

City Council
Mayor Una Glass
Vice Mayor Patrick Slayter
Michael Carnacchi
Sarah Glade Gurney
Neysa Hinton



Planning Director
Kenyon Webster
Assistant Planner
Dana Morrison
Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: January 24, 2017
Agenda Item: 8c
To: Planning Commission
From: Kenyon Webster, Planning Director
Dana Morrison, Assistant Planner
Subject: Rezone
Recommendation: Approval with Conditions
Applicant/Owner: Colin Doyle/Gregory Drew
File Number: 2016-92
Address: 160 Pleasant Hill Road
CEQA Status: Exempt
General Plan: High Density Residential
Zoning: RSF-2 Medium Density Single Family

Introduction:

This is an application to Rezone the property located at 160 Pleasant Hill Road (APN 060-221-001). The property is currently zoned as RSF-2 (Medium Density Single Family) and the applicant is requesting to change the zoning to RM-H (High Density Residential Multiple Family). There are currently four single family residences located on the property.

Project Description:

The Land Use Designation for this property is High Density Residential, which specifies, per the General Plan, a density of 12.1-25 housing units per acre. The current zoning for the property is RSF-2. Because the RSF-2 zone requires a minimum lot size of 6,000 sq. ft., maximum density in this zone can only be about 7 units per acre (which is less than the allowed minimum density of the newly adopted General Plan of 12.1 units per acre). Therefore, the RSF-2 zone is not compatible with the current density requirements for the High Density Residential Land Use Designation. Changing the zoning to RM-H will allow the applicant to propose a development that is consistent with the land use requirements set forth in the General Plan.

The rezoning of the property will create an allowed density which is consistent with the Land Use Designation specified in the General Plan, and will be more consistent with the existing adjacent residential developments to the north and west (Bodega Heights and West Hills). The prior General Plan also showed the site as High Density, however previously the owner was planning a single-family subdivision, and obtained an RSF-2 zoning designation. At this time, the owner is seeking a zoning designation that matches the General Plan.

This application is for a rezone only; any development would require other permits.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15305, Class 5, which includes minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in changes in land use or density. The rezone will not increase the density it will simply alter to the zoning to match the density allowed by the newly adopted General Plan, which was the subject of an Environmental Impact Report.

General Plan Consistency:

The General Plan Land Use designation for the site is High Density Residential. The General Plan describes High Density Residential as the following: "Designates areas suitable for multifamily dwellings at a density of 12.1-25 units per acre. This designation is suitable for duplexes, apartments, townhouses, and other attached dwelling units."

The current zoning for the property is RSF-2. Changing the zoning will allow the applicant to propose a development that provides the land use set forth in the General Plan.

The proposed rezoning is also supported by a number of objectives and policies identified in the General Plan which encourage infill developments that meet the City's housing requirements, as well as goals set forth in the Housing Element of the General Plan. These objectives and policies include the following:

- o Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.
- o Policy LU 1-6: Where appropriate, encourage clustered development and the clustering of housing so that larger areas of open space may be permanently preserved. Clustered development may provide flexibility in site design and layout to allow for smaller lot sizes, but shall not allow a project to exceed the gross density ranges established under Policy LU 1-4.
- o Policy LU 6-1: Promote increasing residential densities.
- o Policy LU 6-2: Promote compact urban form that provides residential opportunity in close proximity to jobs, services, and transit.
- o Housing Element, New Housing Production, Goal C-1: The City of Sebastopol will take necessary steps to promote new housing development and remove public infrastructure constraints to new housing development.

Zoning Ordinance Consistency:

Municipal Code Section 17.300.030.A states the following: Planning Commission Recommendation Required: "The City Council shall not redesignate or rezone any property, or change the text of any provision of the General Plan or Zoning Code, until after it has received, pursuant to this procedure, a recommendation from the Planning Commission." The application is consistent with Municipal Code Section 17.300.030.A in that the Planning Commission will review the Rezoning first, and make a recommendation to the City Council.

