

City Council

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City of Sebastopol Design Review Board Staff Report

Meeting Date: December 7, 2016
Agenda Item: 8A
To: Design Review Board
From: Dana Morrison, Assistant Planner
Kenyon Webster, Planning Director
Subject: Hotel Sebastopol: Design Review
Recommendation: Approval with Conditions
Applicant/Owner: Piazza Hospitality Group / Bella Commercial Management, LLC/Marigold LLC
File Number: 2016-57
Address: 6828/6826/6824 Depot Street and 215/225 Brown Street
CEQA Status: Mitigated Negative Declaration
General Plan: Central Core
Zoning: CD: Central Core

Introduction:

This is a an application requesting Major Design Review approval for Hotel Sebastopol, a hotel with a mix of uses and surface parking at 6828, 6826, and 6824 Depot Street and 215 and 225 Brown Street.

Hotels with less than 50 rooms are a permitted use in the Central Core District. The project required a Use Permit as well as a Zoning Amendment, as it proposed:

- a transient habitation use with over 50 rooms in the CD: Central Core District
- a reduction and modification in parking requirements,
- an increase in the maximum building height to 4 stories and/or 50 feet in the CD District and;
- allowed consideration for valet parking, tandem parking and an increase in compact parking spaces.

The Use Permit was approved at the October 27, 2016 Planning Commission meeting, however the City Council review of the Zoning Amendments are still pending. The applicant is proceeding with design review.

6828 Depot Street is currently vacant, and was formerly home to the Diamond Match Company, which operated a lumberyard at the site for a number of years. 6826 and 6824 Depot Street as well as 215 and 225 Brown St are currently vacant lots.

On April 26, 2016, the Planning Commission provided feedback on an earlier version of Hotel Sebastopol as part of a Preliminary Review application. The Design Review Board also conducted a Preliminary Review of the project. The earlier version of the project included a parking structure with a mechanical lift system, however this aspect of the project has been revised and a valet-operated surface parking lot is now proposed.

Project Description:

The project involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation. The hotel will contain the following amenities and mix of uses: a lobby and reception area, hostel rooms, retail space, artist-maker studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop decks, meeting rooms, and various other hotel amenities.

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

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

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

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

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

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

seating, and the private gardens will be an intimate space for the pool and wellness center.

Signage for the project will be located on both McKinley St and the corner of Petaluma and Depot. It will be placed at street level and will be legible and well-lit. This project will take a sustainable green approach to construction and operations, included in the plan are solar roof panels for water heating to conserve electricity, storm water management, renewable/reused materials, and rainwater collection.

The project goal is to achieve a LEED certification.

The project plans depict colors and materials and the applicant indicates they will bring materials to the Board meeting.

The project plans include conceptual landscaping. The Board should provide any comments members may have on this aspect. Unless the Board determines otherwise, a condition of approval requires that final landscape plans return for Board review.

The project also includes a proposed artwork that is intended to satisfy the City's public art requirement. This requirement specifies that an applicant must either pay an in-lieu fee equal to 1% of the construction valuation which the City will then use for general public art projects, or provide an on-site art work that is reviewed and approved by the Public Arts Committee and the Design Review Board.

The applicant has not yet submitted an application to the Public Arts Committee for the proposal; the Design Review Board should review the proposal for its appropriateness in the context of the overall project, and provide comments for the benefit of the applicant and the Public Arts Committee review process. A condition of approval requires the art work return to the Board for final approval following formulation of recommendations by the Public Arts Committee.

It is also noted that the plans include several references to making Brown Street along the project frontage one-way. As approved by the Planning Commission, Brown Street will remain a two-way street.

General Plan Consistency:

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

The following General Plan goals and policies are also applicable:

Land Use Element

- *Goal LU 1: Maintain Sebastopol as a Unique, Charming, and Environmentally Sensitive Small Town that Provides Residents, Businesses, and Visitors with Opportunities to Enjoy a High Quality of Life.*
 - Policy LU1-1: Through appropriate land use practices, maintain a supply of developable mixed-use, commercial, industrial, and residential lands sufficient to meet desired growth and economic needs over the planning period.
 - Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.
- *Goal LU 7: Emphasize and Advance Sebastopol's Role as a Market and Service Center for the West County by Providing for a Vibrant Downtown, Diversified Uses, and Community Services and Facilities.*
 - Policy LU 7-1: Maintain an inventory of developable and appropriately zoned office, commercial, industrial, and mixed-use land sufficient to attract and provide regional services.
 - Policy LU 7-2: Maintain the Downtown as a focal point for West County-serving commercial, civic, and cultural uses.
 - Policy LU 7-3: Provide and maintain opportunities for community gathering and social interaction through cultural and art centers, park facilities, the Laguna, and community centers.
 - Policy LU 7-4: Encourage new development to contribute to a jobs-to-housing balance in Sebastopol and its environs.
 - Policy LU 7-6: Encourage mixed-use developments throughout the city.
 - Policy LU 7-7: In mixed use, commercial, office, and other non-residential developments, maintain non-residential uses on the ground floor.
- *Goal LU 8: Increase Job Opportunities in the Office and Professional Sectors of the Economy*
 - Policy LU 8-1: Encourage a vibrant mixture of office, retail, and service uses in the Downtown and along major arterials at the north and south ends of town.

The project is also consistent with the goals and policies of the General Plan in that it is an infill development that will revitalize a prominent part of the Central Core, which will increase the City's retail sales and hotel tax base while also providing retail and service uses for both local residents, area workers, and visitors. Furthermore, the addition of a new hotel with several ancillary uses and businesses will strengthen Sebastopol's role as a market and service center for West Sonoma County. Finally, the hotel is proposed to have a maximum height of fifty (50) feet with four (4) stories, which will increase the density in the Central Core and fulfill a goal of the new General Plan.

Planning Process:

The 1990 Downtown Plan identified this site as a high priority development opportunity. The draft Northeast Area Specific Plan, which began in 2003, included this site as a development opportunity location, and at the time that Plan was being considered, the property owner

indicated an intent to pursue a mixed-use or other project following completion of the Plan. The Plan was terminated prior to its adoption, and the owner did not move forward with development plans at that time.

Subsequently, the 2012 SDAT process, which included major community participation, highlighted the project site as one of the key downtown development opportunity sites, where appropriate development could contribute to the character and vitality of the downtown.

The City of Sebastopol City Council also identified the project site as a location meriting redevelopment with an appropriate project. The City coordinated with the property owner regarding these ideas. The City sponsored a public workshop in June 2014 to gather community input on development concepts, and subsequently commissioned a marketing brochure to encourage developer interest in the site, which was issued in early 2015.

Piazza Hospitality Group noted the City's interest in redevelopment of the site and began investigating a possible project. Piazza voluntarily hosted two well-attended public workshops in September 2015 and January 2016, prior to this application, to receive community feedback on the concept of a hotel at the site and design preferences.

In conjunction with this application, Piazza also created a public web site, which includes project plans as well as notes from its two workshops.

As described below, the applicant also chose to voluntarily submit the project to both the City's Design Review Board and the Planning Commission to solicit comment on the preliminary project design. Modifications to the initial design resulted from these reviews.

Public Comment:

Notice of the Planning Commission and City Council hearings was provided via: (1) written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) written notice that was published in the Sonoma West Times; and (3) posting of three written notices publicly on and within vicinity of the subject property. As a larger project, there was also a requirement for the applicant to post several large signs on the project sites at least 30 days in advance of the initial public hearing, which the applicant complied with.

As of preparation of this staff report, no public comments regarding the Board's review have been received.

Prior Design Review Board and Planning Commission Preliminary Review, and City Council Ruling:

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

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

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

On November 15, 2016 the City Council continued action on the text amendments which would allow for an increase in the height of the hotel and the allowance for valet parking. The applicant is aware that they will need to continue the approval process with the City Council for those text amendments, but has requested to move forward with the Design Review process.

City Departmental Comment:

The Planning Department Use Permit conditions of approval address requirements of City departments.

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 subject site, in a key downtown location, is underutilized and over more than 25 years, has been identified as a key development opportunity site, including by the Downtown Plan, Northeast Area Specific Plan, the SDAT report, and a targeted City marketing effort that focused on this particular site. Each of these processes involved significant opportunity for public involvement. More recently, the applicant conducted two voluntary community meetings, and later two public Preliminary Review sessions with City boards.

The project provides an opportunity to better activate this site, help frame the Plaza, improve pedestrian amenities, contribute to evening activity in the downtown, add to the local economy and the City's revenues, and provide linkage between the traditional downtown and the newer Barlow area. The project would construct sidewalks on McKinley and Brown Street where they are completely lacking, and would construct a 'Street Smart' pedestrian crossing to the Plaza.

The project design would provide active interfaces with the streetscape, in contrast to the current development on the site.

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

Design Review Guidelines:

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

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

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

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

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

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

Recommendation:

Staff recommends that the Board receive a presentation from the applicant, conduct a review, deliberate, and approve the site and architectural plans as well as colors and materials for the project based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report.

The Board should also provide any comments members may have regarding the conceptual landscaping plans; future sign plans; and the proposed art work. These components will need to return for Board review and approval.

Comments and direction would be useful on the following design aspects which the Planning Commission highlighted in their March 2016 meeting to be considered by the Board:

- rooftop equipment and backflow devices shall be screened,
- a trash/recycling enclosure is required and if exterior to any building,

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

Attachments:

- Planning Commission Use Permit Approval
- Master Planning Application Form
- Design Review Submittal- Full set black and white
- Design Review Submittal- Reduced set in color.

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

Findings for Approval:

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

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

CONDITIONS OF APPROVAL

Planning and Building and Safety:

1. Approval is granted for the Hotel Sebastopol submittal described in the Design Review application and the approved plans. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. This approval shall not be valid unless and until the requested Zoning Ordinance Amendments are adopted by the City Council. The effective date of such adoption shall begin the permit approval period referenced in Condition No. 1.
3. All conditions of approval for Use Permit Design Review approval No. 2016-57 remain applicable.
4. All construction shall conform to the approved plans, unless the design is modified by the Design Review approval. The applicant shall obtain a Building Permit prior to the commencement of construction activities.

5. The applicant shall submit documentation to the Building Official, demonstrating compliance with the Water Efficient Landscape requirements per Chapter 15.36 of the Sebastopol Municipal Code.
6. Compliance with the Public Art Ordinance shall be demonstrated prior to issuance of a Building Permit, either by payment of an in-lieu fee, or by obtaining City approval for an on-site art work. The project proposes on-site satisfaction of the requirement. Design Review Board approval of the public art component shall be continued pending review and recommendations from the Public Arts Committee. Applicant is advised to initiate Public Arts Committee consideration of such proposal well in advance of applying for a Building Permit.
7. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
9. This approval does not include specific landscaping plans. Such plans shall return for Board review prior to issuance of a Building Permit.
10. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
11. Any tree removals shall be consistent with the Tree Protection Ordinance. The applicant is advised that this Design Review approval does not constitute authorization to remove any protected trees, which would be subject to a separate permit process.
12. The project sites include protected trees intended to remain. Protective measures are required. All final tree protection measures shall be submitted reviewed and approved by the City Arborist prior to issuance of Improvement Plans.
13. Any new proposed street trees shall be indicated in the Improvement Plans and shall be subject to the review and approval of the City Arborist.

Attachments:

- Planning Commission Resolution: Use Permits and CEQA Determination and Conditions of Approval
- Master Planning Application Form
- Design Review Submittal- Full set black and white
- Design Review Submittal- Reduced set in color.

PLANNING COMMISSION RESOLUTION
Planning File No. 2016-57

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

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

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

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

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

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

increase the City's retail sales and hotel tax base while also providing retail and service uses for local residents and workers, and visitors. Furthermore, the addition of a new hotel with several ancillary uses and businesses will strengthen Sebastopol's role as a market and service center for West Sonoma County. Finally, the hotel is proposed to have a maximum height of fifty (50) feet with four (4) stories, which will increase the density in the Downtown Core and fulfill a goal of the draft General Plan, which is intended to support downtown vitality.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

USE PERMIT

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

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

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

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

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

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

found that peak project parking demand will be a maximum of 85 spaces, resulting in a surplus of 35 parking spaces from the planned parking supply; and

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

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

Whereas, adequate provisions have been made to accommodate any possible subsequent change in the use or occupancy which may require a greater parking capacity than that allowed by the Commission in that the shared use parking analysis documents that there will be a surplus of 35 parking spaces at the time of peak parking demand, which will provide a substantial buffer relative to potential parking demand; and further, that this parking arrangement is specific to this project and this Use Permit, and substantial changes in use would trigger further City review including the potential of requiring additional parking spaces; and

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

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

ALCOHOL USE PERMIT

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

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

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

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

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

ZONING ORDINANCE AMENDMENTS

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

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

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

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

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

Whereas, a hotel lends itself to a valet parking arrangement, which is common with many hotel uses in urban areas. In conjunction with the valet arrangement, tandem parking spaces with a reduced width will allow for the maximum utilization of the lots to accommodate

the parking demand associated with hotel patrons, will provide a workable and efficient use of land for this purpose; and

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

PUBLIC PROCESS

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

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

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

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

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

MITIGATION MEASURES

The measures detailed below shall constitute a mitigation program for the project. The Planning Department, Building Official, and City Engineer shall monitor the project for compliance with

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the two mitigation measures and shall verify compliance prior issuance of a Certificate of Occupancy.

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

1. *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
2. *All haul trucks transporting soil, sand, and other loose material off-site shall be covered.*
3. *All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
4. *All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).*
5. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
6. *Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*
7. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.*
8. *Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*

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

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

devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.

CONDITIONS OF APPROVAL

Planning and Building and Safety:

14. Approval is granted for the Hotel Sebastopol submittal described in the application and the approved plans. This approval is valid for two (2) years during which time the rights granted shall be exercised, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
15. This approval shall not be valid unless and until the requested Zoning Ordinance Amendments are approved by the City Council.
16. A substantial change of use in the project shall be subject to Commission review, which in that circumstance, shall review parking adequacy for the proposed new uses, and make any necessary changes or additions to conditions of approval.
17. Design Review approval is required subsequent to approval of the Use Permit and Zoning Ordinance amendments. Such review shall not conflict with such approvals or the basic project concept reviewed and approved by the Planning Commission and City Council.
18. All construction shall conform to the approved plans, unless the design is modified by the Planning Commission or Design Review approval. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
19. 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.
20. Compliance with the Public Art Ordinance shall be demonstrated prior to issuance of a Building Permit, either by payment of an in-lieu fee, or by obtaining City approval for an on-site art work. If on-site art is proposed, applicant is advised to initiate Public Arts Committee and Design Review Board consideration of such proposal well in advance of applying for a Building Permit.
21. 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.
22. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

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- 23.** 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.
- 24.** Rooftop equipment and backflow devices shall be screened. Plans presented to the Design Review Board shall address such screening. Any final screening shall be depicted in building permit plans and shall be to the satisfaction of the Planning Director.
- 25.** No sound may emanate from the building which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
- 26.** Traffic noise from Highway 116 may impact hotel rooms facing the Highway. The applicant's building permit plans shall address this issue, and the Building Department may require noise attenuation measures to address such noise impacts.
- 27.** Hours of operation shall be consistent with the hours stated in the application.
- 28.** A trash/recycling enclosure is required and if exterior to any building, shall be subject to Design Review. Prior to issuance of a building permit, applicant shall provide the Planning Department with documentation that such enclosure has been accepted by Redwood Empire Waste Management.
- 29.** Applicant is advised that under specified circumstances, the City of Sebastopol requires new commercial or residential buildings, and specific alterations, additions and remodels to the install a photovoltaic energy generation system. For specific requirements, see Municipal Code Chapter 15.72.
- 30.** All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including, but not limited to Building and Safety Department, Department of Alcoholic Beverage Control, Fire Department, and Health Department.
- 31.** All applicable fees associated with processing this application and impact fees, including but not limited to school, traffic, parks, art, housing linkage, water and sewer, shall be paid prior to issuance of a Building Permit, unless otherwise approved by the City Council.
- 32.** 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.
- 33.** 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.
- 34.** A Business License is required and shall be obtained prior to operation of the use.

