

From: Douglas Emery <design@sonic.net>
To: Wil Lyons <Wil.Lyons@sonoma-county.org>
Subject: FW: South Sebastopol Storage Facility
Date: Wednesday, July 19, 2023 12:45 PM

EXTERNAL

Please curtail the size of this proposed facility. We residents who live off of Hwy. 116 in that location are already subjected to large amounts of traffic at increasing speeds that makes it dangerous to enter into 116 north or south.

The southern entry to Sebastopol will no longer retain its aesthetic with a proposed 3 story facility placed against a natural hillside. I would hate to sacrifice our wooded remaining views with a grotesque industrial building and call this 'by design'. We can do better-plan, design, review.

With increased traffic woes and aesthetic considerations I ask that this be reduced to one story and reduced in overall capacity for storage, tucked back where we can't view it from the highway.

Thank you for your consideration.

Sincerely,

Douglas Emery
7528 Gates Dr.
Sebastopol, CA. 95472

Sent from my iPhone

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: [Kari Svanstrom](#)
To: [Wil Lyons](#)
Cc: [Liz Goebel](#); [Katrina Braehmer](#); [Ross Markey](#)
Subject: RE: Sonoma County Design Review Invitation for Comment DRH19-0006
Date: Wednesday, July 19, 2023 8:23:45 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[Letter to PRMD RE 1385 Hwy 116 S: File No. DRH19-0006.pdf](#)

Hi Will,

Sorry for not replying until now. Thanks for the alert on this, I do plan to attend today. I am attaching a letter from the prior application that outlines the City's concerns on that version of the project (many of them are the same). If you can please share with the DR board I'd appreciate it. I did have also met with the new owner/applicant recently, and reviewed this letter and their proposed plan, so they are aware of these and hopefully have plans to address.

Additionally, when I met with the applicant, they noted that they would be doing the CEQA documents, which seems quite unusual to me in light of needing a neutral party/lead agency to prepare. Can you provide additional information on what this process will look like in terms of reviewed by the County to ensure an unbiased analysis and proposed mitigations?

Also, would I be attending as a member of the public/comment at that time?

Kari Svanstrom, AICP, Architect
Planning Director

City of Sebastopol | Planning Department
7120 Bodega Avenue | Sebastopol, CA 95472
(707) 823-6167 phone
www.cityofsebastopol.org



City offices are currently closed to the public, but staff is available via email. City Offices are closed every Friday/and holidays

From: Wil Lyons <Wil.Lyons@sonoma-county.org>
Sent: Wednesday, July 05, 2023 5:01 PM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Cc: Liz Goebel <Liz.Goebel@sonoma-county.org>; Katrina Braehmer <Katrina.Braehmer@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>
Subject: Sonoma County Design Review Invitation for Comment DRH19-0006

Hi Kari,

My name is Wil Lyons. I believe we've crossed paths on Zoom through various ABAG meetings.

We have a project near the city limits that was initially referred to Sebastopol Planning several years ago. The project has changed ownership and thus the design has changed significantly. As such we are inviting you and/or your design review personnel to provide comment or attend a preliminary hearing in person. This meeting will not make any decisions on the project, but will provide preliminary feedback in advance of a final review and hearing at a date in the future.

Location: 1382 S Hwy. 116, Sebastopol

APN: 063-011-017

District: Fifth

Zoning: LC, RR, LG/116, SR

DR Level: Preliminary

I have attached a copy of our agenda. You can find the materials at this link: <https://share.sonoma-county.org/link/z-nKIO751II/>

The password is: SonomaCounty1

More materials are available through the link in the attached agenda.

Thanks and we look forward to your response.

Wil Lyons

Planner II

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Office: 707-565-7388 | Fax: 707-565-1103



Have Planning Questions? Please review our new Planning and Zoning FAQs Page!

<https://permitsonoma.org/divisions/planning/planningandzoningfaqs>

Access Permit Sonoma's extensive online services at www.PermitSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

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



March 3, 2020

Permit Sonoma
Attn: Eric Gage, Project Planner
2550 Ventura Avenue
Santa Rosa, Ca 95403-2859

Re: 1385 Hwy 116 S, Sebastopol; File No. DRH19-0006

Dear Mr. Gage:

This letter is to submit the City of Sebastopol's concerns regarding the proposed mini-storage project located within the City of Sebastopol's Sphere of Influence. While we understand that the use is a permitted use in the County, subject to Design Review and CEQA review, we appreciate the opportunity to comment on the referral for this project.

While there are several discrepancies in the documents which makes it difficult to interpret the current plans (tree removal, square footage of use, etc.), the City of Sebastopol has a number of concerns with the proposed project that we believe need to be addressed as the project moves forward.

The size and scale of the project is of concern, especially as it is essentially the southern gateway to the City.

While the current design includes some articulation along the easterly highway-facing frontage, the design is essentially a fortress-like design. It is critical that the design of this elevation, as well as elevations visible from neighboring properties, reduce the monotony of the very lengthy façades. Robust landscaping is needed to break up all elevations, and should include trees as well as other lower landscaping, especially along the frontage (vines on the building and other smaller plantings). Any project conditions should also require proper irrigation and maintenance to ensure these plantings survive and the landscaping is properly maintained.

Likewise, tree removal should be minimized, especially those mature trees that serve to screen the use from adjoining property owners to the north and west. Some drawings show the northern property line trees being removed, which is not necessary and does not allow for appropriate transitions to adjoining uses.

Regarding traffic, the City has significant concerns regarding both ingress and egress from the site. The current site presents challenges to those turning into and out of the site and to those traveling through given the lack of a turn lane, the curved roadway at this location, and the difficulty existing the site.

The City would like to see collision data included in the traffic analysis being requested by the County Transportation Department, and any issues be addressed as part of the project. In addition to a "left turn lane", which has found to be warranted based on the applicant's analysis, a 'multi-directional center turn lane' (i.e. 'suicide lane') for those exiting the site and turning left onto Highway 116 northbound, as this is perceived as a dangerous condition currently and should be addressed. The existing traffic counts should also be reviewed, as some of the uses on the site that are proposed to be demolished are functioning as somewhat marginal uses, and likely do not have the vehicle traffic attributed to it in the initial assessment using a 'discount store' use for the trip generation factors. There may likely be an increase in traffic over the actual trips currently generated by the site's uses.

Additionally, the traffic study and design should consider appropriate queuing space for vehicles waiting to get into the storage unit site so that vehicles do not queue on the highway. This could be done by moving the entry to the storage use further west on the site.

Provisions should also be made for bicycle and pedestrian access across the site, not just the provision of an easement for future construction by another party. If the property were located in the City, full sidewalk/curb/gutter improvements would be required. The City feels including a multi-use path or other provision across the site frontage would be appropriate and consistent with the City's goals of improving access for pedestrians and bicyclists along Hwy 116 and for users of the bus stop at the south side of the site, and consistent with the approved plans for the Petaluma-Sebastopol Trail.

Lastly, the City feels it is important for the nearby property owners to be notified given the scale of this project and potential impacts to the surrounding uses. While the County's notification includes 300 feet from the property line, the City requests you consider increasing this to 600 feet as would be required in the City.

Sincerely,



Patrick Slayter
Mayor