Municipal Code Section 17.300.030.B states the following: Public Hearing Required: "A Public Hearing shall be held by both the Planning Commission and City Council on each Application for General Plan or Zoning amendment. Notice of the Hearing shall be given as prescribed in

Section 17.330 of this Code.” The application is consistent with Municipal Code Section 17.300.030.B in that the Planning Director has scheduled a Planning Commission hearing, and notice was given, regarding the proposed Zoning change.

Public Comment:

The Planning Department did the following to comply with Section 17.260.030.B (5) 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 Press Democrat on January 14, 2017; and (3) posted three written notices publicly on and within vicinity of the subject property. No public comments on the application have been received as of writing this report.

City Department Comment:

The following City departments reviewed the application: Building and Safety, Engineering, and Fire. No City department comments on the application have been received as of writing this report.

Required Findings:

Section 17.300.030.C (2) of the Zoning Ordinance states: In making its recommendations, the Planning Commission shall determine whether the proposed rezoning: (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; and (d) Will not adversely affect the orderly development of property.

Analysis:

The proposed new density of the property will be consistent with the Land Use Designation specified in the General Plan, and will be more consistent with the existing adjacent residential developments to the north and west (Bodega Heights and West Hills).

The Sebastopol General Plan states that the Land Use Designation for this property is High Density Residential. By rezoning this property, the parcel will meet the vision stated in the General Plan for the use of this property, and the density of the future development will be more consistent with the existing adjacent housing developments in the City limits. There is an identified need for more housing in Sonoma County, including Sebastopol. Approval of this rezoning application will create the potential for a new multiple family housing development on this property which would be beneficial.

Recommendation:

Staff recommends that the Commission approve this Rezoning request, based on the facts and analysis provided in this report, and consistent with the conditions of approval noted below. This proposal is compatible with the neighboring uses and will not be detrimental to the health, safety, peace, comfort, or welfare of the persons residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to the property and improvements in the neighborhood or to general welfare of the City.

Attachments:

Master Planning Application
Proposal Statement
Site Photos

**Rezone (2016-92)
Colin Doyle/ Gregory Drew
160 Pleasant Hill Road**

Findings Recommending Approval:

1. That a duly-noticed public hearing was conducted by the Commission on January 24, 2017
2. That the project is categorically exempt from the requirements of CEQA pursuant to Section 15305, Class 5, which includes minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in changes in land use or density; and that the rezone will not increase the density since it will simply alter the zoning map to match the density allowed by the newly adopted General Plan, which was the subject of a certified Environmental Impact Report.
3. That the proposed zone change is compatible with the general objectives of the General Plan, in that the project will conform zoning to the General Plan, and the General Plan also promotes increasing residential densities.
4. That the proposed zone change is in conformity with public convenience, general welfare, and good land use practices, in that the rezoning of the parcel will help promote new housing development, an identified need in the General Plan.
5. That the proposed zone change will not be detrimental to the public health, safety and general welfare, and will not adversely affect the orderly development of the property, in that it conforms zoning with the General Plan, avoids urban sprawl by rezoning a property within the City limits, and promotes infill development.

Therefore, the Commission recommends the City Council approve the rezoning request.

Conditions:

1. No physical modifications to the subject property have been considered or approved with this rezone.



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:	160 PLEASANT HILL ROAD
PARCEL #:	060-221-001
PARCEL AREA:	65,186 SF

FOR CITY USE ONLY	
PLANNING FILE #:	2016 / 92
DATE FILED:	11/21/2016
TOTAL FEES PAID: \$	3275 ⁰⁰
RECEIVED BY:	Dana E. Morrison
DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: COLIN DOYLE, ARCHITECT
 Email Address: DoyleArchitect@hotmail.com
 Mailing Address: 8130 FRANKEL LANE
 City/State/Zip: SEBASTOPOL, CA 95472
 Phone: (707) 823-5020
 Fax: _____
 Business License #: DOY0001
 Signature: [Signature]
 Date: 11/17/16

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: GREGORY DREW
 Email Address: downunder.greg@aol.com
 Mailing Address: P.O. Box 1979
 City/State/Zip: SEBASTOPOL, CA 95473
 Phone: (707) 823-8249
 Fax: (707) 823-8249
 Business License #: _____
 Signature: [Signature]
 I certify that this application is being made with my consent.
 Date: 11/17/16

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

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

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

NOV 21 2016

[Signature]

PROJECT DESCRIPTION:

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

REQUEST FOR REZONE: FROM RSF-2 (MEDIUM DENSITY
RESIDENTIAL SINGLE FAMILY) TO RM-H (HIGH DENSITY
RESIDENTIAL MULTIPLE FAMILY.

