

City Council

Mayor Sarah Glade Gurney

Vice Mayor Una Glass

John Eder

Robert Jacob

Patrick Slayter



Planning Director

Kenyon Webster

Assistant Planner

Jonathan Atkinson

Administrative Assistant

Rebecca Mansour

City of Sebastopol Design Review Board Staff Report

Meeting Date: June 1, 2016
Agenda Item: 9A
To: Design Review Board
From: Jonathan Atkinson, Assistant Planner
Garrett Hosley, Planning Intern
Subject: Design Review Amendment
Recommendation: Consider Request
Applicant/Owner: Steven Sheldon / Handline, LLC
File Number: 2016-34
Address: 935 Gravenstein Highway South
CEQA Status: Categorical Exemption: Section 15301: Class 1
General Plan: General Commercial
Zoning: CG: General Commercial

Introduction:

This is a Design Review Amendment application, requesting approval to construct a gabion wall and revise an approved landscape plan for Handline, a proposed restaurant, at 935 Gravenstein Highway South. The site was formerly home to Foster's Freeze, which closed in 2014, after years of operation in Sebastopol.

This application is subsequent to a series of meetings in 2015 in which the Design Review Board provided Design Review comments on the project as part of a Preliminary Review application; approved a Design Review application for the reuse and expansion of the existing building, site improvements, and the reface of an existing freestanding pole sign; and approved a Design Review Amendment application for subsequent revisions.

Project Description:

The project involves the revision of an approved landscape plan, which includes the following: The construction of a gabion wall intended as both a sound reduction wall and landscape feature; removal of four (4) onsite parking spaces, creation of an outdoor dining area, and the relocation of the trash enclosure. The gabion wall will be filled with recycled onsite asphalt and be located on the west and south perimeters of the outdoor landscaped area with a height of six (6) feet. The gabion wall will be screened by a Myrtus Communis hedge on the west side and various plantings on the south side.

The project also involves the removal of four onsite parking spaces at the northeast portion of the site, which will reduce the total number of parking spaces from 25 to 21. This area will be developed as an outdoor dining area and include seating and plantings. The trash enclosure

will also be relocated from the northeast to the southeast portion of the site. The path of travel throughout the site has been realigned as a result of the landscape plan changes. The applicant also indicated that the walk-in refrigerator was expanded during construction from '8 feet by 21 feet and 5 inches' to '9 feet and 1 inch by 31 feet and 9 inches' to provide adequate space for kitchen and electrical improvement requirements.

The applicant has prepared a written statement, which is attached to this staff report.

Environmental Review:

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

Section 15301: Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project is consistent with this categorical exemption in that it involves the construction of a gabion wall and landscape revisions at an existing approved project, including the removal of four (4) onsite parking spaces, creation of an outdoor eating area, and the relocation of the trash enclosure, which will result in minor alterations to existing topographical features.

General Plan Consistency:

The General Plan Land Use Designation for the site is General Commercial. The project does not have any land use implications because it only involves the construction of a gabion wall and landscape plan revisions.

The project is subject to the following General Plan goal and policy:

Land Use Element

- *Goal 8: Create opportunities for economic development and redevelopment.*
- *Policy 28: Rehabilitate Existing Commercial Buildings: Rehabilitate existing commercial buildings and retrofit them to meet current market needs and code requirements.*

The project is consistent with the General Plan goal and policy in that the construction of a Gabion Wall and landscape plan revisions contribute to greater improvement efforts to an existing commercial building on Gravenstein Highway South.

Zoning Ordinance Consistency:

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

Gabion Wall: Section 17.96.020.C of the Zoning Ordinance limits fences and all other types of vertical screening materials, such as hedges and plantings to a maximum height of six (6) feet in any required side or rear yard areas with the exception that two (2) feet of lattice may be attached to fences no more than six (6) feet in height. This section also establishes a three and a half (3½) foot height limit in the required front yard setback area.

Section 17.60.070 of the Zoning Ordinance does not require a front yard or side yard setback for this site but does require a twenty (20) foot setback for the rear yard in that the site abuts a Residential District.

The proposed gabion wall will have a maximum height of six (6) feet and is located seventy (70) feet from the rear property line. The project is consistent with the provision.

