,054 square feet: One mixed-use building (3,031 square feet), one single-family residence (1,747 square feet), and an attached garage (276 square feet). The cumulative improvements of this project are significantly less than the examples set forth in this categorical exemption for an urbanized area in that up to three (3) single-family residences or up to four (4) commercial buildings not exceeding 10,000 square feet may be built while classifying for a CEQA exemption.

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.

The project is consistent with this categorical exemption in that it is consistent with the General Plan land use designation of Office 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 CO: Office 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; 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 small commercial space and two residential units.

General Plan Consistency:

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

The 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 two residential units. The residential uses comprise 66.7 percent of the overall uses but are a secondary feature in that they consist of one apartment and a single-family residence, which has a subordinate location at the southeast corner of the lot.

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 small mixed-use development, which will result in the development of an existing lot at the corner of Healdsburg Avenue and Murphy Avenue, and is not situated at the City's periphery nor does it require an annexation. The project is a mixed-use development with non-residential uses on the ground floor and a single-family residence 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 a neighborhood commercial use, which will be accessible to onsite and surrounding residences.

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.*
- *Policy 9: Strip Development: Discourage further strip development along South Main Street, Gravenstein Highway South, and Healdsburg Avenue.*
- *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 Healdsburg Avenue, a key commercial corridor. The project also preserves 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 a craftsman home, compatible with nearby residences. 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 Healdsburg Avenue.

Zoning Ordinance Consistency:

The site is located in the CO: Office Commercial District. The Zoning Ordinance states the following: "The CO District is intended to create, preserve, and enhance areas containing a mixture of general and administrative offices, residential, and small-scale retail uses, and to encourage mixed-use developments of commercial and residential uses. This District is typically appropriate along major thoroughfares located adjacent to residential neighborhoods."

The project is consistent with the CO 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 a mixed-use development, which includes two single-family dwellings: One attached residence and one detached residence.

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

Development Standard	Project
17.56.040 Maximum Size of Commercial Uses 5,000 Square Feet	1,592 Square Feet
17.56.060 Building Height Main Buildings: 32 Feet - 2 Stories	Mixed-Use Building: 28' 2" – 2 Stories Single Family Residence: 27' – 2 Stories
17.56.070.A Front Setback None Required	Mixed-Use Building: 4 Feet Single Family Residence: 31 Feet
17.56.070.B Side Setback West: None Required East (Abuts 'R' District): 5 Feet	Mixed-Use Building: 54 Feet / 12 Feet Single Family Residence: 6 Feet / 70 Feet
17.56.070.C Rear Setback Main Buildings: 20 Feet Attached Garage: 20 Feet Parking: 6 Feet	Mixed-Use Building: 60 Feet Single Family Residence: 29 Feet Attached Garage: 17 Feet Parking: 27 Feet
17.56.080 Floor Area Ratio 1.0	0.13
17.56.090 Minimum Residential Density One Dwelling Unit Per 2,900 Square Feet	2 Dwelling Units on a 11,954 Square Feet Lot 1 Unit Per 5,977 Square Feet
17.56.100 Minimum Usable Open Space Required Minimum of 200 Square Feet Per Dwelling Unit	Apartment: 210 Square Feet Single-Family Residence: 1,280 Square Feet
17.56.110 Buffering-Screening Required Screening Trees or Solid Fence (6 Foot Height)	6 Foot Tall Solid Wood Fence
17.08.114.F Mixed-Use Residential Minimum Square Footage of Project: 25 Percent Maximum Square Footage of Project: 75 Percent	Total Square Footage: 4,778 Total Residential Square Footage 3,186 (66.7% of the Project)

The project is consistent with the applicable development standards of the Zoning Ordinance with exception to the required rear-yard setback. The attached garage of the single-family residence encroaches three (3) feet into the rear-yard setback. The site does not have a required front-yard setback but is situated 31 feet from the front property line, which means that the residence could be repositioned to comply with the required setbacks. However, this would mean that the residence will encroach into the dripline of the Valley Oak.

Alternatively, the garage could be detached from the residence in which it will be classified as an accessory structure and only have a required rear-yard setback of three (3) feet. Staff has added a condition of approval, which requires this aspect to be revised to the satisfaction of the Planning Director and in accordance with the Zoning Ordinance. The Board may wish to provide direction to the applicant.

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

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.

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.

Section 17.220.030.A (1): Single-family dwellings: Two (2) spaces.

Section 17.220.030.B (1): Neighborhood commercial, office, and service uses are subject to the following parking requirement: One (1) space per 300 square feet.

The project involves the development of one apartment, one single-family residence, and one commercial space. Residential uses require a total of *four (4) parking spaces*. The commercial space has a net floor area of 1,353.2 square feet based on the following calculation: 1,592 square feet x 85 percent = 1,353.2. Commercial uses require a total of *4.51 spaces*.

The residential parking requirement of four (4) spaces is the smaller requirement and may be reduced by 33 percent to 2.68 spaces. The total parking requirement is approximately **eight (8) spaces** based on the following calculation: 2.68 spaces + 4.51 spaces = 7.19 spaces.

The project involves the provision of eight (8) off-street parking spaces and is therefore consistent with this requirement.

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 involves the provision of one (1) compact car space, one (1) accessible space, and two (2) bicycle racks, which is more than 15 percent of the total vehicle spaces. The project is consistent with these provisions.

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 contain fencing and plantings to screen improvements 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. The Design Review submittal includes a preliminary landscape plan with water use calculations.

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, and Fire. The Building Official, City Engineer, and Fire Chief did not have any comments on the project. The City Arborist commented that it is appropriate to remove the Coast Live Oak in that its retention would result in a significant loss of buildable area due to its location and form. The City Arborist also found that the siting of the single-family residence and construction methods as recommended by the project arborist were appropriate for preserving the Valley Oak. The City Arborist prepared a report, which is attached to the staff report.

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 and single-family residence with an attached garage on a vacant lot at the corner of Healdsburg Avenue and Murphy Avenue. The mixed-use building will have a strong presence on Healdsburg Avenue with a minimal front-yard setback while the single-family residence will be located at the rear of the lot to preserve a large Valley Oak. The project will also provide on-street parking near the rear of the lot behind the mixed-use building and several new trees, plantings, and groundcover. 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 it is infill development with a mixed-use building, and facilitates the perpetual move away from strip development on Healdsburg Avenue, as onsite parking is screened by building improvements. The Board could also find the

project to be compatible with the neighborhood and Sebastopol in that the mixed-use building is located close to the adjacent sidewalk and is architecturally similar to other commercial buildings on Main Street, while the single family residence is of the craftsman architectural style and similar to many existing residences. Furthermore, the project establishes appropriate relationships with adjacent properties and will not be a detriment to the desirability of investment and occupation in the area in that the site will contain several new plantings, screening materials, and architectural elements to provide privacy and also minimize aesthetically undesirable improvements, such as trash and recycle bins, parking spaces, and mechanical equipment.

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: 2016-30
Mixed-Use Development and Landscape Plan
7631 Healdsburg Avenue**

Findings for Approval:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15303, Class 3, in that it involves the construction of two buildings with a total floor area of 5,054 square feet: One mixed-use building (3,031 square feet), one single-family residence (1,747 square feet), and an attached garage (276 square feet). The cumulative improvements of this project are significantly less than the examples set forth in this categorical exemption for an urbanized area in that up to three (3) single-family residences or up to four (4) commercial buildings not exceeding 10,000 square feet may be built while classifying for a CEQA exemption.
2. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15332, Class 32, in that it is consistent with the General Plan land use designation of Office 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 CO: Office 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; surrounded by urban uses; and does not have any identified endangered or rare species. Finally, the site is 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 small commercial space and two residential units.
3. That the project is consistent with the Office land use designation of the General Plan in that it involves a mixed-use development, which will contain office, service, and/or commercial uses, and will contain two residential units. The project is also consistent with the applicable

goals and policies of the Land Use Element and Community Identity Element in that it is infill development with a mixed-use building, which will contain a non-residential ground floor use and could contribute to the City's retail sales tax base. The project also contributes to the City's move away from strip development on Healdsburg Avenue with a visible mixed-use building and rear parking.

4. That the project is consistent with the Zoning Ordinance in that it is consistent with the CO 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 a mixed-use development, which includes two single-family dwellings: One attached residence and one detached residence. The project is also consistent with the applicable development standards of the Zoning Ordinance, as proposed and conditioned.
5. That the design of the project will be compatible with the neighborhood and with the general visual character of Sebastopol in that it involves the development of a two-story mixed-use building and a two-story single-family residence of the craftsman architectural style. Healdsburg Avenue is home to both two-story buildings and craftsman homes, as well as adjacent residential areas. The design is also compatible with Sebastopol in that mixed-use building is reminiscent of existing mixed-use and commercial buildings in Downtown Sebastopol, and the craftsman architectural style is widely represented in residential areas throughout Sebastopol.
6. That the design provides appropriate transitions and relationships to adjacent properties and the public right of way in that the mixed-use 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 single-family residence contains a large front yard setback while establishing an appropriate transition to the sidewalk via a shale path, and the site contains one driveway approach from Murphy Avenue to limit vehicular encroachment. The site contains appropriate setbacks from abutting residential property and will have a number of trees and plantings to screen building and parking improvements.
7. That the project will not impair the desirability of investment or occupation in the neighborhood in that it will result in the development of a mixed-use building and single-family residence on a vacant lot, which are similar to properties along Healdsburg Avenue and in vicinity in terms of use, form, and architectural style. The project will also not impair investment or occupation in the neighborhood in that aesthetically-undesirable improvements, such as surface parking spaces, mechanical equipment, and trash and recycle bins, are screened by buildings, fencing, trees, and other plantings.
8. That the design is internally consistent and harmonious in that the project utilizes consistent materials and colors, as both the mixed-use building and single-family residence will have sand-finished stucco siding, bronze doors and windows, and consist of the following matching colors: White Dove, Edgecomb Gray, and Chelsea Gray. The project is also internally harmonious and utilizes consistent materials for screening, as well as an appropriate variety of trees, shrubs, and groundcover.
9. That the design is in conformity with the adopted Design Guidelines in that the project reinforces the neighborhood context with its mixed-use building situated closer to Healdsburg Avenue and the single-family residence to the rear of the site near abutting residential property; both buildings are oriented parallel to the street; and there is only one

driveway approach, which minimizes traffic impacts. Both buildings also contain some variety of architectural elements, such as large windows, balconies, porches, and awnings, to break up the façade, and both buildings have a cohesive visual relationship through the use of materials and colors. The single-family residence is consistent with the Design Guidelines in that its attached garage is designed as a secondary feature, as it is only visible from Murphy Avenue whereas the main entrance of the residence is visible from Healdsburg Avenue.