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.):

REZONE

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

FOUR SINGLE FAMILY RESIDENCES

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	<u>NOT KNOWN</u>	<input type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:	<u>0</u>	<input type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	<u>0</u>	<input type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:	<u>0</u>	<input type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input checked="" type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:	<u>0</u>	<input type="checkbox"/> N/A
SETBACKS:	<u>Existing: RSF-2 ZONE</u> <input type="checkbox"/> Front Yard <u>20'</u> <input type="checkbox"/> Side Yard <u>9'</u> <input type="checkbox"/> Rear Yard <u>30'</u> <input type="checkbox"/> N/A	<u>Proposed: RM-H ZONE</u> <input type="checkbox"/> Front Yard <u>15'</u> <input type="checkbox"/> Side Yard <u>9'</u> <input type="checkbox"/> Rear Yard <u>25'</u> <input type="checkbox"/> N/A

EXISTING LOT DIMENSIONS:	Front: <u>199.53'</u> Left: <u>399.00'</u>	Rear: <u>184.41'</u> Right: <u>309.54'</u>	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: <u>SAME</u> Left: <u>SAME</u>	Rear: <u>SAME</u> Right: <u>SAME</u>	<input type="checkbox"/> N/A
EXISTING LOT AREA:	<u>65,186</u> Square Feet		<input type="checkbox"/> N/A
PROPOSED LOT AREA:	<u>SAME</u> Square Feet		<input type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A
PARKING SPACE (S):	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A
ZONING	Existing: <u>RSF-2</u>	Proposed: <u>RM-11</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.)

Will Existing Landscaping be revised? Yes No

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

Will Signs be Changed or Added? Yes No

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

Is alcohol service proposed? Yes No

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

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

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

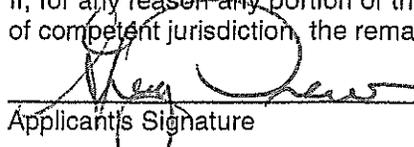
Is any live entertainment proposed? Yes No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

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

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

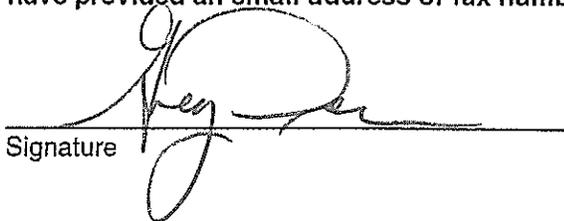
 11/17/16 2016-92
Applicant's Signature Date Signed Planning File Number

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

NOTICE OF MAILING:

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

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


Signature

GREGORY DREW
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:

OWNER INTENDS TO CONTACT ADJACENT PROPERTY OWNERS.

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

Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

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

PROJECT ADDRESS:

160 PLEASANT HILL ROAD

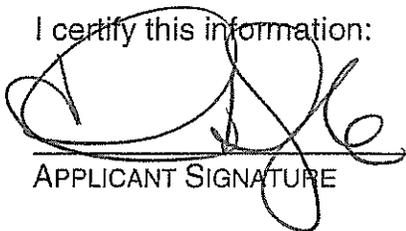
TYPE OF APPLICATION

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

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

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

I certify this information:



APPLICANT SIGNATURE

COLIN DOYLE

PRINTED NAME

11/17/16

DATE



CITY OF SEBASTOPOL

7120 Bodega Avenue, Sebastopol, California 95472 707-823-6167

MWELo: California Model Water Efficient Landscape Ordinance

Permit applicants are required to complete this form, or applications may be incomplete.

