

City Council
Mayor Sarah Glade Gurney
Vice Mayor Una Glass
John Eder
Robert Jacob
Patrick Slayter



Planning Director
Kenyon Webster

Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: September 27, 2016
Agenda Item: 8A
To: Planning Commission
From: Kenyon Webster, Planning Director
Subject: Hotel Sebastopol: Use Permit/ CEQA Certification/ Zoning Amendments
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: Downtown Core
Zoning: CD: Downtown Core

Introduction:

This is a an application requesting 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 Downtown Core District. The project requires a Use Permit, as it proposes a transient habitation use with over 50 rooms in the CD: Downtown Core District and due to the project request for a reduction and modification in parking requirements; 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 requires a Zoning Amendment for City Council consideration, which will increase the maximum building height to 4 stories and/or 50 feet in the CD District, and to allow consideration of valet parking, tandem parking and an increase in compact parking spaces via Use Permit.

The project will also be subject to Design Review Board approval, if the Commission and City Council approve the application.

6828 Depot Street is currently home to the Sebastopol Tractor Company 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 and 215 and 225 are currently vacant lots.

On April 26, 2016, Commission provided feedback on an earlier version of Hotel Sebastopol as part of a Preliminary Review application. The Design Review Board also conducted 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 space, which may be counted by the Zoning Ordinance as project parking, are also provided, for a total parking supply of 122 spaces.

The project also proposes that Brown Street be converted to one-way (southbound), and that on-street parking be provided on the west side of Brown Street. While it is currently two-way along the project frontage, Brown Street is currently a one-way street (southbound) one block to the south.

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.

Environmental Review:

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

The Initial Study found that construction-period activities during site preparation and grading would temporarily generate fugitive dust, including disturbed soils at the construction site and trucks carrying uncovered loads of soils. It also finds that vehicles leaving the project site would deposit mud on local streets, creating an additional source of airborne dust after it dries, if not properly controlled. The project will have a less-than-significant impact as it relates to community risk caused by construction activities, after the following mitigation measure is implemented:

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.*

The Initial Study found that construction equipment and heavy-duty truck traffic generate diesel exhaust, which is a known as TAC (Toxic Air Contaminant), a potentially significant impact. The project will have a less-than-significant impact as it relates to community risk caused by construction activities, after the following mitigation measure is implemented:

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.*

Two comments on the Mitigated Negative Declaration were received in the comment period, one from Caltrans, and another from a Sebastopol resident, Jacob Rich. Both comments are attached, as are a response from the City's traffic engineering consultant to the Caltrans comments, and email responses from the Planning Department to Mr. Rich.

The applicant also commissioned cultural resources studies of the project site. The review noted the presence of several apparent historic artifacts that may relate to the area's history. Due to the potential to encounter buried historic archaeological resources and the moderate potential for pre-contact period archaeological resources within the project area, the evaluation recommended that a Secretary of Interior-qualified archaeologist be retained to prepare a Monitoring Plan prior to initiation of ground-disturbing activities, and to monitor actual ground-disturbing activities. A condition of approval is recommended to implement this recommendation. Architectural resources on the site were also examined and not found to be noteworthy.

General Plan Consistency:

The General Plan Land Use designation for the site is Downtown Core. The General Plan describes Downtown Core as the following: "This designation applies to Sebastopol's Downtown and permits office, commercial and retail uses, as well as mixed-use residential developments. Residential uses are permitted at a density of 15 to 44 units per acre if combined with commercial land uses, such as office and retail. Maximum FAR shall not exceed 2.0 (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. Second story

housing is encouraged.” 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 2: Maintain Sebastopol as a small town.*
- *Policy 6: Favor Infill: Encourage development within the city limits; favor infill development over annexation.*
- *Goal 4: Emphasize, develop and establish Sebastopol's role as a market and service center for West County.*
- *Goal 5: Increase the city's retail sales tax base.*
- *Policy 17: Encourage Mixed Use Development: Encourage mixed-use developments in the Downtown and other selected areas of the city; maintain non-residential uses on the ground floor.*
- *Goal 8: Create opportunities for economic development and redevelopment.*

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, 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 Downtown Core and fulfill a goal of the draft General Plan.

Zoning Ordinance Consistency:

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

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

Development Standard	Project
17.64.060 Building Height Main Buildings: 32 Feet - 2 Stories	50 Feet - 4 Stories
17.65.070.A Front Setback None Required	None Proposed
17.64.070.B Side Setback None Required	None Proposed
17.64.070.C Rear Setback	None Proposed

None Required	
17.64.080 Floor Area Ratio 2.0	1.33

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

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

Required Off-Street Parking

Section 17.220.020.B: The net floor area of a structure is used to calculate the required number of off-street parking spaces. Net floor area is the exterior gross floor area of the structure minus 15 percent of the total area.

The project is required to provide one space for every 400 square feet of net floor area, per the Zoning Ordinance. This equates to 146 parking spaces for the project.

The Zoning Ordinance allows up to a 20% reduction in parking requirements via Use Permit approval. The project will provide 122 parking spaces, 24 less than the code requirement, which equates to a reduction of 16%. 92 spaces will be provided in a parking lot on Brown Street, and 30 spaces will be provided on the project's street frontage (per the Zoning Ordinance, these spaces can count as required parking).

The project is consistent with the Zoning Ordinance with the approval of a Use Permit for the 20 percent parking reduction and approval of the requested code amendment for valet-operated tandem compact space parking.

The Commission may approve a 20 percent reduction in parking per Section 17.220.020.D of the Zoning Ordinance:

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;
2. The number of parking spaces conveniently available to the use will be sufficient for its safe, convenient and efficient operation; and
3. 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;
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;
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;
6. 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.

Compact Car, Accessible, and Bicycle Parking Requirements

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

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

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

The project requests approval for the valet lot to have all spaces striped for compact parking, in a tandem format. The project will need to address accessible space requirements in the Building Permit review process.

The project is required to provide at least 22 bicycle parking spaces (15% of the total normally-required spaces). The project application indicates it will provide 36 outside spaces, and 26 bike locker room spaces, for a total of 62 bicycle parking spaces.

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

Zoning Amendment Procedure: Chapter 17.300 of the Zoning Ordinances requires the Commission to make a recommendation to the Council before a Zoning Amendment application can be approved. The application is consistent with this requirement in that the Commission will review the Zoning Amendment request before City Council consideration.

Planning Process:

As a prelude to this application, the draft Northeast Area Specific Plan work on 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 (attached), 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:

The Planning Department did the following to comply with Chapter 17.330 of the Zoning Ordinance: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Sonoma West Times; and (3) posted 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 public hearing, which the applicant complied with.

The City has received a number of comments on the application, including emails and letters supporting the project, as well as communications raising questions or issues about the project. Comments are attached.

Design Review Board and Planning Commission Preliminary Review

On March 2, 2016, the Design Review Board provided comments on the proposed hotel as part of 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 Preliminary Review. Commissioners indicated general support for the project concept and design, and made various suggestions for design refinements.

City Departmental Comment:

The Planning Department circulated the application to the following City departments: Building and Safety, the City Arborist, Engineering, Fire, Police Services, and Public Works. The recommended conditions of approval address requirements of City departments.

Required Findings:

Use Permit: Section 17.260.030.C of the Zoning Ordinance establishes the following General Use Permit Criteria:

A Use Permit may be granted only if the establishment, maintenance or operation of the proposed use or development applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons

residing or working in the neighborhood of such proposed use or development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Alcohol Use Permit: Section 17.120.020.C of the Zoning Ordinance establishes the following Alcohol Use Permit Criteria:

“In making any of the findings required pursuant to this Ordinance, the Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the health, safety or welfare of area residents or will result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.”

“The Planning Commission, or City Council on appeal, shall also consider whether the proposed use will detrimentally affect nearby residentially zoned communities in the area, after giving consideration to the distance of the proposed use from the following: (1) Residential buildings; (2) Churches, schools, hospitals, public playgrounds and other similar uses; and (3) Other establishments dispensing for sale or other consideration, alcoholic beverages including beer and wine.”

Zoning Amendment: The Planning Commission shall determine the following in making its recommendation to the City Council per Zoning Ordinance Section 17.300.030.C (2):

- a. Is compatible with the general objectives of the general plan and any applicable specific plan.
- b. Is in conformity with public convenience, general welfare and good land use practice.
- c. Will not be detrimental to the public health, safety and general welfare.
- d. Will not adversely affect the orderly development of property.

Analysis:

The subject site, in a key downtown location, is underutilized and over more than 10 years, has been identified as a development opportunity site, including by the 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 City’s zoning regulations allow for a wide range of uses at the site, including retail, office, restaurant, hotel, housing, and other uses. Any person with property control can initiate a project and file an application. Under the City’s Zoning regulations, hotels of less than 50 rooms are a permitted use; hotels with 50 or more rooms require a Use Permit. A Use Permit is also

required for new developments with 25,000 or more square feet of floor area, and for consideration of a reduction in required parking spaces.

The requested reduction in parking space requirements is supported by the traffic study, and the use of a valet-operated parking lot appears appropriate for a hotel use, and will also be a more efficient use of land.

The applicant is also asking for a Municipal Code amendment to Use Permit allowances for the proposed valet-operated parking lot, including provision of spaces in a compact parking/tandem space format. This facilitates efficient use of land for parking purposes and appears appropriate for the type of development.

In addition, the application requests approval of a second Municipal Code amendment to allow the project to achieve up to four stories and 50 feet in height. This request is in line with the proposed General Plan, which calls for greater height, reduced parking requirements, and greater intensities in the downtown.

The application also requests conversion of Brown Street along the project frontage to one-way from its present two-way configuration. This allows for provision of on-street parking on one side of the street, which is of benefit to both the streetscape and area parking supply. Brown is already one-way one block south of the site. The conversion would have minor circulation effects and appears appropriate.

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.

Several public comments have expressed concerns with the proposed project. One comment raised issues with the potential for this project to impact housing demand. The City adopted a Housing Linkage Fee in 2004 that is designed to help mitigate the impact of non-residential development on housing. The project is subject to this fee, which would equate to a fee of approximately \$120,000. These monies would be placed in a restricted fund and used for affordable housing purposes.

Over a number of years, the City has enacted an extensive number of housing policies, such as an inclusionary zoning requirement, reduction of parking requirements for affordable housing projects, increased height allowances for affordable housing projects, elimination of discretionary review for some types of affordable housing projects, elimination of discretionary review for second dwelling units, and other standards.

The City itself, when it had the resource of a redevelopment agency, played a lead role in facilitating several recent major affordable housing developments, including Petaluma Avenue Homes and Sequoia Village, as well as several Habitat for Humanity units. In earlier years, the redevelopment agency provided subsidies to three major affordable housing developments on Bodega Avenue, and one on Gravenstein Highway North. The agency also subsidized several affordable units in smaller projects.

The City's recently-adopted Housing Element and the pending Land Use Element call for additional aggressive changes in housing policy, such as density increases, substantially increasing allowances of the Growth Management Program, reducing parking requirements,

increasing height limits, creating standards for tiny homes, and reviewing impact fee requirements.

There are significant housing needs, and additional City policy and financial actions are possible and may be appropriate. There will be important housing-related policy choices in implementing the Housing Element, and as suggested by the Housing Element, the City Council may wish to consider additional financial support for affordable housing within the constrained City budget.

There is also ongoing housing development. While Sebastopol is a very small city with limited development activity, several housing projects are in process, such as an 8-unit mixed use project under construction on Gravenstein Highway South, and a proposed 11-unit project on Gravenstein Highway North, as well as various second dwelling units and single family homes, and other potential projects.

While all the City's non-residential zones allow mixed-use development, neither this site, nor any other site in the downtown zoning district, or any other non-residential zone, is zoned exclusively for housing. In fact, the City's zoning allows a wide range of uses in the CD zoning district, which is critical to maintaining a diverse and vital local economy that serves a range of needs. It is also privately-owned, and applicants rely on the City's diverse zoning allowances in considering their development options, which are strongly influenced by market factors beyond the City's (or most applicant's) control. Finally, it should be noted that while the City can help set the stage for housing development to a certain extent with its regulations, initiating and accomplishing such projects is largely controlled by the private sector—property owners, developers, and non-profit housing groups. In some communities, including Sebastopol, citizens have banded together to propose affordable housing projects. On the other hand, citizens also may raise concerns about development proposals, including housing projects.

Another comment from an area business expressed concerns with construction impacts. Development of any major project will have temporary construction impacts. The conditions of approval include requirements that are intended to minimize such impacts, to the extent feasible.

One comment provided a set of questions about jobs, housing subsidies for employees and other job-related questions. The applicant has provided information relating to these questions which indicates that the hotel would likely pay somewhat higher rates than typical comparable area businesses, and provides other information.

In addition, there are some community concerns regarding excessive visitor-serving development in Sebastopol and the general effect of such development on the community. At this time, this is the only sizable pending hotel project in Sebastopol, and compared to the scale of many hotels in other communities, this is not a large project. A 90-unit hotel application from the Barlow was withdrawn. It is unclear whether a small 18-room inn at the French Garden restaurant on Bodega Avenue will proceed. To the extent that other hotel proposals emerge, the City has the opportunity to monitor visitor-related impacts and change its zoning allowances. In addition, it should be noted that economic development opportunities for Sebastopol are limited, and that in other communities, visitor-serving development is often seen as a lower-impact means of generating economic activity to help sustain and improve communities.

The project will substantially contribute to the downtown, by virtue of its design, mix of uses, and public improvements. In addition, the requested code amendments appear appropriate, with the

height amendment in particular being in line with the proposed General Plan. The project is also subject to an extensive number of conditions to ensure its appropriate development.

Key Issues:

Key issues for Planning Commission include:

- CEQA compliance. Does the Commission find the Mitigated Negative Declaration adequate?
- Code amendments: Does the Commission recommend City Council approval of the requested height and parking-related code amendments?
- Uses. Are the proposed uses appropriate?
- Brown Street. Does the Commission concur with the request to make Brown Street one-way?
- Design. Is the design suitable for the project site? Does the Commission have any design-related recommendations for consideration of the Design Review Board?
- Conditions. Are there any modifications to the recommended conditions of approval?
- Overall project. Considering all aspects of the project, does it merit approval?
- Review. Are there questions, changes or other reasons for continuing action on the application?

Recommendation:

Staff recommends that the Commission receive a presentation from the applicant, conduct a public hearing and consider any public comments, deliberate, and approve the project based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report and attached resolutions.

Alternatively, the Commission could continue action on the project to obtain additional information or for other specified reasons; or find that the project is incompatible with the site and determine that a denial is appropriate. In that event, the Commission should articulate its rationale for denying the application, and staff will subsequently prepare findings in the event of a denial.

Attachments:

- Resolution: Mitigated Negative Declaration, Use Permit, Alcohol Use Permit
- Resolution: Zoning Amendments
- Master Planning Application Form
- Environmental Assessment Form
- Mitigated Negative Declaration (previously transmitted)
- Mitigated Negative Declaration comments and responses
- Other Applicant information
- Public Comments
- Project Plans

Resolution: Mitigated Negative Declaration, Use Permit, Alcohol Use Permit

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 16 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 122 spaces, or 24 spaces and a 16% 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 37 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 37 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.

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 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:

1. Approval is granted for the Hotel Sebastopol submittal described in the application and the approved plans. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. This approval shall not be valid unless and until the requested Zoning Ordinance Amendments are approved by the City Council.
3. The Commission recommends that the City Council authorize conversion of Brown Street along the project frontage to one-way, south. If the Council does not so authorize, the project may proceed with Brown Street remaining as a two-way street.
4. 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.

