



City of Sebastopol

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DESIGN REVIEW BOARD MEETING
MEETING OF: November 18, 2009
CITY HALL
CONFERENCE ROOM
7120 BODEGA AVENUE
4:00 p.m.

APPROVED MINUTES

DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF November 18, 2009

CITY HALL
7120 Bodega Avenue
4:00 p.m.

DESIGN REVIEW BOARD:

The notice of the meeting was posted by the City Clerk on November 10, 2009.

CALL TO ORDER: Chair Basso called the meeting to order at 4:00p.m.

ROLL CALL:

Present:	Chair Basso, Vice Chair Hart, and Board Members Beauchamp, Deedler, Schurch (arrived at 4:06pm) and Douch
Absent:	None
Staff:	Jocelyn Immacolato, Associate Planner Rebecca Mansour, Planning Technician

APPROVAL OF DESIGN REVIEW BOARD MINUTES:

Board Member Beauchamp made a motion to approve the November 4, 2009 minutes as submitted.

Board Member Douch seconded the motion.

Ayes: Board Member Douch, Beauchamp, Deedler, Schurch, Vice Chair Hart and Chair Basso

Noes: None

Abstain: None

PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST: There were none.

COMMENTS FROM THE AUDIENCE: There were none.

STATEMENTS OF CONFLICTS OF INTEREST: There were none.

CONSENT CALENDAR: There were none.

REGULAR AGENDA:

1. MAJOR DESIGN REVIEW CONTINUATION- (Project #2009-050) – This is a request, submitted by Lucien Jamey, for Minor Design Review approval to reroof the central ‘train station’ building located at Gravenstein Station. The applicant is also requesting design review approval to install Solatubes in the roof.

Jocelyn Immacolato, Associate Planner, presented the staff report (dated November 9, 2009), recommending that the Sebastopol Design Review Board review and approve the application as submitted.

Chair Basso asked for questions of staff from the Board.

There were none.

Chair Basso asked if the applicant would like to make a presentation.

Lucien Jamey, property manager, made a brief presentation and was available for questions.

Chair Basso asked for questions of the applicant from the Board.

Board Member Douch had no questions for Mr. Jamey.

Board Member Deedler clarified that SCEIP imposed a less stringent requirement than the applicant’s goal.

Mr. Jamey agreed, however noting his functional objective to have a reflectivity of at least 70 which was based on a study he had completed.

Board Member Deedler commented that Mr. Jamey could do less without jeopardizing funding from SCEIP.

Mr. Jamey agreed. He stated that funding from SCEIP was a necessity for him although the color was not.

Board Member Deedler asked what the weight difference was between the 22 and 26 gauge roof.

Mr. Jamey stated that the difference was about 15 tons.

Board Member Deedler stated that he found that figure hard to believe.

Mr. Jamey stated that according to the manufacturer the difference is between 30,000 to 40,000 pounds per roof section which is equal to 15 to 20 tons.

Board Member Deedler asked if Mr. Jamey had run his proposal by a structural engineer.

Mr. Jamey stated that he had not, although his roofer might have.

Board Member Deedler asked what portion of the buildings at Gravenstein Station were air conditioned.

Mr. Jamey stated that both cabooses were air conditioned. He stated that all of the buildings on the east side were conditioned spaces and could install air conditioners if they wanted to. He noted that the gallery in the rear and the restrooms were not conditioned spaces.

Board Member Deedler stated that he had no further questions at this time.

Vice Chair Hart had no questions for Mr. Jamey.

Board Member Beauchamp asked Mr. Jamey why using a 26 gauge material was important.

Mr. Jamey stated that it would decrease the project cost by about 15% and would also decrease the weight load.

Board Member Beauchamp clarified that the goal to have a reflectivity of at least 70 was Mr. Jamey's choice.

Mr. Jamey agreed and stated that their goal was based on an engineer's recommendation after a greening study had been completed.

Board Member Schurch and Chair Basso had no questions for Mr. Jamey.

Hearing no further questions of the applicant Chair Basso brought it back to the Board for discussion.

Board Member Douch stated that the Board was caught in a tricky situation. He stated that the roof would be very visually apparent if *Surf White* was used. He stated that a compromise may be needed in this case.

Board Member Deedler stated that buildings were not just built for air circulation and performance. He stated that this building was mostly roof which made the roof very dominant. He stated that in talking with the tenants he found that the buildings got too hot about 16 days per year on average and was too cold about 100 days per year. He stated that a corrugated metal roof would create an air space, which would cut down on heat transfers. He stated that there were other ways to address the problem and noted that the previously approved solar fans would provide quick air change. He stated that there were better colors available and felt that the *Surf White* would be too harsh in the sunlight and would be out of context with the surrounding buildings.