MWELo PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

Applicant Information:

Name: COLIN DOYLE, ARCHITECT

Phone: (707) 823-5020

Address: 8130 FRANKEL LANE, SEBASTOPOL, CA 95472

Email: DoyleArchitect@hotmail.com

Project Information:

Site Address: 160 PLEASANT HILL ROAD

Project Type (new dwelling, commercial, remodel, etc.): REQUEST FOR REZONE

- A. Currently, this project **does not include new or rehabilitated landscaping**. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELo) requirements per California Code of Regulations, Municipal code 15.36 Title 23, Division 2, Chapter 2.7.
- B. This project is **not** a homeowner project and will include new or rehabilitated landscaping of **2,500 sq. ft. or greater in area**.
- C. This project is for a **homeowner-provided or homeowner hired single-family or multi-family residential project** with new or rehabilitated landscaping of **more than 5,000 sq. ft.**

*If you checked Item B. or C. above, please provide the information below specific to the new or rehabilitated landscape area which will be completed as part of this project **and** specify the compliance method to be used (ask Planning staff for compliance options, if you have questions):*

Total Landscape Area (sq. ft.): _____ Turf Area (sq. ft.): _____

Non-Turf Plan Area (sq. ft.): _____ Special Landscape Area (sq. ft.): _____

Water Type (potable, recycled, well): _____

Name of water purveyor (If not served by private well): _____

Compliance Method (anticipated):

- Performance (Items required in Performance Checklist to be included on final plans)
- Prescriptive (Items required in Prescriptive Checklist to be included on final plans)

Signature: Date: 11/17/16

I certify the above information is correct and agree to comply with the applicable requirements of the MWELo.

Colin Doyle
ARCHITECT
8130 Frankel Lane
Sebastopol, CA 95472
(707) 823-5020
DoyleArchitect@hotmail.com

15 November 2016

160 Pleasant Hill Road, Sebastopol, CA
APN: 060-221-001
Request for Rezone

Justification for Rezone Request

1. **Why do you want the zoning change?**

We are requesting a rezone for the above referenced property from RSF-2 (medium density single family) to **RM-H** (high density multiple family). The Land Use Designation for this property is **High Density Residential**, which specifies, per the recently adopted General Plan, a density of 12.1 - 25 housing units per acre. The current zoning for this property is RSF-2. Because the RSF-2 zone requires a minimum lot size of 6,000 SF, maximum density in this zone can only be about 7 units per acre (which is less than the required minimum density of 12.1 units per acre). Therefore, the RSF-2 zone is no longer compatible with the current density requirements for the High Density Residential Land Use Designation. Changing the zone will enable us to construct a development that provides the land use envisioned in the General Plan.

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 subject property is currently zoned RSF-2, with a High Density Residential Land Use Designation. Prior to the recent adoption of the updated General Plan, the High Density Residential Land Use Designation specified a density range of 6.1 – 22 housing units per acre. The updated density range for the High Density Residential Land Use Designation is now 12.1 – 25 units per acre. As discussed above, the RSF-2 zone is no longer compatible with the new higher density requirements for developments within the High Density Residential Land Use Designation.

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

The potential density of the property will be consistent with the Land Use Designation specified in the General Plan, and will be more consistent with the existing adjacent residential developments to the north and west (Bodega Heights and West Hills). Benefits for the neighbors to the south, who are in the County, include the following:

- a. The existing private road to the south of our property, which is used by right to access three of the four existing homes on our property, will no longer be used.
- b. The new sidewalk along Pleasant Hill Road will connect the sidewalk in front of the Bodega Heights Condominiums with the asphalt path in front of the neighboring property to the south.
- c. Replacing four randomly sited structures in poor condition with a brand new neighborhood.

The merchants in the nearby small shopping center will welcome additional patrons. The children that will inhabit the future new homes will attend the local schools, which have experienced declining enrollment in recent years.

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.**

The Sebastopol General Plan states that the Land Use Designation for this property is High Density Residential. By rezoning, we will be able to fulfill the vision stated in the General Plan for the use of this property, and the density of the future development will be more consistent with the existing adjacent housing developments, including the Bodega Heights and the West Hills developments.