Recommended Conditions of Approval:

Planning:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped April 19, 2016. 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 plans date-stamped April 19, 2016, unless the design is modified herein. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. The Building Permit application shall include the following revisions: The single-family residence and garage shall comply with the required rear-yard setback to the satisfaction of the Planning Director.
4. 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.
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. A solid wood six (6) foot tall fence or wall shall be installed for screening along the rear (southern) and side (eastern) property boundaries.
8. 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.
9. All applicable fees associated with processing this application and impact fees, including but not limited to school, traffic, water and sewer, shall be paid prior to issuance of a Certificate of Occupancy.
10. Rooftop equipment and backflow devices shall be screened to the satisfaction of the Planning Director.

11. 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.
12. 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.

City Arborist:

13. A Tree Removal Permit is required to remove the Coast Live Oak tree.
14. All final tree protection measures shall be submitted reviewed and approved by the City Arborist prior to issuance of a Building Permit.

Fire:

15. An Automatic Fire Sprinklers Suppression System shall be required.
16. An Ansul R-102 Restaurant Fire Suppression System shall be required, if an eating establishment occupies the ground floor commercial space.
17. The mixed-use building shall be fully monitored with the following:
 - a) Fire Alarm Control Panel (FACP)
 - b) Smoke and Heat Detection System
 - c) Horns and Strobes Notifications
 - d) Rapid Entry Supra-Safe System (Knox Box)
 - e) 24 Hours a Day/7 Days a Week/365 Days a Year Monitoring by an Alarm Company

Engineering:

GENERAL

18. 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.
19. 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

20. 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.

21. 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.
22. 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.
23. 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.
24. 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

25. Healdsburg Avenue: The developer shall replace the existing curb return with a return having a radius of at least twenty-five (25) feet. The new return shall include a sidewalk access ramp complying with the latest ADA requirements. The existing crosswalk shall be connected to the new sidewalk access ramp.
26. Murphy Avenue: The developer shall replace the existing curb and gutter with new curb, gutter and sidewalk complying with the latest City standards. The developer shall construct an asphalt walkway at least four (4) feet wide across the adjacent frontage to connect to the existing sidewalk to the south.

Soils

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

Undergrounding

28. During construction all utility distribution facilities along the project frontage 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.

- a) The developer may apply to the City to pay an in-lieu fee for the Healdsburg Avenue frontage utilities.
- b) All onsite utilities shall be installed underground.
- c) The developer shall install a new street light on Healdsburg Ave. per City standards and remove the existing pole-mounted street light. The new streetlight shall be served underground.

29. 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

30. No pervious paving or stamped concrete shall be installed in the existing or future public right of way.

31. Any additional proposed pavement removal and re-paving will be subject to the review and approval of the City Engineer.

Grading

32. 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.

33. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.

34. The grading plan shall clearly show areas of possible soil contamination, along with the appropriate steps to deal with contaminated soils.

35. 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.

36. 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

37. 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.
- 38.** No drainage may discharge across sidewalks. Roof leaders shall be piped to the adjacent gutter or paved area.
- 39.** 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.
- 40.** Any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.
- 41.** All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains To Creek."
- 42.** 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

- 43.** The developer shall relocate the existing fire hydrant to behind the new sidewalk return.
- 44.** 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.
- 45.** Any existing water services to be abandoned shall be removed to the main line.
- 46.** 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.
- 47.** 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.
- 48.** New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
- 49.** 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.
- 50.** All aboveground backflow hardware shall be screened with an architectural screen compatible with the adjacent building.

Wastewater (Sanitary Sewer)

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

Miscellaneous

52. The improvement plans shall include detailed landscape construction drawings for work proposed in the public right of way.
53. The improvement plans shall include an onsite signing and striping plan, which clearly delineates traffic control and parking restriction requirements.

THE FOLLOWING CONDITIONS SHALL APPLY PRIOR TO CONSTRUCTION

54. 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.
55. 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.
56. 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

57. 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.
58. 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.
59. All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
60. 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.
61. 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.

62. 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.
63. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
64. 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.
65. 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.
66. 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.
67. 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.
68. If the existing public streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the City.
69. 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

70. 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.
71. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, et cetera) shall be installed.
72. 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

73. Sufficient surety guaranteeing the public improvements for a period of one year shall be provided.
74. 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
- Environmental Assessment Form
- Written Statement
- Color Board
- Light Sample
- Bicycle Rack Sample
- Project Arborist's Report
- City Arborist's Report
- 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

Planning File # 2016-30
Date Filed: 04.19.16
Total Fee Paid = \$ 1280-
Received by: [Signature]
Date Application Deemed Complete: 04/25/16

PROJECT INFORMATION

ADDRESS: 7631 Healdsburg Ave.
ASSESSOR'S PARCEL #: 004-291-018
PARCEL AREA: _____

APPLICANT OR AGENT:

Name: Katherine Austin
Email Address: kkaustin@pacbell.net
Mailing Address: 179 SE Rice Way
City, State, Zip: Bend OR 97702
Phone: 707-529-5565
Fax: 541-678-5967
Business License #: AUS0001
Signature: [Signature]
Date: 4.14.2016

OWNER OF PROPERTY, IF OTHER THAN APPLICANT:

Name: Clive Sharrocks
Email Address: csharrocks@yahoo.com
Mailing Address: 726 Robinson Rd
City, State, Zip: Sebastopol CA 95472
Phone: 707-696-0079
Fax: _____
Business License #: _____
Signature: [Signature]
I certify that this application is being made with my consent.
Date: _____

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

Name: Kevin Doble, Doble Thomas Name: Parker Smith, Landscape Arch.
Email Address: k.doble@doblethomas.com Email Address: parker.smith39@aol.com
Mailing Address: 448 Mill St. Mailing Address: 1945 Piner Rd # 25
City, State, Zip: Healdsburg, CA 95448 City, State, Zip: Santa Rosa, CA 95403
Phone: 707-433-6792 Phone: 707-477-7502
Fax: _____ Fax: _____

Project Description (attach additional pages if needed): **DESCRIBE IN DETAIL** the proposed project and permit request: please see attached

DR + WELFO



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: Empty Lot

Square Feet Building Existing: 0
Square Feet Building Demolished: 0
Square Feet Building New: 4,778 SF
Net Change in Building Square Feet: +4,778 SF

Number of Dwelling Units Existing: 0 0 Bedrooms 0 1 Bedroom 0 2 Bedrooms 0 3 Bedrooms 0 4+ Bedrooms

Number of Dwelling Units Proposed: 2 0 Bedrooms 0 1 Bedroom 0 2 Bedrooms 2 3 Bedrooms 0 4+ Bedrooms

Net Change in Dwelling Units: +2

Existing: Front Yard Setback 0 Side Yard Setback 0 Rear Yard Setback 0
Proposed: Front Yard Setback All var: es - see site plan Side Yard Setback 0 Rear Yard Setback 0

Existing Lot Dimensions: Front 125' Left Side 101.11' (west)
Rear 114.41' Right Side 100.00' (east)
Proposed Lot Dimensions: Front no change Left Side 0
Rear 0 Right Side 0

Existing Lot Area: *11,957.32 Square Feet
Proposed Lot Area: SAME Square Feet
Building Height: none Existing Number Stories: none Existing
28' +/- Proposed 2 Proposed

Parking Spaces: none Existing 8 Proposed
Existing Zoning: CO OFFICE COMMERCIAL
Proposed Zoning: SAME

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

Are there existing easements on the property? Yes No

Will Trees be removed? Yes* No
*If yes, please describe (example; type, size, location on property, etc) see arborist report

Will Existing Landscaping be revised? Yes No

Will Signs be Changed or Added? Yes No

Hours of operation: UNKNOWN Is alcohol service proposed? Yes No

If restaurant, cafe, bar or nightclub, number of seats: 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.

 Applicant's Signature	4.14.2016 Date Signed	2016-30 Planning File Number
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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:

Effective immediately, email addresses or facsimiles will be used for sending out of staff reports and agendas to applicants, their representatives, property owners, and others to be notified if an email address or facsimile number is available.

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


Signature

Katherine Austin
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.

NEIGHBOR NOTIFICATION

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

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

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

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

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

If yes, or if you will inform neighbors in the future, please describe outreach efforts: this is A VACANT CORNER LOT SURROUNDED BY OPEN LAND. I HAVE SPOKEN WITH PASSING PEOPLE FROM ADJOINING NEIGHBORHOODS.