Parking: The restaurant is required to provide eleven (11) off-street spaces as part of the initial Design Review approval. The project will remove four (4) onsite parking spaces, which will result in a total of twenty-one (21) parking spaces. The outdoor dining area does not require off-street parking per Zoning Ordinance Section 17.220.030.D (1). The expansion of the walk-in refrigerator is minor and does not impact the required number of parking spaces. The project is consistent with this provision.

Public Comment:

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

City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, and Fire. The Building Official commented that the site will need to be reviewed for accessibility and that the gabion wall will require permits.

Required Findings:

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

- a) The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood.
- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

The project involves the construction of a gabion wall and landscape plan revisions, which will result in the removal of onsite parking spaces, development of an outdoor dining area, and the relocation of a trash enclosure. The Gabion Wall will stand six (6) feet tall and be located on the west and south perimeters of the landscape area while being filled with recycled onsite asphalt. Overall, the Board could find that the gabion wall and landscape plan revisions are appropriate for the site in that they contribute to the overall revitalization of the property and will result in the removal of impervious asphalt for more plantings and an outdoor dining area.

The gabion wall will also be screened with plantings as they mature, softening the overall aesthetic. While a gabion wall is a distinct feature in Sebastopol, the overall revisions are similar to existing commercial properties on Gravenstein Highway South and throughout the community, as multiple eating establishments contain outdoor and enclosed dining areas. The Board may wish to comment on whether the height of the gabion wall and its use of asphalt are appropriate for the site.

The applicant also indicated that the footprint of the walk-in refrigerator was expanded during construction to provide adequate space for kitchen and electrical improvement requirements. The Board may wish to comment on this component, particularly as it relates to possible impacts on the design of the north elevation.

Recommendation:

The Board should determine whether or not the gabion wall and landscape plan revisions are appropriate for the site. 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 improvements are 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 AMENDMENT PERMIT: 2016-34
Handline
Gabion Wall and Landscape Plan Revisions
935 Gravenstein Highway South

Findings for Approval:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, in that it involves the construction of a gabion wall and landscape revisions at an existing approved project, including the removal of four (4) onsite parking spaces, creation of an outdoor eating area, and the relocation of the trash enclosure, which will result in minor alterations to existing topographical features.
2. That the project is consistent with the General Plan in that the construction of a gabion wall and landscape plan revisions contribute to greater improvement efforts to an existing commercial building on Gravenstein Highway South, which is a goal of the Land Use Element.
3. That the project is consistent with the Zoning Ordinance in that the gabion wall is consistent with the applicable development standards and the overall landscape improvements supplement greater efforts to develop a restaurant in the General Commercial District.
4. That the design of the project is compatible with the neighborhood and the general visual character of Sebastopol in that a gabion wall is a distinct feature in Sebastopol but the overall revisions are similar to existing commercial properties on Gravenstein Highway South and throughout the community, as multiple eating establishments contain outdoor and enclosed dining areas.

5. That the design of the project provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that the gabion wall is set back from the adjacent sidewalk and does not obstruct pathways, and that site will contain a variety of plantings and trees to serve as a natural buffer with abutting properties.
6. That the project will not impair the desirability of investment or occupation in the neighborhood in that the landscape plan revisions contribute to the overall revitalization of the site and will result in the removal of impervious asphalt for more plantings and an outdoor dining area. The gabion wall will also be screened with plantings as they mature, softening the overall aesthetic.
7. That the design is internally consistent and harmonious in that that the gabion wall contains a consistent height at six feet and in its use of recycled asphalt, and that the landscaped area will contain a consistent variety of plantings. The plantings and gabion wall will also form a harmonious relationship with the overall site in that the plants will screen and cover the wall once they reach maturation.
8. That the design of the project is in conformity with the adopted Design Guidelines in that the landscape plantings and features will provide appropriate screening for the gabion wall and trash enclosure, which will minimize the visual impact.

Recommended Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped May 3, 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 May 3, 2016, unless the design is modified herein. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. All conditions of approval as originally contained in Design Review Permit (2015-63) and Design Review Amendment Permit (2015-83) shall apply.