Colin Doyle

ARCHITECT

8130 Frankel Lane

Sebastopol, CA 95472

(707) 823-5020

DoyleArchitect@hotmail.com

15 November 2016

City of Sebastopol Planning Department
714 Johnson Street
Sebastopol, CA 95472

RE: Request for Rezone
160 Pleasant Hill Road, Sebastopol, CA
APN: 060-221-001
Written Statement

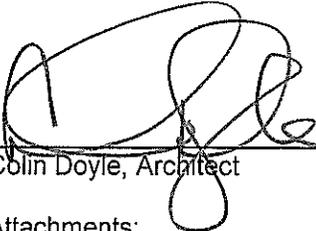
Enclosed please find the submittal materials for the Request for Rezone of the above referenced property on Pleasant Hill Road. We are requesting that the property is rezoned to the RM-H zone.

The subject property is located south of the intersection of Pleasant Hill Road and Bodega Avenue, just south of the Bodega Heights development. The Land Use Designation for this property is High Density Residential, and the current zone is RSF-2. The lot size is 65,186 SF (1.50 acres). There are four older single family residences, in fair to poor condition, currently located on the property.

Prior to the recent adoption of the newly updated Sebastopol General Plan, the required density range for development projects with a High Density Land Use Designation was 6.1 – 22 housing units per acre. Under the updated General Plan, the required density range is now 12.1- 25 units per acre. The current zoning for the subject property is RSF-2 (medium density single family). Because the RSF-2 zone requires a minimum lot size of 6,000 SF, maximum density in this zone can only be about 7 units per acre (which is less than the required minimum density of 12.1 units per acre). Therefore, the RSF-2 zone is no longer compatible with the current density requirements for the High Density Residential Land Use Designation.

We are requesting a zone change to RM-H (high density multiple family), which has a maximum density of 21.78 units per acre (1 unit per 2000 SF). By rezoning, we will be able to fulfill the vision stated in the General Plan for the use of this property. There is an identified need for more housing in Sonoma County, including Sebastopol. We believe that a new multiple family housing development in this location will be an attractive and beneficial addition to the City.

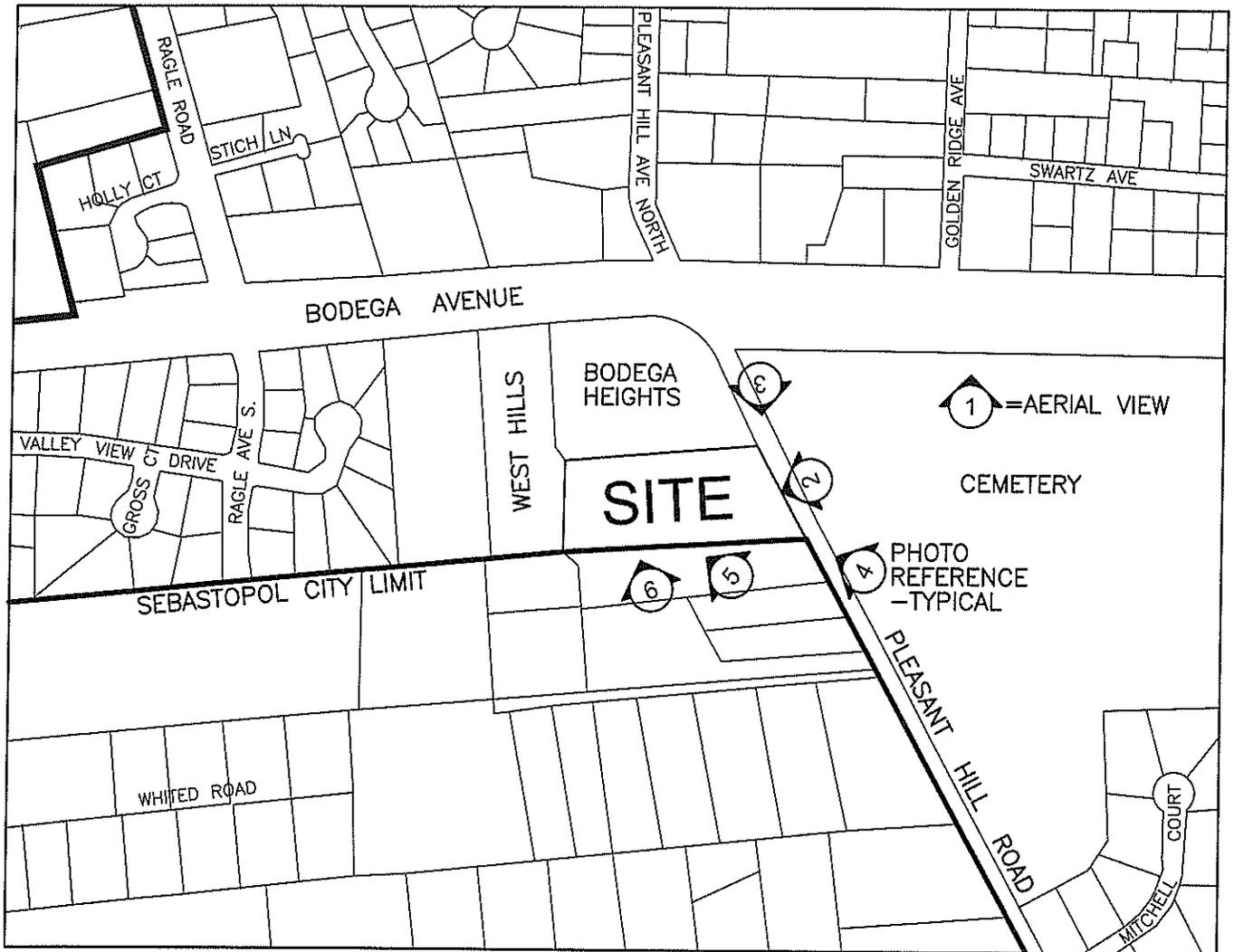
Thank you for your consideration of this matter.