WEB SITE REQUIRED FOR MAJOR PROJECTS

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

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

Such web site shall include, at a minimum, the following information:

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



City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: _____

General Information:

- Name of developer or project sponsor: Katherine Austin Fox
Address of developer or project sponsor: Clive Sharrocks
sponsor: 179 SE Rice Way, Bend OR 97702
- Address of project: 7631 Healdsburg Ave.
Assessor's Block and Lot Number: 004-291-018
- Name of person to be contacted concerning this project: Clive Sharrocks
Address of person to be contacted concerning this project: 726 Robinson Rd, Sebastopol
Telephone Number of person to be contacted concerning this project: 707-696-0079
- Indicate number of the permit application for the project to which this form pertains:

- List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

DRB, WELPO, Tree Removal

6. Existing Zoning District: CO Existing General Plan Designation: OFFICE

7. Propose Use of Site (Project for which this form is filed): NEW MIXED USE

DEVELOPMENT. 1 MIXED USE BLDG 1592 SF COMMERCIAL 1ST FL
+ 1439 RESID. 2ND FL. + SINGLE FAMILY HOME 2 STORY 1747 SF



PROJECT DESCRIPTION:

- 8. Site Size: . 274 ACRE, 11,954.32 SF
- 9. Square Footage: 3,031 in 2 Bldgs
- 10. Number of floors of construction: Two
- 11. Amount of off-street parking: 8 spaces
- 12. Attach plans
- 13. Proposed scheduling poss 2017 construction
- 14. Associated project NONE
- 15. Anticipated incremental development: UNKNOWN
- 16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. 2 units - each 3 BR . 1439 SF + 1747 SF. UNKNOWN RENTS
- 17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. neighborhood commercial 1592 SF, UNKNOWN TENANT
- 18. If industrial, indicate type, estimated employment per shift, and loading facilities. N/A
- 19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
- 20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
23.	Change in pattern, scale or character of general area of project.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
24.	Significant amounts of solid waste or litter.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
26.	Change in ocean, bay, lake, stream or ground water quality or	Yes	No

	quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
28.	Site on filled land or on slope of 10 percent or more.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
32.	Relationship to a larger project or series of projects.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Environmental Setting:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. *Photos Provided. Empty Lot w/ Trees. See Site Plan + Proj. Description.*
34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted. *Photos Provided. See project Description For Additional information. Vacant Lot*

	YES	NO	
A. Does the Project involve any of the following?			
1. No change in the square footage to the existing structure?		<input checked="" type="checkbox"/>	N/A
2. An addition of more than 50% of square footage to the existing structure?		<input checked="" type="checkbox"/>	N/A
3. An addition of more than 2500 square feet to the existing structure?		<input checked="" type="checkbox"/>	N/A
4. An addition of more than 10,000 square feet to the existing structure?		<input checked="" type="checkbox"/>	3,031 SF New
5. Demolition of the existing structure?		<input checked="" type="checkbox"/>	N/A
	YES	NO	
B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:			
1. Will have substantially the same purpose and capacity as existing structures at the site?		<input checked="" type="checkbox"/>	N/A
2. Will result in an increase in square footage or capacity as compared to the existing structure?		<input checked="" type="checkbox"/>	N/A

	YES	NO
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?		✓
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		✓
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		✓
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?		✓
	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?		✓
	YES	NO
F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?) <i>Zoned OC - Vacant New Use is Mixed Use Commercial + 2 Residences</i>		✓
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?		✓
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		✓
	YES	NO
H. Does the Project involve changes to an official City landmark?		✓
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		✓
	YES	NO
J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations?		✓
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		✓

I certify that the information in this form is correct to the best of my knowledge.


Applicant Signature *Katherine Austin*

4.14.2016
Date

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: 4.14.2014

Signature: 

Printed Name: Katherine Austin
Architect

For: Clive Sharrocks, owner

7631 Healdsburg Ave. Mixed Use Development PROJECT DESCRIPTION

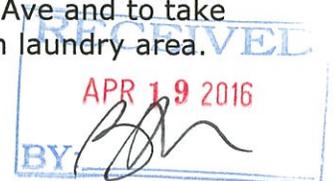
This proposed development is presented by the Sharrocks family and Kuziara family, both of whom are multigenerational families and longtime residents of Sebastopol. They are committed to providing the very best development they can that is sensitive to the site and its neighbors. They want to create a mixed use development that includes neighborhood commercial with an apartment above and a small single family home in the rear of the property while preserving the large protected oak along Healdsburg Ave. The amount of development is relatively small with a total square footage of all buildings at only 4778 SF. Counting all paved surfaces the entire development is less than 10,000 SF and thus below the storm water mitigation threshold. Minimal grading is proposed with one new driveway cut, off Murphy Ave to access the new parking lot.

Their goal is to provide an attractive building on Healdsburg Ave that is a modern take on the traditional buildings of Downtown on Main Street. They wish to connect with the city core with a unifying aesthetic. They are providing neighborhood commercial below and an apartment above which provides opportunity for jobs as well as a residences in close walking distance to downtown, schools, parks and shopping. There is a bus stop immediately adjacent on Healdsburg Ave.

The small single family residence in the rear of the lot is similar to several lots in this stretch of Healdsburg Ave. It is designed in a craftsman style like many of the older homes in the area. It is clad in stucco to match the commercial building in materials and color. The home provides a bedroom on the first floor along with a full bath. This would allow someone with limited mobility to live in this home as there is a zero step entry from its parking. It has a nice private rear yard and fenced side patio area off the dining room. The front fencing is a low 4' open lattice style fence. This provides some privacy while remaining open and inviting. The home has an attached one car garage and a compact space beside the garage at the rear of the home.

No landscaping is proposed under the protected oak to preserve it. A permeable shale path is proposed on the east edge of the drip line from the residence and a short sidewalk on the west side that allows an accessible route from the parking lot to Healdsburg Ave.

The commercial building has many large windows on all sides with lower operable hopper windows that can provide fresh air. The upper panels will be frosted glass and provide a place for future signage to be painted on the glass. No sign program is proposed at this time. Once a tenant is identified, they will apply for any signage. The dark bronze store front windows on the commercial level will be matched in color by the bronze vinyl windows on the residential level. Decorative black metal flower boxes are proposed on some of the residential windows. Black metal shade awnings are provided on the south and west faces of the building and will provide passive cooling in the summer. The large parapet will hide the solar panels and mechanical equipment on the cool roof. The apartment has two private outdoor deck areas on the south east and south west with partial covering so that it provides for year round use. They have been positioned away from the noise on Healdsburg Ave and to take advantage of the southern exposure. Both residences have their own laundry area.



The development is so small that no trash enclosure bins are required. Each residence and the commercial space will utilize individual trash and recycle bins and wheel them out to the street for pick up. The single family home has a fenced rear yard and a location for trash, recycle and landscape bins out of site behind the garage and next to a gate for easy access. The apartment and commercial space share a shielded trash and recycle location tucked behind a 5' wall and landscaping on the east side of the building. It will be very simple to wheel bins to the curb. Meters are proposed to be on the short wall of this enclosure. Only two electric and one gas meter will be placed there.

Lighting will be only as much as needed and all dark sky compliant. One light post is proposed on the south side of the commercial building to light the parking area, bike parking and the walkway into the commercial building. There will be can down lights over the recessed entries to the commercial building on the north and south side. The single family home and the apartment will have down can lights at their entry porches and rear stoop or deck area. The garage will have one decorative downlight above the garage door. There may be down facing step lights on the apartment stairs if needed. All lighting is proposed to be LED and energy efficient. A motion sensor light will be located in the trash/recycle area for convenience.

One low branching oak tree that sits in the middle of the lot is proposed to be removed and a separate application for a tree removal was provided with this application. Unfortunately the structure of the tree makes it impossible to prune it up and be able to walk under it. In order to make the site usable in any configuration, that tree needs to be removed. The landscape plan shows the planting of several oaks as replacement trees on site. There will be many more trees on site as a result of this development than are there now. The more significant oak on Healdsburg Ave is proposed to be saved and protected. The color photographs provided show clearly the oaks to be removed and retained. Please note that there are numerous mature oak trees surrounding the site that are not on the site and will not be touched. While the removal of any oak is unfortunate, it is unavoidable in this circumstance.

Below is listed all the project data. This includes all square footages of the buildings, required and provided setbacks, how the parking is calculated and the bike parking requirements. No loading zone is required due to the small size of the development.

PROJECT DATA:

Zoning: CO Office Commercial District

Adjacent Zoning:

North – O, Office

East and South - RM-H, High Density Multi Family,

West – RSF-2, Medium Density Single Family (Currently a Church)

Permitted Uses for Mixed Use 17.56.020 Section E allows Permanent

Residential Use as allowed in the RM-H District

Mixed Use Data:

Apartment	1439 SF
Single Family	1747 SF
Total Res. SF	3186 SF of Residential
Commercial	<u>1592 SF</u>

Total SF 4778 SF
 Residential = 66.7% (75% is allowed)

Parking Data:

Two Residences w/ 3 BR = 4 spaces

Commercial 1592 Gross

Reduced by 15% = 1353.2 Net

1 space per 300 SF = 4.51 spaces

Smaller number = 4 for Residential

Allowable reduction 33% of 4 -1.32 = 2.68

2.68 + 4.51 = 7.19 = 8 spaces required

8 spaces are provided

5 Standard spaces in lot

1 Handicapped space in lot

1 Compact space next to garage

1 Standard space in garage

Bike Parking Required 15% Vehicle = 1.2 or 2 spaces

Setbacks Required in CO District:

1. Front Yard: No setback required
2. Side Yard: Zero unless abutting and R District in which case 5 feet
3. Rear Yard: 5' unless abutting an R District, then 20' for main building or 3 feet for accessory buildings. Definition of Accessory Uses per 17.08.030 C (1) include off street parking (garage.)
4. Parking setback per Table 2 Off-Street Parking Chart dimension H = 10' from right of way. Landscaping area next to parking area required minimum is 5'.

