



City of Sebastopol
Incorporated 1902
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
707-823-6167
707-823-1135 (Fax)

www.ci.sebastopol.ca.us

Email: dmorrison@cityofsebastopol.org

APPROVED MINUTES

DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF March 07, 2018

SEBASTOPOL CITY HALL
CONFERENCE ROOM
7120 BODEGA AVENUE
4:00 P.M.

DESIGN REVIEW BOARD:

The notice of the meeting was posted on March 01, 2018.

1. CALL TO ORDER: Vice Chair Bush called the meeting to order at 4:01 P.M.

2. ROLL CALL:

Present:	Cary Bush, Vice Chair Lars Langberg, Board Member Christine Level, Board Member Ron Hari, Board Member
Absent:	Ted Luthin, Chair (excused) Gregory Beale, Board Member (excused)
Staff:	Dana Morrison, Assistant Planner Rebecca Mansour, Planning Technician

3. APPROVAL OF MINUTES: February 21, 2018

Board Member Level made a motion to approve the minutes as submitted.

Board Member Langberg seconded the motion.

AYES: Vice Chair Bush and Board Members Level, Langberg and Hari
NOES: None
ABSTAIN: None

4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:

Assistant Planner Morrison updated the Board on the following:

- Last night, the City Council adopted the comprehensive cannabis ordinance.

The Board asked questions of staff.

Board Member Langberg noted that Director Webster has announced his retirement.

Staff confirmed that Director Webster is retiring in June.

5. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA: There were none.

6. STATEMENTS OF CONFLICT OF INTEREST: Chair Luthin and Board Member Beale were absent due to a conflict with item 8A on the agenda.

7. CONSENT CALENDAR: There were none.

8. REGULAR AGENDA:

A. MINOR DESIGN REVIEW: This is a Minor Design Review application, requesting a further amendment to The Barlow Master Sign Program. This amendment is seeking to permit external illumination of The Barlow entry gateway banners located along Sebastopol Avenue.

Assistant Planner Morrison presented the staff report.

The Board asked questions of staff.

The applicant, Michael Burch, gave a presentation and was available for questions.

The Board asked questions of Mr. Burch.

Hearing nothing further, Vice Chair Bush brought it back to the Board for discussion.

Board Member Langberg commented:

- Appreciates the applicant's explanation of what the light is meant to do, which is to keep the sign looking like it does during daytime hours.
- Appreciates what the signs are giving to the block.
- The proposed lighting fixtures are great.
- Supports the application as submitted.

Board Member Level commented:

- Unable to comment based on what was presented.
 - Outside of the applicant's comments, she cannot tell what the lighting is going to be.
- A large housing project is planned on the Dan Davis property, which is not too far from The Barlow.

Assistant Planner Morrison clarified that the project Board Member Level was referring to was an 18 unit townhome development and pointed to its proposed location on a map. She noted that the project was currently undergoing Preliminary Review.

Board Member Hari commented:

- Likes project.
- Speaks to his neighbors frequently and has learned that most locals feel positively about this project, and about The Barlow as a whole.
- Expressed having no issue with this application as submitted.

Vice Chair Bush commented:

- In looking at the corridor itself, the overhead streetlights are more of a nuisance than what is being proposed here.
- This is a nice plan.

- The proposed lighting fixture is great and will do what the applicant needs it to do.
- This project looks really nice and is another step up for The Barlow.
- Appreciates this proposal.

Vice Chair Bush asked if members of the public wished to speak on this item.

Hearing none, Vice Chair Bush closed the public hearing and brought it back to the Board for discussion.

Board Member Langberg made a motion to approve the application as presented.

Board Member Hari seconded the motion.

Board Member Level asked for discussion of the motion.

Board Member Level commented:

- Assumes that these signs will be lit up to look exactly as depicted.
 - Assumes that the illumination of these signs won't be overly bright.
 - Assumes that there won't be overspill from these lights.
 - Based on what was submitted, she doesn't have more to go off of than that.

Vice Chair Bush referred to the lighting specifications on the plan that had been provided by the applicant which he considered to be adequate.

Mr. Burch responded:

- There will be a process to ensure that the lights do as he described during this meeting.
- Assured the Board that the final lighting would match the intent he described.

Board Member Langberg commented:

- Understands Board Member Level's point, however, in a technical sense the lighting specifications are addressed in the applicant's submittal.

Assistant Planner Morrison noted that the Board could apply specific conditions, and/or reference General Plan Policy COS 11-8, to address Board Member Level's concerns.

Board Member Langberg and Vice Chair Cary did not feel that was necessary.

Board Member Level commented:

- Wants comments on the record.
- Referred to a prior issue.
- Counting on the applicant to do what he has said here.

Hearing nothing further, the Board voted on the motion as follows:

AYES: Vice Chair Bush and Board Members Langberg, Level and Hari
 NOES: None
 ABSTAIN: None

9. DISCUSSION ITEMS: There were none.

10. REPORTS FROM THE BOARD/STAFF: There were none.

11. ADJOURNMENT: Vice Chair Bush adjourned the meeting of the Design Review Board at 4:40 p.m. to the next Design Review Board meeting to be held March 21, 2018 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison
Assistant Planner