Colin Doyle, Architect

Attachments:

1. Justification for Rezone Request, dated 15 November 2016.
2. Location Map and Photo Key, with existing site photos, dated November 2016.
3. Topographic Map showing existing site conditions, prepared by Phelps and Associates, dated 2 February 2006.



REQUEST FOR REZONE
160 PLEASANT HILL ROAD, SEBASTOPOL, CA

LOCATION MAP AND PHOTO KEY

NO SCALE

NOVEMBER 2016

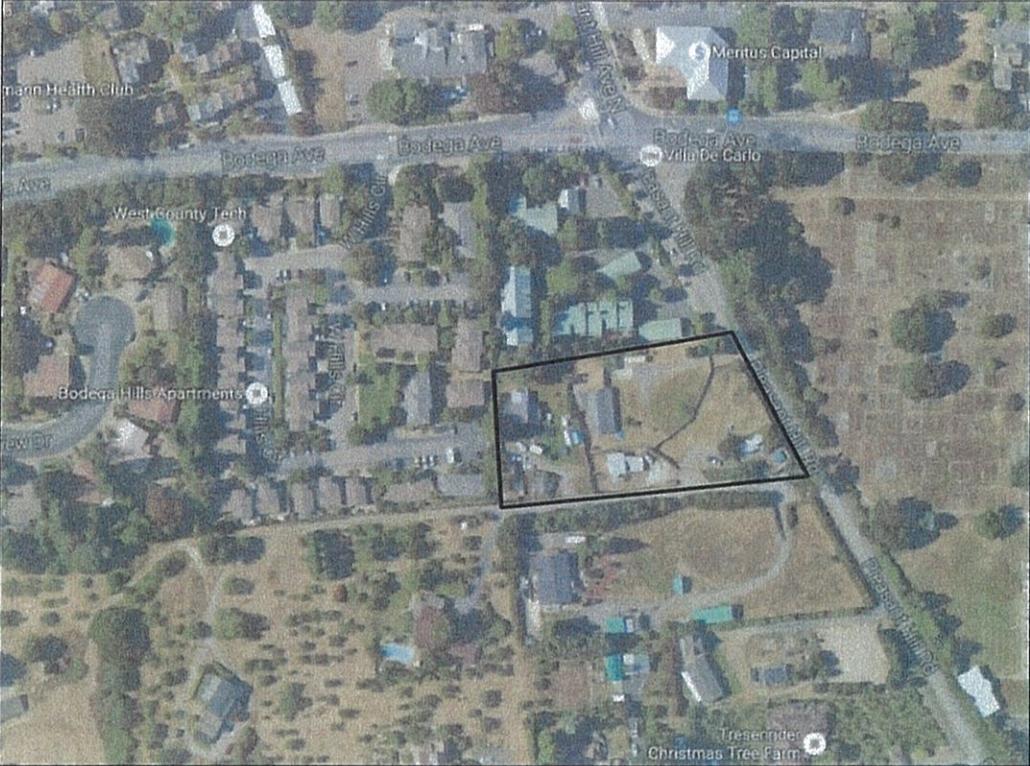
COLIN DOYLE, ARCHITECT (707) 823-5020
8130 FRANKEL LANE, SEBASTOPOL, CA 95472

Request for Rezone

160 Pleasant Hill Road, Sebastopol, California

Existing Conditions

November 2016



1. Aerial View



2. Looking Over Front Fence

Request for Rezone

160 Pleasant Hill Road, Sebastopol, California

Existing Conditions

November 2016



3. Looking South Up Pleasant Hill Road



4. Looking North Down Pleasant Hill Road

Request for Rezone

160 Pleasant Hill Road, Sebastopol, California

Existing Conditions

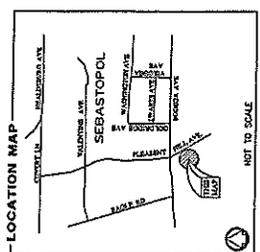
November 2016



5. 2 Existing Residences Near Middle of Property



6. 2 Existing Residences Near Rear of Property



LEGEND

PROPERTY LINE	APPROXIMATE TREE (UPLINE)
FENCE LINE	CONCRETE LINE
CONCRETE LINE	TOP OF BANK
TOP OF BANK	SAFETY CONTROL POINT
SAFETY CONTROL POINT	TOP OF BANK MARKER
TOP OF BANK MARKER	WATER MARK
WATER MARK	JOINT PAZES (DUALS NOTED OTHERWISE)
JOINT PAZES (DUALS NOTED OTHERWISE)	CITY ANCHOR
CITY ANCHOR	STREET LIGHT
STREET LIGHT	POLE (POTENTIAL)
POLE (POTENTIAL)	WELL
WELL	STORM DRAIN MARKER
STORM DRAIN MARKER	TOP OF BANK
TOP OF BANK	TOP OF CURB
TOP OF CURB	SPOT ELEVATION
SPOT ELEVATION	TELEPHONE POLE
TELEPHONE POLE	ELECTRIC POLE
ELECTRIC POLE	ADJACENT CONCRETE
ADJACENT CONCRETE	ADJACENT FENCE
ADJACENT FENCE	ADJACENT ROAD
ADJACENT ROAD	ADJACENT TREE
ADJACENT TREE	ADJACENT POLE