5. 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.
6. 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.
7. 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.
8. Compliance with the Public Art Ordinance shall be demonstrated prior to issuance of a Building Permit, either by payment of an in-lieu fee, or by obtaining City approval for an on-site art work. If on-site art is proposed, applicant is advised to initiate Public Arts Committee and Design Review Board consideration of such proposal well in advance of applying for a Building Permit.
9. 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.
10. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
11. 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.
12. 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.
13. No sound may emanate from the building which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
14. 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.
15. Hours of operation shall be consistent with the hours stated in the application.
16. 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.

17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. A Business License is required and shall be obtained prior to operation of the use.
23. For any project uses that include alcohol service, food must be made available during all times that alcohol is served.
24. 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.
25. The sale of alcohol for onsite consumption shall be permitted with the applicable ABC license from the Department of Alcoholic Beverage Control.
26. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. – 9:00 P.M.
27. The business owner shall ensure that employees are drug and alcohol free while on duty.
28. 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.
29. 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.

30. 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.
31. 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.
32. The business owner shall ensure that patrons do not loiter outside the business.
33. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
34. 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.
35. 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 archaeologist shall be present during ground-disturbing activities. The archaeologist 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.
36. 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. 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.

37. 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.

City Arborist:

38. 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.
39. 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.
40. 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:

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

Engineering:

GENERAL

44. 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.
45. 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

46. 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.
47. 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.
48. 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.
49. 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.
50. 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

51. 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.
52. 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.

- 53. 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.
- 54. Brown Street:** The developer shall reconstruct the entire width of Brown Street to a minimum width of 28 feet curb to curb. The developer shall construct new curb, gutter and sidewalk along the west side of the street, and along the east side to match 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 west side of the street shall be per the approved site plan, while the sidewalk on the east side shall be 5 feet wide and contiguous with the curb. 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. Brown Street shall be striped and signed for one-way traffic southerly.

Soils

- 55.** 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

- 56.** 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.
- 57.** The developer may apply to the City to pay an in-lieu fee for the Depot Street frontage utilities.
- 58.** All onsite utilities shall be installed underground.
- 59.** The developer shall install new streetlights on Depot, McKinley and Brown Street to match the existing streetlights on Petaluma Avenue.
- 60.** 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

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

Grading

63. 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.
64. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
65. The grading plan shall clearly show areas of possible soil contamination, along with the appropriate steps to deal with contaminated soils.
66. 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.
67. 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

68. 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.
69. No drainage may discharge across sidewalks. Roof leaders shall be piped to the adjacent gutter or paved area.
70. 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.
71. Any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.

72. All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains To Creek."
73. 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

74. 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.
75. Any existing water services to be abandoned shall be removed to the main line.
76. 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.
77. 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.
78. New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
79. 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.
80. All aboveground backflow hardware shall be screened with an architectural screen compatible with the adjacent building.

Wastewater (Sanitary Sewer)

81. 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

82. The improvement plans shall include detailed landscape construction drawings for work proposed in the public right of way.
83. 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.
84. The improvement plans shall include an onsite signing and striping plan, which clearly delineates traffic control and parking restriction requirements.

85. The developer shall file a Lot Merger for the four parcels that make up the parking lot on Brown Street. The design of the parking lot shall respect any existing easements on the parcels that cannot be extinguished.
86. 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.

THE FOLLOWING CONDITIONS SHALL APPLY PRIOR TO CONSTRUCTION

87. 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.
88. 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.
89. 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.
90. 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

91. 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.
92. 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.
93. All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
94. 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.
95. 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.

96. 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.
97. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
98. 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.
99. 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.
100. 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.
101. 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.
102. If the existing public streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the City.
103. 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

104. 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.
105. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, et cetera) shall be installed.
106. 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

- 107.** Sufficient surety guaranteeing the public improvements for a period of one year shall be provided.
- 108.** 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:
NOES:
ABSTAIN:
ABSENT:

Certified: Kenyon Webster, Planning Director

Resolution: Zoning Amendments

PLANNING COMMISSION RESOLUTION

2016-57

ZONING AMENDMENT

Chapter 17.64: CD: Downtown Core District

Maximum Building Height of Four Stories and Fifty Feet;

Chapter 17.220: Increase or Decrease in Parking Requirements to Allow Consideration of Valet Parking and Modification of Dimensional Requirements

Whereas, on August 8, 2016, the applicants and property owner submitted a Zoning Amendment application as part of the Hotel Sebastopol project, requesting approval to amend the Zoning Ordinance to allow a maximum building height of fifty (50) feet and four (4) stories in the CD: Downtown Core District and to allow consideration of valet parking and use of a higher percentage of compact parking spaces.

Whereas, the project associated with these requests was the subject off a Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act (CEQA); and

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-operated tandem 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; and also allows discretionary approval of valet parking arrangements and modification of parking space dimensional requirements under limited and specified circumstances which may allow more efficient use of limited downtown land for parking; 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 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 so that more efficient parking arrangements and land utilization may result; and

Whereas, the amendments will not be detrimental to public health, safety, and general welfare in that the increase in building height only affects the Downtown Core, and not residential neighborhoods or environmentally-sensitive areas; and the parking amendments provide for discretionary review of requests for use of valet parking and modification of dimensional standards. Furthermore, the height amendment includes provisions that limit its applicability; 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 may result in more efficient use of land; 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, valet-serviced parking spaces with a reduced width will allow for the maximum utilization of land to accommodate the parking demand associated with hotel patrons and 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 affect adversely the health or safety of persons residing and working in the neighborhood of the property of the hotel, 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 would be arranged in a tandem formation and contain spaces with reduced widths and the valet parking operation will ensure that trained hotel staff are the primary persons 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.

Whereas, on September 27, 2016, the Planning Commission held a duly noticed Public Hearing in which it made a recommendation to the City Council that the CD District be amended to increase the maximum allowable building height.

Now, therefore, the Planning Commission hereby recommends approval of the Zoning Amendment application, with specific amendments set forth in Exhibit A to this resolution.

Recommended for approval by the Planning Commission on September 27, 2016:

AYES:
NOES:
ABSTAIN:
ABSENT:

Certified: Kenyon Webster, Planning Director

Exhibit A

Zoning Ordinance Amendments

CD District Amendment:

Municipal Code Section 17.64.060 shall be amended to read as follows:

17.64.060 Maximum building height.

The maximum height of buildings and other facilities shall be three stories and not to exceed 40 feet, or four stories and 50 feet if there is at least one floor of permanent, semi-transient, or transient residential use above the first floor. Accessory buildings shall be limited to 17 feet and one story.

Parking Regulations Amendment:

Municipal Code Section 17.220.020 D. shall be amended to read as follows:

D. Increase or Decrease in Parking Requirement, Use Permit. Where an applicant requests or where the Planning Director determines that, due to special circumstances,

1. Any particular use requires a parking capacity significantly greater or less than required, the Planning Director shall refer the matter to the Planning Commission for the imposition of an appropriate parking requirement. The Planning Commission may, by Use Permit, require a number of parking spaces up to 20 percent more or less than required;

2. A project proposes use of valet parking, or other managed parking arrangement in conjunction with either a reduction in the number of parking spaces from Zoning Ordinance requirements, use of tandem parking, or modification of dimensional or other Zoning Ordinance physical development requirements. The Planning Commission may, by Use Permit approve such modifications;

3. A project proposes a higher percentage of compact parking spaces or use of tandem parking, differing from Zoning Ordinance requirements. The Planning Commission may, by Use Permit approve such modifications.

Prior to approving such Use Permit, and as applicable, the Commission must determine that:

1. In the case of a reduction in the number of parking spaces required, due to special circumstances associated with the nature or operation of the use or combinations of uses at its location, the proposed project will generate a parking demand significantly different from the standards specified;

2. The number of parking spaces conveniently available to the use will be sufficient for its safe, convenient and efficient operation; and

3. 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;

4. For use of valet parking, the Commission determines that use of valet parking is appropriate due to the type of use, scale of use, or other factors;
4. For use of valet parking, tandem parking, a higher proportion of compact parking spaces, or other changes to dimensional parking space requirements, the configuration of parking spaces and operation of the parking facility will ensure that the use has adequate parking availability;
5. 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 or other modifications to the parking operations or dimensional standards than that allowed by the Commission. Such provisions include, but are not limited to, restriping of parking spaces, elimination of tandem parking, reduction in the proportion of compact parking spaces, provision of additional bicycle or transit facilities, provision of additional off-site parking, or similar measures;
6. 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 modification of parking requirements;
7. Any substantial change in use or occupancy or any substantial change in the special circumstances described above shall constitute grounds for amendment, or potential revocation of the Use Permit issued pursuant to this section.
8. The Commission finds that any modifications under these provisions will not create an impairment to public safety, impede safe and efficient pedestrian or vehicle traffic flow, or otherwise interfere with the operation of area uses or functions.

Master Planning Application Form



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:

ADDRESS:	6828/6826/6824 Depot Street & 215/225 Brown Sebastopol, CA 95472
PARCEL #:	004-052-001, 004-061-007, & 004-061-008 004-061-009 & 004-061-010
PARCEL AREA:	004-052-001 = 51,851sf 004-061-007/008 = 12,460sf 004-061-009/010 = 9,470sf

FOR CITY USE ONLY

PLANNING FILE #: 2016 / 57
 DATE FILED: 08/08/16
 TOTAL FEES PAID: \$ 8,565 Deposit
 RECEIVED BY: JA
 DATE APPLICATION DEEMED COMPLETE: _____

APPLICANT OR AGENT:

Name: Piazza 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:
 I certify that this application is being made with my consent.
 Date: 7-19-16

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"/> 1 Bedrooms
	<input type="checkbox"/> 2 Bedrooms	<input type="checkbox"/> 3 Bedrooms
	<input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> N / A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms	<input type="checkbox"/> 1 Bedrooms
	<input type="checkbox"/> 2 Bedrooms	<input type="checkbox"/> 3 Bedrooms
	<input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> N / A
NET CHANGE IN DWELLING UNITS:		<input checked="" type="checkbox"/> N / A
SETBACKS:	Existing:	Proposed:
	<input type="checkbox"/> Front Yard _____	<input type="checkbox"/> Front Yard _____
	<input type="checkbox"/> Side Yard _____	<input type="checkbox"/> Side Yard _____
	<input type="checkbox"/> Rear Yard _____	<input type="checkbox"/> Rear Yard _____
	<input checked="" type="checkbox"/> N / A	<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	Front: <u>119.85'</u> Rear: <u>217.6'</u> Left: <u>345.05'</u> Right: <u>287.18'</u>	<input type="checkbox"/> N/A
EXISTING LOT DIMENSIONS:				
Front: 120.19' Rear: 110.45' Left: 108.0' Right: 108.0'			Front: <u>119.85'</u> Rear: <u>217.6'</u> Left: <u>345.05'</u> Right: <u>287.18'</u>	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:				
12,460sf	009/010 = 9,470sf	EXISTING LOT AREA:	<u>51,851sf</u> Square Feet	<input type="checkbox"/> N/A
12,460sf	009/010 = 9,470sf	PROPOSED LOT AREA:	<u>51,851sf</u> Square Feet	<input type="checkbox"/> N/A
N/A		BUILDING HEIGHT:	Existing: <u>~20'</u> Proposed: <u>50'</u>	<input type="checkbox"/> N/A
N/A		NUMBER OF STORIES:	Existing: <u>1</u> Proposed: <u>4</u>	<input type="checkbox"/> N/A
N/A		PARKING SPACE (S):	Existing: <u>9</u> Proposed: <u>118</u>	<input type="checkbox"/> N/A
N/A		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

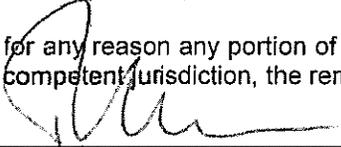
Is any live entertainment proposed? Yes No

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.


Applicant's Signature

7/18/16
Date Signed

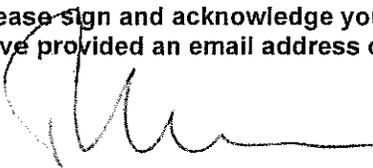
2016- 57
Planning File Number

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

NOTICE OF MAILING:

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

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


Signature

Paolo Petrone
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/>



City of Sebastopol

JUSTIFICATION FOR GENERAL PLAN OR TEXT AMENDMENT

Prepared by: Brett Randall Jones, AIA, LEED AP - David Baker Architects

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

Assessor's Parcel Number: 004-052-001, 004-061-007, 004-061-008, 004-061-009, & 004-061-010

Please give your written response for each of the questions listed below. Use added pages if necessary.

1. Why do you want the General Plan or Zoning Ordinance text changed?

We are requesting two Zoning Code Amendments; the first is an increase in stories/height to 4 stories/50' for this site within the Downtown Core and the second is the allowance of 8'-6" wide tandem parking spaces to achieve a project's parking requirements. The two amendments would allow our project to be financially & logistically viable, and allows a greater flexibility for the massing possible on the site to achieve a scale of buildings more appropriate for each frontage and it's surrounding context.

2. What changes or events have occurred or what new evidence has arisen since the General Plan or Zoning Ordinance was adopted which now warrant a change?

The Planning Dept has been working on the GPAC Draft General Plan (Dec 2015) which has expressed it's intention to promote greater heights and "*higher density uses focused within the Downtown Core.*" It specifically calls to revise the Zoning Code to allow building heights up to four stories/50 feet in the Downtown Core in an attempt to "*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.*"

3. Describe the effect the proposed change will have on the surrounding uses.

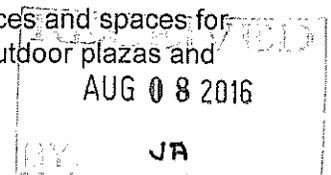
The proposed change will allow the project to provide varied heights across the site to better match the heights of the surrounding buildings at each frontage (e.g. four stories adjacent to the theatre and 2 stories adjacent to smaller scale retail storefronts, instead of three stories across the entire site). The parking amendment will allow the project to meet it's parking needs in a much smaller area, causing less expansive surface parking in the downtown area and allowing more opportunity for other uses.

4. Describe how the proposed change will affect achievement of the General Plan goals or the objectives of the Zoning Ordinance in this and the surrounding area.

As stating previously, the Four story/50' height code amendment is a direct goal of the Draft General Plan.

The parking amendment will "Ensure that parking strategies in the Downtown Core enhance the visual landscape, reduce the visibility of parking facilities, and the amount of land required for parking purposes."

Allowing these zoning code amendments will make this project more viable; the project as a whole achieves a large amount of the Draft General Plan's goals; It is an infill development located in an area that is readily accessible by pedestrians, bicyclists, and transit, provides public spaces and spaces for community gathering and social interaction through art/maker spaces, public outdoor plazas and courtyards, and makes improvements to streetscapes and pedestrian safety.



Environmental Assessment Form



City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: 2016-07-15

General Information:

1. Name of developer or project sponsor: Piazza Hospitality Group (Paolo Petrone)
Address of developer or project sponsor: 414 Healdsburg Ave, Healdsburg, CA 95448
 2. Address of project: 6828/6826/6824 Depot Street & 215/225 Brown Street, Sebastopol, CA 95472
Assessor's Block and Lot Number: 004-052-001, 004-061-007, 004-061-008, 004-061-009, & 004-061-010
 3. Name of person to be contacted concerning this project: Paolo Petrone
Address of person to be contacted concerning this project: paolo@hotelhealdsburg.com
Telephone Number of person to be contacted concerning this project: 415-302-2697
 4. Indicate number of the permit application for the project to which this form pertains:
2016 - 08
 5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:
Use Permit, Zoning Code Amendments, Design Review (City of Sebastopol)
-
6. Existing Zoning District: CD Existing General Plan Designation: CD
 7. Propose Use of Site (Project for which this form is filed): Transient Habitation involving 50 or more rooms.