Setbacks Provided:

1. Front: varies to avoid existing oak along Healdsburg Ave. The commercial building is set back 7' from back of sidewalk, or 4' from front property line. The Single Family Home is set back 35' from the back of sidewalk or 31 feet from the property line.
2. Side: The Single Family Home is set back at a minimum of 6' on the east which increases due to the angle of the property line. The commercial building is approximately 54' from the easterly property line to avoid the drip line of the large oak tree. The west setback varies due to the angle of the street but a minimum of 12' to the property line.
3. Rear: 29' from primary residential building to the R zoned property. Commercial building is setback approximately 60'. Garage is setback 17'.
4. Parking: Spaces are setback 10 minimum from west property line. Driveway and compact space is setback 5' from the rear property line with landscaping next to the R zoned property.

Respectfully Submitted by Katherine Austin, AIA, Architect

179 SE Rice Way, Bend OR 97702

707-529-5565

kaaustin@pacbell.net

www.austinaia.com

7631 HEALDSBURG AVE. MIXED USE DEVELOPMENT COLOR BOARD

PAINT COLORS – BENJAMIN MOORE HISTORIC COLORS

COMMERCIAL BUILDING

CORNICE: KENDALL CHARCOAL HC-166

LINTLES: WHITE DOVE PM-19

WALLS: EDGEComb GRAY HC-173

BASE: CHELSEA GRAY HC-168 OR
CONCRETE TILE TO MATCH
CERAMIC TILE TO MATCH

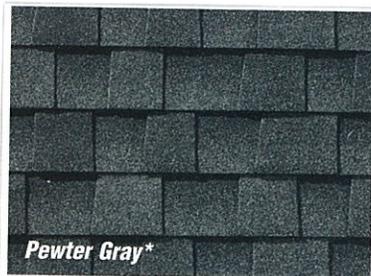
SINGLE FAMILY HOME

ROOF: GAF TIMBERLINE NATURAL SHADOW
PEWTER GRAY COMPOSITION SHINGLES

WALLS: EDGEComb GRAY HC-173

TRIM: WHITE DOVE

ACCENTS: CHELSEA GRAY HC-168



WINDOWS SEE WINDOW SHEETS

RESIDENTIAL WINDOWS
ARCADIA ARTISAN SERIES BRONZE
COMMERCIAL WINDOWS ARCADIA DARK BRONZE





Anodized Aluminum
© Colornodic

Light Champagne AB-1



Champagne AB-2



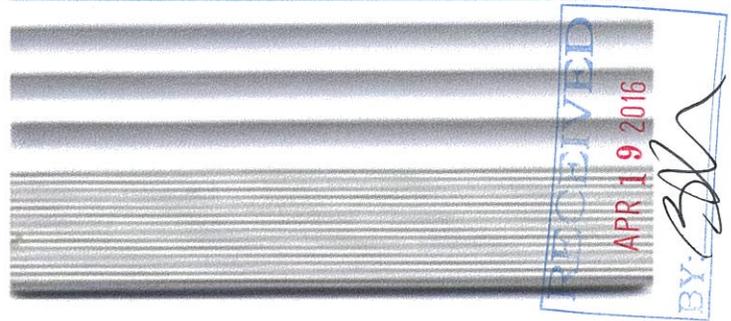
Light Bronze AB-3



Medium Bronze AB-4



Arcadia #11 Clear AC-2



Standard Medium Bronze AB-5



Dark Bronze AB-6



Arcadia #88 Standard Dark Bronze AB-7



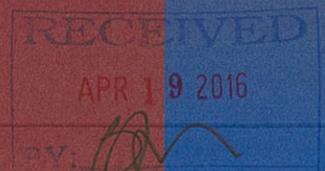
Arcadia #85 Black AB-8

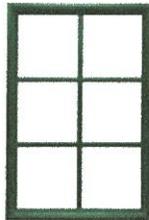
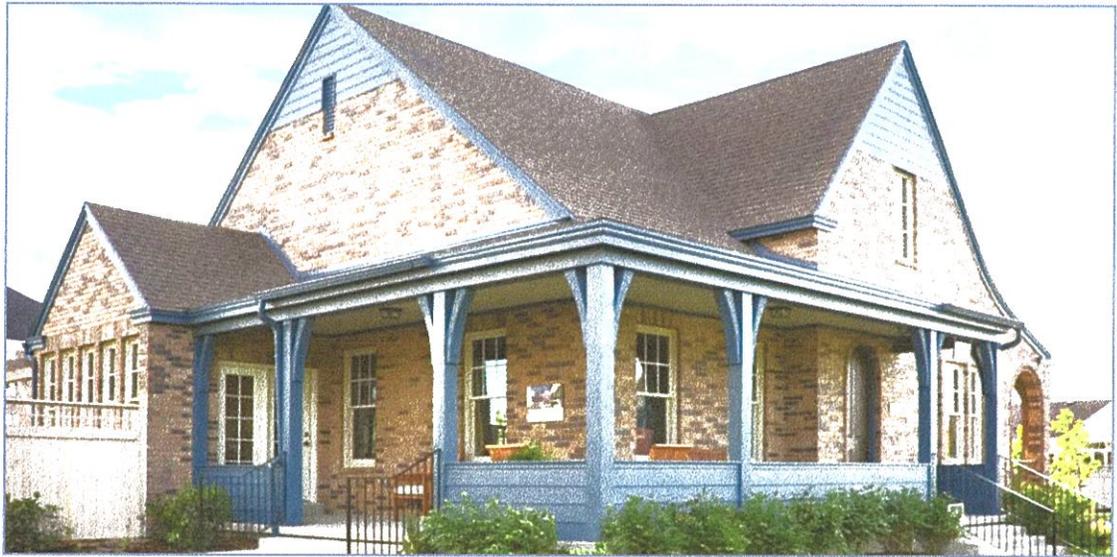


ARTISAN™ Series



Make Your Home a Masterpiece.®



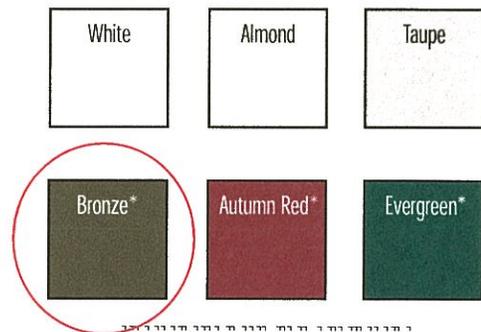


If you think your choice in vinyl windows is limited to boring white squares, think again. With the Artisan Series, AMSCO has engineered style and design into a functional vinyl window. With deep beveled edges, sturdy frames and a variety of styles, it's the architectural, aesthetically pleasing details you crave, all in low-maintenance vinyl. Combine that with your pick of six traditional and contemporary, durable colors, and you'll find your choices in a vinyl window are now anything but dull.

Beautiful colors that last and last and last...

Now when you dream, you can dream in color. This co-extruded process fuses the color to the vinyl for excellent resistance to scratching and peeling and does not fade or chalk like paint. The superior solar reflective performance prevents heat build-up within the material; historically, a problem with darker color vinyl windows. And with six charming colors to choose from, you're sure to find a perfect match for your distinctive look.

Artisan Series colors:



Distinctive Grid Options

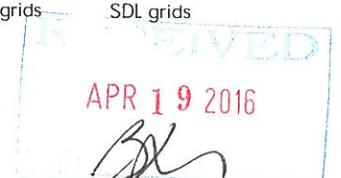
The Artisan Series gives you a multitude of grid options to add architectural interest both inside and out. Grids are available in 5/8 inch flat and 1 inch sculptured sealed between the glass for easy cleaning. Or choose a 1-inch beveled simulated divided lite grid for a more traditional look.



5/8 inch flat grids

1 inch sculptured grids

1 inch SDL grids



GE
Lighting

Parking Lot Light
(2) Fixtures on 1 Pole

Evolve™ LED Area Light

Scalable Area Light (EASC)



imagination at work



LAMPS PLUS.

THE NATION'S LARGEST LIGHTING RETAILER

Light over Garage Door

Sale Shop by Room/Trends Store Locations Rate Us **800-782-1967**

Lamps Plus | Outdoor Lighting | Dark Sky | Ripley Collection 7 1/2" High Dark Sky Outdoor Wall Light

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Ripley Collection 7 1/2" High Dark Sky Outdoor Wall Light - Style # K8376

\$80.30

Low Price Guarantee

1 Qty

ADD TO CART

ADD TO WISH LIST

In Stock - Ships in 1 to 2 Days | Check Store Availability

FREE SHIPPING +  FREE RETURNS*

1 Reviews

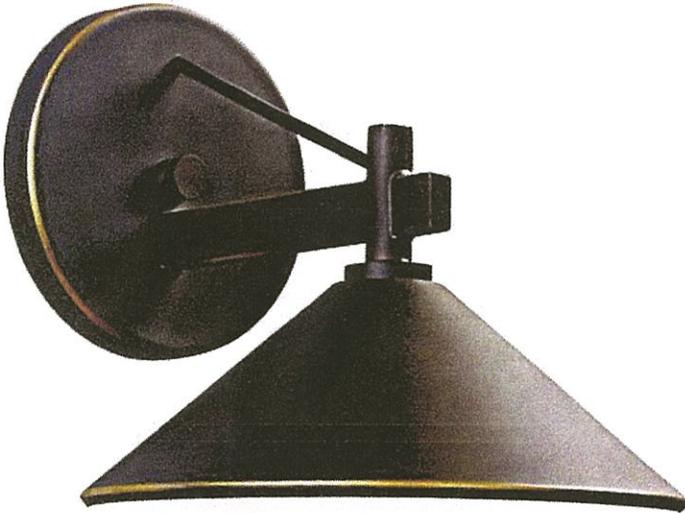
The Ripley outdoor wall light offers smooth lines while retaining rustic charm.

The Ripley Collection of outdoor lighting brings clean lines to a rustic look. An old bronze finish warms the smooth cone shape of this outdoor wall light. All of Kichler's Ripley Collection fixtures are Dark Sky compliant.