35. For any project uses that include alcohol service, food must be made available during all times that alcohol is served.
36. For any project use that includes alcohol service, any minimum purchase requirement may be satisfied by the purchase of food or beverages. In no case shall a “drink minimum” be imposed.
37. The sale of alcohol for onsite consumption shall be permitted with the applicable ABC license from the Department of Alcoholic Beverage Control.
38. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. – 9:00 P.M.
39. The business owner shall ensure that employees are drug and alcohol free while on duty.
40. The applicant shall be responsible for implementing an Alcohol Awareness and Security Plan, which shall be submitted to the Police Department for review and approval within 90 days from approval of a building permit for the hotel. The Plan shall describe building security and fire safety; how the operation will address staff training relative to alcohol consumption and operational security; and how the operation will coordinate with the Police Department.
41. All persons serving or distributing alcoholic beverages are required to attend the Responsible Beverage Service training program or an equivalent, either in-person or online to the satisfaction of the Police Chief.
42. The establishment is not approved as a primary entertainment venue. As an incidental use, occasional live music may be conducted. The Police Department or Planning Director may require termination or modification of such activity in the event of undue noise impacts or other adverse effects.
43. The business owner shall ensure that exterior areas, including the adjacent public street and sidewalk, are free of trash and other debris that may be generated by patrons.
44. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
45. A copy of the conditions of approval for the Alcohol Use Permit must be kept on the premises of the establishment in a place where it may readily be viewed by any member of the general public.
46. A Secretary of Interior-qualified archaeologist be retained to prepare a Monitoring Plan prior to initiation of ground-disturbing activities. The Monitoring Plan shall include a research design following the OHP's *Guidelines for Archaeological Research Designs* and outline the specific methods and procedures to follow in the event that archaeological deposits are identified during construction. Additionally, an archaeological monitor shall be present during ground-disturbing activities. The archaeological monitor shall be empowered to halt construction activities at the location of a discovery to review possible archaeological

material and to protect and secure the resource while it is being evaluated. Monitoring shall continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered.

47. If archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected until the archaeologist assesses the finds, consults with the appropriate agencies, and makes recommendations for the treatment of the discovery following procedures outlined in the Monitoring Plan. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for its eligibility for listing in the California Register of Historical Resources. If the deposit is determined not to be eligible for listing, mitigation will not be necessary. If the deposit is determined eligible for listing, adverse effects on the deposits shall be mitigated. Mitigation may include excavation of the archaeological deposit in accordance with a data recovery plan (see CEQA Guidelines Section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a property curation facility. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the City of Sebastopol and the NWIC upon completion of the project.
48. The parking lot use is located within the 100-year floodplain. A Floodplain Development Permit is required pursuant to Municipal Code Section 15.60.150, prior to development of the parking lot. The applicant should consult with the Building Official regarding specific requirements.
49. A minimum of 5 electric vehicle charging stations shall be provided in the project parking lot, and a minimum of 2 electric outlets for bicycle charging shall be provided on the project site. Building plans shall specify the location of these facilities.
50. Project fireplaces, whether interior or exterior shall be gas-powered. No wood burning fireplaces are permitted.
51. The applicant shall review landscaping to facilitate great use of native plants. The Design Review Board shall review final landscaping plans regarding this aspect.

City Arborist:

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

54. Any new proposed street trees shall be indicated in the Improvement Plans and shall be subject to the review and approval of the City Arborist.

Fire:

55. Automatic fire sprinklers shall be required.

56. A fire alarm monitoring system with smoke, heat, and carbon monoxide detection shall be required.

57. New fire hydrant(s) shall be required as specified by the Fire Chief.

Engineering:

GENERAL

58. 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.

59. Adjustment of Engineering requirements may be necessary based on Caltrans requirements, site circumstances, or other conditions. Any exceptions, variances, or modifications from these conditions will require the written approval of the City Engineer, or approval of the City Council, if required by City Code.

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

Improvement Plans – General

60. 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.

61. 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.

62. 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.

63. 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.
64. 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

65. Petaluma Avenue: The curb and gutter along Petaluma Avenue shall be reconstructed with curb bulbouts which reduce the street width by 8 feet. The new curb returns at each intersection shall have a radius of at least twenty five (25) feet. The new returns shall include sidewalk access ramps complying with the latest ADA requirements. The existing crosswalk at McKinley Street shall be connected to the new sidewalk access ramp. The developer shall construct new sidewalk along the street frontage per the approved site plan. The developer shall grant a sidewalk easement to the City of Sebastopol to cover the sidewalk from the State right of way to the building frontage. The asphalt surface at the existing crosswalk on Petaluma Avenue at McKinley Street shall be treated to match the crosswalk constructed by the City at the intersection of North Main Street and Keating Avenue. The in-roadway warning lights proposed for the existing crosswalk shall match the installation on the City project, and shall be pedestrian-activated.
66. Depot Street: The developer shall reconstruct the north half of Depot Street with new pavement and new curb, gutter and sidewalk complying with the latest City standards. The developer shall construct new sidewalk along the street frontage per the approved site plan. The developer shall grant a sidewalk easement to the City of Sebastopol to cover the sidewalk from the existing right of way to the building frontage.
67. McKinley Street: The developer shall construct new sidewalk per the approved site plan. The developer shall grant a sidewalk easement to the City of Sebastopol to cover the sidewalk from the existing right of way to the building frontage. Parcel No. 004-061-002-000 at 6761 McKinley Avenue, which lacks a sidewalk, is not on the project frontage, and the applicant is not required to construct a sidewalk along that property's frontage, but the applicant is requested to investigate collaborative means of providing a sidewalk in that location to enhance area pedestrian connectivity.
68. Brown Street: The developer shall reconstruct the entire width of Brown Street along the project frontage to a minimum width of 26 feet curb to curb. A parking lane shall be provided on the west side of the street. The developer shall construct new curb, gutter and sidewalk along the west side of the street, and along the east side to align the existing curb in front of 245 Brown Street. The curb returns on the westerly side, and the northeast corner of Brown and Depot Streets shall have a minimum radius of 25 feet, and shall be provided with sidewalk access ramps complying with the latest ADA standards. The sidewalk on the east side of the street shall be a minimum of 7 feet wide and contiguous with the curb, while the

sidewalk on the west side shall be as shown on the approved plans. The developer shall dedicate additional street right of way to cover the area from the back of the westerly curb to the back of the easterly sidewalk. The developer shall grant a sidewalk easement to the City of Sebastopol to cover the sidewalk from the westerly right of way to the building frontage.

Soils

- 69.** 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

- 70.** During construction all utility distribution facilities shall be placed underground, except surface-mounted transformers, pedestal mounted terminal boxes, meter cabinets, and fire hydrants. Appropriate easements shall be provided to facilitate these installations.
- 71.** The developer may apply to the City to pay an in-lieu fee for the Depot Street frontage utilities.
- 72.** All onsite utilities shall be installed underground.
- 73.** The developer shall install new streetlights on Depot, McKinley and Brown Street to match the existing streetlights on Petaluma Avenue.
- 74.** 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

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

Grading

- 77.** 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.
- 78.** The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.

79. The grading plan shall clearly show areas of possible soil contamination, along with the appropriate steps to deal with contaminated soils.
80. 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.
81. 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

82. 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.
83. No drainage may discharge across sidewalks. Roof leaders shall be piped to the adjacent gutter or paved area.
84. 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.
85. Infrastructure for any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.
86. All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains To Zimpher Creek."
87. 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

88. 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.

89. Any existing water services to be abandoned shall be removed to the main line.
90. 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.
91. 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.
92. New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
93. 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.
94. All aboveground backflow hardware shall be screened with an architectural screen compatible with the adjacent building.

Wastewater (Sanitary Sewer)

95. 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

96. The improvement plans shall include detailed landscape construction drawings for work proposed in the public right of way.
97. Any trees planted within 10 feet of a public street curb shall include a root barrier acceptable to the City Engineer and the City Arborist.
98. The improvement plans shall include an onsite signing and striping plan, which clearly delineates traffic control and parking restriction requirements.
99. Onsite parking lot lighting shall be installed at the parking lot on Brown Street. The lighting shall limit 'night sky' impacts and fixtures shall be subject to the approval of the Planning Director.
100. The on-street valet drop-off area shall be designed to accommodate at least three cars. This may result in the loss of one on-street parking space.
101. The valet parking shall be free to hotel guests and guests shall be encouraged at check-in to use the valet parking area so as to maintain on-street parking for other commercial patrons and the general public.

THE FOLLOWING CONDITIONS SHALL APPLY PRIOR TO CONSTRUCTION

102. 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.
103. 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.
104. 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.
105. Prior to approval of Improvement Plans by the City, applicant shall provide a Construction Management Plan for review and approval by the City Engineer and Building Official, outlining demolition and construction phasing, staging, dust and noise control, parking, access and street closures, and other relevant aspects of the project development.

THE FOLLOWING CONDITIONS SHALL APPLY DURING CONSTRUCTION

106. 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.
107. 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.
108. All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
109. 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.
110. 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.
111. 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.

112. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
113. 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.
114. 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.
115. 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.
116. 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.
117. If the existing public streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the City.
118. 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

119. 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.
120. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, et cetera) shall be installed.
121. 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

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

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

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

AYES: Jacob, Fritz, Fernandez, Doyle, Douch

NOES: Pinto, Chair Kelley

ABSTAIN: None

ABSENT: None



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:	6828/6826/6824 Depot Street & 215/225 Brown Sebastopol, CA 95472	PLANNING FILE #:	<u>2016 / 57</u>
PARCEL #:	004-052-001, 004-061-007, & 004-061-008 004-061-009 & 004-061-010	DATE FILED:	<u>08/08/16</u>
PARCEL AREA:	004-052-001 = 51,851sf 004-061-007/008 = 12,460sf 004-061-009/010 = 9,470sf	TOTAL FEES PAID:	<u>\$ 8,565 Deposit</u>
		RECEIVED BY:	<u>JA</u>
		DATE APPLICATION DEEMED COMPLETE:	_____

APPLICANT OR AGENT:

Name: Plazza Hospitality Group (Paolo Petrone)
 Email Address: paolo@hotelhealdsburg.com
 Mailing Address: 414 Healdsburg Ave
 City/State/Zip: Healdsburg, CA 95448
 Phone: 415-302-2697
 Fax: 707-433-3269
 Business License #: _____
 Signature:
 Date: 7/16/18

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: Bella Commercial Management, LLC and Marigold, LLC
 Email Address: ronbasso@gmail.com
 Mailing Address: 186 North Main Street, Suite 260
 City/State/Zip: Sebastopol, CA 95472
 Phone: 707-829-3133
 Fax: 707-829-3461
 Business License #: _____
 Signature:
 Date: 7-19-16
I certify that this application is being made with my consent.

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

Name: David Baker Architects (Brett Randall Jones)
 Email Address: brettjones@dbarchitect.com
 Mailing Address: 461 2nd Street, Loft c-127
 City/State/Zip: San Francisco, CA 94107
 Phone: 415-799-4581
 Fax: 415-896-6103

Name: _____ N/A
 Email Address: _____ N/A
 Mailing Address: _____ N/A
 City/State/Zip: _____ N/A
 Phone: _____ AUG 08 2016
 Fax: _____ JA N/A

PROJECT DESCRIPTION:

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

The project's proposed uses include a 66-room hotel, hotel amenity spaces, restaurant, meeting/event space, wellness center, gardens, & retail/artist/maker space. The site layout strives to spread the project's uses over the site in several smaller buildings that vary in height, type, bulk, & aesthetics, in order to fit well within the context of smaller-scale buildings in downtown Sebastopol. The buildings all face their respective street frontages and surround both a public courtyard plaza and private gardens. The project is also set back from the property lines to provide generous sidewalks and save the existing street trees.

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.):

Use Permit, Zoning Code Amendments, Design Review

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

Sebastopol Tractor Company (previously Diamond Lumberyard)

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	~23,814sf	<input type="checkbox"/> N / A
SQUARE FEET BUILDING DEMOLISHED:	~23,814sf	<input type="checkbox"/> N / A
SQUARE FEET BUILDING NEW:	68,825sf	<input type="checkbox"/> N / A
NET CHANGE IN BUILDING SQUARE FEET:	45,011sf	<input type="checkbox"/> N / A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N / A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <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
NET CHANGE IN DWELLING UNITS:		<input checked="" type="checkbox"/> N / A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N / A	Proposed: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N / A

004-052-007/008 Front: 120.19' Rear: 110.45' Left: 108.0' Right: 108.0'		009/010 = 9,470sf Front: 98.17" Rear: 91.7" Left: 95.34' Right: 104.45'	004-052-001		
EXISTING LOT DIMENSIONS:			Front: <u>119.85'</u>	Rear: <u>217.6'</u>	<input type="checkbox"/> N/A
			Left: <u>345.05'</u>	Right: <u>287.18'</u>	
PROPOSED LOT DIMENSIONS:			Front: <u>119.85'</u>	Rear: <u>217.6'</u>	<input type="checkbox"/> N/A
			Left: <u>345.05'</u>	Right: <u>287.18'</u>	
<u>12,460sf</u>	<u>009/010 = 9,470sf</u>	EXISTING LOT AREA:	<u>51,851sf</u> Square Feet		<input type="checkbox"/> N/A
<u>12,460sf</u>	<u>009/010 = 9,470sf</u>	PROPOSED LOT AREA:	<u>51,851sf</u> Square Feet		<input type="checkbox"/> N/A
<u>N/A</u>		BUILDING HEIGHT:	Existing: <u>~20'</u>	Proposed: <u>50'</u>	<input type="checkbox"/> N/A
<u>N/A</u>		NUMBER OF STORIES:	Existing: <u>1</u>	Proposed: <u>4</u>	<input type="checkbox"/> N/A
<u>N/A</u>		PARKING SPACE (S):	Existing: <u>9</u>	Proposed: <u>118</u>	<input type="checkbox"/> N/A
<u>N/A</u>		ZONING	Existing: <u>CD</u>	Proposed: <u>CD</u>	<input 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.)

- All street trees will be preserved upon inspection by an arborist.
 - (5) naturally-grown native trees will be removed on the 004-052-007/008 lot to make room for the required parking.
 - Type: Unknown
 - Size (Dia): 13-20"

- Location: Within property lines

Will Existing Landscaping be revised? Yes No

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

- Entire site will be revised.

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: 24/7 Close: N/A

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? On-sale liquor/wine/beer

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: 75

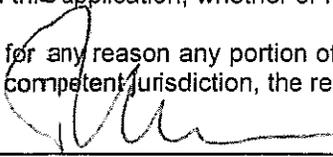
Is any live entertainment proposed? Yes No

If yes, please describe: 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.

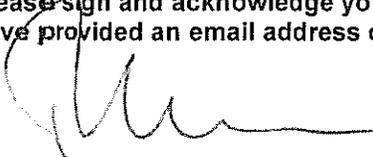
 7/18/16 2016- 57
Applicant's Signature Date Signed Planning File Number

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.

 Paolo Petrone
Signature Printed Name

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

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:

We hosted two public community meeting where we presented the project and listened to the community's ideas and concerns. The meetings were advertised in local press. Also, a project notice board will be installed at the project site.

URL for Project Website:

<http://piazzahospitality.com/hotel-sebastopol/>

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

URL for Project Website:

<http://piazzahospitality.com/hotel-sebastopol/>

Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

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

PROJECT ADDRESS:

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

TYPE OF APPLICATION

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

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

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

I certify this information:

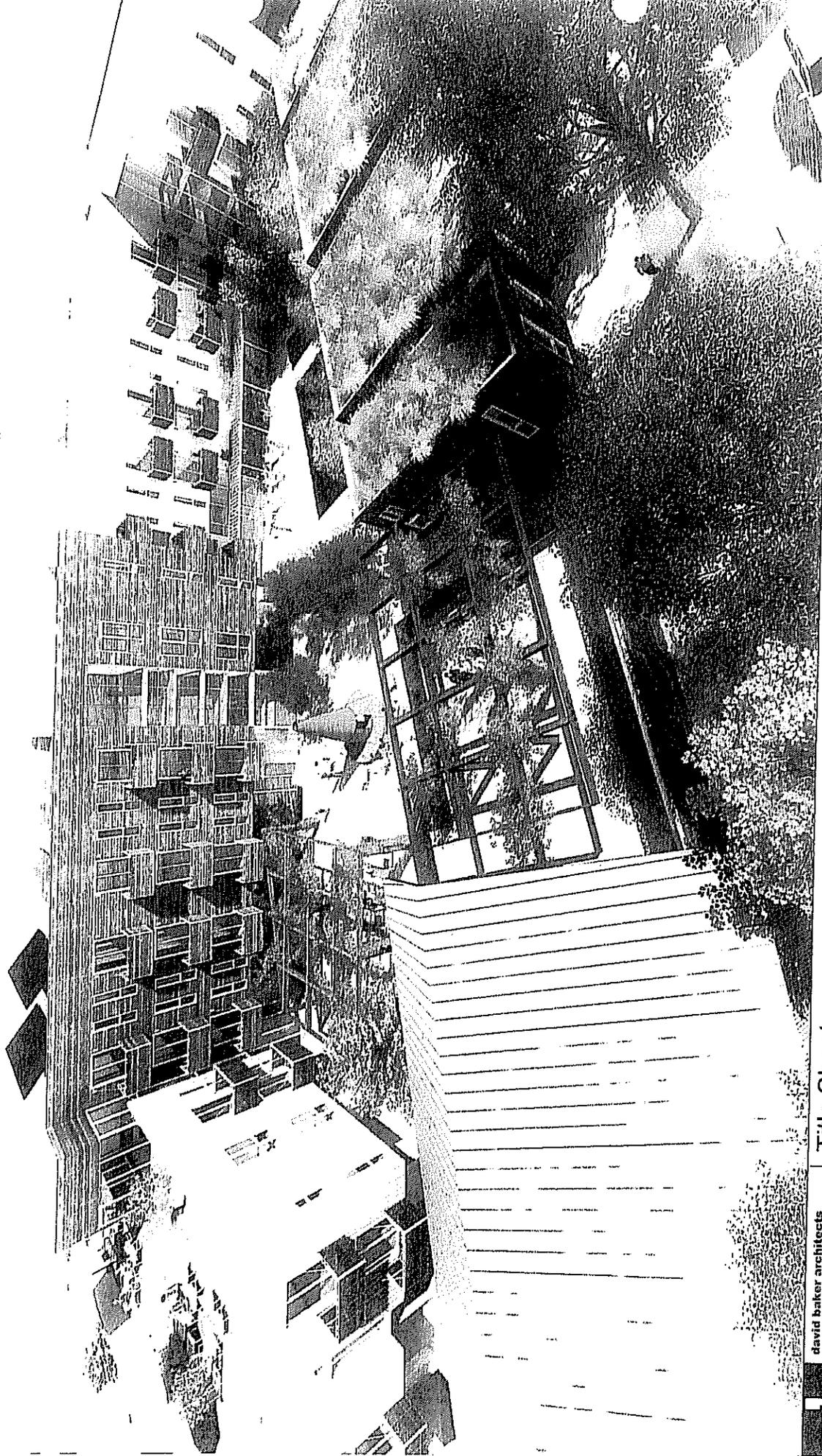
N/A, We believe that we are required to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application.