AUG 08 2016

JA

PROJECT DESCRIPTION:

8. Site Size: 004-052-001 = 51,851sf
004-061-007/008 = 12,460sf
004-061-009/010 = 9,470sf
9. Square Footage: 68,825sf
10. Number of floors of construction: 4 floors
11. Amount of off-street parking: 92 spaces
12. Attach plans
13. Proposed scheduling We intend to continue through the various city approvals for the remainder of 2016. Starting in early 2017, we will continue working with the DRB while concurrently developing the design and drawings. Construction start late 2017/early 2018 for a completion date in 2019.
14. Associated project
15. Anticipated incremental development:
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. City & Regionally oriented commercial uses, approx 13,500sf
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. - Use Permit for Transient Habitation involving 50 or more rooms.
 - Zoning Code Amendments (stories/height & tandem parking)

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

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

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

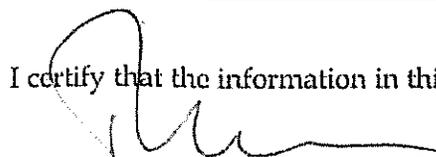
Environmental Setting: Currently, there is an existing one-story building. There is also a small concrete parking area and the remainder of the site is vacant and covered in intermittent gravel/paving used mostly for equipment storage and tractor parking. Street trees are present and a few trees on the site; no other plants or animals of note. No cultural, historical, or scenic aspects of note. See photos within drawing set.

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

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

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

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


Applicant Signature

7/18/16
Date

Certification:

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

Date: 7/18/16

Signature:  _____

Printed Name: Paolo Perrone

For: Applicant

Mitigated Negative Declaration comments and responses



STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Edmund G. Brown Jr.
Governor

Ken Alex
Director

September 12, 2016

Kenyon Webster
City of Sebastopol
7120 Bodega Ave
Sebastopol, CA 95472

Subject: Hotel Sebastopol
SCH#: 2016082026

Dear Kenyon Webster:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on September 9, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016082026
Project Title Hotel Sebastopol
Lead Agency Sebastopol, City of

Type MND Mitigated Negative Declaration

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 ft as its highest elevation at 6828 Depot St. The project proposes to convert Brown St to one way (southbound), and parking will be provided at 6826 and 6824 Depot St and 215 and 225 Brown St. A use permit (hotel use with 50+ rooms and parking reduction), alcohol use permit, variance, zoning amendment, and design review permit are required.

Lead Agency Contact

Name Kenyon Webster
Agency City of Sebastopol
Phone 707/823-6167 **Fax**
email
Address 7120 Bodega Ave
City Sebastopol **State** CA **.Zip** 95472

Project Location

County Sonoma
City Sebastopol
Region
Lat / Long
Cross Streets 6828 Depot St (Petaluma Ave/McKinley St/Brown St/Depot St)
Parcel No. 004-052-001
Township **Range** **Section** **Base**

Proximity to:

Highways SR 116, 12
Airports
Railways
Waterways Laguna de Santa Rosa and Calder Creek
Schools Analy HS
Land Use Commercial/CD: Downtown Core District/Downtown Core

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Solid Waste; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Water Supply; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 3; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; California Highway Patrol; Caltrans, District 4; Department of Housing and Community Development; Regional Water Quality Control Board, Region 1; Native American Heritage Commission

Date Received 08/11/2016 **Start of Review** 08/11/2016 **End of Review** 09/09/2016

~~STATE OF CALIFORNIA - CALIFORNIA STATE TRANSPORTATION AGENCY~~

CLEAR

EDMUND G. BROWN JR. Governor

DEPARTMENT OF TRANSPORTATION

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

9-9-16
E

Serious Drought.
 Help save water!

Governor's Office of Planning & Research

SEP 09 2016

STATE CLEARINGHOUSE

September 9, 2016

04-SON-2016-00020
 SCH# 2016082026
 SON-VAR-VAR

Mr. Kenyon Webster
 Planning Department
 City of Sebastopol
 7120 Bodega Avenue
 Sebastopol, CA 95472

Dear Mr. Webster:

Hotel Sebastopol – Initial Study (IS) and Mitigated Negative Declaration (MND)

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans new mission signals a modernization of our approach to evaluating and mitigating impacts to the State Transportation Network (STN). We aim to reduce Vehicle Miles Travelled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the IS and MND.

Project Understanding

The proposed project involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two- to four-stories with a maximum height of 50 feet. The project proposes to convert Brown Street to one-way (southbound) traffic, and parking will be provided at 6826 and 6824 Depot Street and 215 and 225 Brown Street. 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, and meeting rooms. Ingress and egress to the site will be provided along Brown Street and Petaluma Avenue, both of which intersect with State Route (SR) 12 south of the site.

Lead Agency

As the lead agency, the City of Sebastopol is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Mr. Webster, City of Sebastopol
September 9, 2016
Page 2

Traffic Impact Study (TIS)

- Existing congestion east of Morris Street and west of Main Street on SR 12 during the PM peak periods should be addressed in the TIS.
- Additionally, the Level of Service (LOS) at the SR 116 (Main Street)/SR 12 (Bodega Avenue/Sebastopol Avenue) intersection shown in Table 4 on Page 13 should be revised to reflect the existing congestion on SR 12 in the PM peak periods.
- Please provide queue analysis for all intersections in the study. Mitigation should be identified if the queue analysis shows any project impacts on SR 12 and SR 116.

Parking

- Will there be a parking fee involved for the 92 proposed valet parking spaces? If so, surrounding free parking spaces may be in greater demand and could have the potential to leave the valet parking spaces under-utilized. This would result in traffic circulating the already congested road network for free parking.
- All parking requirements, including disabled parking, must be met by on-site parking or, if permitted by the local authority, on local streets. The proposed parking spots on SR 116 (Petaluma Avenue) in front of the hotel may be rescinded due to traffic, operational, or safety reasons.

Bicycle and Pedestrian Access

- Please ensure that the existing sidewalks meet the current Highway Design Manual and ADA standards.
- In consultation with the City of Sebastopol, Caltrans has a project to install a HAWK pedestrian signal at the south leg of the McKinley/Petaluma intersection, primarily due to the high pedestrian demand associated with the Farmers Market. The project is scheduled for construction by 2022/23. Since the new hotel is forecast to attract a lot of pedestrians, we recommend that the HAWK signal be implemented together with the hotel project.
- The existing one way street system essentially surrounds the downtown center and acts as a roundabout adding to the circulation and speed of vehicles. This one way traffic system creates a significant barrier to bicycle use and limits pedestrian crossing opportunities. These impacts have encouraged growth away from the downtown area, eastward. The proposal to convert the flow of Brown Street into a one-way could intensify the existing situation. Instead, the Transportation Concept Report (TCR) developed for SR 12 encourages a focus on walkable streets with suitable vehicular traffic speeds.
- In addition, secondary impacts on pedestrians and bicyclists resulting from any traffic impact mitigation measures should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips and traffic impacts on State highways.
- The TCR for SR 12 also proposes an eastern by-pass of Sebastopol that would permit through-traffic on SR 12 (and SR 116) to avoid the downtown area and allow for the reintroduction of a more conventional street system.

Mr. Webster, City of Sebastopol
September 9, 2016
Page 3

Multimodal Planning

This project is located within a Priority Development Area (PDA) in the City of Sebastopol. PDA's are identified by Bay Area communities as areas for investment, new homes, and job growth. To support the goals of PDA's, the project should be conditioned to ensure connections to existing bike lanes and multi-use trails to facilitate walking and biking to nearby jobs, and neighborhood services. Therefore, the proposed project should be conditioned to connect to the proposed Class II bike lane on Petaluma Avenue as shown in the 2014 Sonoma County Transportation Authority Bicycle and Pedestrian Master Plan. Providing these connections with streets configured for alternative transportation modes will reduce VMT by promoting usage of nearby Sonoma County Transit Routes 20, 22, 26, 24, and 29A.

We also encourage you to develop Transportation Demand Management (TDM) policies to promote smart mobility and reduce regional VMT and traffic impacts to the State highway system. Please consider the TDM options below:

- Project design to encourage walking, bicycling, and convenient transit access;
- Lower parking ratios;
- Transit fare incentives for employees and patrons such as subsidized transit passes on a continuing basis;
- Enhanced bus stops;
- Designated bicycle parking;
- Charging stations for electric vehicles;
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area; and
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement; and
- Reducing headway times of nearby Sonoma County Transit Routes 20, 22, 26, 24, and 29A.

For additional TDM options, please refer to Chapter 8 of FHWA's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference*, regarding TDM at the local planning level. The reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>. For information about parking ratios, please see MTC's report, *Reforming Parking Policies to Support Smart Growth*, or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking.

Traffic Impact Fees

Please identify traffic impact fees to be used for project mitigation. Development plans should require traffic impact fees based on projected traffic and/or based on associated cost estimates for public transportation facilities necessitated by development. Please refer to the California Office of Planning and Research (OPR) *2003 General Plan Guidelines*, page 163, which can be accessed on-line at the following website:

<http://www.opr.ca.gov/index.php?a=planning/gpg.html>. Scheduling and costs associated with

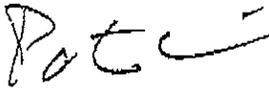
Mr. Webster, City of Sebastopol
September 9, 2016
Page 4

planned improvements on Departmental ROW should be listed, in addition to identifying viable funding sources correlated to the pace of improvements for roadway improvements, if any.

This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy. Since an encroachment permit is required for work in the State right-of-way (ROW), and Caltrans will not issue a permit until our concerns are adequately addressed, we strongly recommend that the County work with both the applicant and Caltrans to ensure that our concerns are resolved during the environmental process, and in any case prior to submittal of an encroachment permit application. Further comments will be provided during the encroachment permit process; see end of this letter for more information regarding encroachment permits.

Should you have any questions regarding this letter, please call Erik Bird of my staff at 510-286-5521 or Erik.Bird@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse



September 20, 2016

Mr. Kenyon Webster
Planning Department
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472

Response to Caltrans Comments on the *Traffic Impact Study for the Piazza Hotel Project*

Dear Mr. Webster;

We are in receipt of comments from Caltrans regarding the traffic study prepared for the proposed Pizza Hotel mixed use project, as provided in a letter to you from Patricia Maurice of Caltrans, dated September 9, 2016. The comments related to the various components of the traffic study are provided below along with our responses to specific bulleted items. The comments are provided below in *italicized text*, paraphrased for ease of presentation, along with our responses.

Traffic Impact Study

Bullets 1 and 2 related to existing congestion east of Morris Street on SR 12.

Traffic counts used for the traffic study were obtained from the ongoing General Plan update for Sebastopol. Those counts were collected prior to the current SR 12 bridge construction and CVS site construction which have changed congestion during peak hours on SR 12. Based on discussions with you, it was agreed to utilize the General Plan traffic volumes, since the current congestion issues are non-representative of typical conditions. Therefore, it is suggested the existing conditions shown in the report be retained as shown in the study.

Bullet Point 3 related to a request for a queue analysis for all intersections in the study.

Since the existing conditions mirror those in the General Plan update, and queuing analysis from the General Plan update and the project was not found to impact significant delay conditions, it is suggested that this additional analysis would not provide added beneficial information.

Parking

Bullet 1 regarding a fee for valet parking.

The current plan for the proposed hotel indicates that guests will not be charged for use of the valet parking lot.

Bullet 2 regarding parking on Petaluma Avenue may be "rescinded due to traffic, operational, or safety reasons.

The traffic study assumes that the on-street spaces on this section of Petaluma Avenue will substantially remain. We believe it is the City's desire to maintain the parking both for the accessibility of the project, speed reduction friction to through traffic, and providing a buffer between the through traffic and the site pedestrian activity. All of these characteristics would be in keeping with the downtown nature of the roadway. It should be noted that the previous *Bike Lane Feasibility Study* identified room for a bike lane on this section of Petaluma Avenue with a desire to maintain the parking. Any other conversion of the parking spaces to additional turn lanes at the intersection of Petaluma Avenue/McKinley Street will create higher speed movements through the intersection and would not be appropriate for the pedestrian crossing activity anticipated at this intersection.

Bicycle and Pedestrian Access

Bullet 2 regarding the project to install a HAWK device. Caltrans' notes that since the proposed project is forecast to attract heavy pedestrian traffic, a HAWK signal is recommended to be implemented with the hotel project at the south leg of the McKinley/Petaluma intersection.

While a HAWK was also recommended in the traffic study, based on further discussions with you and Public Works staff, we understand that the City has expressed a desire to use their "street smart" enhanced crosswalk approach which has been used in multiple other locations on SR116 in the City. The smart street approach would include a colored crosswalk with in-roadway warning lights, high visibility signage, and flashing beacons. We agree that it is important to maintain consistency through the community with pedestrian crossing measures, and also, this location is more of a lower speed pedestrian area which is more conducive to the street smart package of measures than the HAWK device.

Bullet 3 suggests that the proposal to convert the flow of Brown Street into a one-way could intensify existing issues for bike circulation and pedestrian crossing opportunities as a result of the existing one-way street system within the downtown and Barlow area.

Brown Street is a minor street and would primarily serve as an entrance to the proposed hotel. It would be not be expected to attract any through traffic given its slow speeds, narrow street section, parking activity, and level of pedestrian presence.

Bullet 4 where Caltrans requests that impacts to the bike, pedestrian, and transit facilities as a result of the project be analyzed, along with mitigation measures.

Any potential impacts to these facilities were analyzed in the report and mitigation recommendations were provided where appropriate.

Bullet 5 regarding the proposed eastern by-pass on SR 12 and SR 116 is noted.

It is acknowledged that the TCR for SR12 also proposes an eastern by-pass of Sebastopol. However, this is an issue which must be vetted through the General Plan. Since there currently is no policy, analysis or consideration of an eastern bypass, a traffic study for an isolated project, such as this, is not the appropriate forum for its discussion.

Multimodal Planning

Regarding PDA and conditions to ensure connections to existing bike lanes and trails.

The traffic study does assess pedestrian and bike facilities and makes recommendations for enhancements to provide the requested connections.

Caltrans' suggests in their letter the provision of a Transportation Demand Management (TDM) plan for the proposed hotel.

The nature of this type of development limits the potential for TDM to be effective, though by improving access and facilities for pedestrians and bicycles, as well as by being located near the downtown core, the project has many aspects that support goals for reducing travel by personal automobile.

Traffic Impact Fees

Identify traffic impact fees.

We understand that the City of Sebastopol does charge traffic impact fees and will be applying those to this project in addition to other facility enhancements discussed in the report.

Please let me know if you have any questions related to these responses.

Sincerely,



Steve Weinberger, PE, PTOE
Principal

SJW/sjw/SEB043.L1



Kenyon Webster

From: Kenyon Webster
Sent: Wednesday, September 14, 2016 1:13 PM
To: 'Jacob Rich'
Subject: RE: Initial Study and Mitigated Negative Declaration

Jacob-

Get where you are coming from.

We were working with an affordable housing developer for a 60 unit senior housing developer, but when the state pulled the plug on our redevelopment agency, the project was dropped due to that being a key funding source.

The Laguna Vista project in its last version had 145 units, including 30 affordable units; the original plan for the Barlow area contemplated several hundred units in a mixed use format which would have been subject to the 20% requirement.

Yes, there is a 20% inclusionary housing requirement, so the 8 unit project I referenced, and the proposed 13-unit project are required to dedicate 20% of their units to low-income households.

And the City Council has taken a number of policy actions to provide incentives to affordable units/reduce development standards, and our new Housing Element and the proposed Land Use Element call for more such actions. The rubber will hit the road when we work on the specifics of a Zoning Ordinance update next year. You may want to track that effort. Like I mentioned, however, these sorts of standards and procedures are just one piece of what it takes to produce affordable units—usually very major state, federal and local subsidies are also critical—however they are in short supply.