Attachments:

- Master Planning Application Form
- Location Map
- Written Statement
- Design Review Amendment Submittal



City of Sebastopol

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

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

FOR CITY USE ONLY

ADDRESS: <u>935 GRAVWALSTEIN HIGHWAY SOUTH</u>	PLANNING FILE #: <u>2016 / 34</u>
PARCEL #: <u>A.P. 800-039-174-000</u>	DATE FILED: <u>05/03/16</u>
PARCEL AREA: <u>.55 ACRES</u>	TOTAL FEES PAID: <u>Existing Account</u>
	RECEIVED BY: <u>JA</u>
	DATE APPLICATION DEEMED COMPLETE: <u>05/03/16</u>

APPLICANT OR AGENT:

Name: STEVEN SHELDON
 Email Address: ssheldon@sonic.net
 Mailing Address: 781 DUFRANC AVE
 City/State/Zip: SEBASTOPOL, CA 95472
 Phone: 707 823 6331
 Fax: 707 823 4148
 Business License #: SHE 0003
 Signature: [Signature]
 Date: 5/2/2013

OWNER OF PROPERTY

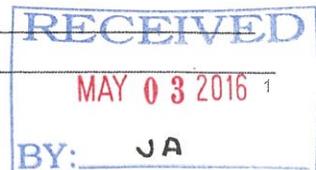
IF OTHER THAN APPLICANT:

Name: HEADLINE LLC
 Email Address: LOWELL@PETERLOWELL.COM
 Mailing Address: 7385 HEALDSBURG AVE. 20'
 City/State/Zip: _____
 Phone: 707 338 5456
 Fax: _____
 Business License #: _____
 Signature: [Signature]
 I certify that this application is being made with my consent.
 Date: 5/2/2013

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

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

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



PROJECT DESCRIPTION:

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

SEE ATTACHED DESCRIPTION

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 MODIFICATION

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

SOON TO BE RESTAURANT

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:		<input checked="" type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:		<input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input checked="" type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:		<input type="checkbox"/> N/A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input type="checkbox"/> N/A	Proposed: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A

EXISTING LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____	<input checked="" type="checkbox"/> N/A
EXISTING LOT AREA:	_____ Square Feet	<input checked="" type="checkbox"/> N/A
PROPOSED LOT AREA:	_____ Square Feet	<input checked="" type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: _____ Proposed: _____	<input checked="" type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: _____ Proposed: _____	<input checked="" type="checkbox"/> N/A
PARKING SPACE (S):	Existing: <u>25</u> Proposed: <u>21</u>	<input type="checkbox"/> N/A
ZONING	Existing: _____ Proposed: _____	<input checked="" type="checkbox"/> N/A

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.)

Will Existing Landscaping be revised? Yes No

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

<u>363 SQ. FT.</u>

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: _____ Close: _____

Is alcohol service proposed? Yes No

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

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

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

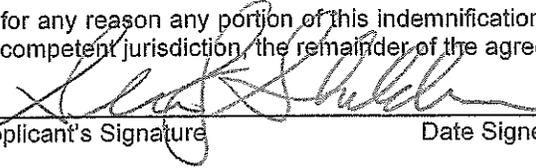
Is any live entertainment proposed? Yes No

If yes, please describe: _____

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.

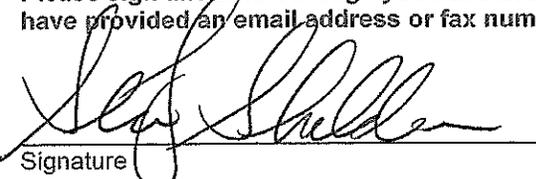
 5/2/2016 2016 - 34
Applicant's Signature Date Signed Planning File Number

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

NOTICE OF MAILING

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

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


Signature

STEVE SHELDON
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:

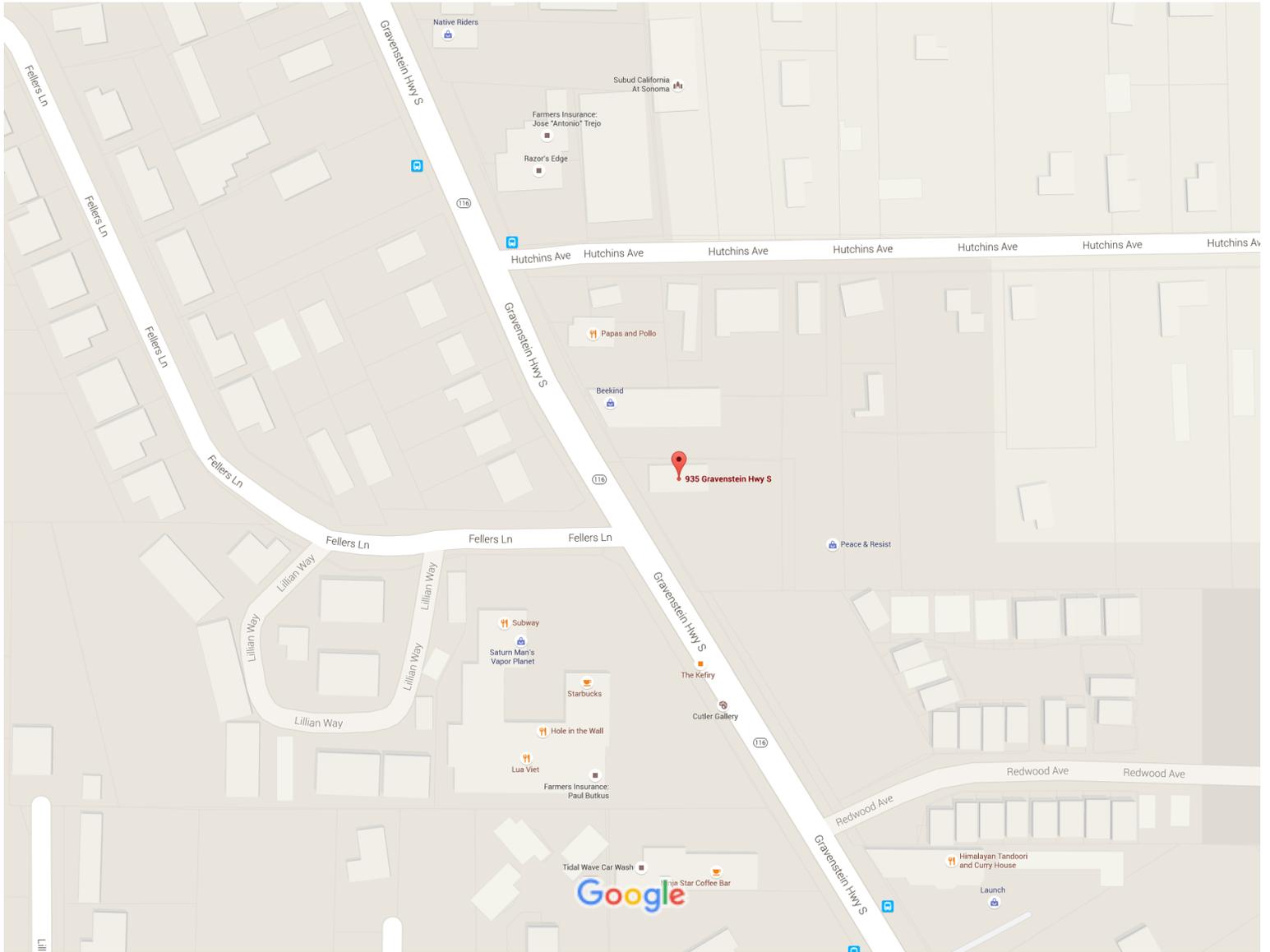
WEBSITE REQUIRED FOR MAJOR PROJECTS

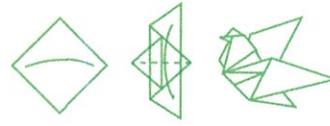
Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to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

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

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

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





ibisbuilds

May 2, 2016

To: City of Sebastopol
Sebastopol, CA

Re: Detailed Description
Design Review Modification
935 Gravenstein Highway South

We are proposing to build a 6' tall gabion sound wall on the west and south sides of the outdoor landscaped area in order to reduce the vehicular noise for those dining at the restaurant and to recycle – on site - the existing asphalt we are removing and replacing with landscaping. A small portion of the gabion wall has been constructed at the site for viewing.

The approved landscape plan proposes to use *Myrtus communis* along the west side of the property – adjacent to the sidewalk. This plant will form a hedge of about 6' in front of the sound wall and thus the street view will remain the same as originally approved. On the west elevation - the parking lot side - the wall will enclose the landscaped court and include plantings between the parking area and the sound wall.

We are also proposing to remove 4 onsite parking spaces - changing the spaces provided from 25 to 21. This will allow us to create an outdoor eating area in the northeast portion of the site. The 21 parking spaces satisfy the required parking for the project.