See the Storm Water Low Impact Development Determination Worksheet on Page 12

APPLICANT SIGNATURE

PRINTED NAME

DATE



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

Title Sheet
Sebastopol Hotel

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

G.00

PROJECT DESCRIPTION

The proposed project at 6828 Depot Street will be a small, design-oriented boutique hotel with 66 rooms. The hotel will operate 24 hours a day, 7 days a week, year-round. The Hotel will also include a lobby and reception area, retail, artist/writer studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop decks, meeting rooms, & other hotel amenities. A total of 92 parking spaces for the project will be located across Brown Street on two combined parcels (6828/6826 Depot and 215 Brown Street), and will be provided as tandem spaces accessible only via our valet parking program. It is our intention to develop this paved surface parking lot at a later date. Designed using feedback from the community, the buildings will be FSC redwood siding and vertical slats, carbonized redwood siding, textured concrete, a light-colored species wood siding, weathered steel panels, and covered in vine planning. The materials reference the local natural palette and rely on naturally sustainable materials.

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

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

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

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

PROJECT DIRECTORY

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

ARCHITECT
David Baker Architects
461 Second Street, Lot c127
San Francisco, CA 94107
t: 415-896-6700
f: 415-896-6103

contact: Brett Randall Jones, AIA
e: brailjones@dbarchitect.com
t: 415-798-4581

SHEET INDEX

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

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

Project Information
Sebastopol Hotel

PROJECT INFORMATION

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

PARCEL AREAS:
004-052-001 = 51,651 SF
004-061-007/008 = 12,460 SF
004-061-008/010 = 9,470 SF
73,784 SF
68,625 SF
20,520 SF

TOTAL PARCEL AREA:
133 (68,625 SF / 51,651 SF)
GROSS BUILDING AREA:
NONE REQUIRED.
SITE COVERAGE:
3 STORIES / 40 FEET

ALLOWED F.A.R.:
2.0 MAX.
PROPOSED F.A.R.:
1.33 (68,625 SF / 51,651 SF)
SETBACKS:
NONE REQUIRED.
ALLOWED BUILDING HEIGHT:
3 STORIES / 40 FEET
PROPOSED BUILDING HEIGHT:
4 STORIES / 50 FEET*
(NOT INCLUDING EQUIPMENT, PARAPETS, & PENTHOUSES)
49 ROOMS**

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

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

PARKING REQUIRED:
1 SPACE / 400 SF OF NET FLOOR AREA (NET AREA = GROSS AREA - 15%)
LESS 20% (DISCRETIONARY UNDER 17,220,020-D)
68,625 SF X .65 = 59,501 SF
59,501 SF / 400SF X .80*** = 117
117 REQUIRED PARKING SPACES (UP TO 40% COMPACT SPACES)

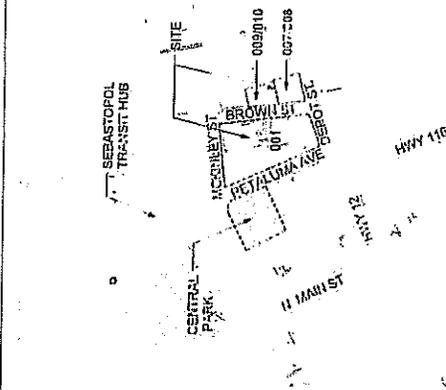
PARKING PROVIDED:
92 TANDEM PARKING SPACES****
30 STREET SPACES****
122 PROVIDED PARKING SPACES

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

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

USE PERMITS / VARIANCES / TEXT AMENDMENTS
* 1. ALLOWABLE HEIGHT & STORY INCREASE
** 2. TRANSIENT HABITATION W/ 50 OR MORE ROOMS
*** 3. 20% DISCRETIONARY PARKING DECREASE
**** 4. USE STREET FRONTAGE PARKING AS PROVIDED OFF-STREET PARKING
***** 5. TANDEM PARKING SPACES
***** 6. PARKING SPACE WIDTH

VICINITY MAP



GROSS BUILDING AREA	
Level	Area
Basement	6500 SF
Level 1	31077 SF
Level 2	14564 SF
Level 3	14564 SF
Level 4	5555 SF
	68625 SF

NET BUILDING AREA BY OCCUPANCY	
Occupancy	Area
Ch circulation	11,903 SF
Hotel Amenities	8,912 SF
Hotel Guest Room	56,856 SF
Open Spaces	4,622 SF
Parade (Commercial)	2,244 SF
Public (Commercial)	4,210 SF
Retail (Commercial)	5,103 SF
Services / Utility	4,126 SF
Small (Commercial)	7,077 SF

OPEN SPACE		BIKE CYCLE PARKING	
Level	Name	Type	Number of Bicycles
Level 1	Garden Courtyard	Hotel Guest	26
Level 1	Plaza	Public	36
Level 1	Public Courtyard	Street/Alley	62
Level 1	Streetscape	Street/Alley	
Level 2	Subspaces		
Level 2	Terrace		
Level 3	Subspaces		
Level 4	Roof Deck		
			4,435 SF

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

PARKING

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

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

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

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

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

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

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

Additionally, beyond the nearby transit hub that provides public bus access, the project also provides 31.3% more bike parking than is required. The project and the hotel management will encourage both guests and workers to bike or walk to the hotel.

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

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

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

Our planned mixed uses are rather complimentary. For example, retail demand peaks during the day, whereas hotel demand peaks at night. Restaurants and retail services are particularly effective generators of captive market effects in mixed-use developments, as they serve office employees, customers, hotel guests, and residents within the same district. In other words, our hotel guests will access the hotel restaurant, spa, and shops without needing a parking space, as they'll already be parked. Outside retail/restaurant customers may be downtown office workers, residents, or visitors who have already parked prior to visiting our building.

For comparison, one of Piazza's other hotels, Hotel Healdsburg, which includes many mixed-uses (2 restaurants, 5 retail spaces, & a spa) operates with 45 parking spaces for 56 rooms (~8 spaces per room). Another, H2 Hotel has 28 spaces for 36 rooms (~7.7 spaces per room). Currently, the Sebastopol parking requirement places our parking required at 2.21 spaces per room. Our request for a 20% decrease would still provide 1.77 spaces per room, more than double what our past hotels have needed.

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

NOISE

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

Window Performance Requirements:

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

Wall Performance Requirements:

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

VALET PARKING

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

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

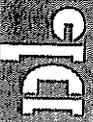
PUBLIC R.O.W. CHANGES

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

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

HOSTEL ROOMS

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



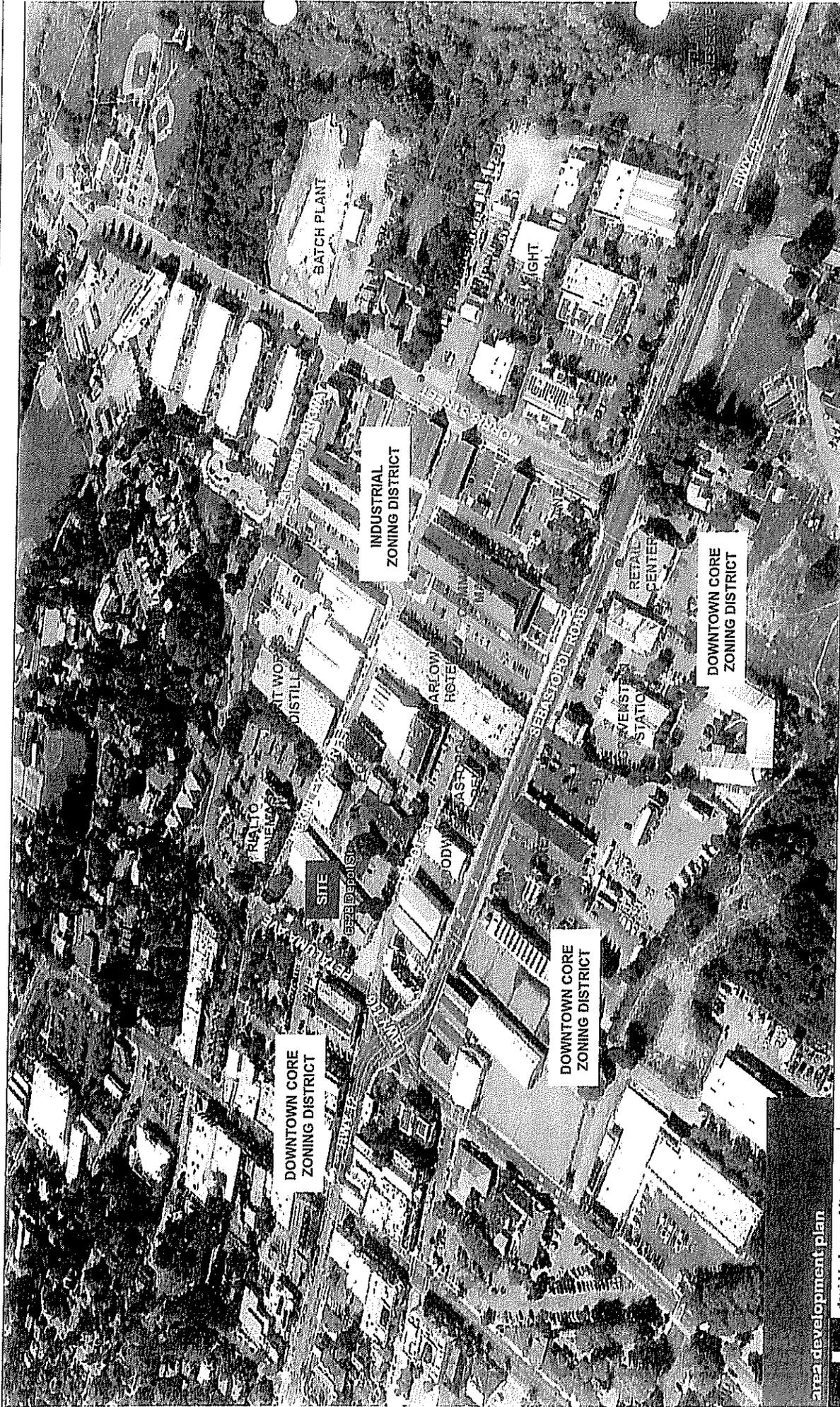
david baker architects
dbarchitect.com
461 second street bldg 127
san francisco california 94107
v.415.886.6700 f.415.886.6103

Code Notes

Sebastopol Hotel

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

G.10



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

G.20

Site Aerial
Sebastopol Hotel

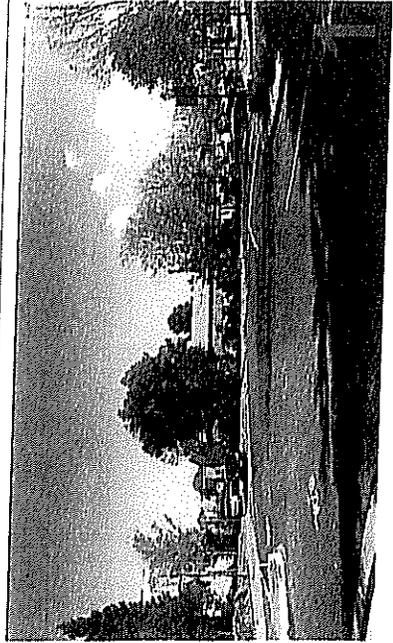
area development plan

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 t 415.896.6700 f 415.896.6103

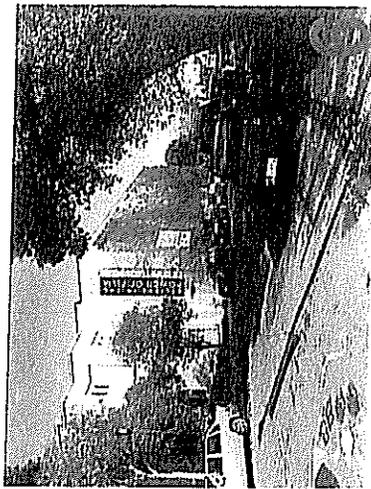
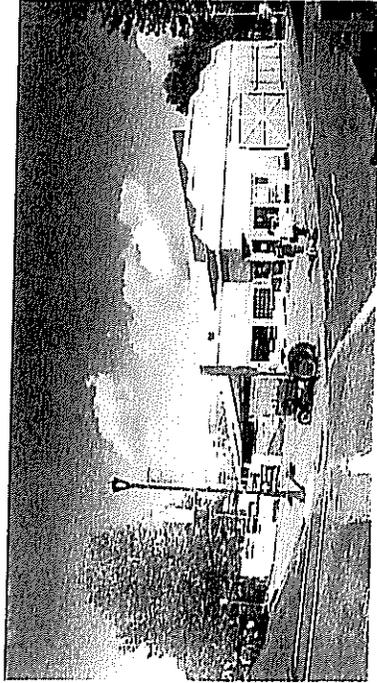




photo location key



3



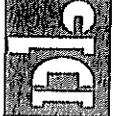
3

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Site Photos
Sebastopol Hotel