- A Kichler outdoor wall light design.
- From the Ripley collection.
- A modern take on the look of industrial or barn lights.
- Old bronze finish.
- Dark Sky compliant.
- Takes one 40 watt R14 bulb (not included).
- 7 1/2" high.
- 8" wide.
- Extends 9 1/2" from the wall.

KICHLER

Shop all Kichler

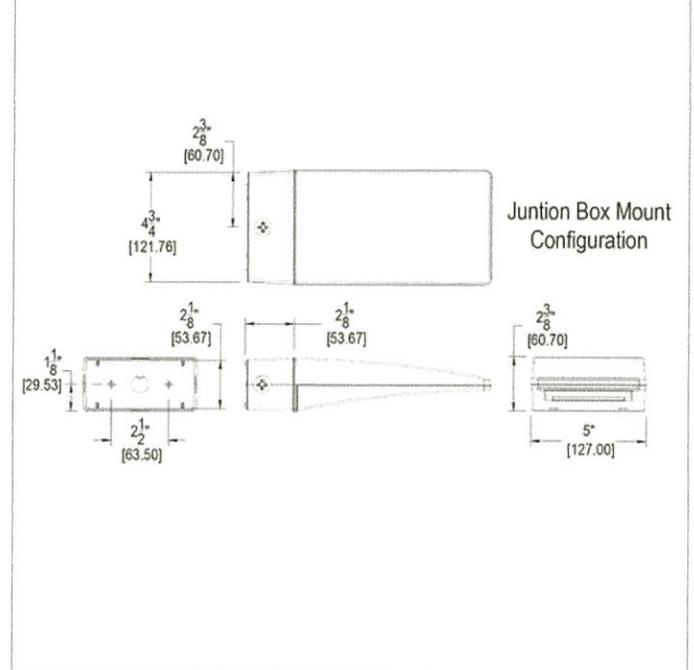


Motion Sensor Light for Trash & Recycling area Commercial Building

RAB - LED Wallpack w/Motion Sensor - Full Cutoff - 13WM
- 5000K Cool White - 1064 Lumens - WPLED13MS,



RAB - LED Wallpack w/Motion Sensor - Full Cutoff - 13WM
- 5000K Cool White - 1064 Lumens - WPLED13MS,



Description

13 Watt high performance LED Wallpack with 5 conduit entry points. Equivalent to 150W MH. Includes both junction box and surface mount for recessed box. IESNA Full Cutoff, Fully shielded optics. Mount at 11-20'. 5 year warranty.

Brochures & Spec Sheets

- [RAB WPLED13MS Specs](#)
- [RAB WPLED13MS Installation](#)

Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 100W MH
- Includes 2 mounting options
- 100 up to 277 Volts
- 5-year warranty

Specification

Brand	RAB	Operating Temp	-40°C - 40°C
SKU	WPLED13MS	Mounting Height	11 - 20 ft.
Wattage	13 Watt	Efficiency (lm/W)	71
Lumens	1,064	Length (in.)	11
Color Temp	5000K Cool White	Width (in.)	5
CRI	66	Height (in.)	2.375
Input Voltage	120 VAC	Warranty	5 Years
Shape	LED Wallpack	Rate Life	100,000
Equivalent	100W MH	Certification	cULus, IP66, LM79, LM80, Title 24, UL Listed, Wet Location

Circle Bike Rack



Click to zoom 

Circle Bike Rack



No Assembly Required



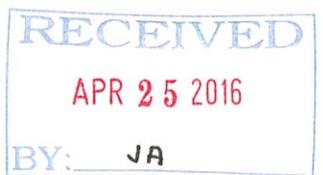
Available for Immediate Shipping



Benefits

Features

- Attractive and space-saving design
- Allows two points of contact on the bike for maximum security
- Install several to achieve multi-bike parking area
- 2-bike capacity
- Available in classic Black Onyx powder coating



DAVID FOWLER DESIGNS
CONSULTING ARBORIST & LANDSCAPE DESIGNER
3490 Happy Valley Avenue
SANTA ROSA, CA 95404
707.331.5199
dfowlerdesigns@gmail.com

ARBORIST'S CONSULTATION
September 25, 2015

On September 25, 2015 I visited the site at 7631 Healdsburg Avenue to review a Valley Oak (*Quercus lobata*) at the request of property owner Clive Sharrocks. Please see attached google earth image for exact location of this tree as well as site photos.

This oak tree is located along Healdsburg avenue. It is just a few feet away from the sidewalk and partially under power and utility lines that run along above the sidewalk. Pruning has been done on the upper canopy over the years to keep the branches away from the high voltage lines, but it appears to have been done carefully and according to ANSI standards, and has not dramatically affected the health or form of the tree. See attached pictures.

The majority of the canopy grows towards the south. This is likely the result of pruning away from the street, as well as growing towards the sun. The canopy extends approximately 27' away from the trunk (to the south). A major branch on the tree begins about 12' above the ground and extends to the south. This branch is approximately 12-14" in diameter, and it is not advisable to remove it for future construction. Generally, branches over 4" in diameter should not be removed unless absolutely necessary.

Because this branch is low-hanging and extends into the lot, considerations should be made for its preservation while developing a site plan for the lot. Some of the laterals from this branch can be removed to raise the canopy a bit, but it is advisable to stay within the pruning guidelines I mentioned earlier (nothing larger than 4" in diameter). All grading and building should occur outside of the dripline of the tree if possible.

There is a minimal amount of deadwood in the tree that can also be removed (anything over 2" in diameter is recommended for safety). Overall, the tree is in fair to good health and has fair to good structure. The foliage is a bit sparse at the top of the canopy which can be due to a number of factors including age of the tree or stress (ie from drought).

Sincerely,

David Fowler

David Fowler
International Society of Arboriculture, Certified Arborist # WE-10576A





large branch with low clearance
(not advisable to remove)



okay to remove some smaller laterals to
raise canopy/clearance



Valley Oak

Utility line pruning evidence



low branching pattern

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

ARBORIST'S REPORT

7361 Healdsburg Ave., Sebastopol
Mixed Use Project
June 1, 2016

I have reviewed the preliminary application for this mixed use project and offer the following comments. The site is currently undeveloped, with two existing oak trees on the portion of the lot to be developed. Arborist reports have been provided regarding the two trees, and I have visited the site to inspect them and confirm the information.

Because of the form and structure of the coast live oak, I agree that it would be impossible to retain on this lot without losing a significant percentage of buildable area. It is extremely low-branched, almost to the ground, and clearance pruning even for pedestrian access would remove most of its branches and crown. It is reasonable to remove this tree and protect the valley oak closer to the street.

Any necessary clearance or hazard reduction pruning on the valley oak should be done by a qualified tree service according to ANSI standards. I reviewed the landscape plan, and the mulch top dressing specified under the oak is the best landscape treatment for the valley oak tree. When fence and gate post locations are marked out on site within its dripline, they should be hand dug to determine if oak tree roots 2" or larger are growing in those locations. If any are found, the post should be shifted a few inches in line to avoid damaging them.

Current ANSI recommendation/specification for staking new trees is to minimize staking and cross bracing wherever possible. Where vandalism and high winds aren't a problem, single stakes on the windward side with as few ties as possible is recommended to encourage deep rooting and good trunk taper. The boxed coast live oaks (replacement trees) are specified to be low-branched, so they should be fine with minimal staking. Tree holes should be no deeper than the rootball, but 2-3 times the width.

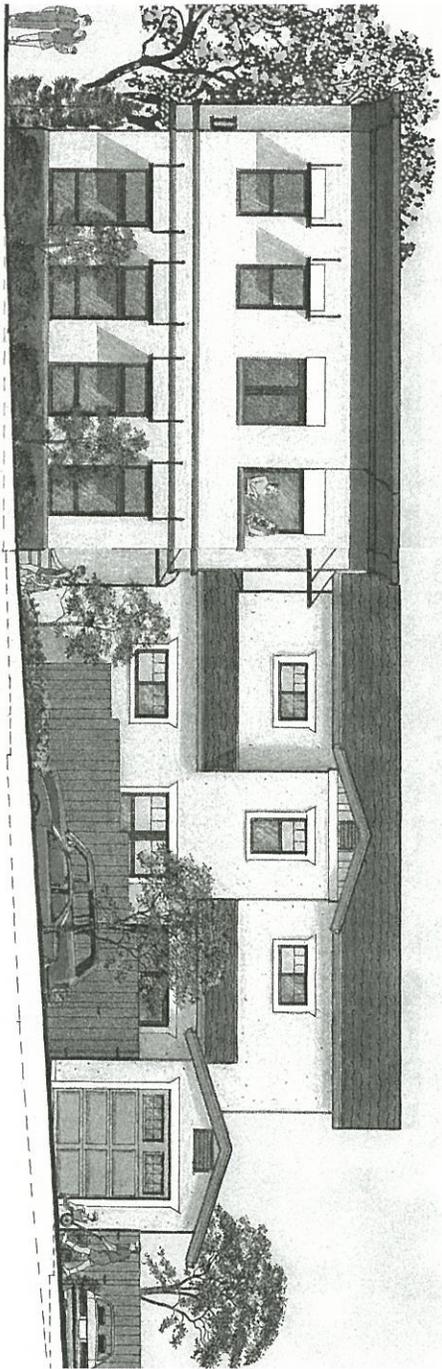
The project is well-designed and appropriate in regard to the valley oak to be preserved and the landscaping.

Please contact me if there are any questions regarding these recommendations.