Would comment that possible City support for one type of development allowed by the city's zoning, on a private property/by a private developer, that may add to the diversity of the local economy (and significantly improve a key downtown site) does not mean the City is unsupportive of housing issues.

-Kenyon

From: Jacob Rich [mailto:jerichsalud@hotmail.com]
Sent: Wednesday, September 14, 2016 10:25 AM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: Re: Initial Study and Mitigated Negative Declaration

Hi Kenyon,

Thank you for the thoughtful and informative email. Yes, I understand that the housing issue is complex. I appreciate that there are some housing projects in the pipeline, although they are relatively small. Are any of those projects going to contain affordable housing? I also appreciate that the crisis can't be addressed with one single measure so I appreciate the different approaches being taken. I also understand that larger projects in the past like the Barlow and I believe Laguna Vista were halted/changed due in significant part to community pushback.

Given the level of the crisis I'm not sure the City is taking the crisis as seriously as they should be. The housing crisis is affecting the community significantly and I believe should be the top issue. I also understand that given the history of nimbyism and that the City often follows the wishes of vocal and organized community members organizing yimbys may be the best way to get the City to take the issue seriously.

Regarding the hotel plan, I know there is no magic bullet to ending the housing crisis, but I'm confident the hotel will exacerbate the crisis locally. The City should make a concerted and consistent effort to champion residential opportunities at all levels in all reasonable circumstances and I think the hotel plan is an example of an opportunity to make a decision to support our residents.

Cheers

Jacob

From: Kenyon Webster <kwebster@cityofsebastopol.org>
Sent: Monday, September 12, 2016 6:10 PM
To: Jacob Rich
Subject: RE: Initial Study and Mitigated Negative Declaration

Mr. Rich-

Thanks for your comments. We will provide a copy to the Planning Commission.

The City Council public comment on items not on the agenda process doesn't typically facilitate substantial information provision by the City, rather it is an opportunity for members of the public to state concerns about unagendized matters. There are several housing projects in various stages, such as an 8-unit mixed-use project currently under construction at 961 Gravenstein Highway South, a 13 unit mixed-use apartment project at 845 Gravenstein Hwy. North in the Design Review process, an approved small mixed use project that includes one house and one apartment unit on Healdsburg Avenue, and several second dwelling unit projects which have been approved, as well as a couple of single family homes on individual lots that have been approved.

For larger projects, 20% of units are required to be restricted to low-income households—a percentage higher than some cities.

The City has also been talking with a housing developer for several years about a small-unit project at a site on Bodega Avenue, and has been discussing transfer of management of the Village Mobile Home park to a local social services agency which would allow provision of several affordable units to qualifying persons.

The City also has a 'housing linkage fee' on major non-residential development, which is intended to help mitigate housing impacts of such development. Many cities do not have such fees.

Affordable housing is a challenging issue. The City lost its major funding tool when the State eliminated our Redevelopment Agency several years ago—the Agency's prior proactive efforts resulted in Sequoia Village, Petaluma Avenue Homes, a large rental project on Gravenstein Hwy. North, three affordable multi-family projects on Bodega, and several other projects and individual affordable units. Also, some housing projects in the past have had community opposition.

As you may have seen, the Housing Element and the proposed Land Use Element of the General Plan have a number of policy actions designed to facilitate housing (following other such actions in the past), although zoning standards/procedures is only one component of what it takes to produce housing, or even more challenging, affordable housing. As you note, there has been discussion of a Council subcommittee focusing on housing.

Let me know if you have additional questions or comments.

-Kenyon Webster

From: Jacob Rich [mailto:jerichsalud@hotmail.com]
Sent: Monday, September 12, 2016 3:51 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: RE: Initial Study and Mitigated Negative Declaration

I am concerned by the apparent lack of action to address the housing crisis in Sonoma County and Sebastopol and what I see as mismatched priorities that are leaving many of us out of a rebounding economy. As a resident of Sebastopol I am concerned that Sebastopol is considering a 66 room hotel that will likely increase the desirability of Sebastopol, create more low paying jobs for people who won't be able to afford to live here and lead to an increase in the cost of housing while at the same time there are no affordable housing projects in the pipeline. The need for affordable housing in Sebastopol is urgent. Lets make that our top priority.

Many people that contribute so much to our local communities and economy such as teachers, hospitality workers, chefs, grocery workers etc are struggling to be able to continue to afford to keep a roof over their head in Sonoma County. Many like myself are considering leaving the area and others less fortunate than I are at risk of becoming homeless. The fact is that some are already homeless. We have grocery workers living out of their cars and local chefs are couch surfing because they were evicted and can't find another place they can afford. I am a 37 year old full-time working professional living with my parents because of the cost of housing.

At the Sebastopol City Council meeting on September 6th, 2015 I spoke about these concerns and I was not informed of any housing projects being considered in Sebastopol. I was told that a Council member suggested a Housing Committee be formed.

Sebastopol needs to be deliberate and proactive about inclusive economic development that doesn't leave more of us behind. While Sebastopol is being proactive about bolstering tourism for out of towners Sebastopol does not seem to be deliberate about bolstering housing opportunities for those of us who are trying to continue to live here and power the local economy. These these seem to be mismatched priorities. The need for affordable housing in Sebastopol is urgent. Lets make that our top priority.

Jacob Rich

Other Applicant information

Hotel Sebastopol Property Vision Statement

We became aware of the Diamond Lumber Yard site's potential for development through the publically held workshop sponsored by the City of Sebastopol in June of 2014. The findings from this meeting and the zoning in place indicated to us that our type of hotel project would be an appropriate use for the site and serve as an active connector between the Barlow and downtown and enhance the economic vitality of the town.

The site is the type of downtown location that we like best: it's central and walkable, the town is truly unique in character, and the surrounding countryside is varied and beautiful. There are great independent businesses in Sebastopol to discover and a rich agricultural heritage reflected in the vibrant farmers markets, and some of the best farms and wineries in the region. There are also many talented artists, fabricators and healers that reside in Sebastopol as well as visionary thinkers that bring their own vibe and offerings to the place. At present, many visitors come to Sebastopol for the day to experience the town's offerings and character, but stay elsewhere over night. We feel that Piazza Hospitality can create the type of unique property that will serve a demand for longer stays in Sebastopol with well-designed comfortable accommodations and amenities including a lively lobby lounge, restaurant and events spaces and unique locally derived retail and maker spaces, as well as a wellness center.

In addition to being a place to house travelers to the area, our vision is to create a space which also serves the local community: as a place to house visiting friends and family, a place to dine, relax, and meet in our courtyards, lobby, restaurant and roof deck. Expect to see music in the lobby, author events, art shows, book club gatherings and community fundraisers and meetings in our spaces. Expect to see collaboration and partnerships with local business to highlight their offerings to our guests. We look forward to hiring local teens to have their first job experience and working with community members to support local events and organizations that contribute to the culture, environment and well being of the town and the people who live there.

We also aim to be a model of sustainability, a wide-held community goal, both in form and function. We are shooting for LEED certification, and also plan to provide amenities to both guests and employees to encourage travel by means other than driving alone, such as free bike sharing.

In sum, we deeply respect this prominent location in the center of Sebastopol and will strive with our business to compliment what currently exists, in the town, offer more than a hotel for visitors but also provide a vibrant gathering place for locals while bringing more economic benefit and tax dollars to community businesses and the City.

Hotel Sebastopol Outreach Process

Piazza Hospitality first developed an interest in the Diamond Lumber Yard site after the first city sponsored visioning event in June of 2014. Following this event, we elected to hold our first community workshop to gauge interest in a hotel use for the site.

Outreach for this meetings was done through notifications from the City of Sebastopol Planning Department, FB for Citizens for Sustainable Sebastopol, The Sebastopol Chamber of Commerce and articles in Sonoma West and the Press Democrat.

Held on September 19th, 2015, we had over 80 participants who shared their ideas and concerns around design, use, programming, site and circulation.

The findings from this meeting were shared with the participants who attended the meeting and made available through a weblink on our website. Finding that there was significant support for the concept, we proceeded with developing plans for the hotel. Additional one on one and small group meetings were undertaken as requested by participants and other interest parties to discuss details of the project.

On Saturday, January 9th, 2016 the second community workshop was held to present and share ideas on the hotel proposal for the Diamond Lumber Yard site. It was a full house again with approximately 80 participants. A model showing the layout and massing of the buildings on the site was presented along with updated drawings for the hotel which incorporated ideas suggested in the first public meeting.

We wanted to continue to receive feedback from Sebastopol, so we also opted to voluntarily submit the project for a preliminary project review from both the Planning Commission and the Design Review Board.

Following these meetings we again endeavored to incorporate the additional ideas received and provide a recap of comments to participants and the media as well as posting all the updated information on our website. Specifically, the ideas received from the public that were incorporated into the design include:

- The inclusion of publically accessible roof decks
- Hostel-type rooms for sharing at a lower cost
- A public courtyard with seating and tables, plantings, and lighting
- Increased height to match the movie theater across McKinley
- Preservation of the existing street trees along Petaluma
- Generous and contiguous sidewalks, providing the missing link between downtown and the Barlow and improved pedestrian crossings
- Plaza space on the corner of McKinley and Petaluma
- Wood and generally natural materials as an exterior building material
- Artist/maker studio space
- Variation in height and type of buildings around the site.
- Work-sharing space in Lobby for local entrepreneurs/freelancers

- Public art
- Change building layout to be closer to the street.
- Proposed bulb-outs and pedestrian-friendly crossings across Petaluma Ave.
- Provided sidewalks along all streets where not currently present.
- Large quantity of bicycle parking
- Space for retail kiosks/farmer's market booths along Petaluma streetscape.
- Access to wellness center for locals (not just for hotel guests)
- Access to meeting rooms for Local organizations & club
- Sustainability features

Only after those four meetings, did we submit a final application for the hotel. We advised community participants that the project had been submitted and we also posted signage at the site and provided a public website with all the project information.

5/15



THE TIME IS RIGHT
Rare Development Opportunity

6828

Depot Street, Sebastopol, California

Community & Vision

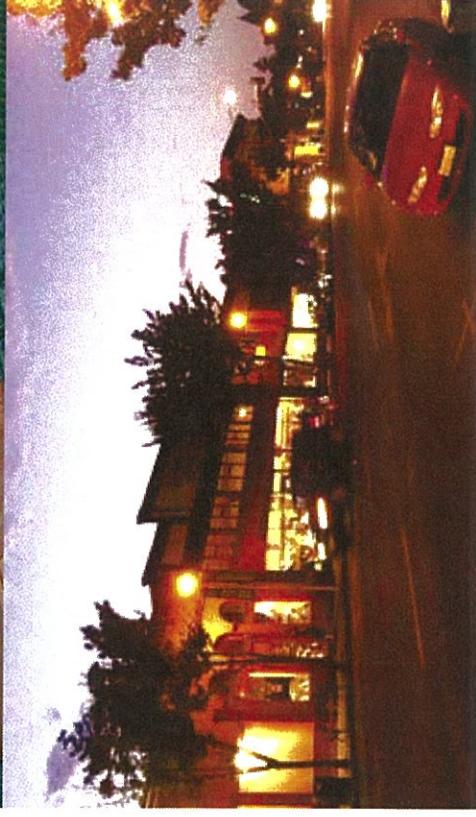
Sebastopol's heritage and engaged community.

Sebastopol, with its population of approximately 7,400, is the hub of western Sonoma County. It provides commercial and community access for a regional population of roughly 50,000 in outlying rural and residential areas. Sebastopol retains a desirable small town feel with several blocks of welcoming small shops and restaurants along Main Street. Historically, Sebastopol was the heart of Sonoma County's apple-growing region and as recently as the late 1970's had a railroad running down Main Street.

Located in the heart of one of the world's premier pinot noir wine regions, the Sebastopol area also provides access to extraordinary environmental, artistic, artisanal and recreational opportunities including:

- the Laguna de Santa Rosa - the largest fresh water wetlands complex on the northern California coast
- a robust year round farmer's market
- a regional bike trail system
- nationally acclaimed slow food and slow city (Cittaslow) movements

The Sebastopol community is very proud of its agricultural heritage and historic downtown. With limited land available for development, successful infill projects will need to reinforce Sebastopol's small town charm while bringing people downtown to live or visit. The City is in the process of implementing a bike and pedestrian system which will link Sebastopol to the Laguna de Santa Rosa and the City of Santa Rosa to the east, and Forestville, Bodega Bay and the Pacific Ocean to the west.



Rare Site Opportunity

Centrally located in the heart of downtown Sebastopol.

This 1.25 acre site has been identified by the community as one with unique development opportunities, centrally located in the downtown core and directly across from the Plaza. This site will provide an important connection between our historic downtown and the newly renovated district known as The Barlow. The property can welcome both visitors and Sebastopol residents downtown by contributing a combination of housing, overnight accommodations and commerce.

This parcel is within walking distance of numerous restaurants, theaters, a library, grocery stores, wine tasting facilities and brew pubs, making the site ideal for both local and destination uses. We are a bicycle and pedestrian destination, situated within the esteemed Russian river wine region.

Community excitement for Sebastopol's downtown core.

In the summer of 2014, community members gathered to identify and share their ideas for desired components of a potential new development for this site. A synopsis of the results of these meetings is listed on the following page. We believe that the inclusion of these elements in any development proposal will ensure a high level of community support.

All of these site objectives are consistent with the existing General Plan. They are either permitted outright within the Zoning Ordinance, or there is City regulatory flexibility which could allow certain elements to emerge.

Key Site Attributes

Key site attributes for a successful project.

Urban Design Features

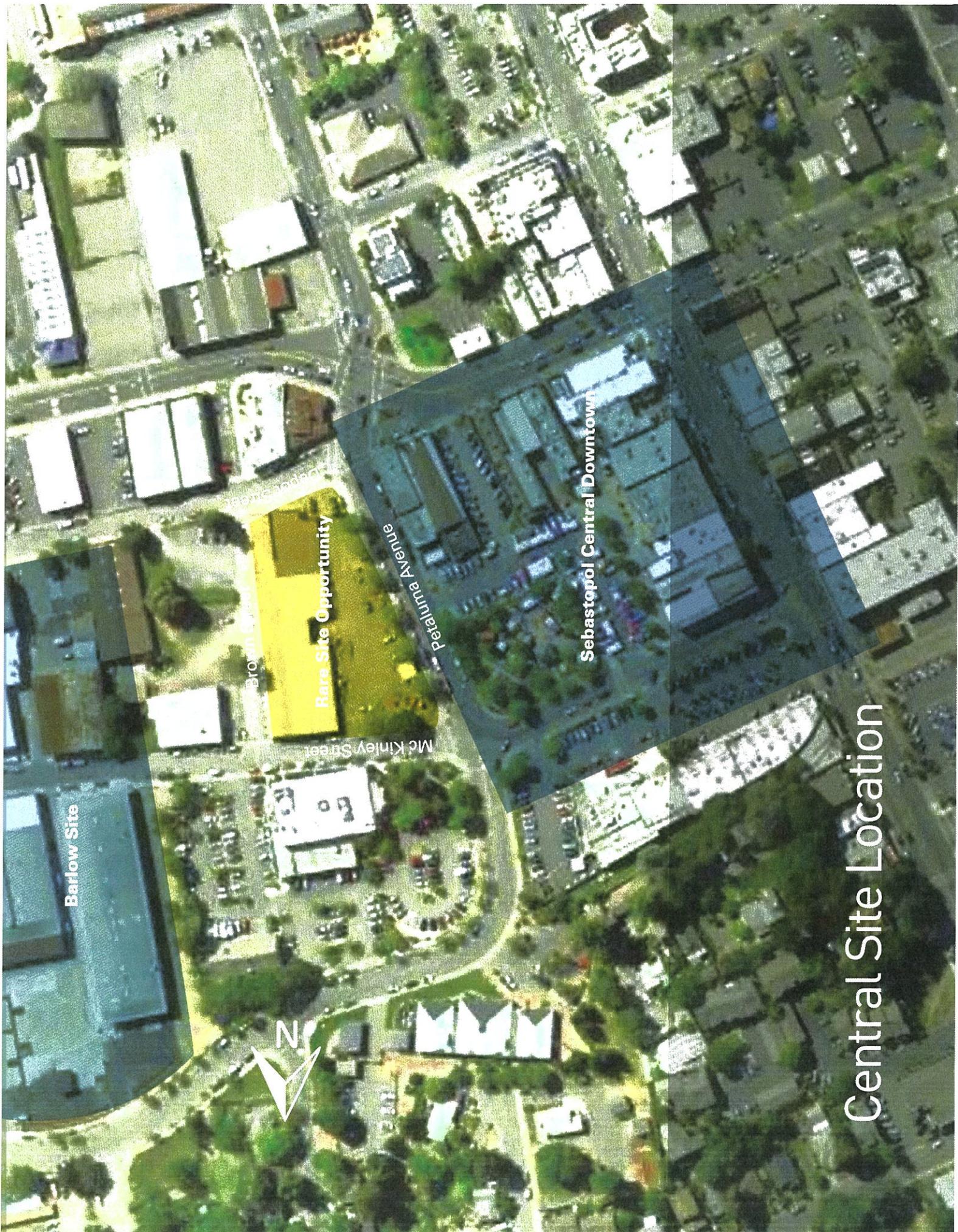
- Encourage the break up of massing by the development of multiple buildings. Other options include the use of paseos and variations in building heights and facades.
- Minimum of two stories; three stories preferred. However, variation across the site is encouraged. Consideration of a roof-top patio to provide open space and views of the Plaza and/or Laguna – or even a roof-top restaurant.
- Ground floor activity is encouraged for pedestrian oriented uses, such as retail and restaurants. Taller ground floor levels to provide suitable space for retail and other active uses are desired.