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

G.21

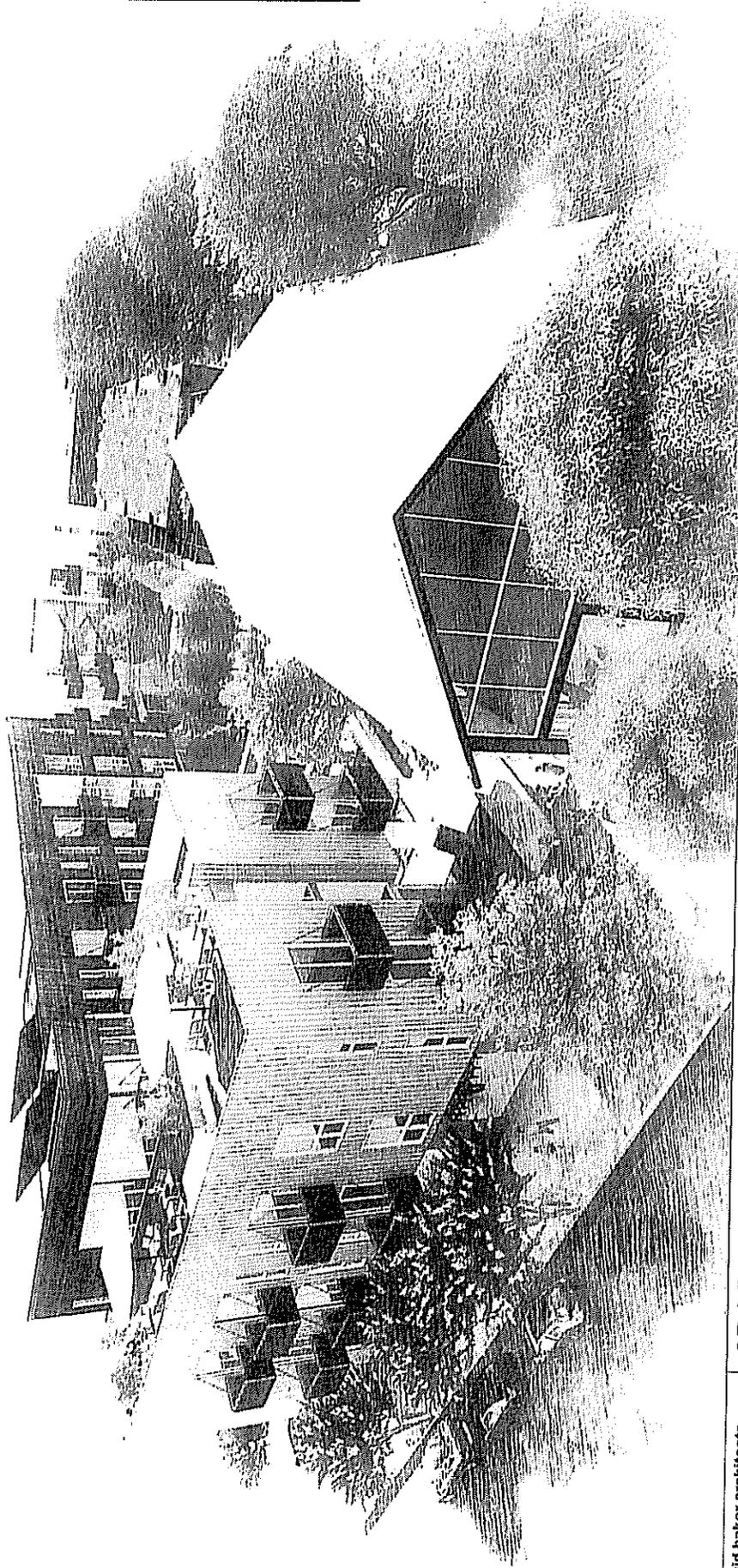


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3D Views Sebastopol Hotel

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

G.30

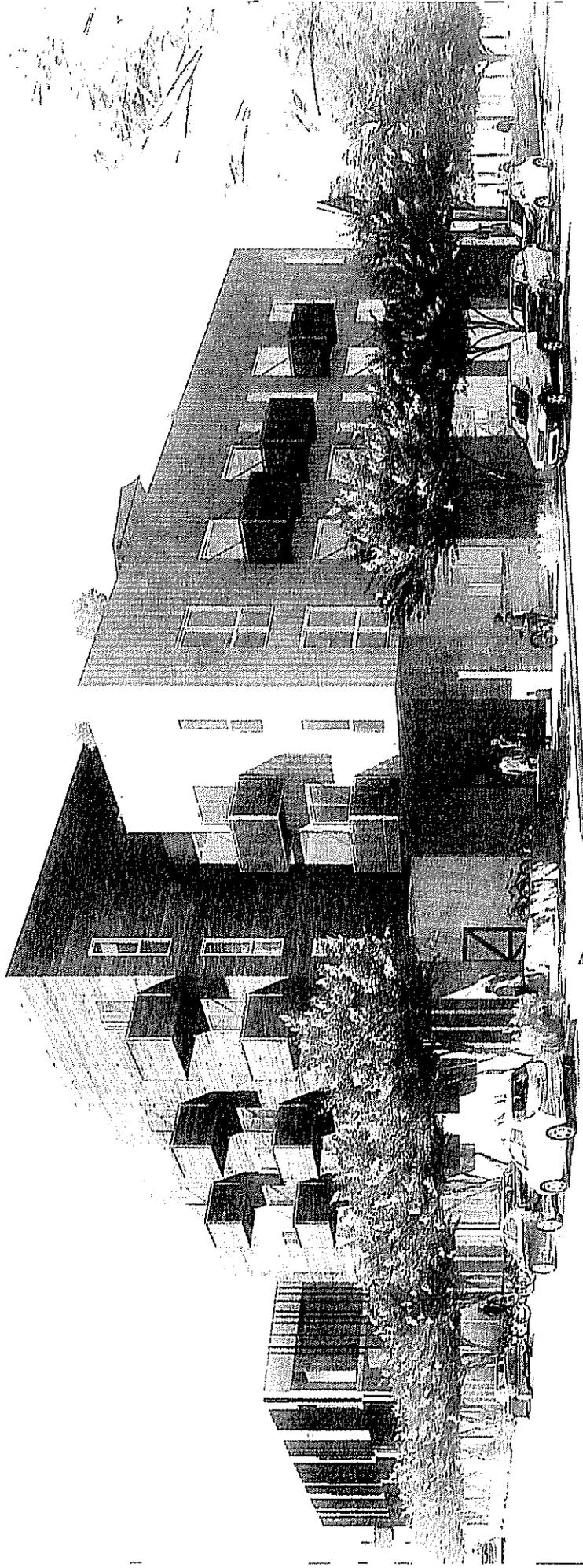


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san francisco california 94107
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3D Views
Sebastopol Hotel

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

G.31

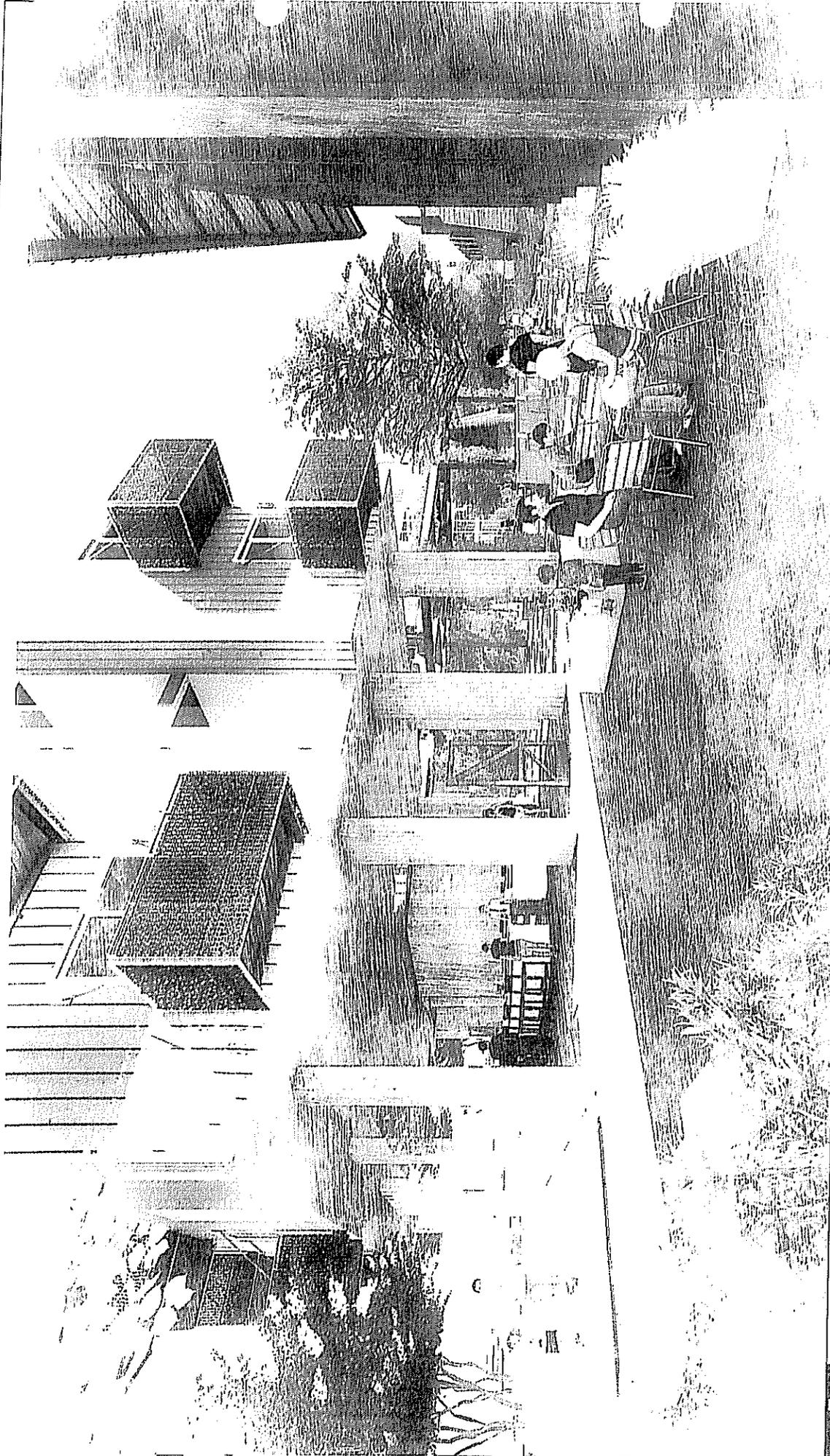


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3D Views
Sebastopol Hotel

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

G.32

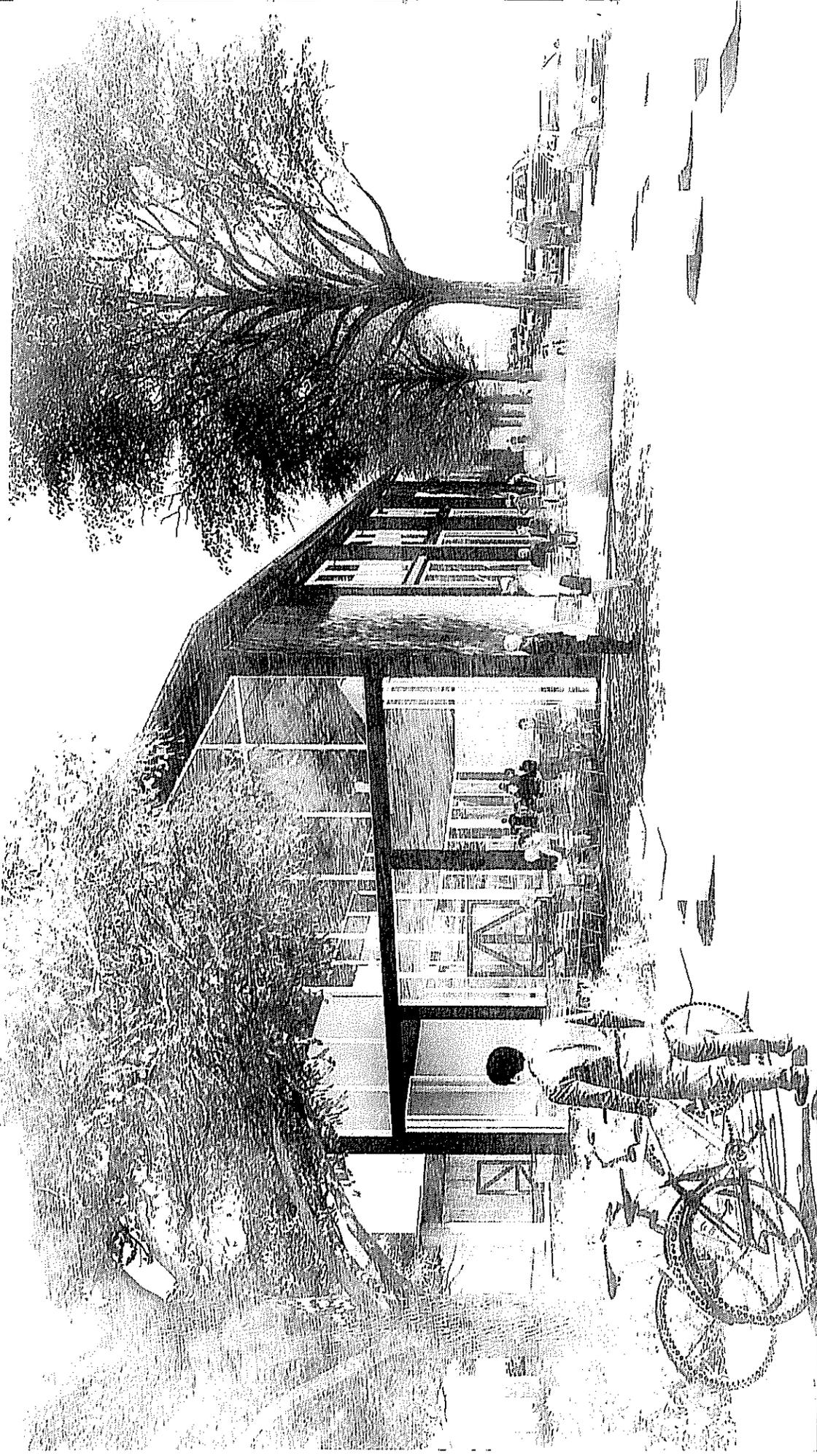


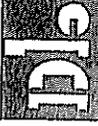
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dbarchitect.com
461 second street, lot 127
san francisco california 94107
v. 415.896.6700 f. 415.896.6103

3D Views Sebastopol Hotel

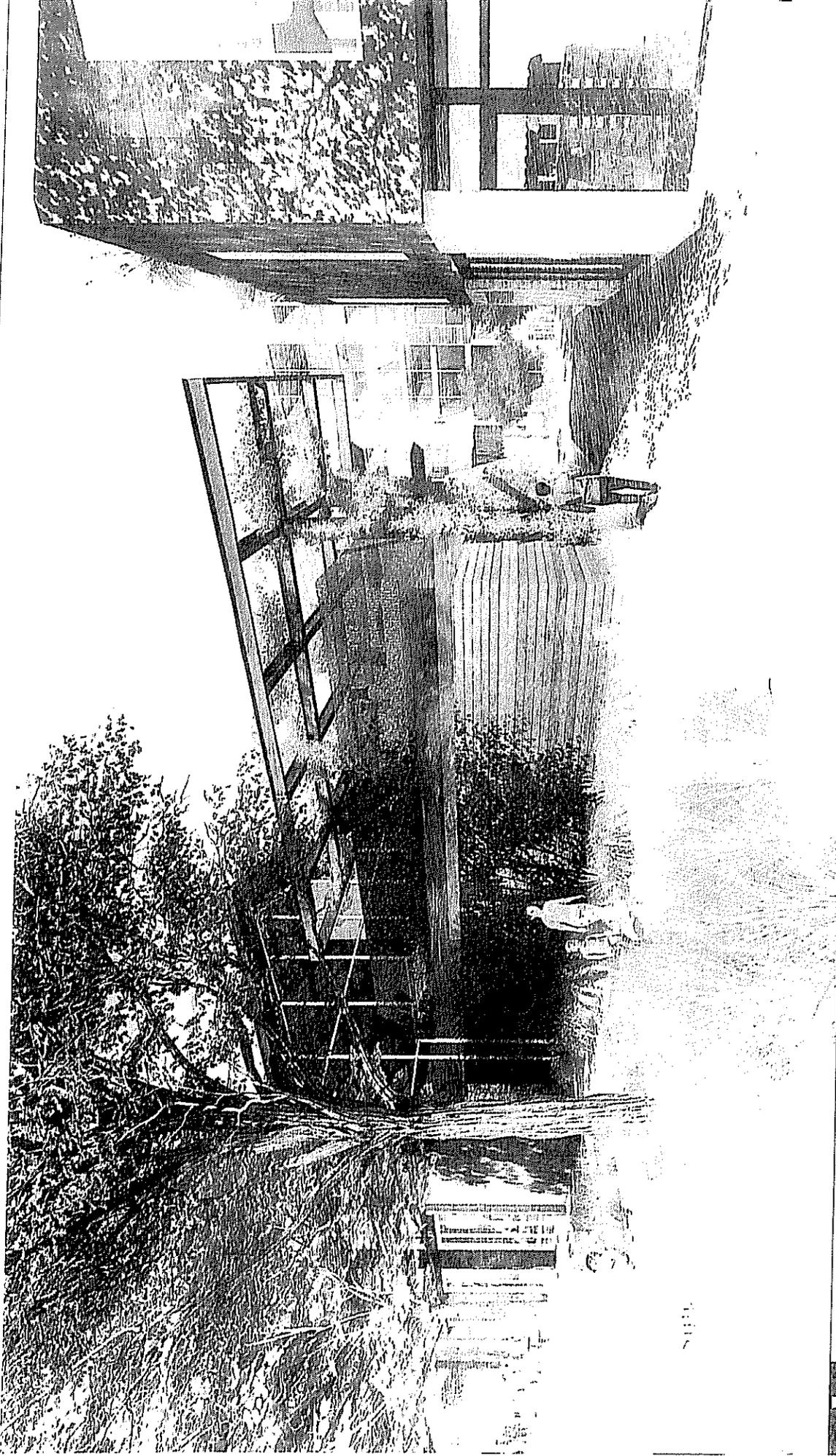
project number 21416
scale
date 2016-07-15
drawn by BRJ

G.33



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3D Views Sebastopol Hotel	project number 21416 scale date 2016-07-15 drawn by BRJ

