

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Huntley Square
7950 Bodega Avenue
004-350-024 2020-005

1. The project/use/proposal was subject to an Initial Study/Mitigated Negative Declaration as set by the California Environmental Quality Act. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) was certified by the Sebastopol City Council on March 1, 2022, via Resolution No. 6410-2022 This resolution, and the MMRP, provided environmental mitigations that the project must adhere to.

2. The Sebastopol City Council, at its March 1, 2022 meeting, and via adoption of Resolution 6411—2022, found that the Project, as conditioned, is consistent with the High Density Residential Land Use designation of the General Plan and General Plan goals and policies, as follows:
 - a) Goal LU 6 as it provides a housing option that is smaller and therefore more affordable to a wider range of household types.

 - b) Policy LU 6-2 as it promotes compact urban form that provides residential opportunities in close proximity to various community services and transit.

 - c) Policy LU 6-3 as it supports the construction and occupation of very small houses.
 - a. Housing Goal A-1 as it is an adequate site for housing development in the City of Sebastopol.

 - b. Housing Action A-1 as it helps ensure sufficient developable land is planned and zoned to accommodate the City’s RHNA.

 - c. Housing Goal C-1 as it facilitates new housing production.

 - d. Housing Policy C-4 as it provides new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.

 - e. Housing Goal F-1 as it promotes energy conservation in residential development through its numerous energy efficient features as described in the application.

 - f. Housing Goal G-1 as it promotes land use policies and development standards to facilitate housing production.

 - g. Housing Goal G-3 in that if the rezoning is approved, the Project removes government constraints that affect the amount of land required for new housing.

 - h. Housing Policy G-1 in that if the rezoning is approved, the Project provides provisions for a greater range of housing types, such as tiny houses to encourage opportunities for special needs and affordable housing.

- i. Goal CIR 2 in that as part of the Project improvements, Bodega Avenue will be widened along the project frontage to accommodate bike lanes and a new sidewalk, which helps maintain and expand a safe and efficient pedestrian and bicycle network connecting neighborhoods with key destinations and encouraging travel by non-automobile modes while also improving public health.
 - j. Goal COS 9 as it promotes conservation of energy and other natural resources through its numerous energy efficient features as described in the application.
 - k. Policy COS 9-1 as it will meet and comply with CALGreen Tier 1 standards.
 - l. Policy COS 9-2 as energy conservation is an important criterion in the development review process.
3. The project/use/proposal is consistent with the Zoning Ordinance, in that it is multi-family development in a Planned Community (PC) zoning district, with Development Standards therein adopted by the Sebastopol City Council on March 15, 2022, and effective April 14, 2022. The project meets the development standards of that zoning district. A Conditional Use Permit for the residential development within a Planned Community (PC) Zoning District and Tentative Subdivision Map were approved by the Sebastopol City Council on March 1, 2022, via Resolution 6411-2022, and subject to the Conditions of Approval contained therein.
4. The project/use/proposal is consistent with the Design Review Guidelines in that:
- a. The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol, in that the proposal incorporates architectural features seen within the neighborhood and is consistent with similar Planned Communities near by;
 - b. The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way, in that the driveway is accessed through an access easement located on the north end of the parcel. The project also incorporates a walkway accessing the site from Bodega Avenue;
 - c. It would not impair the desirability of investment or occupation in the neighborhood in that it proposes to construct a multi-family development within a residentially zoned neighborhood now zoned Planned Community;
 - d. The design is internally consistent and harmonious in that the design is a multi-family townhome development that uses the natural topography of the site, creates sidewalk and street parking along Bodega Avenue;
5. The proposed Tree Removal permits are consistent with SMC Section 8.12.060(D), Tree Removal Section the Design Review Guidelines in that removal criteria are met as follows:
- a. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal in that Trees #772 (Coast Live Oak, 27"), #778

(Apple, 5+6+7+8+9) and #781 (Apple, 5.5+6+8+14) are located within the building footprint and would need to be removed for construction.

- b. Tree #773 (Coast Redwood, 32") is proposed for preservation but will have 50% of its root system paved over. And two offsite trees #775, #776 (Douglas Firs, ±30", ±21") will be affected by the development. If these trees are not considered for removal, as conditioned, the protection of these trees is met.