Connectivity

- Sidewalks, street trees and the public arena: The Petaluma Avenue street frontage will graciously face the Plaza. This will mean wide sidewalks which may save the existing London Plane trees. The preferred widths are 16' on Petaluma Avenue and at least 8' on both McKinley and Depot Streets. Brown Street, possibly utilized as an alley, may need only 5' wide sidewalks.
- Chamfer corner: Angling the McKinley/Petaluma corner will help promote a strong pedestrian connection between the Plaza and The Barlow.
- Parking: Retain or provide on-street public parking on streets fronting the parcel.
- No driveways should be located on Petaluma Avenue or McKinley Street, and they are discouraged on Depot Street as well.
- Create one or more paseos from Petaluma Avenue through to Brown Street and/or McKinley Street.

Site Development Incentives

- Stable business climate.
- Fiercely loyal local customer base.
- Access to the citywide traffic analysis currently underway.
- Access to the nearby electric vehicle charging stations.
- The City of Sebastopol will consider creative approaches to addressing project parking needs, such as a combination of street, on-site, and off-site shared parking.
- Access to on-going general plan studies including analysis of a return to two way streets.



Barlow Site

Brown Street

Rare Site Opportunity

Mc Kinley Street

Palatka Avenue

Sebastopol Central Downtown

Central Site Location





Connect with us

Please contact us regarding the potential feasibility of this centrally located site for your project.

Ron Basso

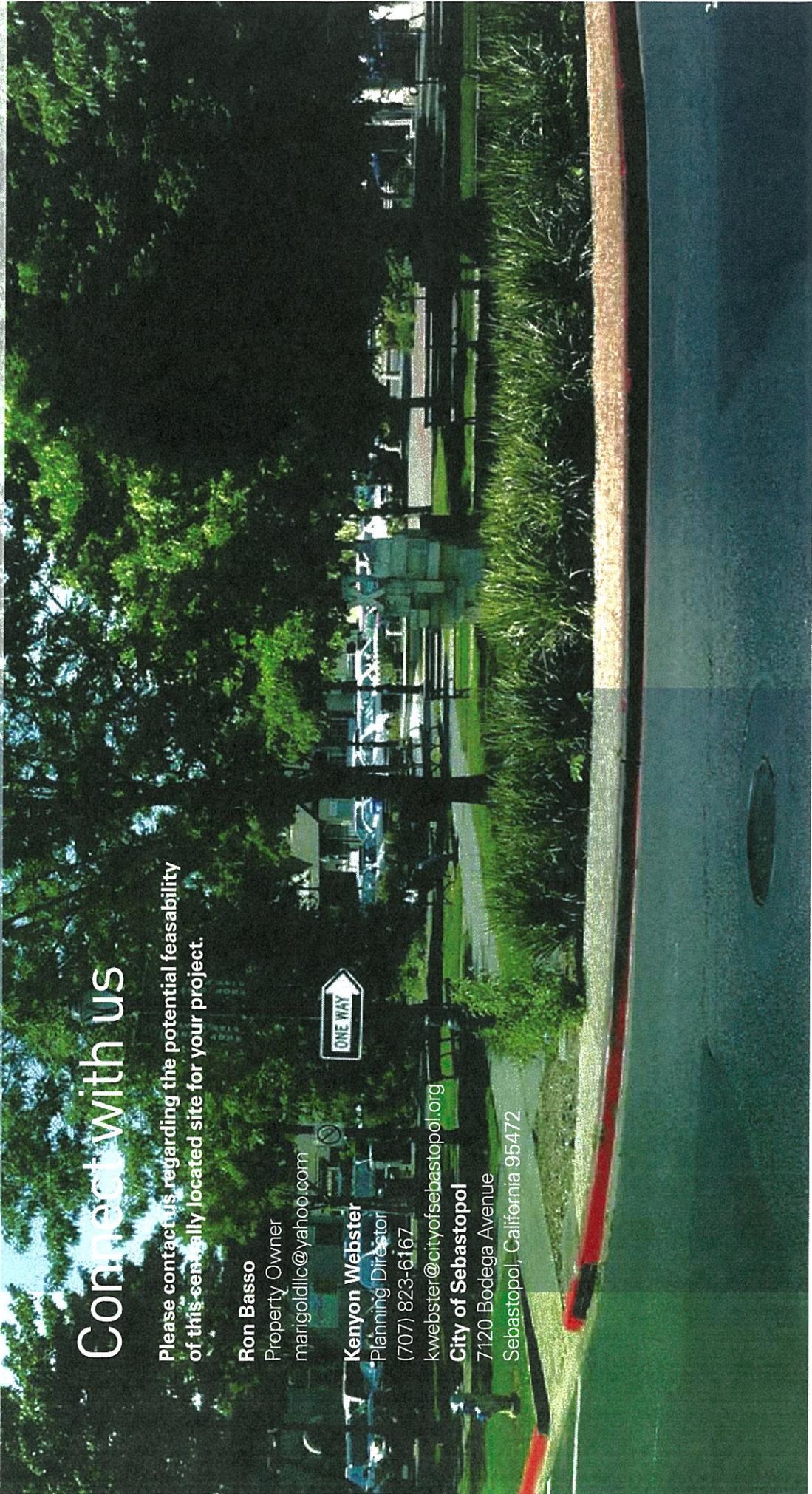
Property Owner
marigoldllc@yahoo.com

Kenyon Webster

Planning Director
(707) 823-6167
kwebster@cityofsebastopol.org

City of Sebastopol

7120 Bodega Avenue
Sebastopol, California 95472



1) How many jobs will be created by this project? What specific salary levels will you be offering? What employee benefits will you be offering?

60 full time jobs and 38 part time jobs

As we don't know exactly when we will open we cannot say exactly what salaries and pay rates will be offered but we can say that we expect to pay at least the rates indicated below and receive cost of living increases annually:

\$12.00-\$16.00 an hour for jobs that are service jobs which include tips

\$15.00-\$20.00 BOH kitchen staff

\$15.00-\$20.00 per hour entry-level positions with up to \$500 in monthly incentives

\$16.00-\$21.00 for supervisor position with up to \$500 in monthly incentives

\$50,000-\$100,000 for management positions with up to \$10,000 in bonuses annually

Benefits include:

Benefits (Medical, Dental & Vision)

Rate/Plan based on age

Employer pays 100% for managers and 50% for staff

401k for all staff part or full time after one year of employment, with 2% contribution for staff

Scholarship opportunity for current students and children of staff of college age students continuing education.

Contributions toward education for hotel staff in fields of hospitality and service that contribute toward advancement in positions in positions at the property or within the company

Employee discounts on food and lodging

Wage Survey & Analysis

<u>Position</u>	<u>Sebastopol 2016</u>	<u>Hotel Sebastopol 2019 (projected)</u>
Service Jobs		
<i>include tips</i>	\$10.00-\$15.00 per hour	\$12.00-\$16.00 per hour
BOH		
<i>Kitchen Staff</i>	\$10.00-\$17.00 per hour	\$15.00-\$20.00 per hour
Hotel & Admin		
<i>Entry-Level</i>	\$12.00-\$17.00 per hour	\$15.00-\$20.00 per hour
<i>Management</i>	No Data Available	\$50,000-\$100,000 annual salary

We completed an informal survey of current wages, based on the last 30 days of publicly posted job listings. Based on our research and analysis, our findings indicate that the wages for the proposed hotel are either competitive or better compared to other jobs in the area.

2) Will you be offering housing subsidies or stipends for employee housing?

At this time, we do not plan to provide subsidies or stipends specifically for housing, but we are open to reviewing models of what has been done elsewhere. We are a personal company, and if an employee is in need of an advance to make a deposit on housing we've been able to assist. As mentioned previously, we provide scholarship opportunities for staff and children of staff, so we do provide educational subsidies. Our goal is to assist employees to get in to local housing when we can.

3) Will you create a worker transportation program i.e. car pooling to address green house gas emissions?

Yes! We will strive to minimize the project's traffic and off-site parking impacts through a number of potential parking demand reduction and transportation demand management strategies. While we have yet to finalize plans, potential tools under consideration include the following:

- Shower and locker changing room facilities for employees who ride their bikes to work, helping make bicycling a more attractive mode of travel.
- Secure on-site bicycle parking for all employees, ensuring employees who bike do not have to worry about bicycle theft.
- Transportation information posted in the employee break room with up-to-date information on transit services in the area, including schedules and service area maps, ridesharing, bicycle maps, and information on other alternative transportation options.
- The dissemination of a welcome packet for new employees and hotel guests, containing transportation information relevant to the area.
- The provision of loaner and rental bikes for hotel employees (as is currently planned for hotel guests), allowing employees to run errands on breaks without the need for a car.¹
- Encouraging the use of employee ridematching and carpooling service through local ridesharing programs.
- Offering pre-tax commuter benefits for employees, allowing them to pay for transit passes and vanpool costs with pre-tax earnings.
- Offering additional transit pass and/or ridesharing subsidies.
- The implementation of a Guaranteed Ride Home program for employees, providing a "back-up" ride to employees who use transit, carpool, biking/walking, or other alternatives as their commute mode.

Some strategies will be in place upon opening, while others could be implemented as needed as the traffic and parking impacts of our operation become more clear. Limiting congestion downtown is important to us as it increases livability and the attractiveness of Sebastopol as a place to live, do work, and visit, and has the added benefit of reducing greenhouse gas emissions.

4) Will you hold a job fair for local residents seeking employment at your hotel?

Yes, this is a great idea, We will definitely do this!

Public Comments



September 21, 2016

SEBASTOPOL

Chamber of Commerce
& Visitor Center

Sebastopol Planning Commission
City of Sebastopol

Dear Planning Commissioner Chair Linda Kelley and Commissioners:

On behalf of the Sebastopol Chamber of Commerce and Visitor Center Board, we are sending this letter regarding the current Hotel Sebastopol project proposed by Piazza Hospitality.

**2016-2017
Board of Directors**

**Robert Aita
Giovanni Ballstreri
Paul Butkus
Lu Frazier
Ricardo Freitas
Bill Judson
Cheri Marcucci
Doug McCorkle
Sue Labouvie**

As the official Visitor Center for Sebastopol we have many occasions when we receive requests from visitors either via mail, electronically or in person for a need for lodging in our community. We will be pleased to have additional property to be able to refer our visitors to so they can visit longer in our community. These visitors will not only contribute to our TOT revenue but also to our sales tax through restaurants, gas and other retail sales. They will enjoy the many assets offered through our community events and activities as well.

The project before you appears to be a good fit with the current General Plan, suggesting that there is a need for a boutique hotel property, servicing a profile of traveler that is also a good fit for Sebastopol.

**265 South Main Street
PO Box 178
Sebastopol, CA 95473
707.823.3032
Fax 707.861.3966
sebastopol.org
chamber@sebastopol.org**

The Piazza Hospitality group has been very transparent in working with the public to create a design that is community "friendly", incorporating many features that are a standalone for Sebastopol and the uses and styles we've been looking for. We applaud them for their efforts. They also have a proven track record in our neighboring community to the north!

In addition, this particular corner is very conducive to a lodging property that we believe will help to bridge the new and historical retail centers in our downtown area adjacent to our town square. The Hotel Sebastopol site will also be providing some welcome public space and attractive uses.

Sebastopol tourism will be well served by an additional hotel property providing another option for world and regional travelers, not to mention the economic revenue. The Sebastopol Chamber and Visitor Center supports moving forward on the Hotel Sebastopol project and encourages the Planning Commission to do the same. Thank you.

Sincerely,
Ricardo Freitas
Ricardo Freitas
President 2016-17

Teresa Ramondo
Teresa Ramondo
Executive Director/CEO

Kenyon Webster

From: Katherine Austin <kaaustin@pacbell.net>
Sent: Wednesday, September 21, 2016 12:49 PM
To: Kenyon Webster
Subject: Hotel Proposal

Hi Kenyon, Just saw the submittal by David Baker and Associates. What a beautiful project! Love the parking lift idea too. I sure hope it gets approved. You couldn't get a better architect to do this.

Kathy

Katherine Austin, AIA, Architect
179 SE Rice Way
Bend, OR 97702
P 707-529-5565
kaaustin@pacbell.net
www.austinaia.com

September 20, 2016

City of Sebastopol Planning Commission
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Planning Commissioners,

I am writing to you in support of the proposed mixed-use project from Piazza Hospitality that is slated for the former Diamond Lumber Yard at 6828 Depot Street.

As a fourth-generation Sonoma County resident and family business owner (and former business owner in The Barlow), I can tell you first hand that I believe this type of project will help unify a gap that I feel has been created between the more historic part of Main Street Sebastopol, and the newer Barlow center.

The opportunities this proposed project brings to Sebastopol are many. For example, it encourages a creative use of public space (envisioned by the City for this parcel), promotes an opportunity to bring in local artists and business outlets, and offers a different lodging option. I also believe that this project would be a major asset to your community by beautifying a semi-gateway into the town of Sebastopol.

For many years, I have listened to my customers speak of the need for a quality-focused lodging establishment - one that first and foremost shows respect for and within the community, but can also demonstrate civic responsibility by utilizing sustainable design principles. I feel this project would also offer a much needed hospitality service to people who are traveling from points all around the globe - visitors who specifically come to Sonoma County to visit, participate and immerse themselves in the agricultural roots in and around Sebastopol.

Piazza Hospitality has already demonstrated this with great success in Healdsburg.

I urge you to vote in support for this well thought-out and innovative, progressive project.

Sincerely,



James MacPhail
Winemaker (focusing on vineyards in and around the Sebastopol area)
851 Magnolia Drive
Healdsburg, CA

Former Owner - MacPhail Family Wines
4th Generation Sonoma County Resident
Board Member and Owner McPhail Fuel Co.