G.34

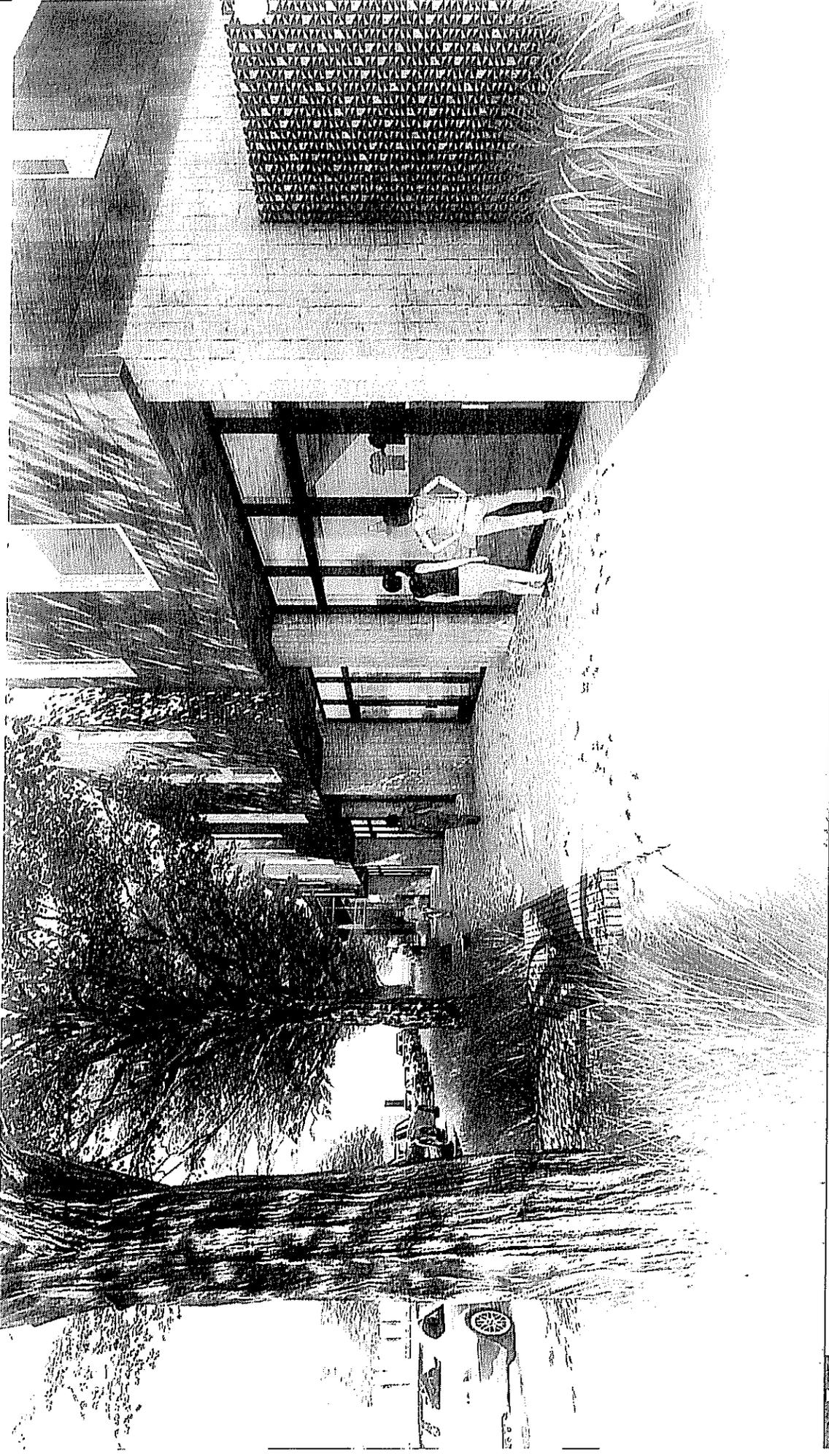


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3D Views Sebastopol Hotel

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

G.35

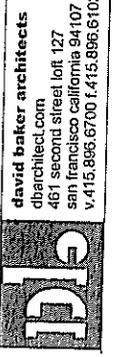
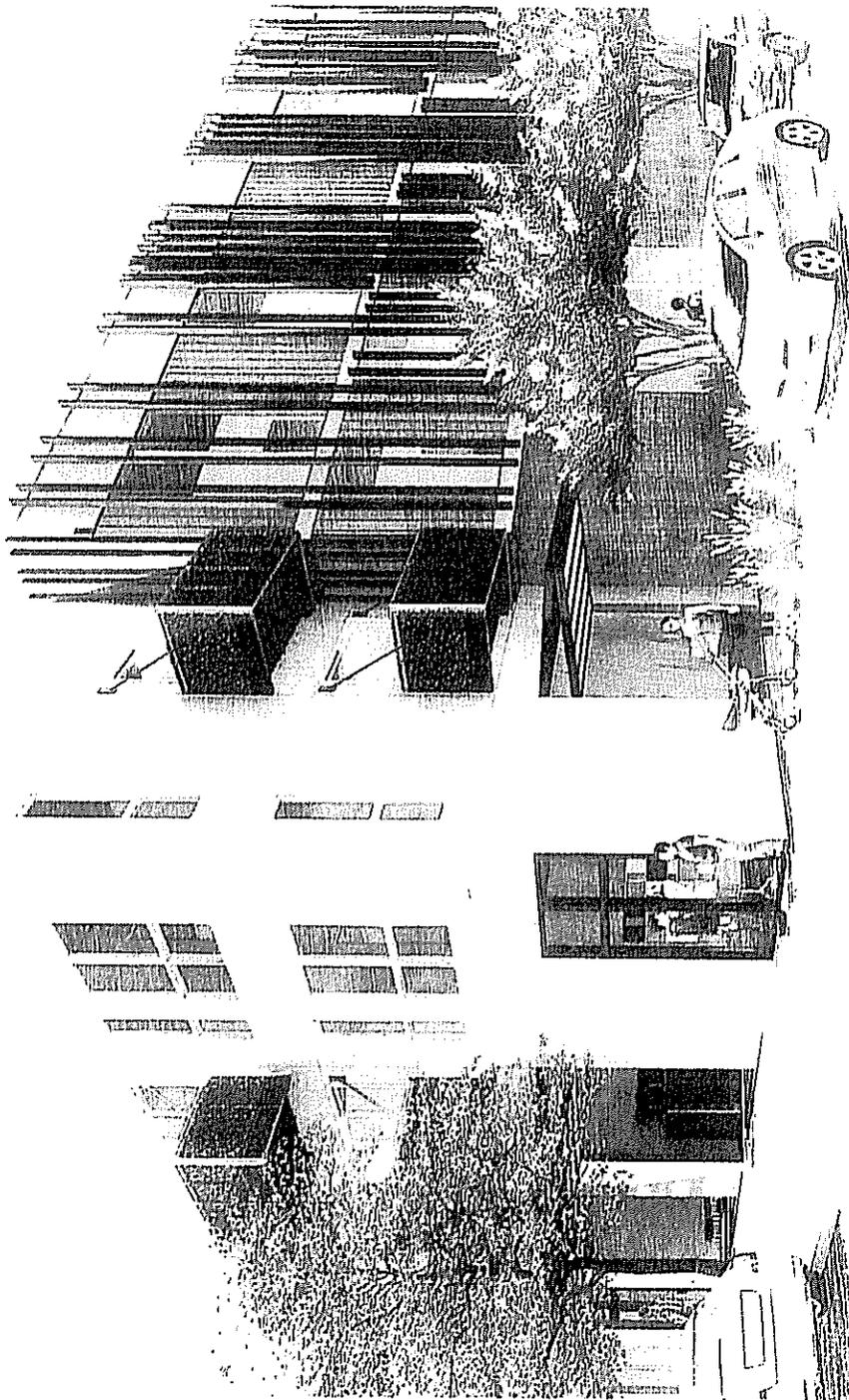


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3D Views
Sebastopol Hotel

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

G.36



David Baker Architects
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San Francisco, California 94107
v. 415.866.6700 f. 415.866.6103

3D Views Sebastopol Hotel

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

G.37

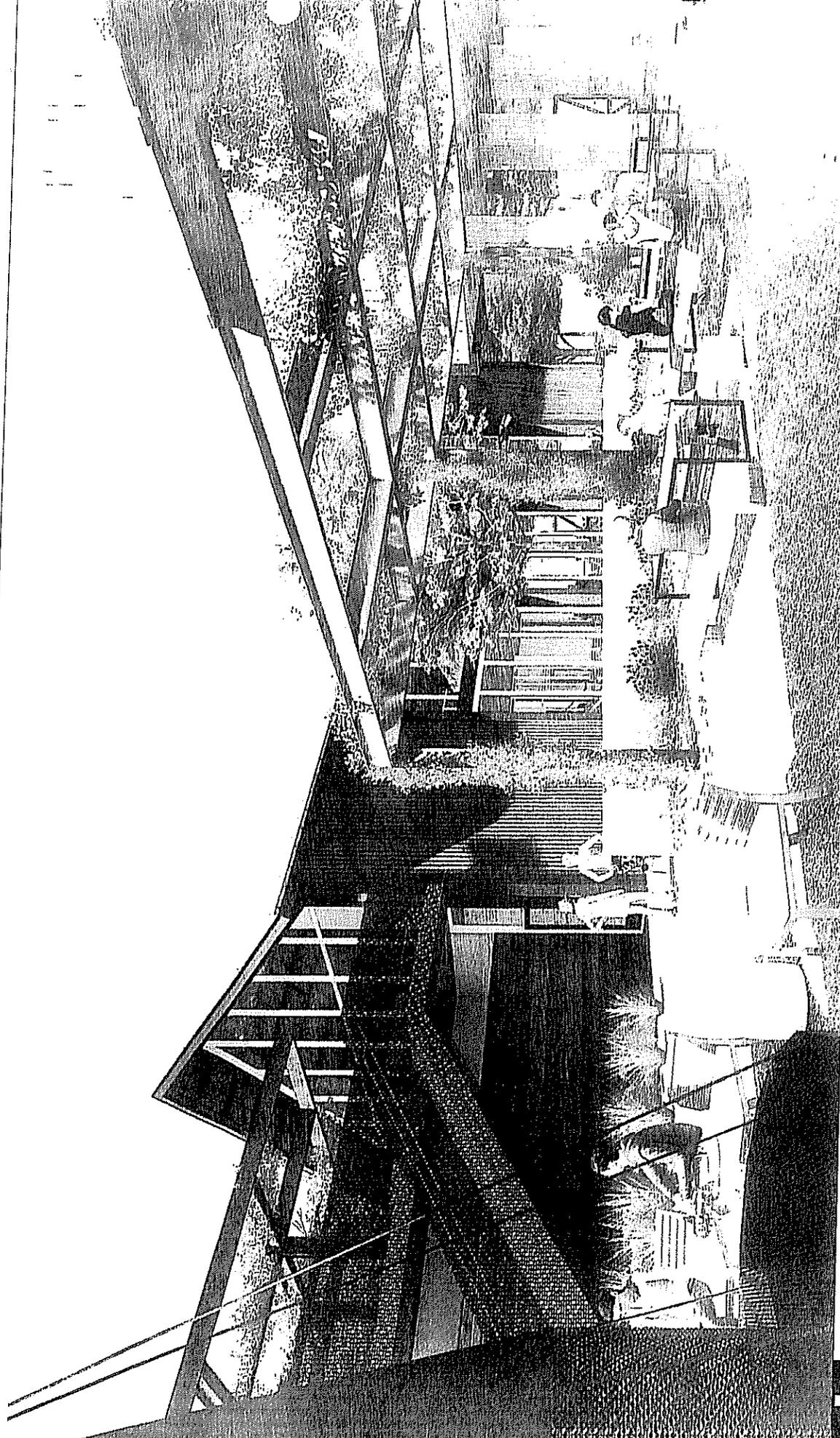


David Baker Architects
dbarchitect.com
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San Francisco, California 94107
v.415.896.6700 f.415.896.6103

3D Views Sebastopol Hotel

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

G.38

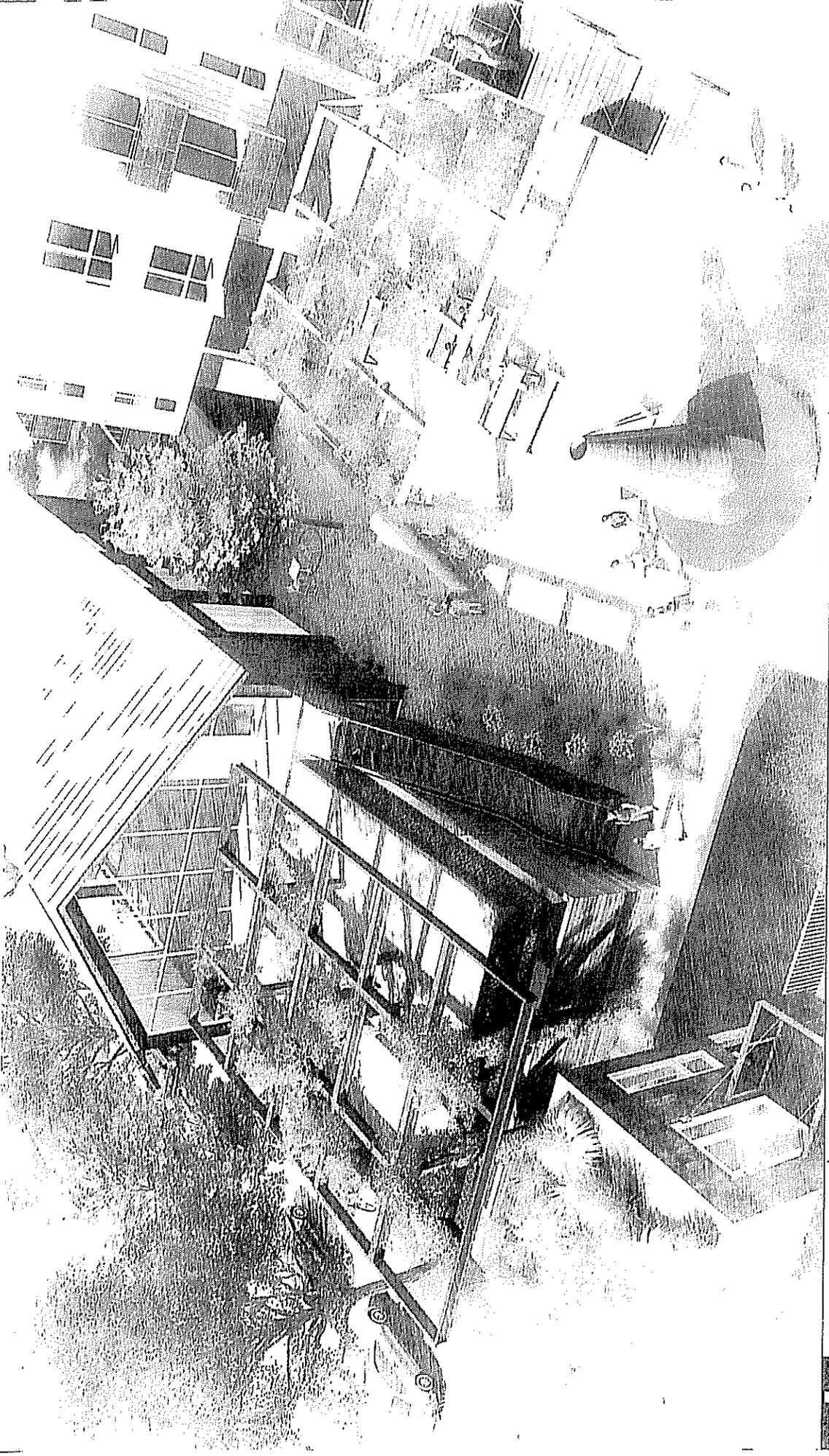


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San Francisco, California 94107
v. 415.896.6700 f. 415.896.6103