We are proposing to relocate the trash enclosure to the southeast corner of the parking lot.

Architect/Project Facilitator
LEED Accredited Professional
781 DuFranc Avenue
Sebastopol, CA 95472
Tel. 707.823.6331
steve@ibisbuilds.com
www.ibisbuilds.com



Architect
Steven J. Sheldon
 Architect
 781 Dufranc Ave
 Sebastopol, CA., 95472
 Tel 707 823 6331
 Fax 707 823 4148
 ssheldon@sonic.net

Design & Landscape Consultant
Rarefield
 Design • Build
 766 Valencia Street
 San Francisco, CA 94110

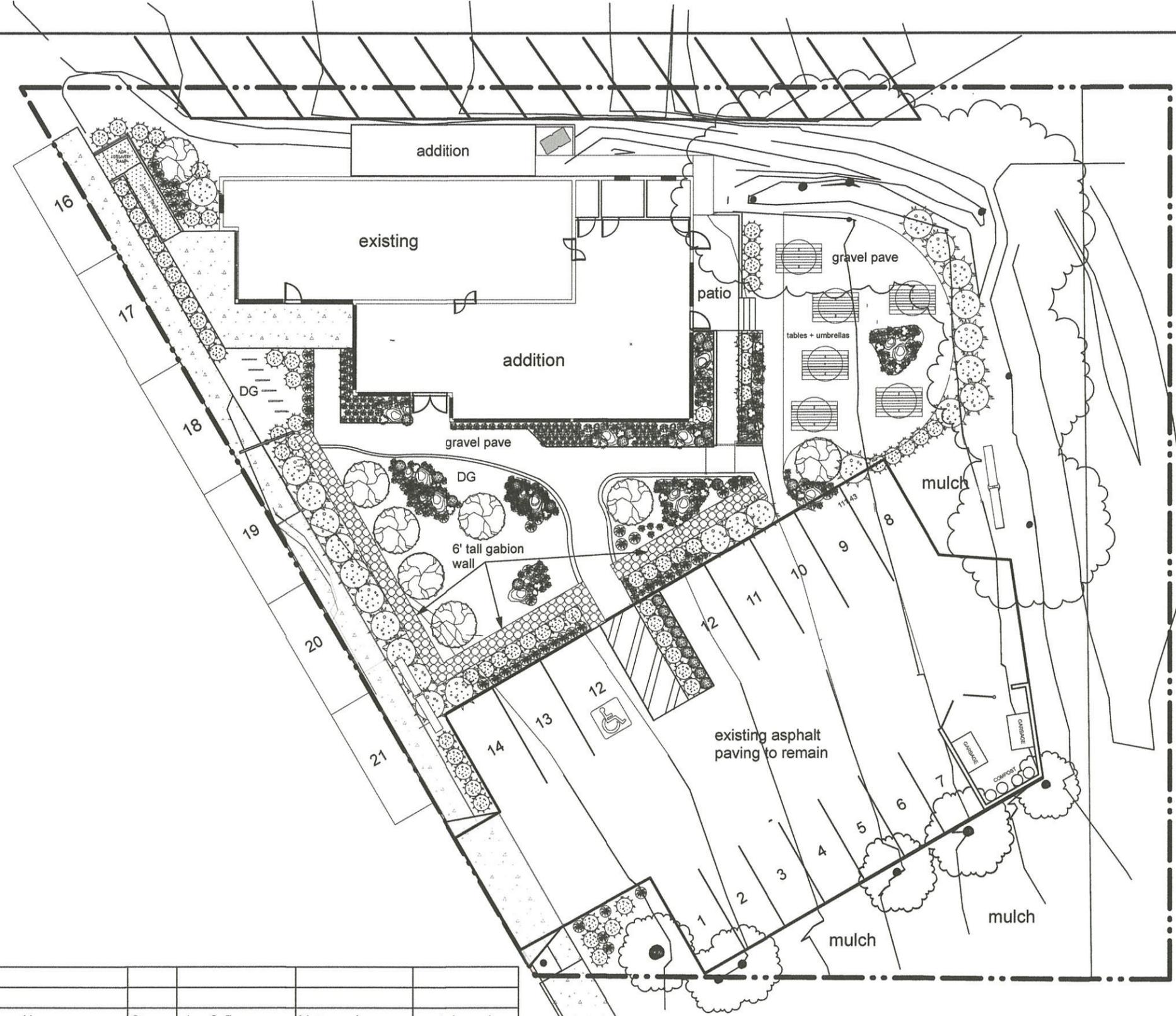
Project Title
 935 Gravenstein Hwy S
 Sebastopol, CA
 95472