Kenyon Webster

From: Lynda McDaniel <lyndamcd12@gmail.com>
Sent: Tuesday, September 20, 2016 5:08 PM
To: Kenyon Webster
Subject: I am in favor of the new Hotel Sebastopol

Hello, Mr. Webster,

I won't be able to attend your upcoming planning meeting, but I wanted to voice my support for the new Hotel Sebastopol proposed by Piazza Hospitality. I have attended a couple of their community-outreach meetings, and I believe they have the best interests of Sebastopol at heart. They incorporated feedback and made changes to their plans, based on the community comments.

Our town square needs a facelift. That corner is currently a remnant of days gone by. It's time to move forward with modern accommodations that can support shops and retailers on Main Street and at The Barlow. The size of the hotel is just right. It won't overshadow our small-town atmosphere, at the same time it will welcome visitors (bringing much-needed added revenue to our town).

As a member of the Sebastopol community, I am looking forward to having coffee, drinks, and/or dinner there—and attending events and shopping at their tenant stores. I can't wait for this project to be completed!

Cordially,
Lynda McDaniel
7620 Bodega Avenue
Sebastopol, CA 95472

Kenyon Webster

From: Clare Najarian <armen@sonic.net>
Sent: Tuesday, September 20, 2016 1:13 PM
To: Kenyon Webster
Subject: FW: community impact report

Hi Kenyon,

Will you please forward the following questions to the hotel developer and planning staff?

- 1) How many jobs will be created by this project? What specific salary levels will you be offering? What employee benefits will you be offering?
- 2) Will you be offering housing subsidies or stipends for employee housing?
- 3) Will you create a worker transportation program i.e. car pooling to address green house gas emissions?
- 4) Will you hold a job fair for local residents seeking employment at your hotel?

Thank You,
Clare Najarian

From: Clare Najarian [mailto:armen@sonic.net]
Sent: Monday, September 19, 2016 10:41 AM
To: 'kwebster@cityofsebastopol.org'
Subject: community impact report

Hello Kenyon,

Is there a Community Impact Report (Cir) available for new large-scale projects? On Page 4-3 of the Draft General Plan-see Action CSF-1h there is mention of a "consideration to establish requirements for the preparation of a Community Impact Report.
Who take this job on? The standards that are listed should definitely be applied to the new hotel...what is the process that can make that happen?

Thanks for your time,
Clare Najarian

City of Sebastopol Planning Commission
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Planning Commissioners,

I am writing in support of Piazza Hospitality's proposed mixed-use project at the former Diamond Lumber Yard site (6828 Depot Street). In my opinion, it represents the type of project needed to be the missing connection between the historic core of downtown Sebastopol and the newer Barlow project area. It will fill a gap in active uses and include an improved, attractive, and continuous pedestrian realm. The project will replace an underutilized but prominent downtown parcel with vibrant new buildings.

As a community member, I am excited by the proposed public amenities of the project, including the public courtyard and rooftop deck, local artist/maker spaces, and improved pedestrian connectivity.

This project is not only an appropriate result of the City's visioning process for the development of this parcel, but will be a major asset to our community by increasing City tax collection and incorporating sustainable design principles.

I urge you to vote in support of this outstanding project.

Sincerely,
Mary O'Neill

Kenyon Webster

From: Ginny Laughlin <ginny@athenawebdesign.com>
Sent: Tuesday, September 20, 2016 10:52 AM
To: Kenyon Webster
Subject: Support for Hotel Sebastopol

City of Sebastopol Planning Commission
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Planning Commissioners,

I am writing to voice my enthusiastic support for the Hotel Sebastopol project. The partners at Piazza Hospitality have been highly respectful of the citizens of Sebastopol, including us in the planning and direction of the project and asking us what we wish for. The planned addition to our city will enhance it in many ways. It's design will add beauty and functionality to our plaza area, add to the walkability of downtown and create a nice pedestrian link between downtown and the Barlow. The guests will help support downtown business and increase tax collection for the city. The location and design of the building are in alignment with the City's visioning for the development of the underutilized parcel, and with the Core Project recommendations for enhancing the plaza area.

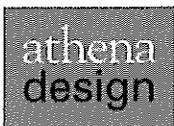
As a longtime resident of the West County I have often wished for more hotel space for visiting friends and relatives, who have sometimes had to stay in Santa Rosa because all the accommodations in Sebastopol were filled. As a homeowner and small business owner in the city of Sebastopol, I hope you will approve this excellent project.

Thank you,

Ginny Laughlin

708 Robinson Road
Sebastopol, California 95472

Ginny Laughlin | Athena Design | Creative Director | 707.823.8601 | athenawebdesign.com



Kenyon Webster

From: Eliana Brooke <lovebrazil@me.com>
Sent: Tuesday, September 20, 2016 10:09 AM
To: Kenyon Webster
Cc: Circe Sher
Subject: Piazza hospitality project

Mr. Webster,

I'm writing to show support for the amazing project proposed by Piazza hospitality group. I have been part of the Sebastopol community since 1992, when I moved my small company (General Hydroponics) to the outskirts of this beautiful city. I no longer own General Hydroponics. It was sold to Scott's products last year. But I'm still here and I will continue to be because this place is magical. I will continue to invest and create jobs. This project will benefit my many friends who own their business and are struggling to attract their clientele. We can also be an example to the world. There are some terrific ideas proposed by our wonderful and caring community. I know there are obstacles but if we go into this project with a mindset of finding only solutions I am sure this will be a tremendous success.

Sincerely,

Eliana Brooke
5180 Vine Hill rd
Sebastopol CA 95472
707 481 6538 mobile

Sent from my iPad

KOSTA BROWNE

September 19, 2016

City of Sebastopol Planning Commission
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Planning Commissioners,

I am writing in support of Piazza Hospitality's proposed mixed-use project at the former Diamond Lumber Yard site (6828 Depot Street). In our opinion, this project is a great addition to the town and will provide us with a much-needed bridge between the historic centre of Sebastopol and the newer Barlow area where our winery is located. We anticipate that it will replace an underutilized but prominent downtown property with a vibrant appropriate new building. This, in our view, helps to complete the plaza area and give shape to the core of the town.

As business owners, we can see the value of providing additional space where out of town visitors can stay. As local residents, we also welcome the new project as a place where our friends and relatives can stay when in town. We feel strongly that without a central, attractive place to stay, most visitors leave after a few hours. We are often asked by our customers about local accommodation and often are unable to find them rooms. Enabling them to spend multiple days (and nights) in our community will ensure they frequent more Sebastopol businesses more often, increasing business and tax collection.

We encourage you to vote in support of this project.



Kenneth Rochford
Director of Sales & Marketing
Kosta Browne Winery

Kenyon Webster

From: terry foutz <tkf@sbcglobal.net>
Sent: Monday, September 19, 2016 11:49 AM
To: Kenyon Webster
Subject: Piazza Hotel

I'm writing in support of the plans to build a hotel in downtown Sebastopol. Currently, the space occupied by the tractor company seems out of place and totally underutilized. In addition to all that the hotel will bring to us, it will connect the Barlow to town. (We are big fans of the Barlow. Go there once or twice a week for different reasons but it's so disconnected from everything.) I know its a cliché but it's true — we can either manage our growth or just let it happen. My wife and i have attended every meeting that's been held regarding this project. The people who are putting this together have welcomed community involvement and openly solicited our town's input. They have listened and have responded. Several of the components of the hotel project are the direct result of input from us — the folks who live here. There will be some retail stores, art studios, a public courtyard, a roof top garden, free parking for all (not just hotel guests) and other positive components as well. This group has a proven track record of developing successful hotels and of being good neighbors. From my own interaction at town meetings and based on everything I have read, these folks and this project would be a perfect addition to our little town.

Please support this development. It's a really important step in managing Sebastopol's progress.

Thank you.

Terry Foutz
3177 Burkhart Lane
Sebastopol

Kenyon Webster

From: Jack May <reseedrestore@gmail.com>
Sent: Monday, September 19, 2016 11:28 AM
To: Kenyon Webster
Subject: Hotel on the Square with Piazza Hospitality

Kenyon we have lived in Sebastopol since 2002

We have a farm just south of the Buddhist Temple.

When our friends come to visit in town they stay at the Hotel Healdsburg given the services provided. Nothing like that exists in Sebastopol. Circ and her team are high service which we really need.

I know James wants to stay forever but he has never made his business a positive for the Square. He does great service but the place doesn't help the square.

A hotel of this quality will finally make our square a hub during the entire week and not just for the farmers market.

Yes there will be more traffic but that is a small cost for tying the Barlow into the square and helping all of those small businesses finally thrive.

We are 100% supportive of this hotel effort.

Please pass this on to the Council.

Thanks for helping it get this far.....this is soooooooooooooooooo much better than that stupid CVS relocation.....disaster!

Jack May
1751 Bollinger Lane
Sebastopol, CA 95472-4908
650-464-6700
reseedrestore@gmail.com

Kenyon Webster

From: Clare Najarian <armen@sonic.net>
Sent: Monday, September 19, 2016 10:41 AM
To: Kenyon Webster
Subject: community impact report

Hello Kenyon,

Is there a Community Impact Report (Cir) available for new large-scale projects? On Page 4-3 of the Draft General Plan-see Action CSF-1h there is mention of a "consideration to establish requirements for the preparation of a Community Impact Report.

Who take this job on? The standards that are listed should definitely be applied to the new hotel...what is the process that can make that happen?

Thanks for your time,
Clare Najarian



Kenyon Webster

From: Kenyon Webster
Sent: Monday, August 22, 2016 6:26 PM
To: 'Jamil Allati'
Subject: RE: Hotel in Sebastopol

Mr. Allati-

Thank you for your email. We appreciate your concerns.

Regarding your concerns No. 1 and No. 2, if the project is approved and moves into construction, there will be periods of disruption in the area. New construction as well as renovation projects can create neighborhood impacts and unfortunately, this is inherent in the renewal or redevelopment of urban sites and buildings. The construction process, while short-term, does create temporary impacts. This project would involve substantial site and street work, and a period of building construction. At times, portions of Brown Street and Depot Street adjoining the project site may be closed to allow their improvement, or in conjunction with site work. On the other hand, construction workers may patronize some area businesses, and once completed, the project may generate more business activity in the area.

Regarding your concern No. 3, the project would develop a large surface parking lot for 92 cars. There are also 30 street parking spaces that would be provided on the street frontages of the project. The existing dirt parking lot is on private property, not owned or operated by the City. It is our understanding that the current owner has temporarily leased the parking to other businesses in the area whose buildings have no or limited parking. Businesses make the choice of locating on such sites. Unless they have a long-term lease for use of the parking, such businesses would likely need to make other arrangements for parking, with development of the hotel project.

The Planning Commission is scheduled to conduct a public hearing on the project on September 27, 2016 at 7pm, at 425 Morris Street, Sebastopol. You are welcome to come and make comments, or to submit comments in writing for the Commission's consideration.

-Kenyon Webster

From: Jamil Allati [mailto:kingfalafelusa@gmail.com]
Sent: Monday, August 22, 2016 3:14 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: Hotel in Sebastopol

To whom it may concern;

It brought to my attention that a hotel going to be built in Sebastopol specifically next door to my restaurant King Falafel.

I have 3 major concerns.

1_ the traffic and blockage of the street. Since most streets surrounding the restaurant are one way streets I would like to know how construction is going to affect traffic and specially affecting my business.

2_ dust and dirt from construction. Currently I am having a big problem with CVS being built across the street with clouds of dust coming into the restaurant. I complained so many times and nothing was done about it. This is across the street what I am going to do when the hotel starts getting built and that's a few steps away I cannot close down the restaurant!!!!!!!!!!!!!!

3_ most important parking from what I heard that the owners bought the lots across the street currently more

than 50 cars park there and worse on sunday where everyone is double parked and my customer cannot find parking. Iam loosing customer already because of parking and its going to be much much worse with those lots taken. How this going to ease and help with parking problems?

Please let me know the answer to my questions asap

Thank you

James @ KING Falafel restaurant

Project Plans



david baker architects
dbarchitect.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, antismoker studios, restaurant, bar, lounge, wellness center, public courtyard, private gardens, outdoor rooftop decks, meeting rooms, & other hotel amenities. A total of 92 parking spaces for the project will be located across Brown Street on two combined parcels (6824/6826 Depot and 215 Brown Street), and will be provided as tandem spaces accessible only via our valet parking program. It is our intention to develop this paved surface parking lot at a later date.

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

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

Landscaping will be featured in the public courtyard, private gardens, passage, roof decks, green roofs, and streetscapes. It will be composed of plant species that are native to the area and will be maintained with a rainwater collection system of 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, Loft c127
 San Francisco, CA 94107
 t. 415.896.6700
 f. 415.896.6103

contact: Paolo Petrone
 e: ppetro@holtheadsburg.com
 t. 415-302-2697

contact: Brett Randall Jones, AIA
 e: brtjones@dbarchitect.com
 t. 415.799.4581

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.01	Inspiration Images	A.21	Street Elevations - Brown Street & Depot Street
L.20	Plant Palette		
L.21	Plant Palette		
S.00			Site Survey

PROJECT INFORMATION

ADDRESS:
 6828 & 6826/6824 DEPOT STREET & 215/225 BROWN STREET
PARCEL:
 004-052-001 & 004-061-007/008 & 004-061-009/010
ZONING:
 CD (DOWNTOWN CORE)

PARCEL AREAS:
 004-052-001 = 51,851 SF
 004-061-007/008 = 12,460 SF
 004-061-009/010 = 9,470 SF
 73,781 SF
 68,825 SF
 20,520 SF

TOTAL PARCEL AREA:
 133 (68,825 SF / 51,851 SF)
GROSS BUILDING AREA:
 NONE REQUIRED
SITE COVERAGE:
 3 STORIES / 40 FEET

ALLOWED F.A.R.:
 1.33 (68,825 SF / 51,851 SF)
PROPOSED F.A.R.:
 NONE REQUIRED

SETBACKS:
 NONE REQUIRED

ALLOWED BUILDING HEIGHT:
 3 STORIES / 40 FEET

PROPOSED BUILDING HEIGHT:
 4 STORIES / 50 FEET*
 (NOT INCLUDING EQUIPMENT, PARAPETS, & PENTHOUSES)

GUEST ROOMS ALLOWED:
 49 ROOMS**

GUEST ROOMS PROPOSED:
 36 STANDARD ROOMS
 13 JUNIOR SUITES
 5 SUITES
 6 HOSTEL ROOMS (24-BUNK CAPACITY)
 6 WALK-UP ROOMS
 56 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)

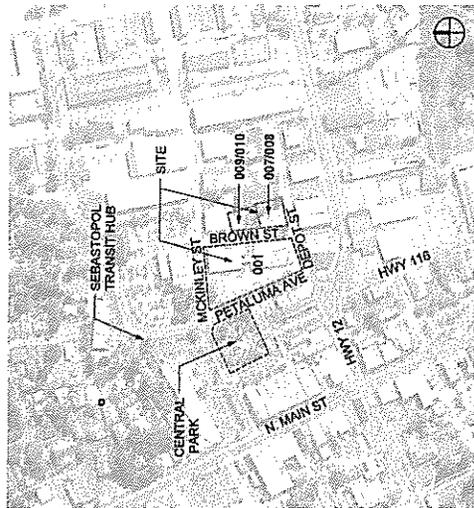
PARKING PROVIDED:
 92 TANDEM PARKING SPACES****
 30 STREET SPACES**
 122 PROVIDED PARKING SPACES

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



Level	Area
Basement	6920 SF
Level 1	2107 SF
Level 2	1454 SF
Level 3	5395 SF
Level 4	6925 SF

Occupancy	Area
Circulation	11,900 SF
Hotel Amenities	8,972 SF
Hotel Guest Room	76,056 SF
Open Space	4,852 SF
Restaurant (Commercial)	2,410 SF
Restaurant (Commercial)	2,933 SF
Retail (Commercial)	5,100 SF
Service / Utility	4,738 SF
Spa (Commercial)	72,077 SF

Level	Name	SF
Level 1	Caravan Courtyard	6513 SF
Level 1	Plaza	4759 SF
Level 1	Public Courtyard	8179 SF
Level 1	Staircases	1072 SF
Level 2	Balconies	273 SF
Level 2	Deck	273 SF
Level 2	Terrace	1251 SF
Level 3	Balconies	1116 SF
Level 4	Balconies	357 SF
Level 4	Roof Deck	4198 SF

Type	Location	Number of Bicycles
Hotel Guest	Bike Room	20
Public	Streetscape	62



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

Project Information
Sebastopol Hotel

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 313% more bike parking than is required. The project and the hotel management will encourage both guests and workers to bike or walk to the hotel.