3D Views Sebastopol Hotel

Project number 21416
Scale
Date 2016-07-15
Drawn by BRJ

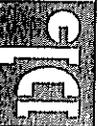
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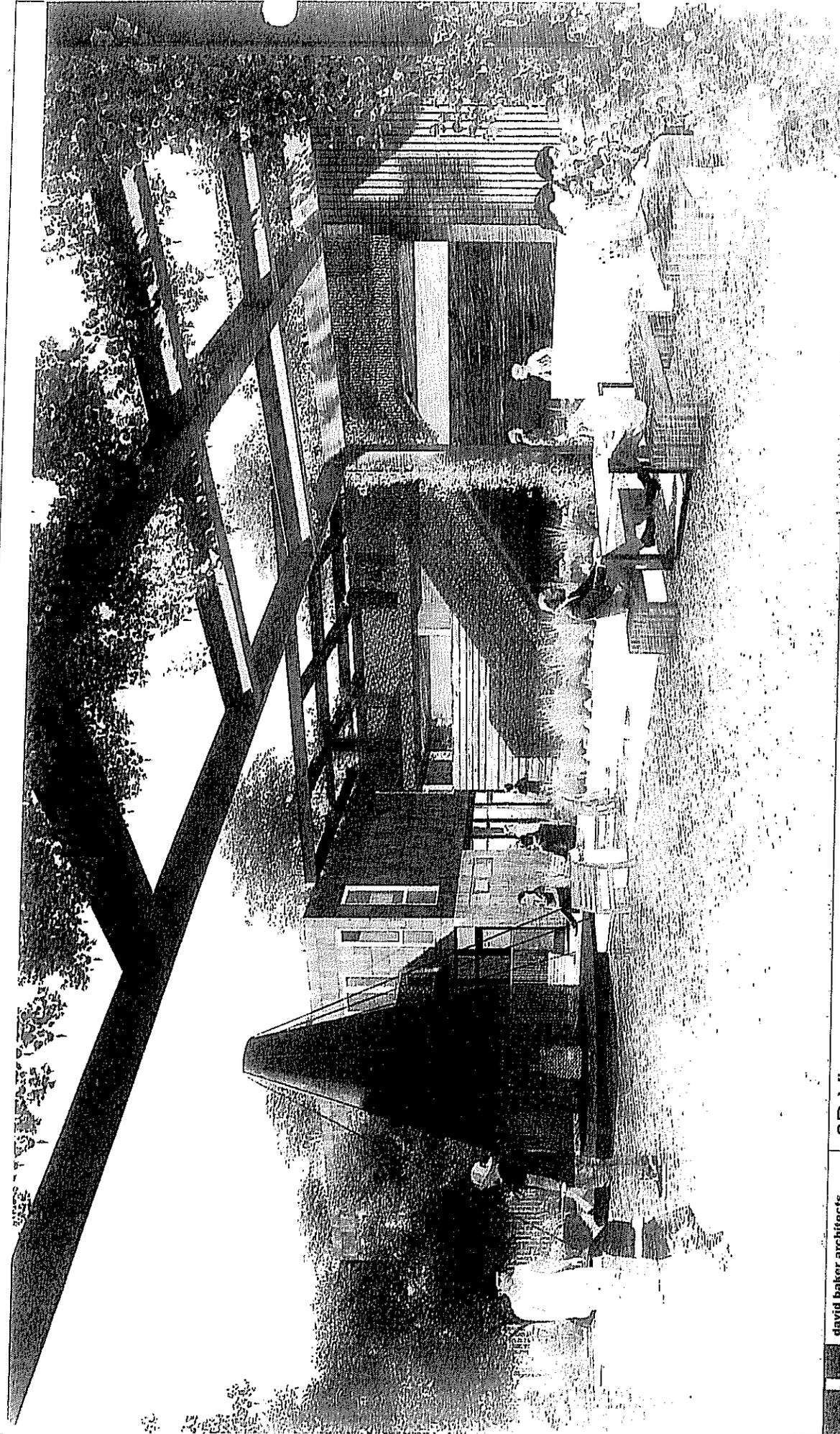
project number 21416
scale
date 2016-07-15
drawn by BRJ

3D Views
Sebastopol Hotel

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G.40



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3D Views
Sebastopol Hotel

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

G.41

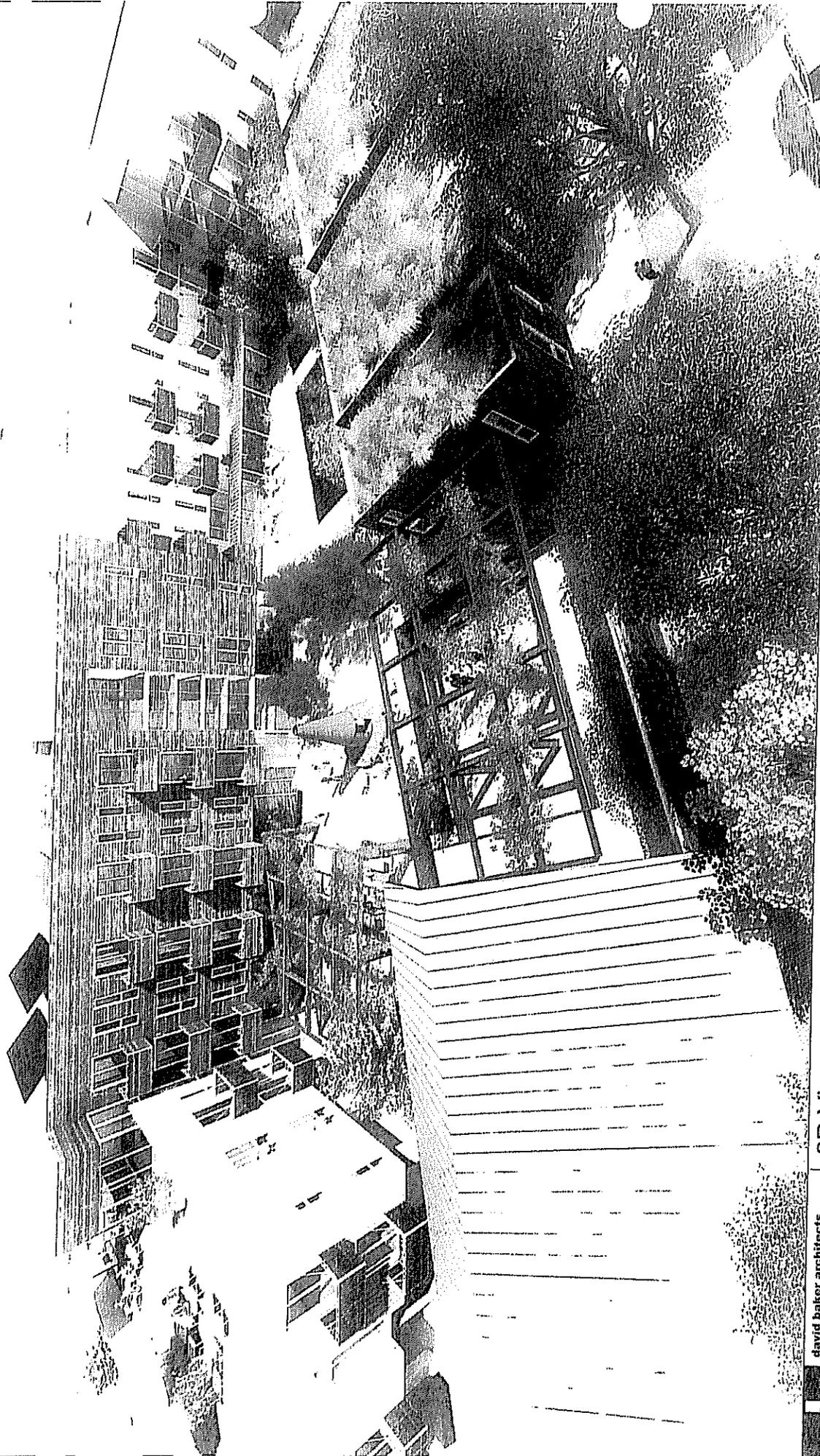


project number 21416
scale
date 2016-07-15
drawn by BRJ

3D Views
Sebastopol Hotel

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san francisco california 94107
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G.42



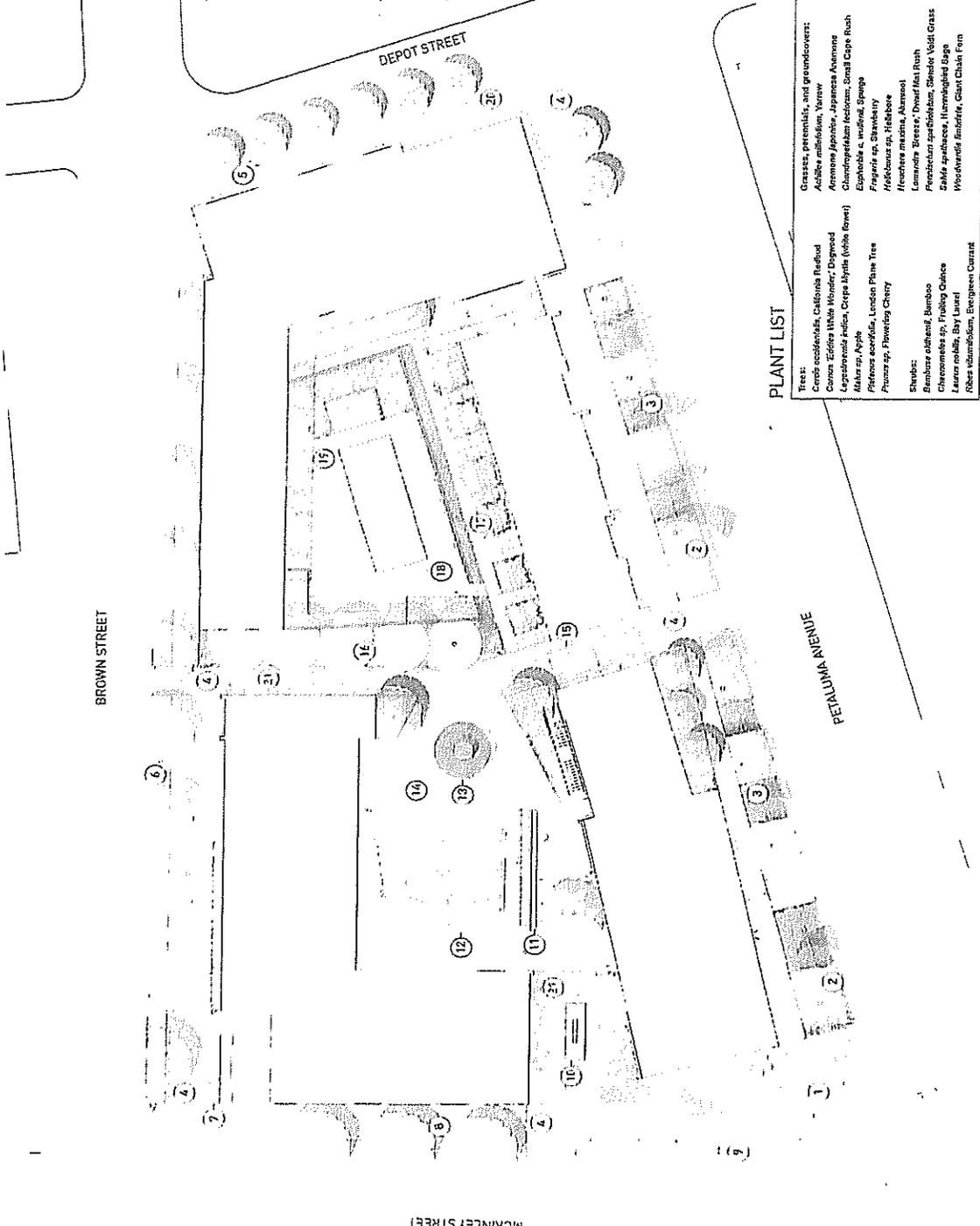
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dbarchitect.com
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san francisco california 94107
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3D Views Sebastopol Hotel

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

G.43

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



PLANT LIST

- Trees:**
- Cercis occidentalis, California Redbud
 - Cornus Eddies White Wonder, Dogwood
 - Legostemella Felica, Crpa Myrtle (White Rose)
 - Malus sp, Apple
 - Pistacia acerifolia, London Plane Tree
 - Prunus sp, Flowering Cherry
- Shrubs:**
- Bambusa oldhamii, Bamboo
 - Chionodoxa sp, Frothing Quince
 - Laurox nobilis, Bay Laurel
 - Ribes viburnifolium, Evergreen Currant
- Grasses, perennials, and groundcover:**
- Adiantum multiflorum, Yarrow
 - Anemone Japanese, Japanese Anemone
 - Chamaejasmin bicolorum, Small Cape Rush
 - Euphorbia sp, wuifoni, Spurge
 - Fragaria sp, Strawberry
 - Helleborus sp, Hellbore
 - Hieracium maculosa, Alumroot
 - Lamandra Eresse, Dead Mat Rush
 - Penstemon spectabilis, Slender Veldt Grass
 - Saxifraga spathulata, Hummingbird Sage
 - Woodwardia Umbrella, Giant Chain Fern
- Vines:**
- Clematis amandii, Evergreen Clematis vine
 - Humboldt Agave, Hops Vine

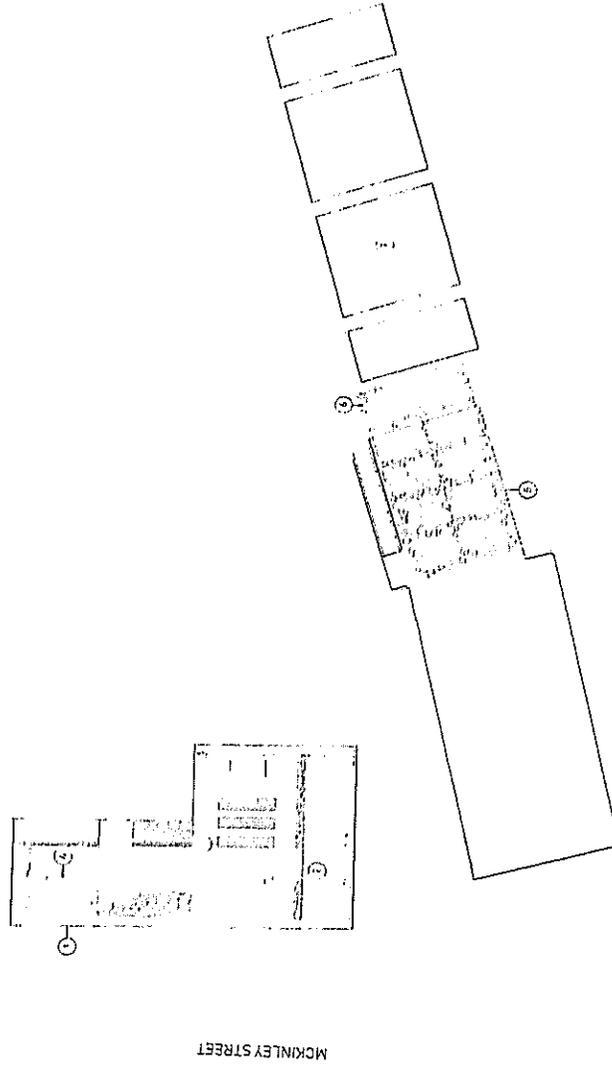
PLANNING COMMISSION
 JUNE 23, 2016
 1" = 16' @ 34X22" PLOT



LANDSCAPE PLAN - L-00

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

BROWN STREET



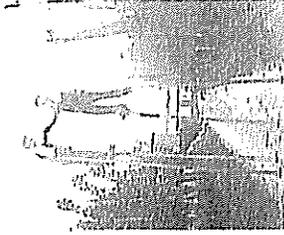
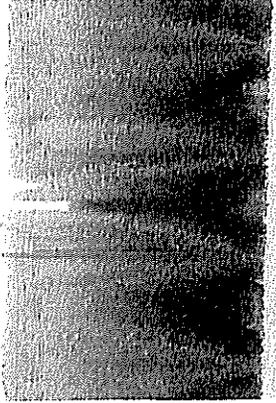
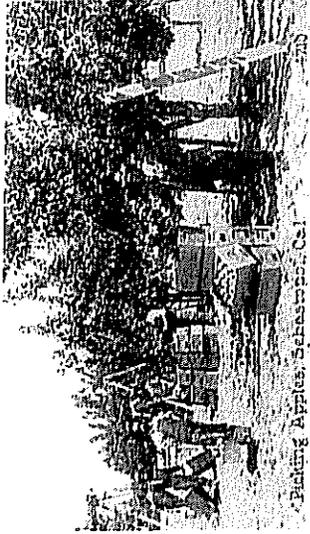
PLANNING COMMISSION
 JUNE 23, 2016
 1"=16' B.34222- PLOT



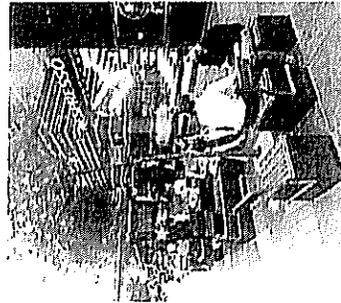
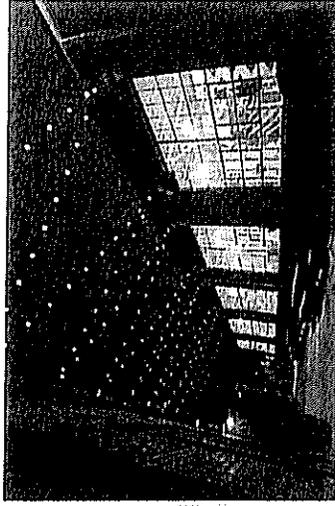
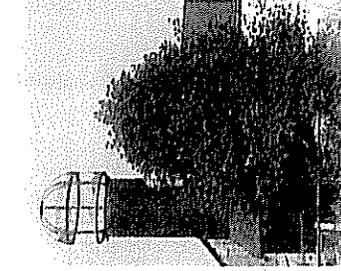
ROOF DECK PLAN - L.01