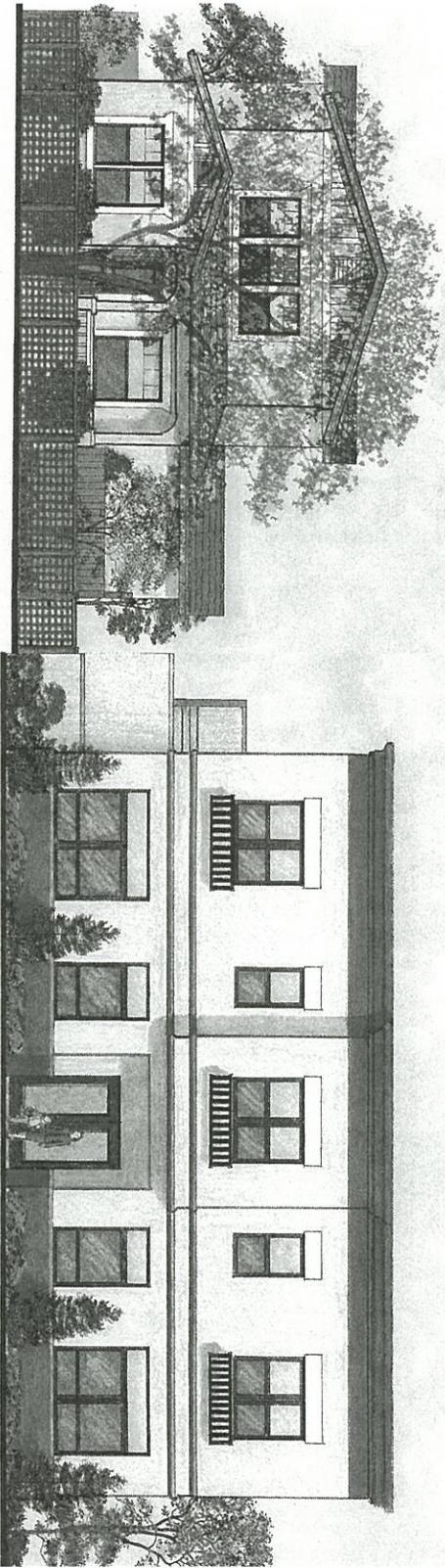
Respectfully submitted,

Becky Duckles

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



MURPHY AVENUE ELEVATION
SCALE 1/4" = 1'-0"



HEALDSBURG AVENUE ELEVATION
SCALE 1/4" = 1'-0"

RECEIVED

APR 19 2016

BY: [Signature]



KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

Owner:
Sharrocks Family

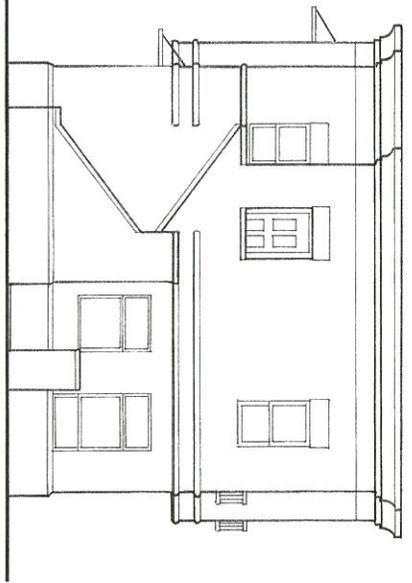
c/o 726 ROBINSON ROAD
SEBASTOPOL, CA 95472

7631 HEALDSBURG AVE
MIXED-USE
SEBASTOPOL, CALIFORNIA

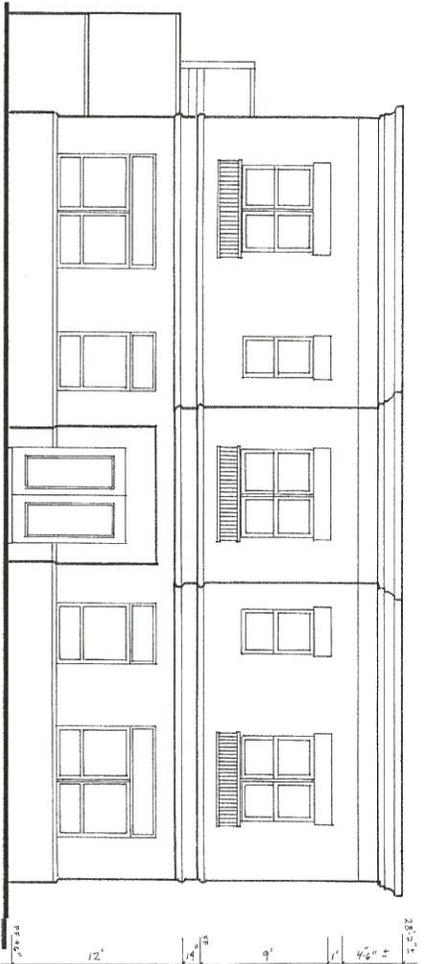
STREET
ELEVATIONS

A1

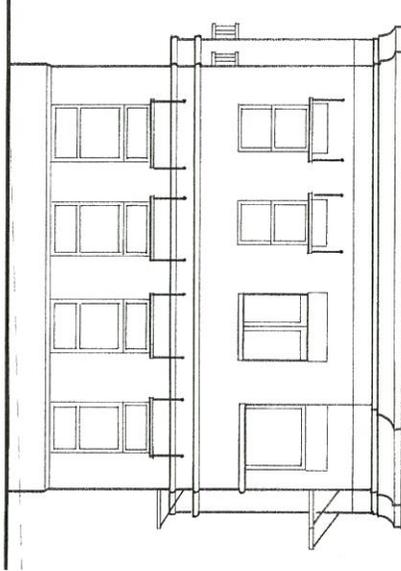
APRIL 8, 2016



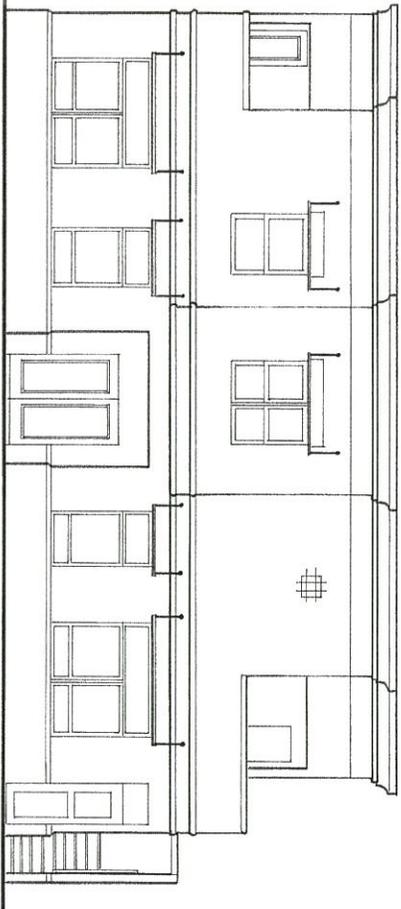
EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL LIST

- Walls - 3 coat stucco with sand finish
- Cornice - Stucco over foam w/ sheet metal cap
- Decorative Bands - Stucco over foam half round sections
- Windows - Bronze colored vinyl, sound mitigating as required residential level. Bronze color to match storefront windows
- Doors Commercial - Bronze storefront
- Doors Residential - Bronze vinyl French doors and fiberglass or steel front doors color to match bronze
- Base of Commercial Walls - Cement or porcelain tile
- Window Boxes - Black painted aluminum
- Window Awnings - Black painted aluminum
- "Inlets" - Color change on stucco w/ reveals
- Roofing - White single ply membrane cool roof
- Stairs - Concrete on steel pan
- Decking - Waterproof membrane w/ walkable surface



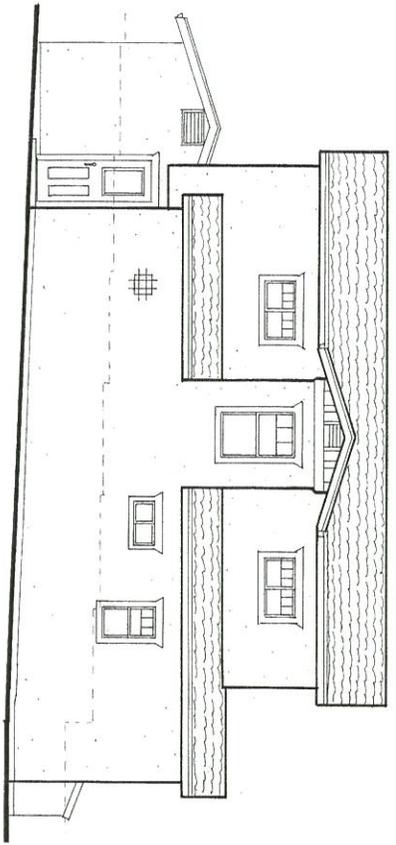
**KATHERINE AUSTIN
AIA ARCHITECT**
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

Owner:
Sharrocks Family
c/o 726 ROBINSON ROAD
SEBASTOPOL, CA 95472

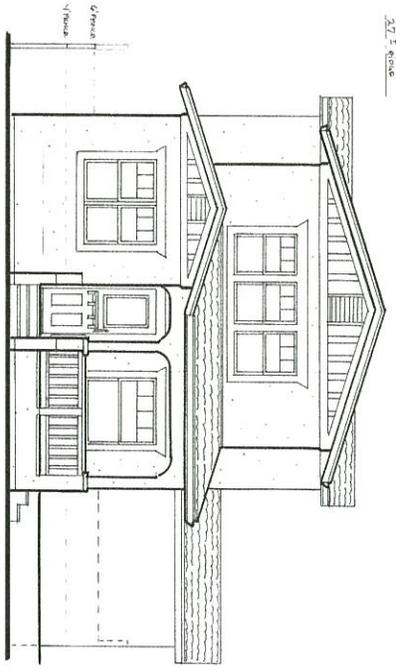
**7631 HEALDSBURG AVE
MIXED-USE
SEBASTOPOL, CALIFORNIA**

**COMMERCIAL
ELEVATIONS
MATERIALS**

A3
APRIL 8, 2016



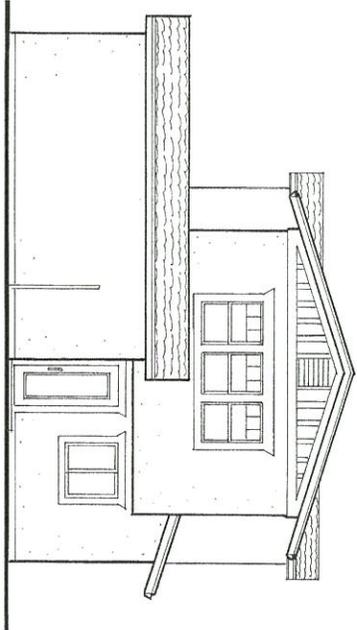
EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL LIST