Issue 5/23/2015
 Revisions 5/2/2016

Project ID 2015
 Drawn By SJS
 Scale 1" = 20'

Sheet Title
Landscape Plan
 revised

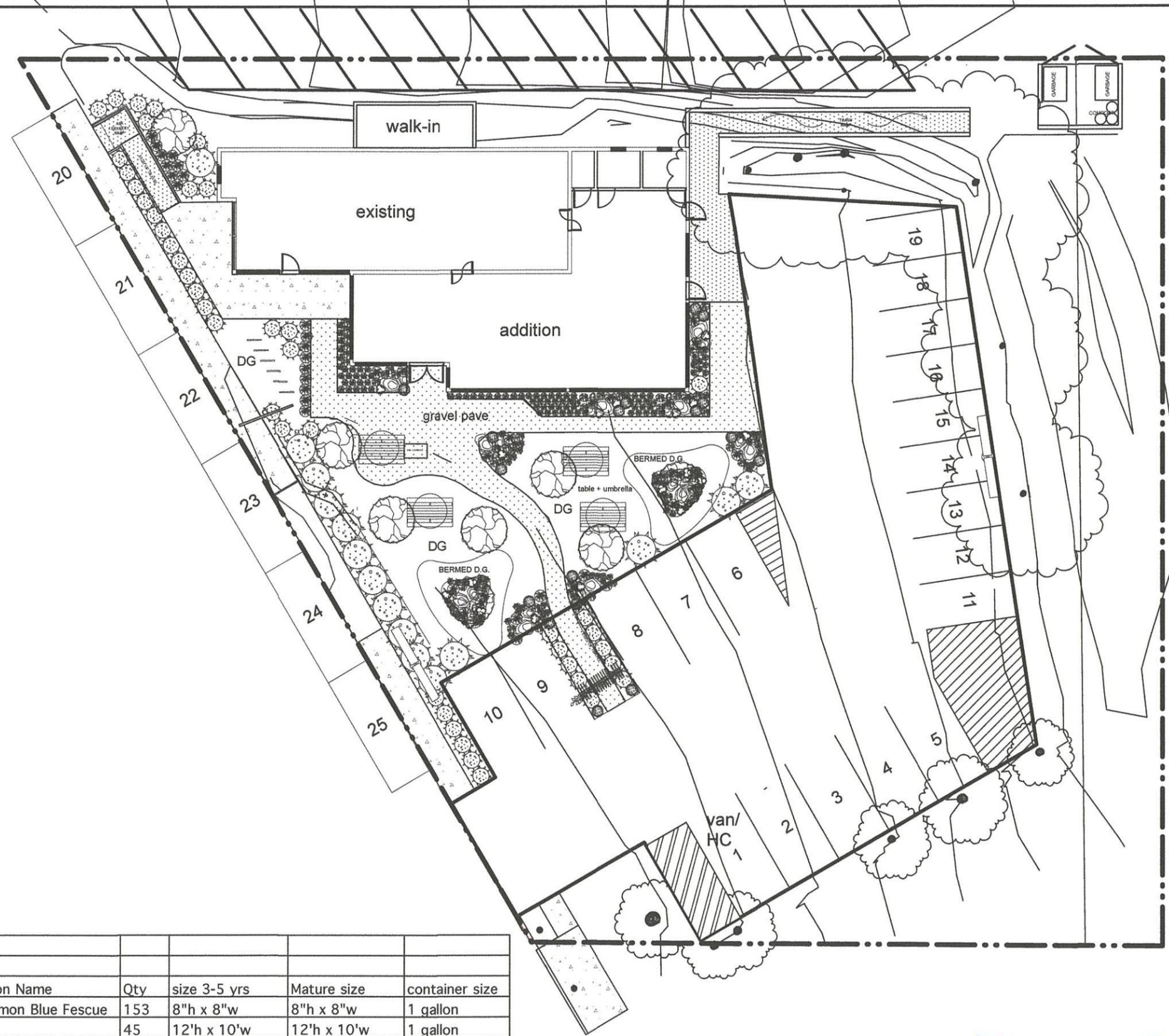
Drawing No.
 of 10 Total Sheets



- P-1 —
- P-2 —
- P-3 —
- P-4 —
- P-5 —
- P-6 —
- P-7 —
- P-8 —
- P-9 —

PLANT LIST, Handline						
Code	Genus & species	Cultivar / Common Name	Qty	size 3-5 yrs	Mature size	container size
P-1	Festuca glauca	'Elijah Blue'/Common Blue Fescue	153	8"h x 8"w	8"h x 8"w	1 gallon
P-2	Festuca glauca	California fescue	45	12'h x 10"w	12'h x 10"w	1 gallon
P-3	Helictotrichon sempervirens	Blue Oat Grass	46	2-3'h x 2-3w	2-3'h x 2-3w	1 gallon
P-4	Euphorbia myrsinites	Blue Spurge	19	6"h x 1'w	6"h x 1'w	1 gallon
P-5	Senecio mandraliscae	Blue Chalk Sticks	17	1-1.5'h x 2'w	1-1.5'h x 2'w	1 gallon
P-6	Myrtus communis	Myrtle	15	3-4'h x 2-3'w	6'h x 4-5'w	5 gallon
P-7	Myrtus communis	'Compacta'/ Dwarf Myrtle	44	1.5-2'h x 1.5'w	3'h x 3'w	1 gallon
P-8	Schnius molle	California Pepper Tree	8	5'-6'h x 7-8'w	25'h x 40'w	24" box