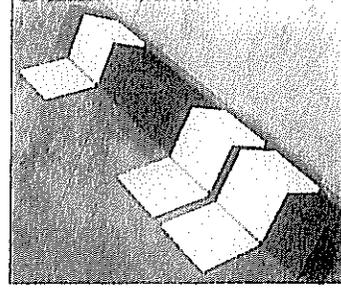
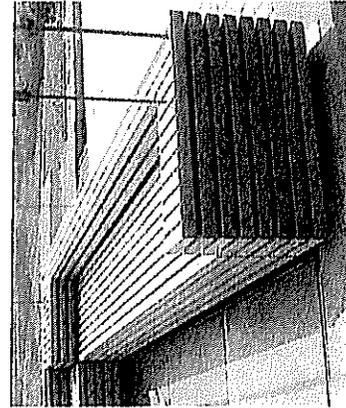
SEBASTOPOL & SONOMA COUNTY CULTURAL INSPIRATION - APPLES & HOPS

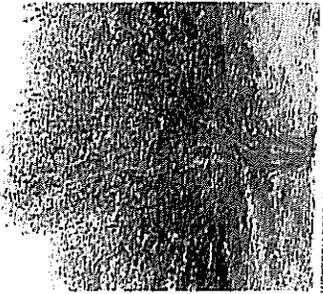


GATHERING SPACES, REUSE OF INDUSTRIAL RELIC AS FIREPLACE, CATENARY LIGHTS

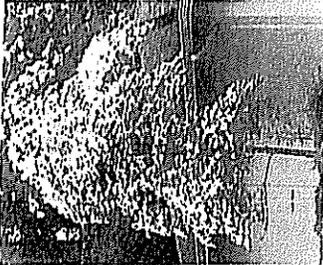


ACTIVATING THE SIDEWALK, FURNITURE ART





WESTERN REDBUD
TREES



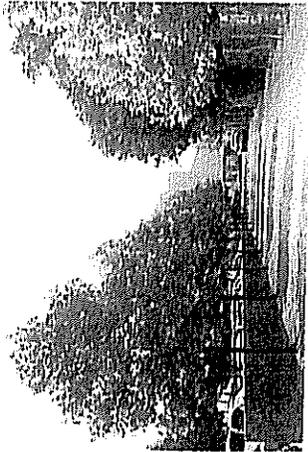
DOGWOOD 'EDDIE'S WHITE WONDER'



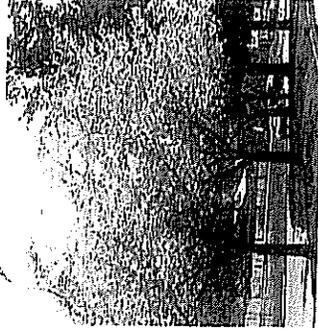
CHEFE WIRTLE



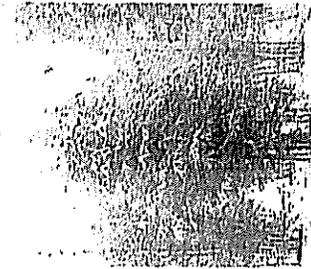
APPLE
TREES



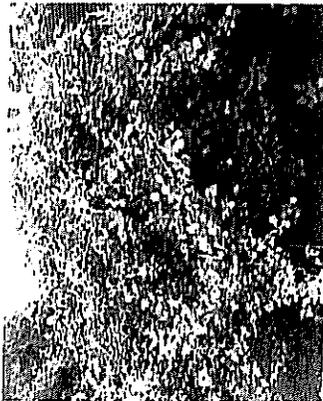
PLANE TREE



FLOWERING CHERRY



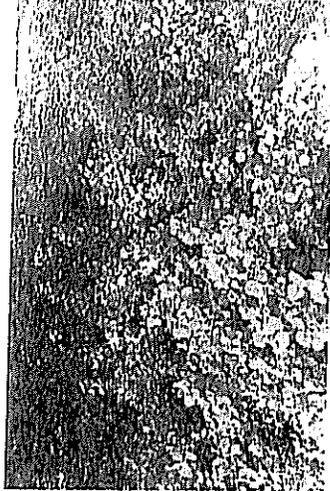
BAMBOO
SHRUBS



FRUITING QUINCE

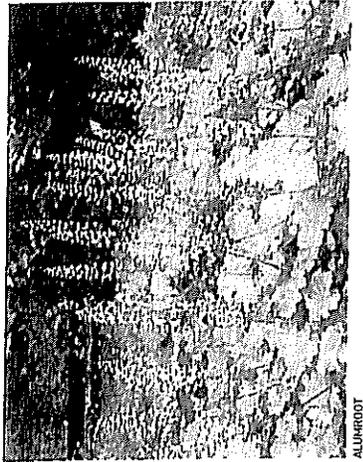


SWEET BAY



EVERGREEN CURBANT

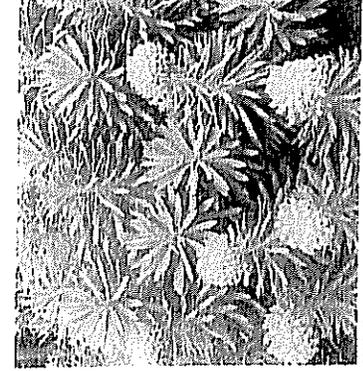
PLANT PALETTE - L.20



ALUMROOT



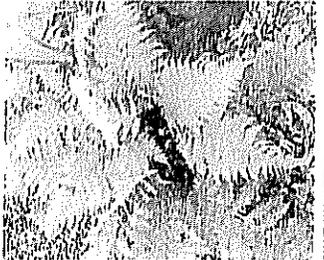
JAPANESE ANEMONE



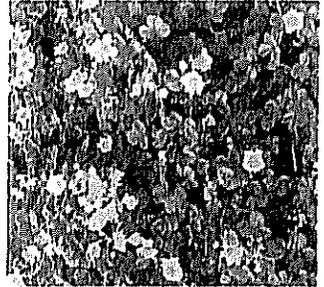
SPIRAEA



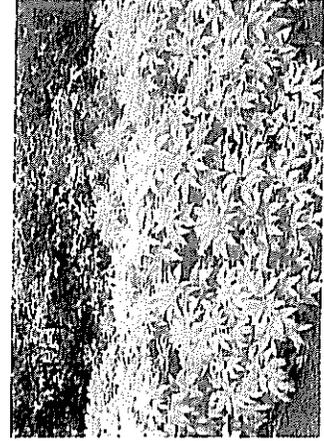
HUMMINGBIRD SAGE



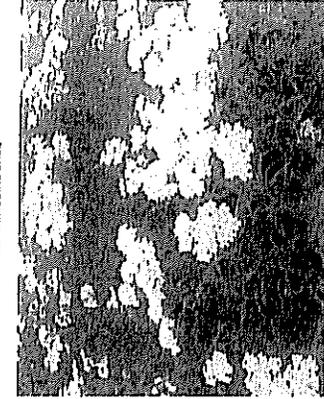
GIANT CHAIN FERN



STRAWBERRIES



HELLEBORES



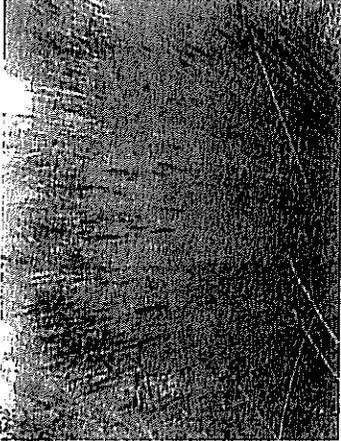
YARROW



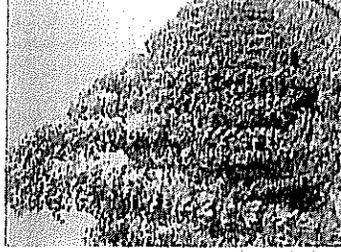
DWARF MAT RUSH



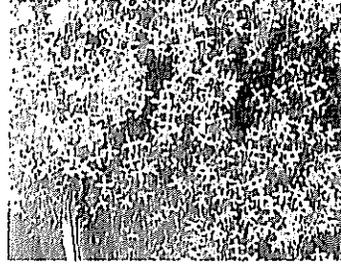
SLENDERVELDT GRASS



SMALL CAPE RUSH



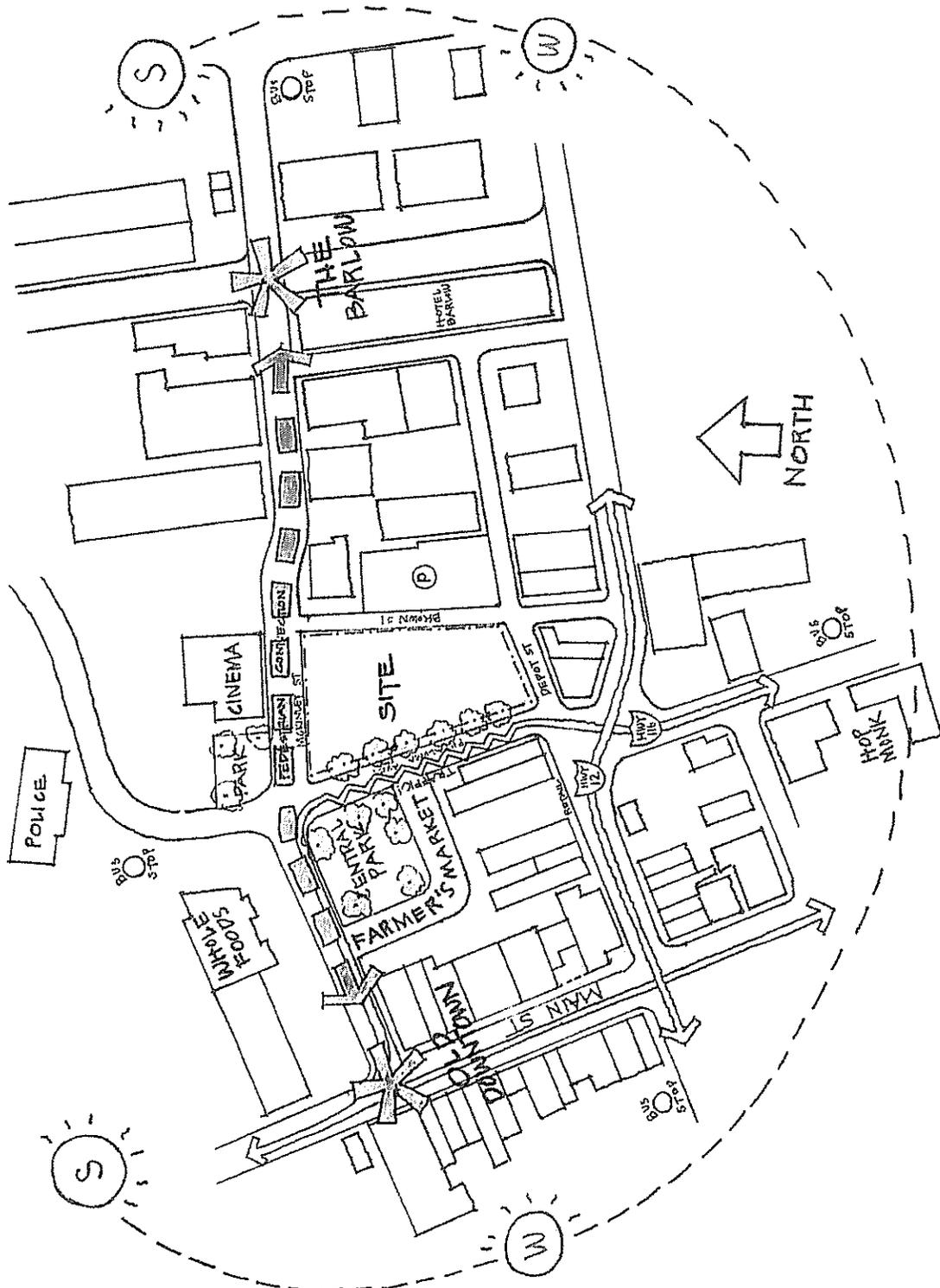
HOPS VINE



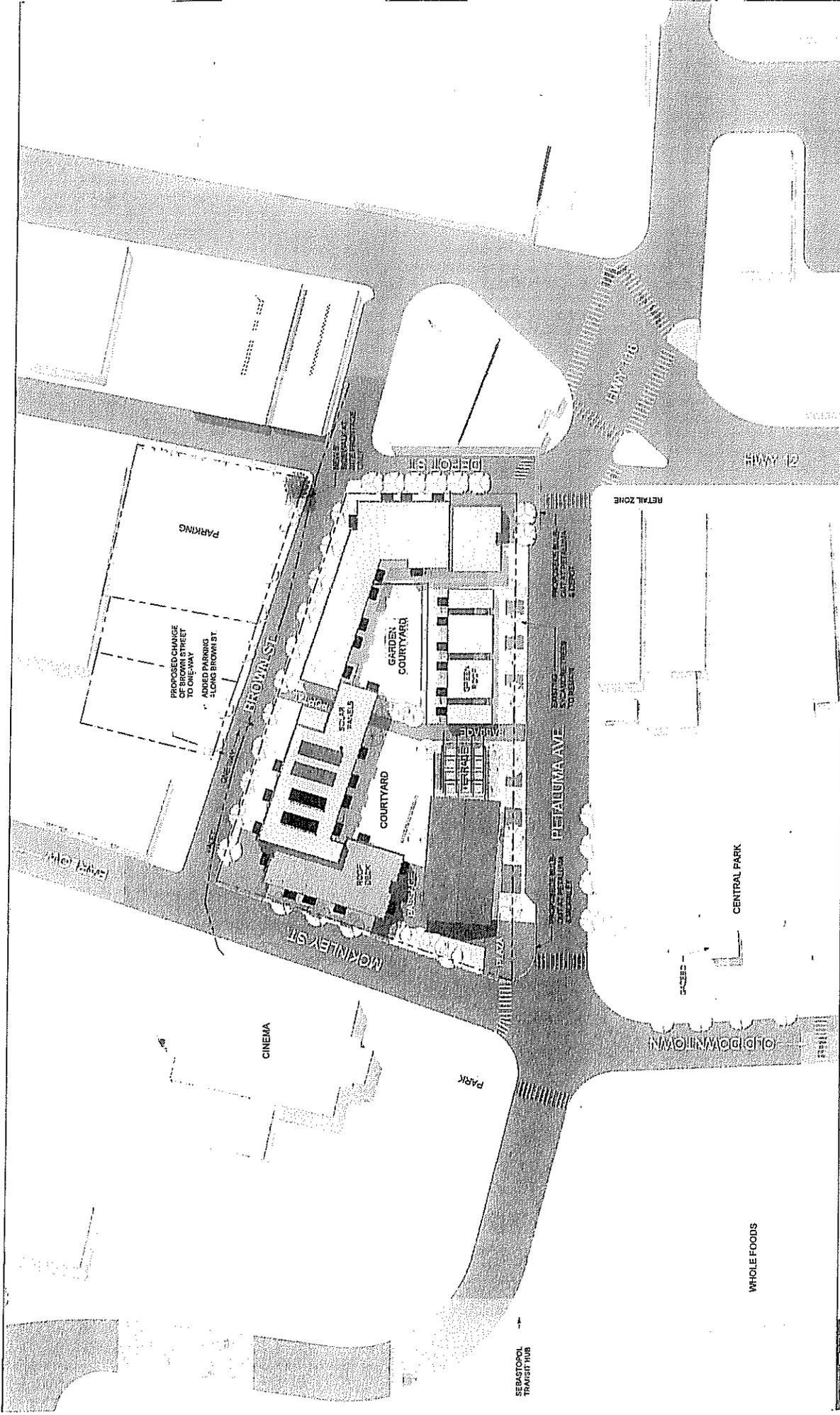
EVERGREEN CLEMATIS VINE

GROUNDCOVERS, GRASSES, & VINES

PLANT PALETTE - L.21



	Site Analysis Sebastopol Hotel		project number 21416 scale date 2016-08-08 drawn by BRJ
	david baker architects dbarchitect.com 461 second street, loft 127 san francisco california 94107 v. 415.896.6700 f. 415.896.6103		A.00