- Walls - 3 coat stucco with sand finish
- Decorative Molding and Trim - Stucco over foam
- Windows - Bronze colored vinyl
- Doors - Bronze vinyl French doors and fiberglass or steel front and rear doors color to match bronze
- Roofing - Composition Shingle
- Porch steps, concrete or tile over wood frame
- Patio, permeable pavers or permeable concrete
- Garage Door - Metal insulated panels

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APR 19 2016

[Handwritten Signature]



KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

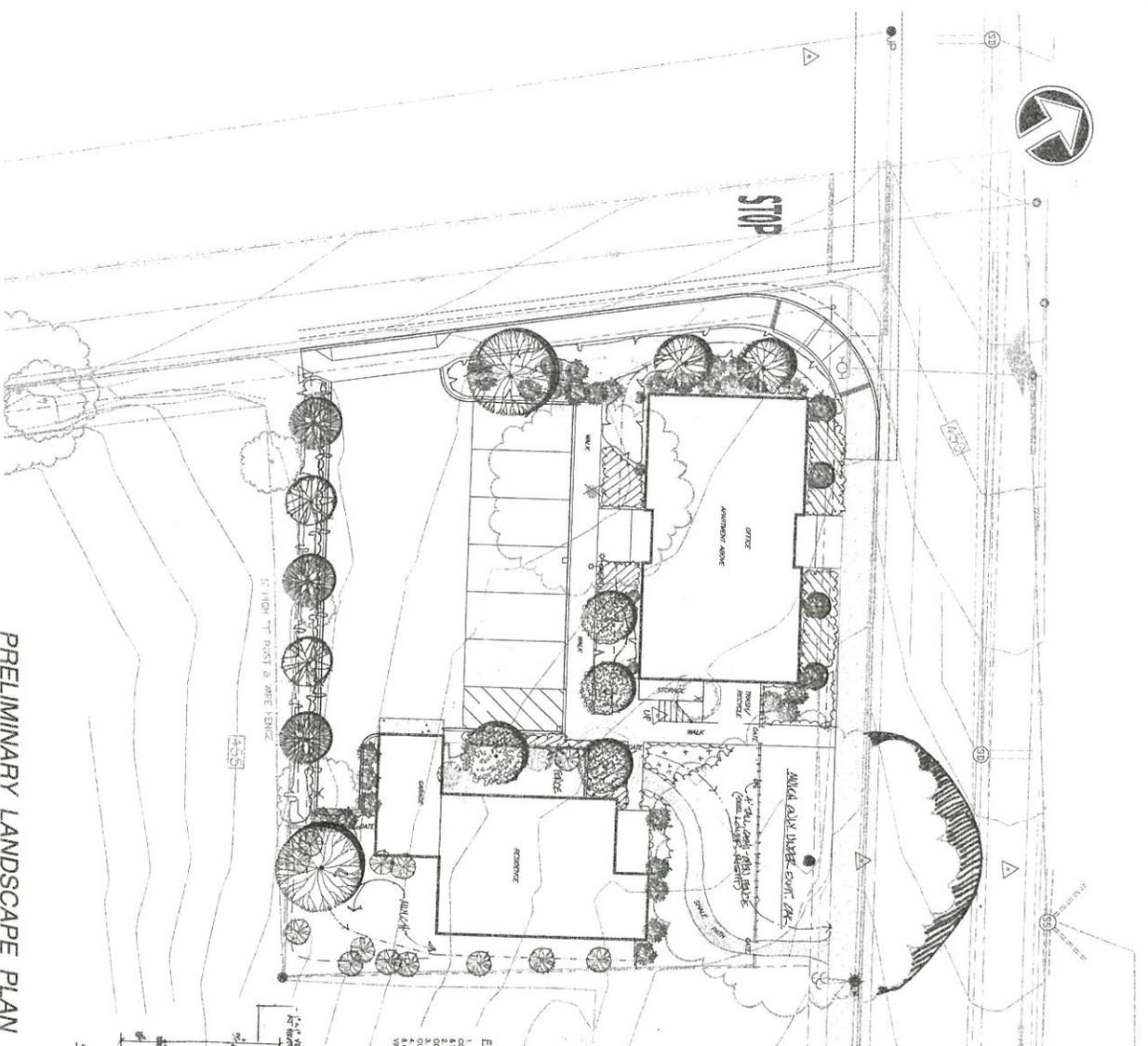
Owner:
Sharrocks Family
c/o 726 ROBINSON ROAD
SEBASTOPOL, CA 95472

7631 HEALDSBURG AVE
MIXED-USE
SEBASTOPOL, CALIFORNIA

RESIDENTIAL
ELEVATIONS
MATERIALS

A5

APRIL 8, 2016



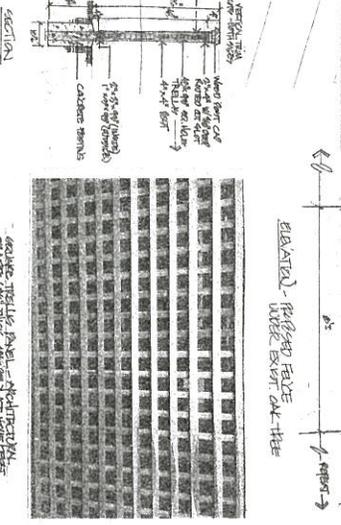
PRELIMINARY LANDSCAPE PLAN

PLANT LEGEND

- SYMBOLS**
- Plant symbols for various species and sizes.
- SHRUBS**
- Small, Medium, Large, Very Large
- TREES**
- Small, Medium, Large, Very Large
- GROUND COVERS & EXISTING GRASSES**
- Various ground cover and grass symbols.

FENCE NOTES:

1. ALL NOTES TO BE TREATED FOR SOIL.
2. FENCE TO BE 4" HIGH 1" RUST & WPE FENCE.
3. FENCE TO BE 4" HIGH 1" RUST & WPE FENCE.
4. FENCE TO BE 4" HIGH 1" RUST & WPE FENCE.



PRELIMINARY LANDSCAPE PLAN

APR 19 2016

BEVBD

PARKER SMITH LANDSCAPE ARCHITECT

1945 PINER RD. #25, SANTA ROSA, CA 95403 (707) 477-7502

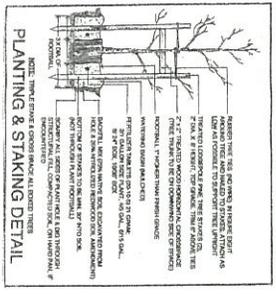
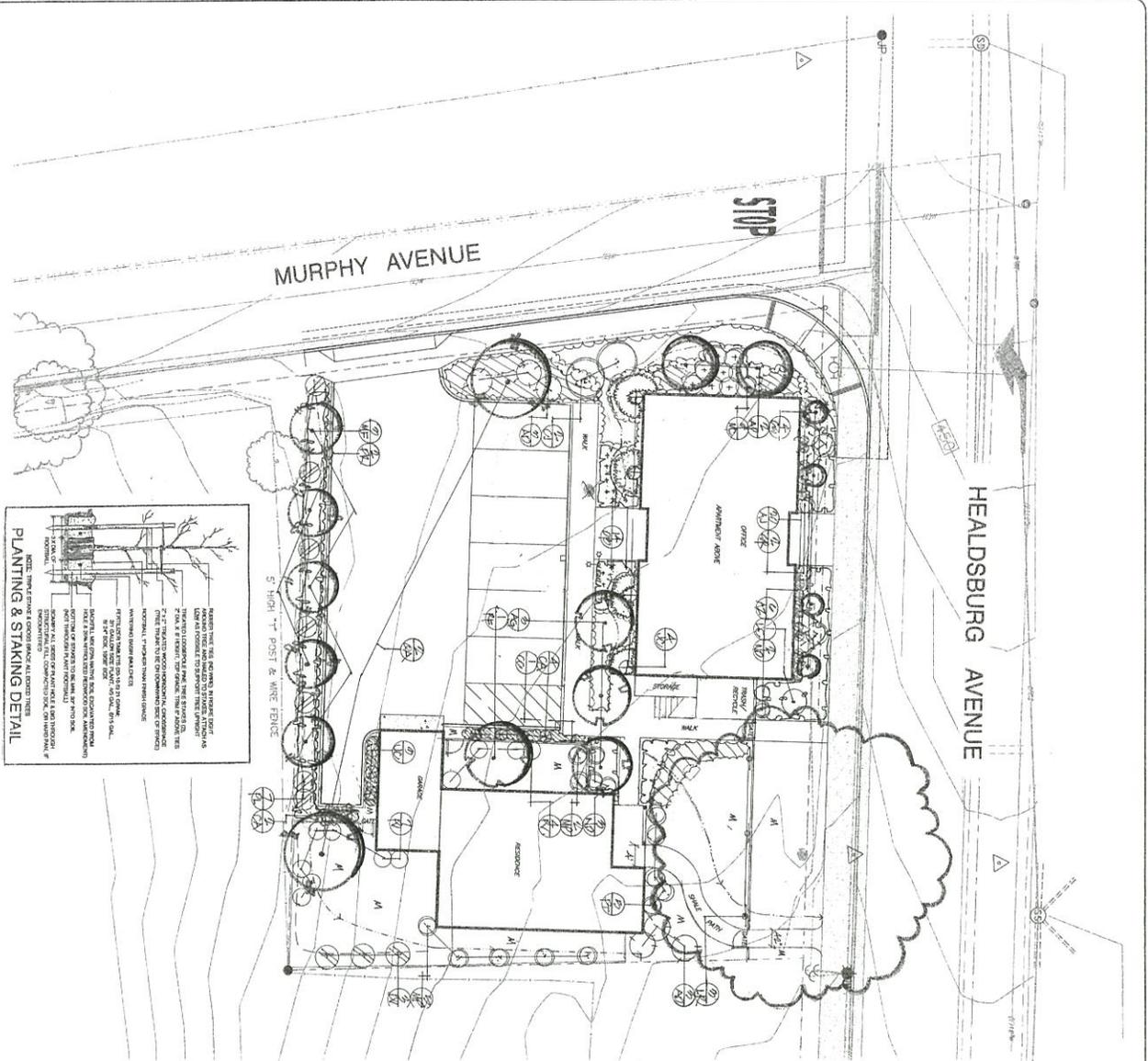
PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:

CLIVE SHARROCK
726 ROBINSON ROAD SEBASTOPOL, CA. 95472 707 696 0079

DATE: 2-14-16

GRAPHIC SCALE: 1" = 10'



PLANT LEGEND

SYMBOL	PLANT SPECIES (Botanical & Common Name)	SIZE	NOTES	QUANTITY	WHERE USED (SEE HIGHLIGHTS)
A0	Aspen	15' D.B.H.	Standard	3	Moderate
A1	Aspen	15' D.B.H.	Standard	2	Moderate
A2	Aspen	15' D.B.H.	Standard	2	Moderate
A3	Aspen	15' D.B.H.	Standard	2	Moderate
A4	Aspen	15' D.B.H.	Standard	2	Moderate
A5	Aspen	15' D.B.H.	Standard	2	Moderate
A6	Aspen	15' D.B.H.	Standard	2	Moderate
A7	Aspen	15' D.B.H.	Standard	2	Moderate
A8	Aspen	15' D.B.H.	Standard	2	Moderate
A9	Aspen	15' D.B.H.	Standard	2	Moderate
A10	Aspen	15' D.B.H.	Standard	2	Moderate
A11	Aspen	15' D.B.H.	Standard	2	Moderate
A12	Aspen	15' D.B.H.	Standard	2	Moderate
A13	Aspen	15' D.B.H.	Standard	2	Moderate
A14	Aspen	15' D.B.H.	Standard	2	Moderate
A15	Aspen	15' D.B.H.	Standard	2	Moderate
A16	Aspen	15' D.B.H.	Standard	2	Moderate
A17	Aspen	15' D.B.H.	Standard	2	Moderate
A18	Aspen	15' D.B.H.	Standard	2	Moderate
A19	Aspen	15' D.B.H.	Standard	2	Moderate
A20	Aspen	15' D.B.H.	Standard	2	Moderate
A21	Aspen	15' D.B.H.	Standard	2	Moderate
A22	Aspen	15' D.B.H.	Standard	2	Moderate
A23	Aspen	15' D.B.H.	Standard	2	Moderate
A24	Aspen	15' D.B.H.	Standard	2	Moderate
A25	Aspen	15' D.B.H.	Standard	2	Moderate
A26	Aspen	15' D.B.H.	Standard	2	Moderate
A27	Aspen	15' D.B.H.	Standard	2	Moderate
A28	Aspen	15' D.B.H.	Standard	2	Moderate
A29	Aspen	15' D.B.H.	Standard	2	Moderate
A30	Aspen	15' D.B.H.	Standard	2	Moderate
A31	Aspen	15' D.B.H.	Standard	2	Moderate
A32	Aspen	15' D.B.H.	Standard	2	Moderate
A33	Aspen	15' D.B.H.	Standard	2	Moderate
A34	Aspen	15' D.B.H.	Standard	2	Moderate
A35	Aspen	15' D.B.H.	Standard	2	Moderate
A36	Aspen	15' D.B.H.	Standard	2	Moderate
A37	Aspen	15' D.B.H.	Standard	2	Moderate
A38	Aspen	15' D.B.H.	Standard	2	Moderate
A39	Aspen	15' D.B.H.	Standard	2	Moderate
A40	Aspen	15' D.B.H.	Standard	2	Moderate
A41	Aspen	15' D.B.H.	Standard	2	Moderate
A42	Aspen	15' D.B.H.	Standard	2	Moderate
A43	Aspen	15' D.B.H.	Standard	2	Moderate
A44	Aspen	15' D.B.H.	Standard	2	Moderate
A45	Aspen	15' D.B.H.	Standard	2	Moderate
A46	Aspen	15' D.B.H.	Standard	2	Moderate
A47	Aspen	15' D.B.H.	Standard	2	Moderate
A48	Aspen	15' D.B.H.	Standard	2	Moderate
A49	Aspen	15' D.B.H.	Standard	2	Moderate
A50	Aspen	15' D.B.H.	Standard	2	Moderate
A51	Aspen	15' D.B.H.	Standard	2	Moderate
A52	Aspen	15' D.B.H.	Standard	2	Moderate
A53	Aspen	15' D.B.H.	Standard	2	Moderate
A54	Aspen	15' D.B.H.	Standard	2	Moderate
A55	Aspen	15' D.B.H.	Standard	2	Moderate
A56	Aspen	15' D.B.H.	Standard	2	Moderate
A57	Aspen	15' D.B.H.	Standard	2	Moderate
A58	Aspen	15' D.B.H.	Standard	2	Moderate
A59	Aspen	15' D.B.H.	Standard	2	Moderate
A60	Aspen	15' D.B.H.	Standard	2	Moderate
A61	Aspen	15' D.B.H.	Standard	2	Moderate
A62	Aspen	15' D.B.H.	Standard	2	Moderate
A63	Aspen	15' D.B.H.	Standard	2	Moderate
A64	Aspen	15' D.B.H.	Standard	2	Moderate
A65	Aspen	15' D.B.H.	Standard	2	Moderate
A66	Aspen	15' D.B.H.	Standard	2	Moderate
A67	Aspen	15' D.B.H.	Standard	2	Moderate
A68	Aspen	15' D.B.H.	Standard	2	Moderate
A69	Aspen	15' D.B.H.	Standard	2	Moderate
A70	Aspen	15' D.B.H.	Standard	2	Moderate
A71	Aspen	15' D.B.H.	Standard	2	Moderate
A72	Aspen	15' D.B.H.	Standard	2	Moderate
A73	Aspen	15' D.B.H.	Standard	2	Moderate
A74	Aspen	15' D.B.H.	Standard	2	Moderate
A75	Aspen	15' D.B.H.	Standard	2	Moderate
A76	Aspen	15' D.B.H.	Standard	2	Moderate
A77	Aspen	15' D.B.H.	Standard	2	Moderate
A78	Aspen	15' D.B.H.	Standard	2	Moderate
A79	Aspen	15' D.B.H.	Standard	2	Moderate
A80	Aspen	15' D.B.H.	Standard	2	Moderate
A81	Aspen	15' D.B.H.	Standard	2	Moderate
A82	Aspen	15' D.B.H.	Standard	2	Moderate
A83	Aspen	15' D.B.H.	Standard	2	Moderate
A84	Aspen	15' D.B.H.	Standard	2	Moderate
A85	Aspen	15' D.B.H.	Standard	2	Moderate
A86	Aspen	15' D.B.H.	Standard	2	Moderate
A87	Aspen	15' D.B.H.	Standard	2	Moderate
A88	Aspen	15' D.B.H.	Standard	2	Moderate
A89	Aspen	15' D.B.H.	Standard	2	Moderate
A90	Aspen	15' D.B.H.	Standard	2	Moderate
A91	Aspen	15' D.B.H.	Standard	2	Moderate
A92	Aspen	15' D.B.H.	Standard	2	Moderate
A93	Aspen	15' D.B.H.	Standard	2	Moderate
A94	Aspen	15' D.B.H.	Standard	2	Moderate
A95	Aspen	15' D.B.H.	Standard	2	Moderate
A96	Aspen	15' D.B.H.	Standard	2	Moderate
A97	Aspen	15' D.B.H.	Standard	2	Moderate
A98	Aspen	15' D.B.H.	Standard	2	Moderate
A99	Aspen	15' D.B.H.	Standard	2	Moderate
A100	Aspen	15' D.B.H.	Standard	2	Moderate

PLANTING NOTES

- If any landscape trees are shown to be removed at the time of construction, the contractor shall remove and dispose of them in a clean and safe manner.
- Planting shall be done in accordance with the City of Healdsburg's Planting Standards and Specifications, which are available at the City of Healdsburg's Planning Department.
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SEE SHEET L4.00A LANDSCAPE SPECIFICATIONS

RECEIVED

APR 19 2016

[Signature]

PARKER SMITH
LANDSCAPE ARCHITECT

1945 PINER RD. #25,
SANTA ROSA, CA 95403
(707) 477-7502

LANDSCAPE
PLANTING PLAN

PREPARED FOR:
CLIVE SHARROCK
726 ROBINSON ROAD
SEBASTOPOL, CA. 95472
707.696.0079

DATE: 03-14-16

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE (IN FEET) 1 inch = 10 ft.



MURPHY AVENUE ELEVATION

SCALE 1/4" = 1'-0"



HEALDSBURG AVENUE ELEVATION

SCALE 1/4" = 1'-0"

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702 707.529.5565
CA LICENSE No. C22389

Owner:
Sharrocks Family

c/o 726 ROBINSON ROAD
SEBASTOPOL, CA 95472

7631 HEALDSBURG AVE
MIXED-USE
SEBASTOPOL, CALIFORNIA

STREET
ELEVATIONS



A1

APRIL 8, 2016