P-9	Wisteria sinensis	Chinese Wisteria Vine	1	10'0"	16' pruned	15 gallon

RECEIVED
 MAY 03 2016
 BY: JA



- P-1 —
- P-2 —
- P-3 —
- P-4 —
- P-5 —
- P-6 —
- P-7 —
- P-8 —
- P-9 —

PLANT LIST, Handline						
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P-2	Festuca glauca	California fescue	45	12'h x 10'w	12'h x 10'w	1 gallon
P-3	Helictotrichon sempervirens	Blue Oat Grass	46	2-3'h x 2-3w	2-3'h x 2-3w	1 gallon
P-4	Euphorbia myrsinites	Blue Spurge	19	6"h x 1'w	6"h x 1'w	1 gallon
P-5	Senecio mandraliscae	Blue Chalk Sticks	17	1-1.5'h x 2'w	1-1.5'h x 2'w	1 gallon
P-6	Myrtus communis	Myrtle	15	3-4'h x 2-3'w	6'h x 4-5'w	5 gallon
P-7	Myrtus communis	'Compacta'/ Dwarf Myrtle	44	1.5-2'h x 1.5'w	3'h x 3'w	1 gallon
P-8	Schnius molle	California Pepper Tree	8	5'-6'h x 7-8'w	25'h x 40'w	24" box
P-9	Wisteria sinensis	Chinese Wisteria Vine	1	10'0"	16' pruned	15 gallon

RECEIVED
 MAY 03 2016
 BY: JA

Architect
Steven J. Sheldon
 Architect
 781 Dufranc Ave
 Sebastopol, CA., 95472
 Tel 707 823 6331
 Fax 707 823 4148
 ssheldon@sonic.net