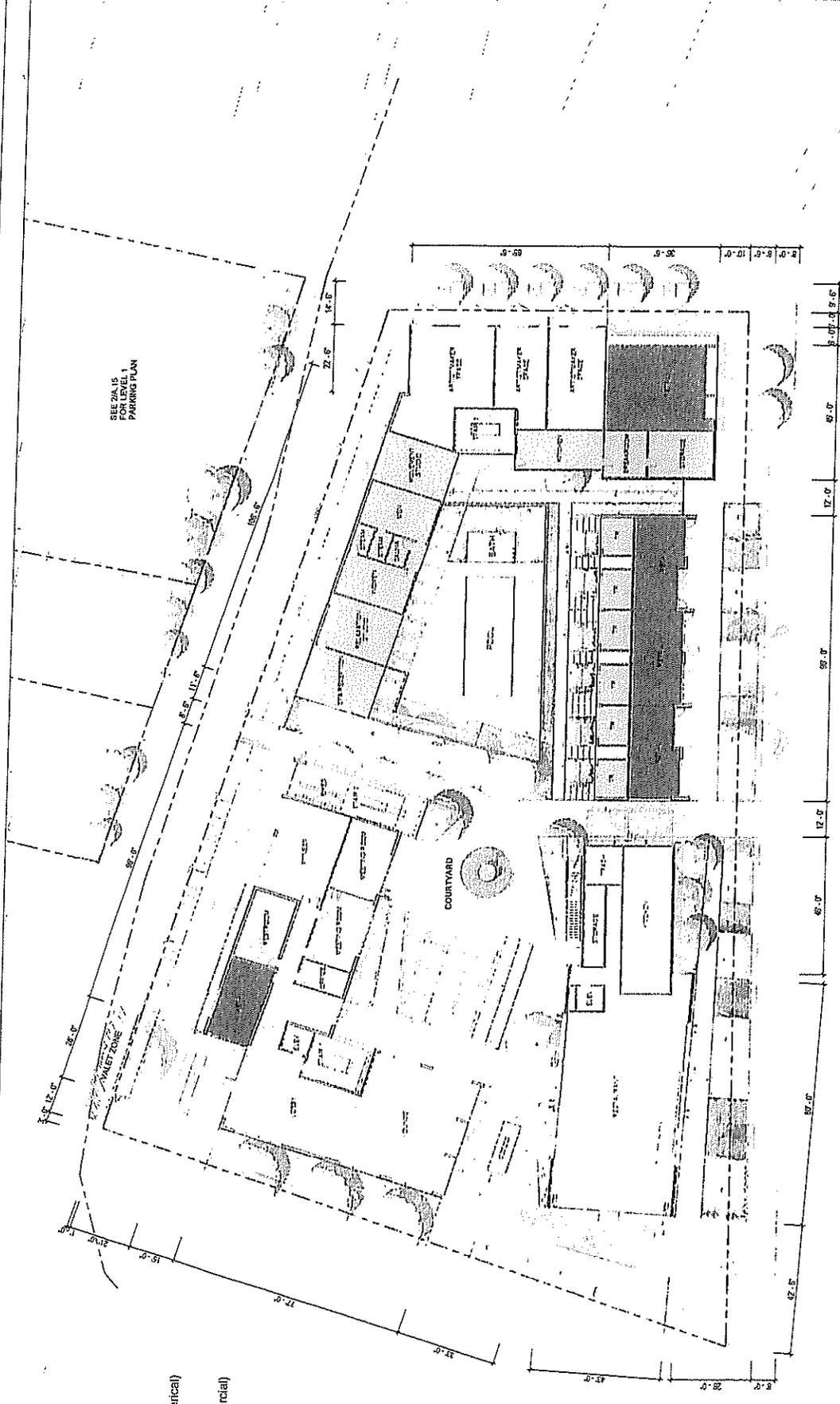
project number 21416
 scale 1"=30'
 (HALF-SIZED: 1"=60')
 date 2016-08-08
 drawn by BRJ

A.01

Site Plan
Sebastopol Hotel

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 dbaarchitect.com
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 v.415.896.6700 f.415.896.6103



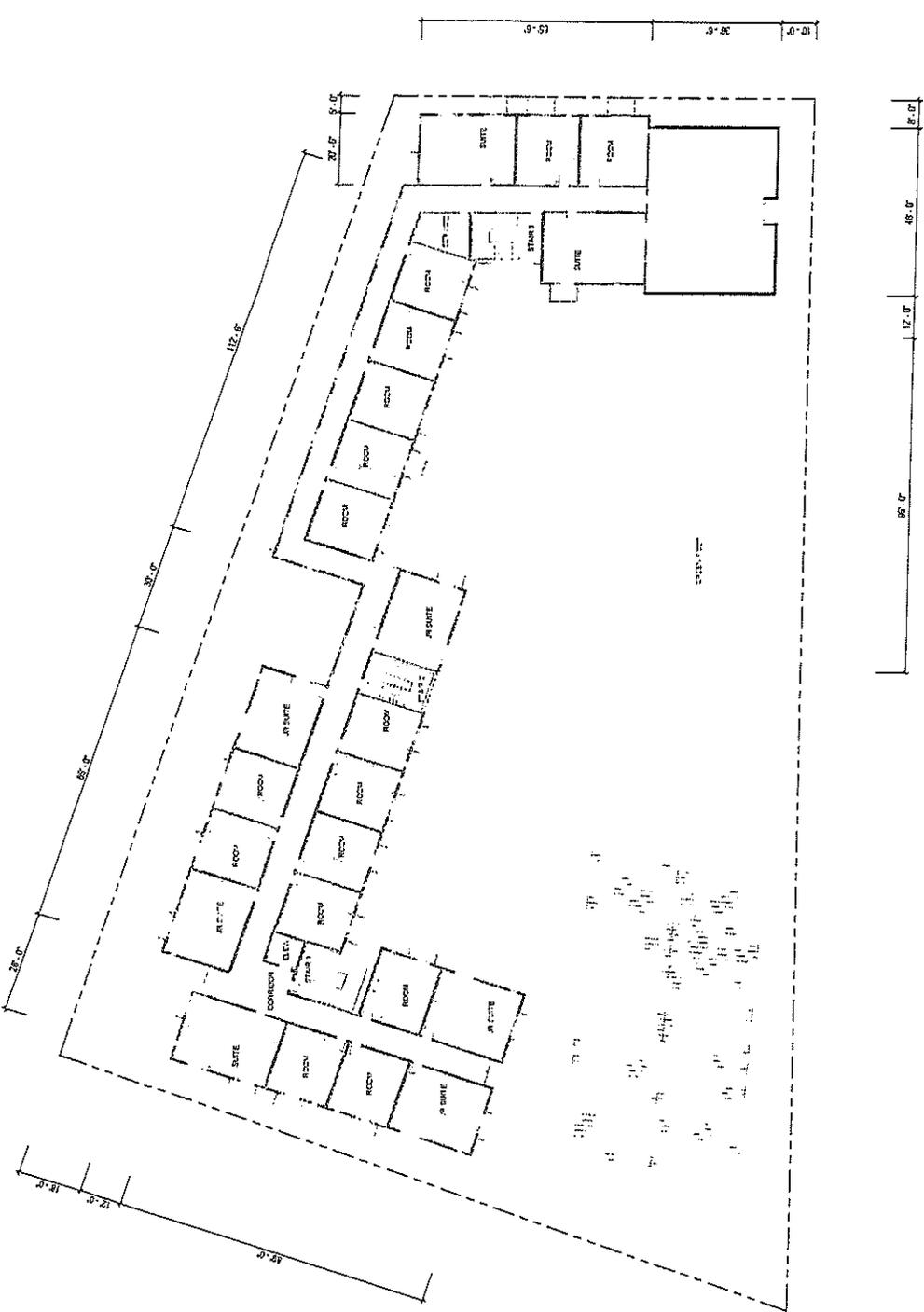


- Circulation
- Hotel Amenities
- Hotel Guest Room
- PDR/Retail (Commercial)
- Retail (Commercial)
- Restaurant (Commercial)
- Spa (Commercial)
- Service / Utility
- Open Space

db
 david baker architects
 dbarchitect.com
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 san francisco california 94107
 v.415.696.6700 f.415.696.6103

Floor Plan - Level 1
Sebastopol Hotel

project number 21416
 scale 1/16"=1'-0"
 date (HALF-SIZED: 1/32"=1'-0")
 date 2016-06-08
 drawn by BRJ



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

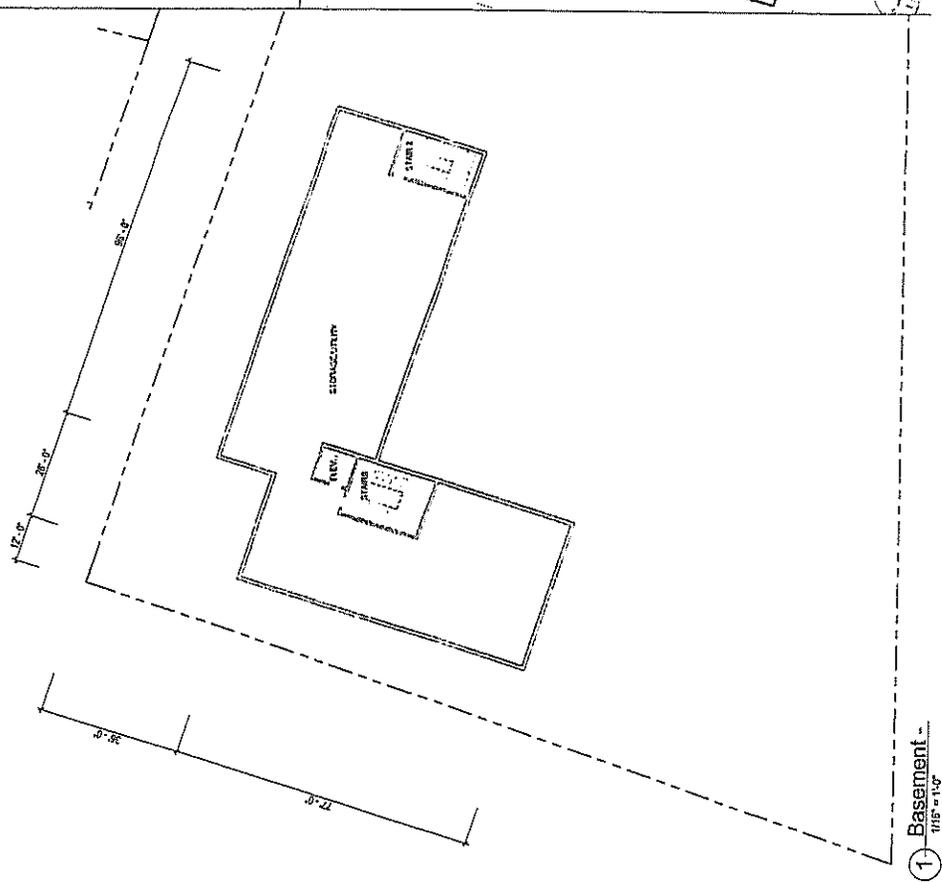


david baker architects
 dbaarchitect.com
 461 second street, loft 127
 san francisco california 94107
 v.415.896.6700 f.415.896.6103

Floor Plan - Level 3
Sebastopol Hotel

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

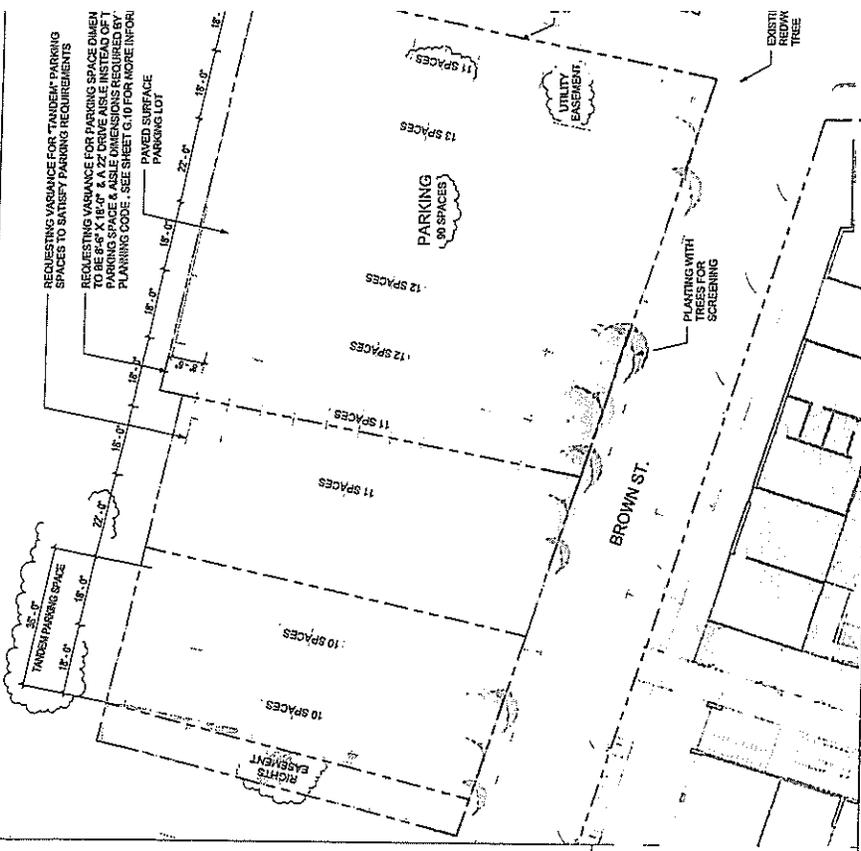
- Circulation
- Hotel Amenities
- Hotel Guest Room
- PDR/Retail (Commercial)
- Retail (Commercial)
- Restaurant (Commercial)
- Spa (Commercial)
- Service / Utility
- Open Space



1 Basement -
1/16" = 1'-0"

NOTE: PROPER LIGHTING & DRAINAGE WILL BE INSTALLED & COORDINATED WITH CITY ENGINEER

3 Level 1 - Parking
1/16" = 1'-0"



REQUESTING VARIANCE FOR "TRADESMAN" PARKING SPACES TO SATISFY PARKING REQUIREMENTS
 REQUESTING VARIANCE FOR PARKING SPACE DIMEN A 16'-0" X 22'-0" DRIVE AISLE INSTEAD OF 14'-0" X 22'-0" DRIVE AISLE AS REQUIRED BY PLANNING CODE - SEE SHEET G10 FOR MORE INFO
 TRASH STORAGE
 UTILITY SUBSTANT
 PLANTING WITH TREES AND SCREENING
 EXISTING REDWOOD TREE

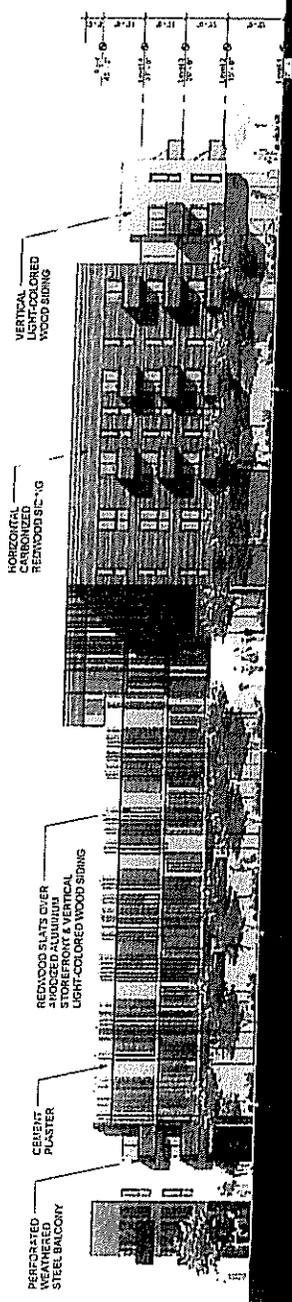


david baker architects
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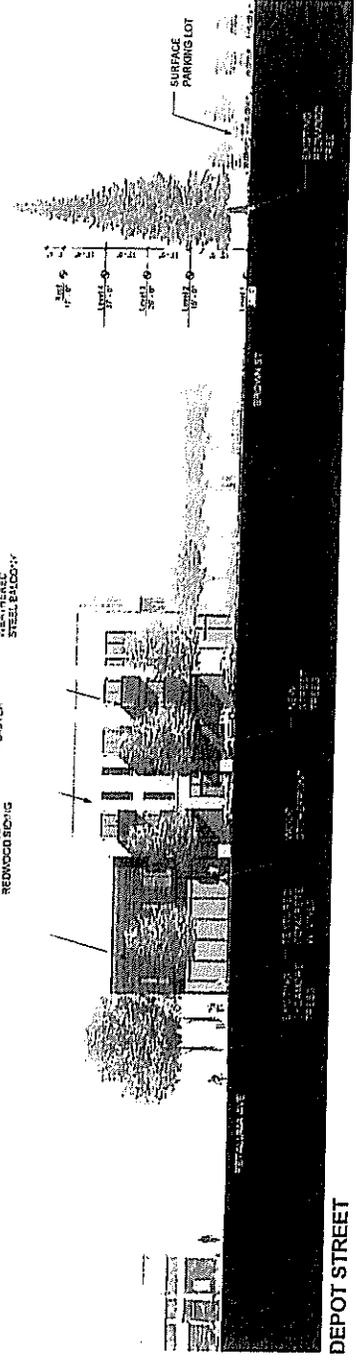
Floor Plans - Basement & Parking Lot
 Sebastopol Hotel

project number 21416
 scale 1/16" = 1'-0"
 date 2016-09-27
 drawn by BRJ

A.1



BROWN STREET



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Street Elevations - Brown Street & Depot Street
Sebastopol Hotel

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