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

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

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

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

For comparison, one of Piazza's other hotels, Hotel Healdsburg, which includes many mixed-uses (2 restaurants, 5 retail spaces, & a spa) operates with 48 parking spaces for 96 rooms (~.8 spaces per room). Another, H2 Hotel has 28 spaces for 36 rooms (~.77 spaces per room). Currently, the Sebastopol parking requirement places our parking required at 2.21 spaces per room. Our request for a 20% decrease would still provide 1.77 spaces per room, more than double what our past hotels have needed.

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

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.



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

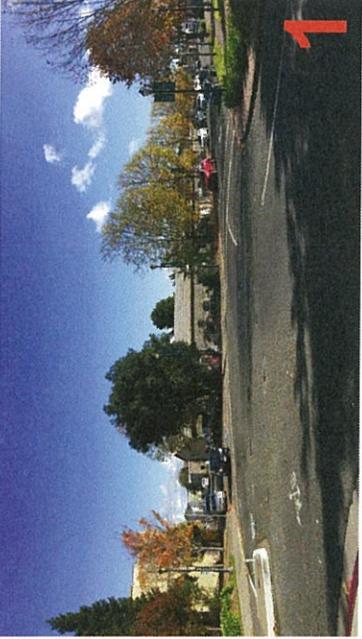
G.20

Site Aerial
Sebastopol Hotel

area development plan

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





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

Site Photos
Sebastopol Hotel

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

G.21





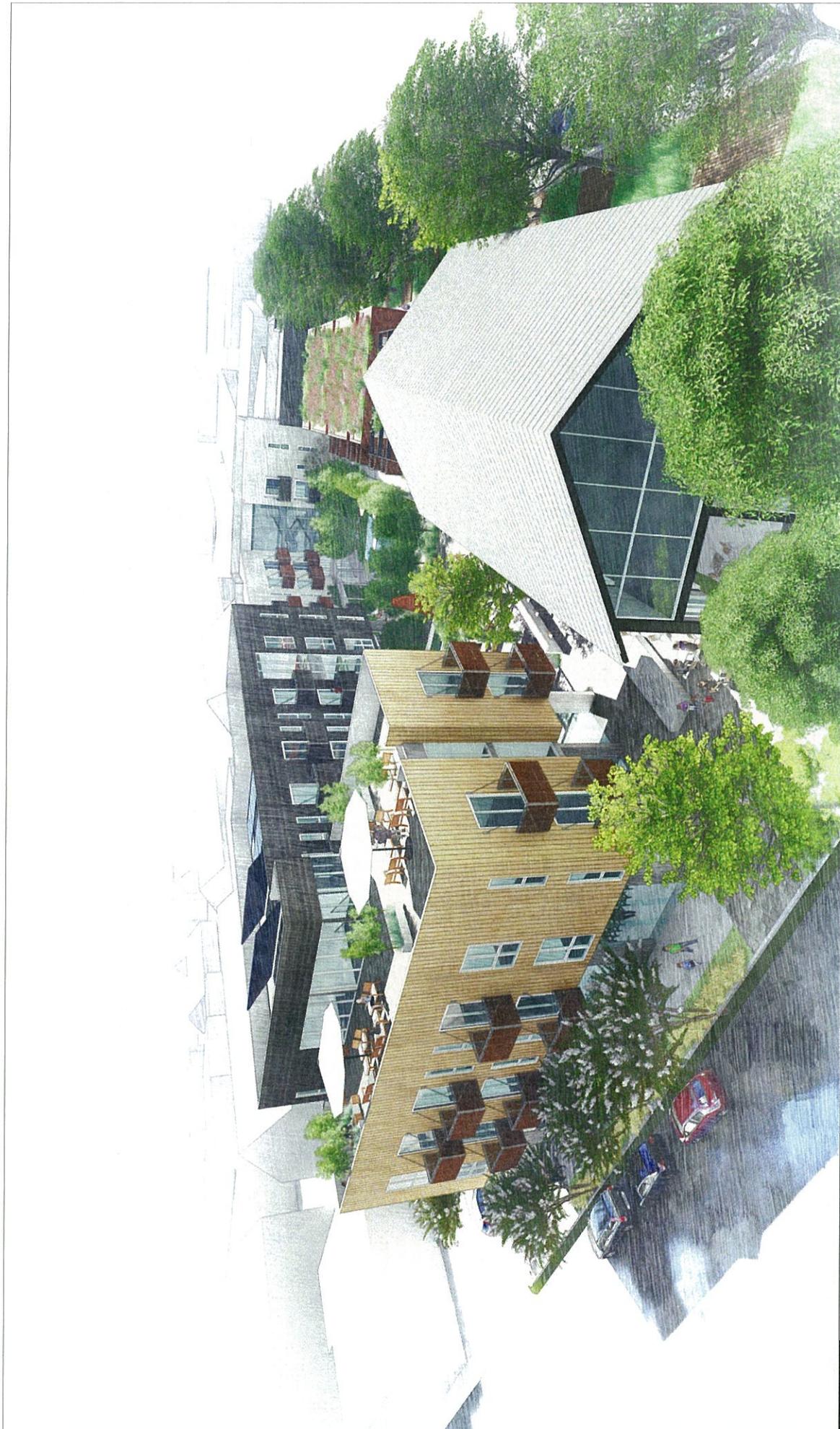
david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

3D Views
Sebastopol Hotel

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

G.30





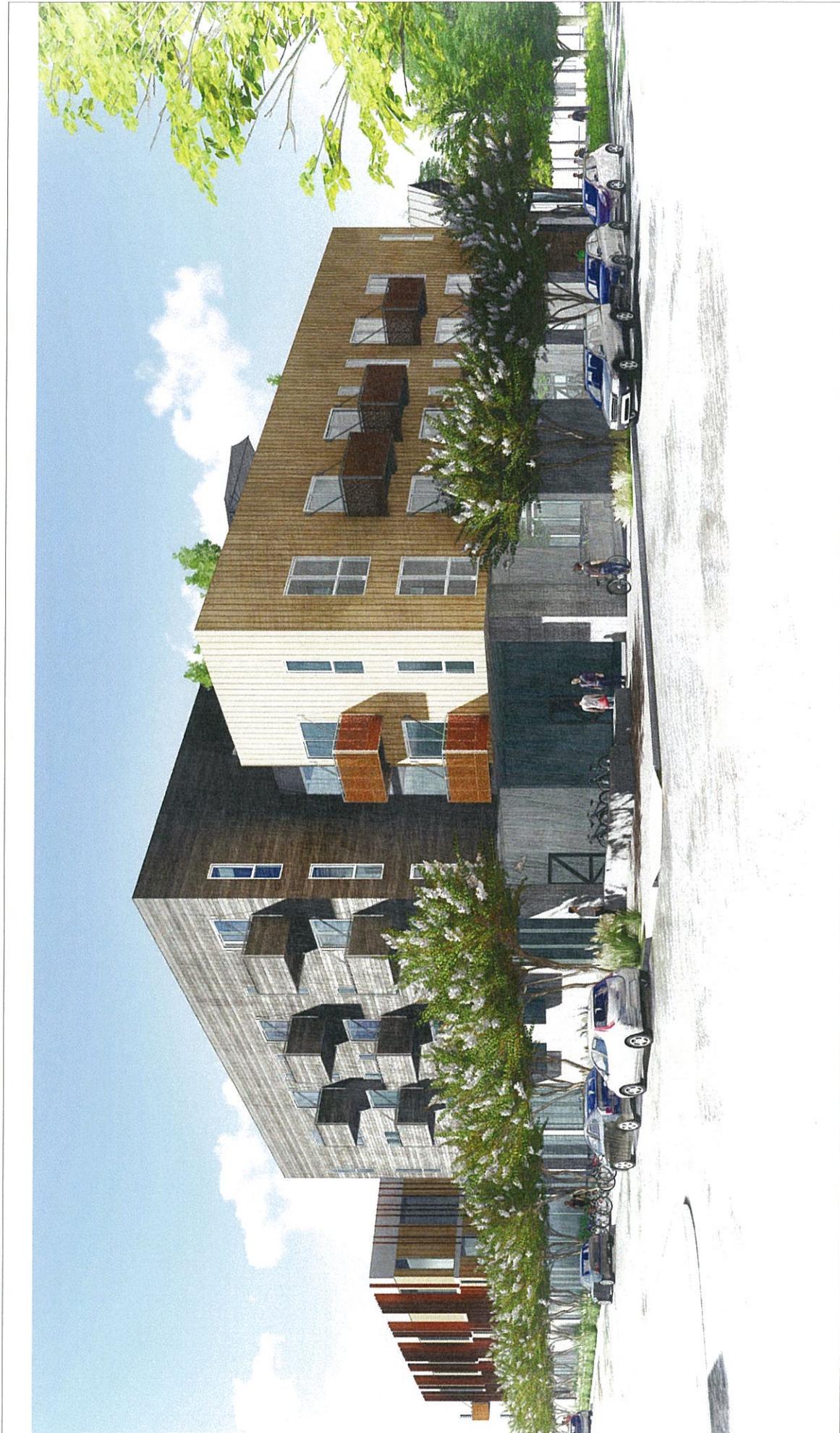
david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

3D Views
Sebastopol Hotel

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

G.31





david baker architects
dbarchitect.com
461 second street, loft 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



david baker architects
dbarchitect.com
461 second street loft 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



david baker architects
dbarchitect.com
461 second street loft 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





david baker architects
dbarchitect.com
461 second street loft 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.35





david baker architects
dbarchitect.com
461 second street loft 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.36



david baker architects
dbarchitect.com
461 second street loft 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.37





david baker architects
dbarchitect.com
461 second street loft 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.38





david baker architects
dbarchitect.com
461 second street loft 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.39





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

3D Views Sebastopol Hotel

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



G.40



david baker architects
 dbarchitect.com
 461 second street loft 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.41





david baker architects
dbarchitect.com
461 second street loft 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.42



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

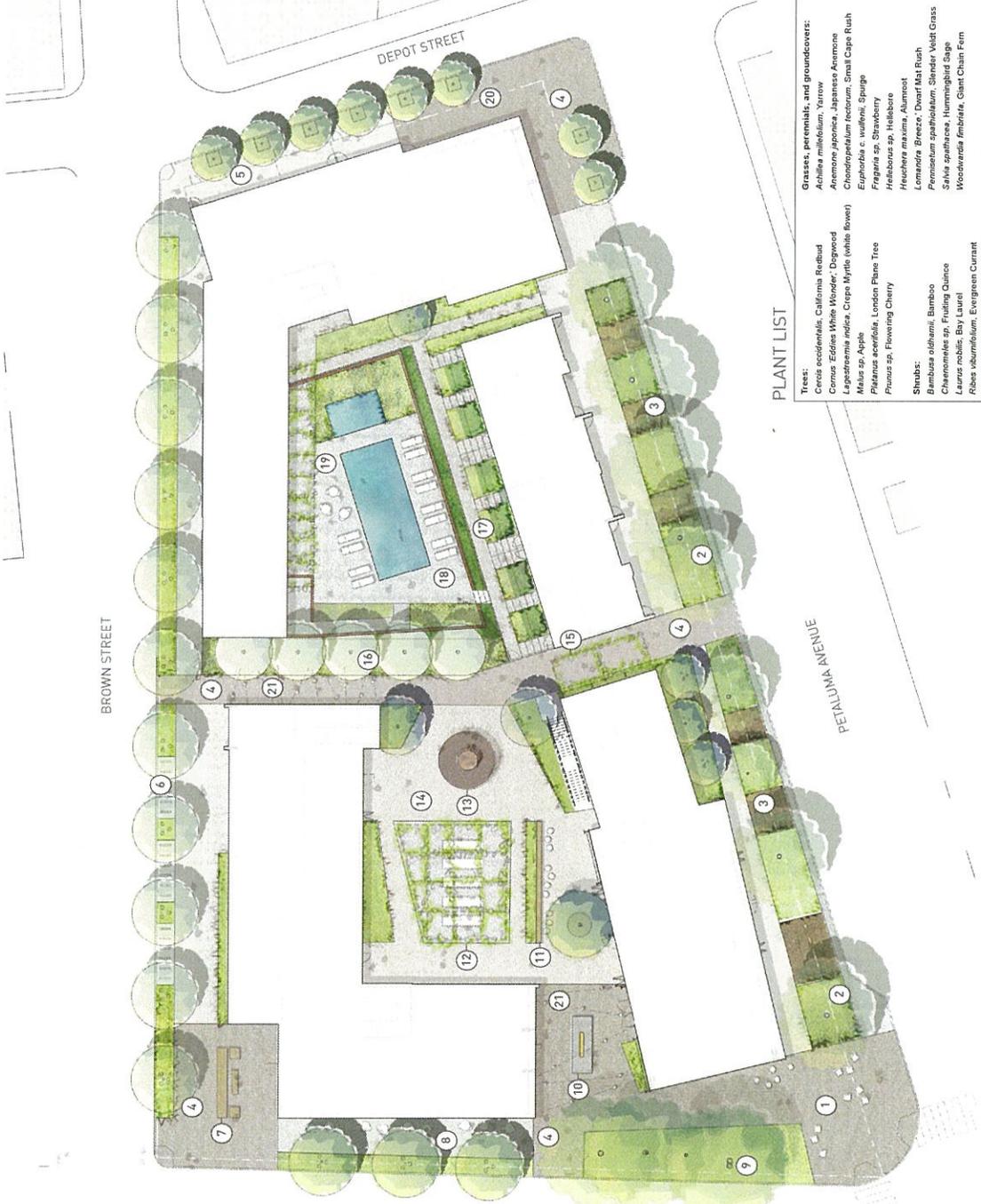


3D Views
Sebastopol Hotel

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

G.43

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



PLANT LIST

- Trees:**
- Croton occidentalis, California Redbud
 - Cornus Ecdia White Viburnum, Dogwood
 - Legastemum indica, Crepe Myrtle (white flower)
 - Malus sp. Apple
 - Philadelphus scorodoria, London Plane Tree
 - Prunus sp. Flowering Cherry
- Shrubs:**
- Bambusa oldhamii, Bamboo
 - Chamaenerion sp. Frilling Clince
 - Leucos nobilis, Bay Laurel
 - Ribes viscarifolium, Evergreen Currant
- Grasses, perennials, and groundcovers:**
- Achillea millefolium, Yarrow
 - Anemone japonica, Japanese Anemone
 - Chondropetalum tomentosum, Small Cape Rush
 - Euphorbia c. wulfenii, Spurge
 - Pragnia sp. Strawberry
 - Hebe sp. Hebe
 - Freuchera maxima, Alumroot
 - Lomatium Breeze, Dwarf Mat Rush
 - Penstemon spathulatum, Slender Veilt Grass
 - Salvia spathulata, Hummingbird Sage
 - Woodwardia imbricata, Giant Chain Fern
- Vines:**
- Clematis armandi, Evergreen Clematis vine
 - Humulus lupulus, Hops vine