APR. 005-221-001 RECORDED: 4/05/2006

TOPOGRAPHIC MAP

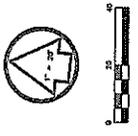
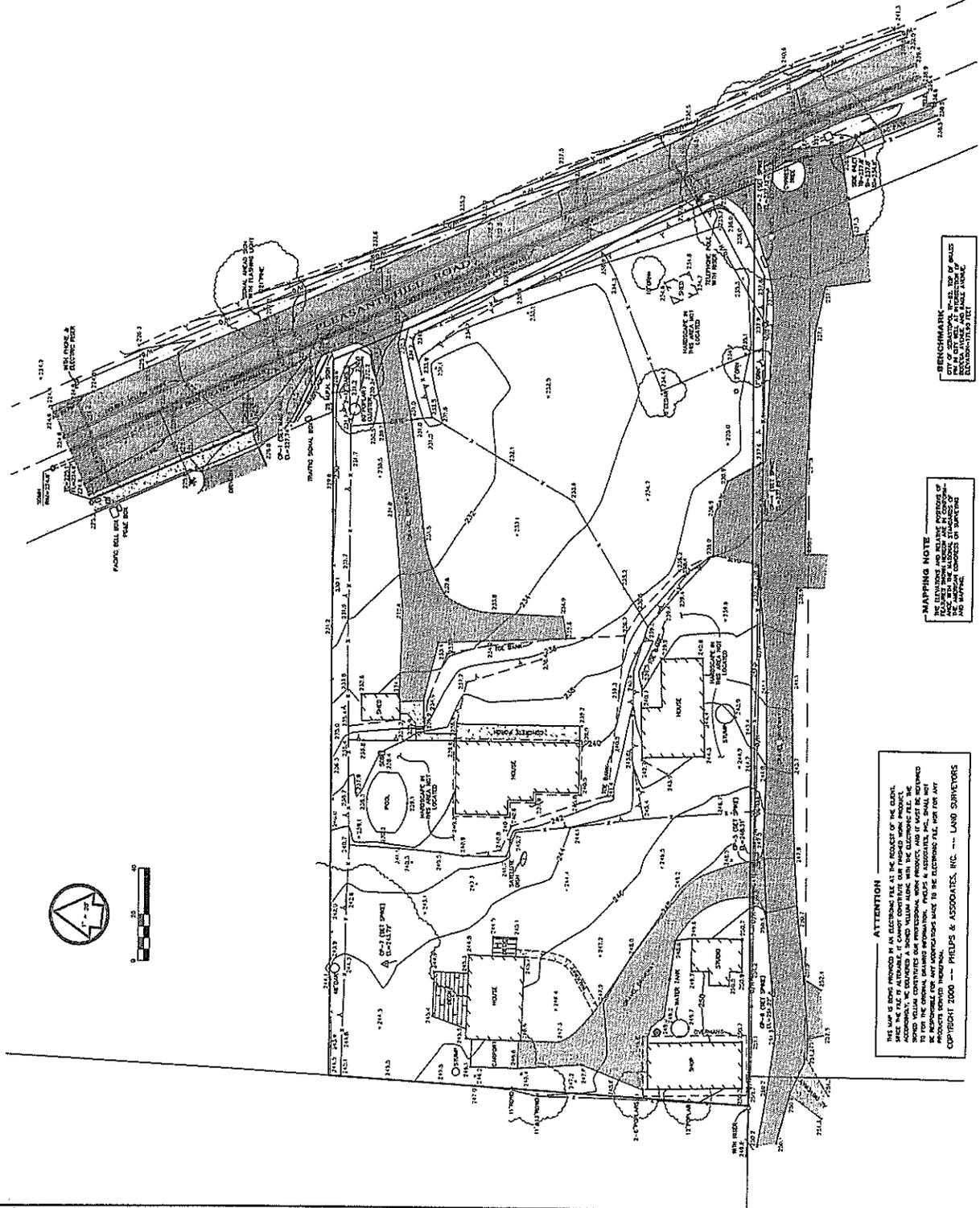
CREEK CREEK
160 PLEASANT HILL ROAD, SEBASTOPOL,
COUNTY OF SONOMA - STATE OF CALIFORNIA

DATE: 7/7/2006
SCALE: 1" = 20'

SHEET: 1 OF 1
JOB NO.: 100-05-2005

PHILIPS & ASSOCIATES
LAND SURVEYORS

401 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA 95972 (916) 452-1999



BENCHMARK
CITY OF SEBASTOPOL
ELEVATION: 221.15
EASTING: 221.15

MAPPING NOTE
THE ELEVATIONS AND RELATIVE POSITIONS OF THE BENCHMARKS AND ADJACENT STRUCTURES ARE BASED ON THE 1988 NORTH AMERICAN DATUM AND THE 1988 NAD 83 DATUM.

ATTENTION
THIS MAP IS BEING PROVIDED IN AN ELECTRONIC FILE AT THE REQUEST OF THE CLIENT. SINCE THE FILE IS AVAILABLE, IT CANNOT BE CONSIDERED A FINAL PRODUCT. THE SIGNED YELLOW CONTROLS ARE PROFESSIONAL SURVEY PRODUCTS. ANY OTHER YELLOW CONTROLS ARE FOR THE ORIGINAL SURVEY INFORMATION. PHILIPS & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS ELECTRONIC FILE. FOR ANY PRODUCTS OBTAINED THROUGH THIS MAP, CONTACT PHILIPS & ASSOCIATES, INC. LAND SURVEYORS. COPYRIGHT 2006