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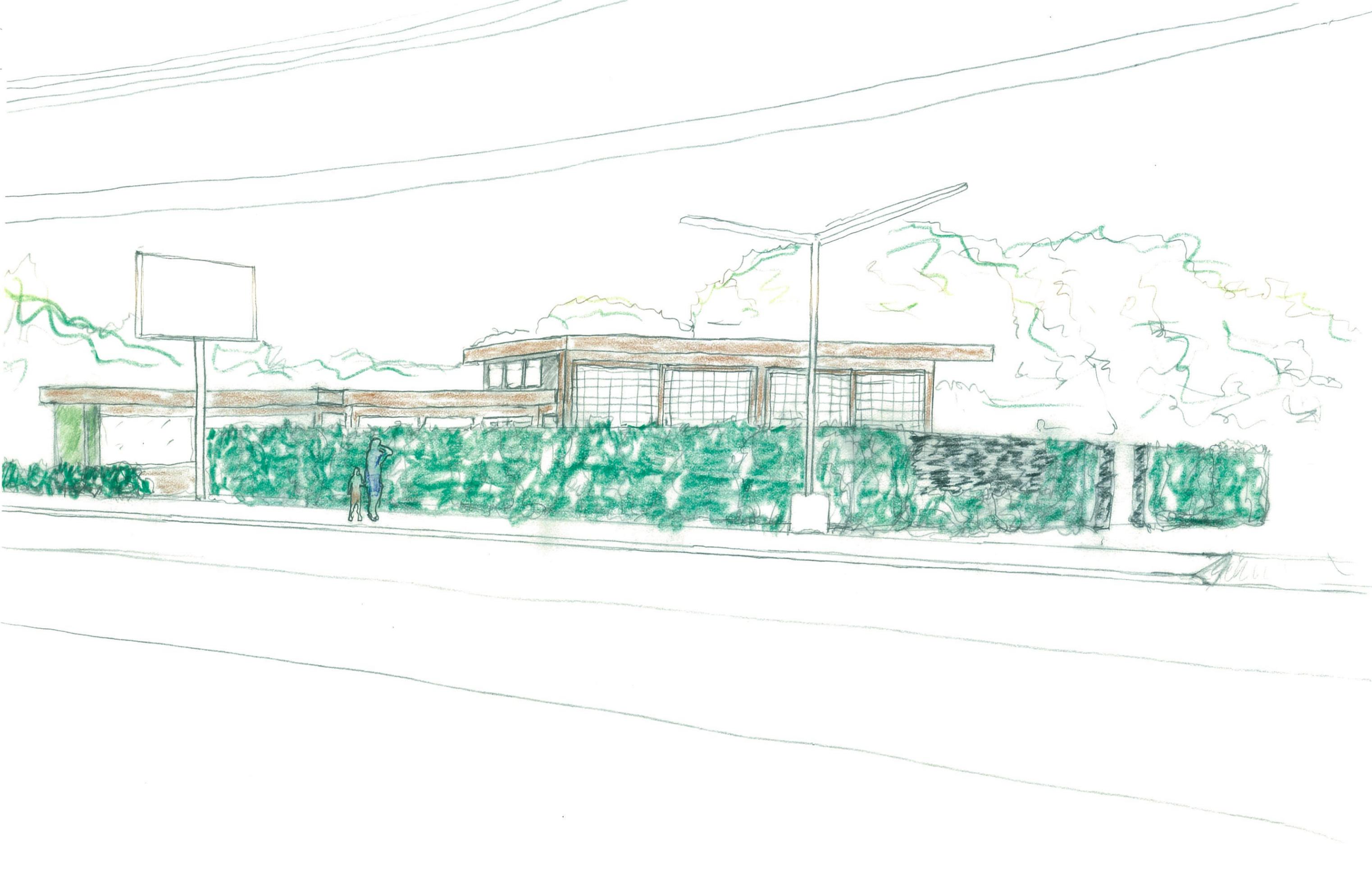
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Project ID 2015
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Sheet Title
Landscape Plan
 original

Drawing No.

of 10 Total Sheets





Architect

Steven J. Sheldon
Architect

781 Dufranc Ave
Sebastopol, CA., 95472

Tel 707 823 6331
Fax 707 823 4148
ssheldon@sonic.net

Design & Landscape Consultant

Project Title

935 Gravenstein Hwy S
Sebastopol, CA
95472

Issue 5/2/2016

Revisions

Project ID 2015

Drawn By SJS

Scale

Sheet Title

Gabian Walls

Drawing No.

of 10 Total Sheets

Jonathan Atkinson

From: Steven Sheldon <ssheldon@sonic.net>
Sent: Wednesday, May 25, 2016 5:35 PM
To: Jonathan Atkinson
Subject: 935 Gravenstein Highway South
Attachments: Ibis_Sig_Logo_Medium.jpg; ATT00001.htm; walk in.pdf; ATT00002.htm

Hi Jonathan,

The originally submitted floor plan showed an 8' x 21'5" addition to the north side of the existing building for a walk-in refrigerator. As the kitchen and electrical requirements became clear that addition was expanded to a 9'1" x 31' 9" addition. The addition foundation continues another 6'10" to the east to accommodate a below ground grease interceptor. Please let me know if you have any other questions.

Kind regards,
Steve