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



LANDSCAPE PLAN - L.00



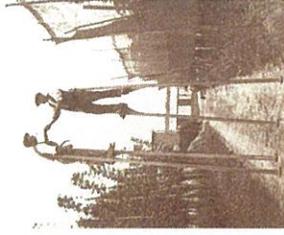
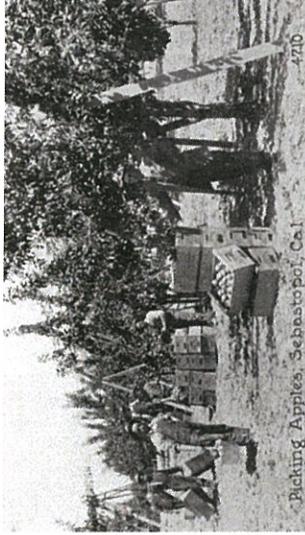
KEY	
①	ROOF DECK - LEVEL 4
②	OUTDOOR SEATING
③	VEGETABLE BEDS
④	WATER FEATURE
⑤	ROOF DECK - LEVEL 2
⑥	TRELLIS W/ HOP VINES
⑦	GREEN ROOF - LEVEL 3



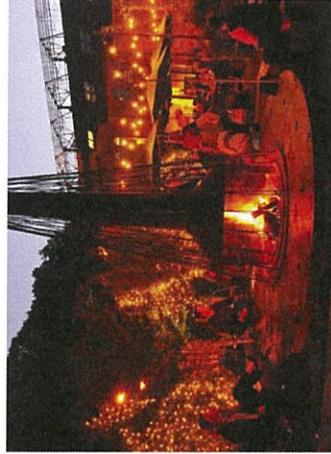
PLANNING COMMISSION
 JUNE 23, 2016
 1" = 16' @ 34X22" PLOT
 0 8 16 24



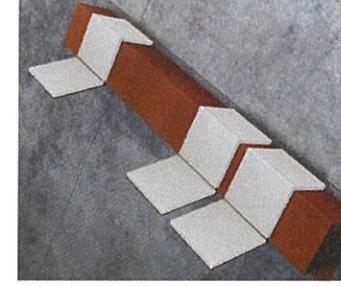
ROOF DECK PLAN - L.01



SEBASTOPOL & SONOMA COUNTY CULTURAL INSPIRATION - APPLES & HOPS



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



ACTIVATING THE SIDEWALK, FURNITURE ART



INSPIRATION IMAGES - L.10

PLANNING COMMISSION
JUNE 23, 2016



WESTERN REDBUD
TREES



DOGWOOD EDDIE'S WHITE WONDER



CREPE MYRTLE



APPLE
TREES



PLANE TREE



FLOWERING CHERRY



BAMBOO
SHRUBS



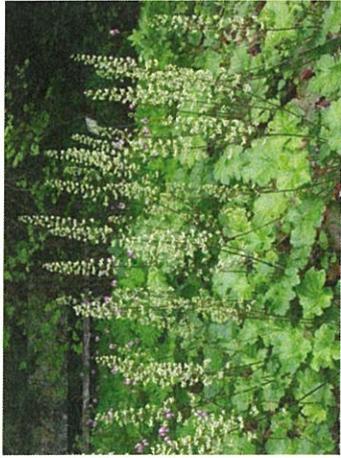
FRUITING QUINCE



SWEET BAY



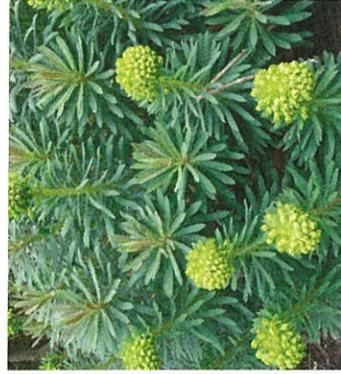
EVERGREEN CURRANT



ALUMKROOT



JAPANESE ANEMONE



SPURGE



HUMMINGBIRD SAGE



GIANT CHAIN FERN



STRAWBERRIES



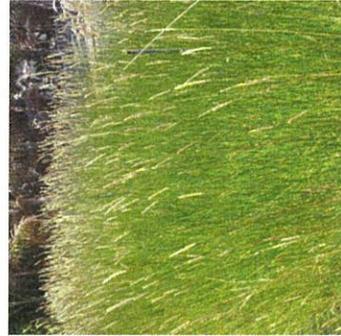
HELLEBORES



YARROW



DWARF MAT RUSH



SLENDER VELDY GRASS



SMALL CAPE RUSH



HOPS VINE



EVERGREEN CLEMATIS VINE

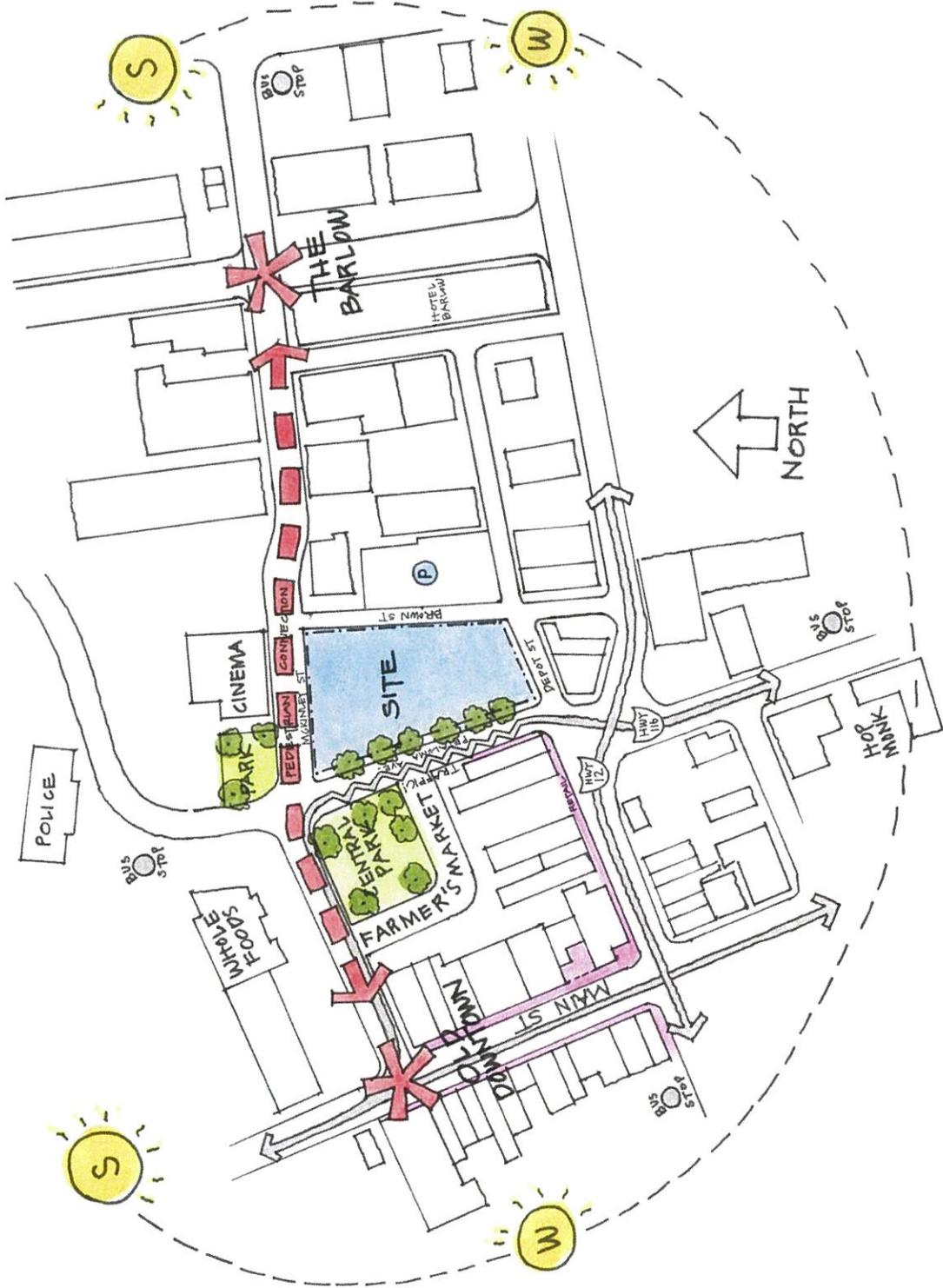
GROUNDCOVERS, GRASSES, & VINES



AC LA
LANDSCAPE ARCHITECTURE

PLANT PALETTE - L.21

PLANNING COMMISSION
JUNE 23, 2016



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

Site Analysis
Sebastopol Hotel

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

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

david baker architects
 dbarchitect.com
 461 second street loft 127
 san francisco california 94107
 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



Floor Plan - Level 2 Sebastopol Hotel

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

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

david baker architects
 dbarchitect.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"
 (HALF-SIZED: 1/32"=1'-0")
 date 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

david baker architects
 dbarchitect.com
 4671 second street loft 127
 san francisco california 94107
 v.415.896.6700 f.415.896.6103

Floor Plan - Level 4 Sebastopol Hotel

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

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



project number	21416
scale	1/16" = 1'-0"
date	2016-08-08
drawn by	BRJ

A.15

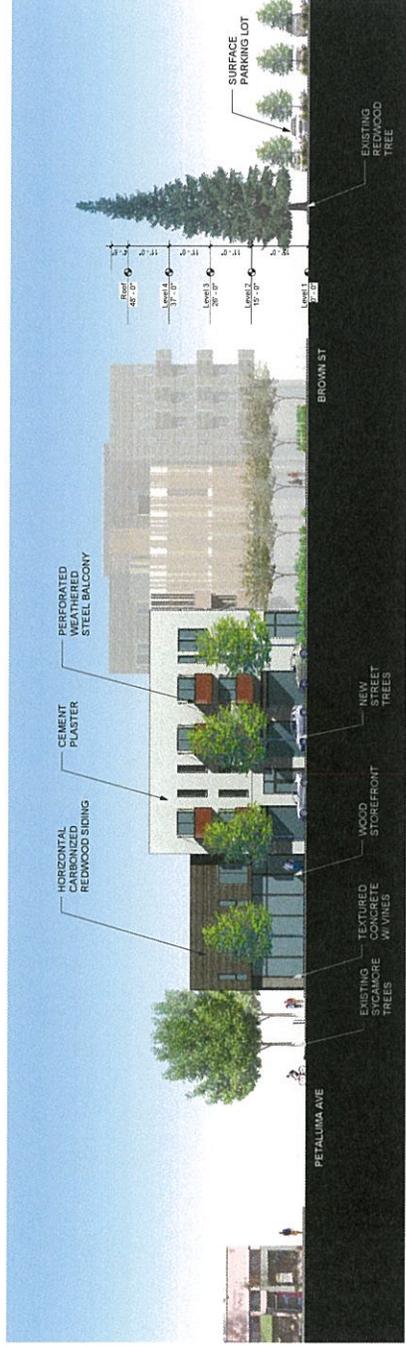
Floor Plans - Basement & Parking Lot
Sebastopol Hotel

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





BROWN STREET



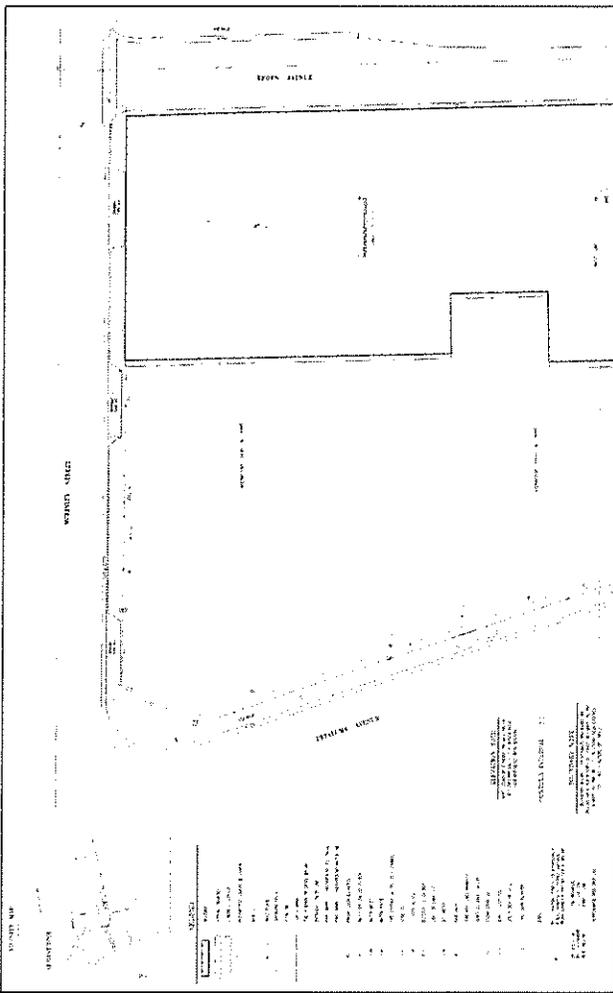
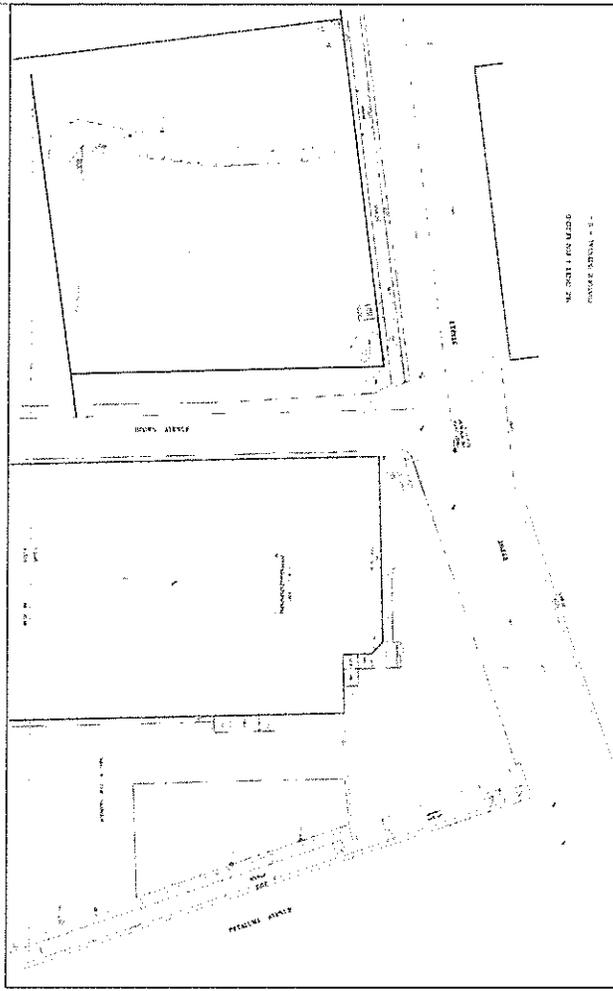
DEPOT STREET

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

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





TOPOGRAPHIC MAP
 PREPARED FOR MAZZA HOSPITALITY GROUP
 8022 DEPOT ST, SEBASTOPOL, CA
 APR: 00-652-9011, 00-481-007/008

TOPOGRAPHIC MAP
 PREPARED FOR MAZZA HOSPITALITY GROUP
 8022 DEPOT ST, SEBASTOPOL, CA
 APR: 00-652-9011, 00-481-007/008

project number 21416
scale
date 2016-07-15
drawn by C&A

project number 21416
scale
date 2016-07-15
drawn by C&A

SEBASTOPOL HOTEL

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

Site Survey
Sebastopol Hotel

S.00