Vice Chair Hart concurred with the rest of the Board on preferring to see a darker color. She stated that she admired the applicant's efforts to green the building. She stated that the prudent thing would have been for the applicant to bring a sample of the other color choice for the Board to see and felt that the Board's hands were tied.

Board Member Beauchamp asked the Board if they had been out to see the building.

Chair Basso stated that the Board was familiar with the site.

Board Member Beauchamp stated that the panels proposed had already been purchased and were loaded on the roof waiting to be installed. He expressed being in agreement with Board Member Deedler on there being other ways to achieve the objective. He stated that the roof felt out of character and that the color was too sterile and ineffective. He stated that there were a lot of other companies who make cool roofs in other colors. He gave one company as an example who had many alternative colors in a 24 gauge material which would be better than what Mr. Jamey was proposing. He stated that other systems could be added to the roof to achieve higher reflectivity. He stated that a darker color roof would help heat the building half of the year as seasons changed. He expressed disagreement with Board Member Deedler on the solar fans as they would actually heat the building. He stated that *Surf White* was not the right color and commented that he could approve other colors on the handout such as *Old Town Gray* or *Desert Beige* which he felt would be more compatible with the area.

Board Member Schurch stated that he felt torn in two directions. He agreed with the Board that the *Surf White* was not his favorite choice and that a darker color would be better. He noted that other buildings might have to comply with higher standards in the future.

Chair Basso stated that the Board may have to get used dealing with whiter roofs. He stated that he felt for the applicant and did not think that the *Surf White* roof looked too bad with the building color. He stated that he did not have a problem with the application due to the applicant's goal for a greener building.

Board Member Beauchamp reminded the Board that there were other ways for the applicant to achieve cooling.

Chair Basso stated that he understood what Board Member Beauchamp was saying but felt that a compromise was needed given that Mr. Jamey was facing the winter months with a leaky roof and could potentially lose funding through SCEIP if installation was delayed any further.

Board Member Deedler asked to speak on the comment that the applicant would have to replace the surrounding roofs eventually. He stated that upon visiting the site he saw approximately one square foot of rust on the adjacent buildings and felt that they had over one hundred years before they would need to be replaced. As for the comment about the Board needing to get used to whiter roofs he stated that this particular building was unique in Sebastopol because of its huge shed roof. He agreed with cool roofs being whiter in the future however noting that the buildings would not have huge shed roofs.

Chair Basso agreed with Board Member Deedler.

Vice Chair Hart stated that she continued to be torn. She agreed with Board Member Deedler on his comment about new cool roofs being designed with roofs that were not as visible. She stated that in new green building cool roofs would be designed to be incorporated in an aesthetic manner. She acknowledged that a mix was hard to get used to. She also acknowledged Board Members Beauchamp and Deedler's comments on their being other ways to achieve reflectivity goals. She stated that a light roof could lose reflectivity if not kept clean. She stated that given the full engineering study she was prepared to approve the roof with the understanding that the color was not the Board's first choice. She expressed being more comfortable with the *Surf White* after seeing that it was not a stark white.

Chair Basso agreed with Vice Chair Hart.

Board Member Deedler stated that the Surf White would look no different than a harsher white when lit by the sun.

Chair Basso stated that Vice Chair Hart made a good point when speaking about a light roof losing reflectivity when dirty.

Vice Chair Hart stated that there would be continued operational requirements on the roof over time. She stated that despite that she could approve the application as submitted.

Board Member Douch stated that the Design Review Board's function was to try to ascertain that the proposed design is compatible with the neighborhood and with the visual character of Sebastopol, and that it will not impair the desirability of investment or occupation in the neighborhood as listed under Finding 3. Given the finding he did not believe that the proposal would impair the desirability of investment or occupation in the neighborhood. As for its being compatible with the visual character of Sebastopol he stated that he struggled with that as it was subjective. He stated that he found the application hard to deny personally and acknowledged that it was a frustrating position for the Board to be in. He commented that he would be interested to see how it would all pan out.

Board Member Deedler stated that the relative impact of 6 Solatubes was minor and was fine with them.

Board Member Douch stated that he was fine with the Solatubes as well.

Vice Chair Hart agreed with Board Members Deedler and Douch.

Board Members Beauchamp and Schurch had no problem with the Solatubes either.

Board Member Beauchamp asked if two separate motions could be made; one for the roof and another for the Solatubes.

Vice Chair Hart stated that the minutes could reflect Board Member Beauchamp's being in favor of the Solatubes while being disapproving of the roof.

Board Member Douch made a motion to approve the application as submitted.

Board Member Schurch seconded the motion.

Ayes: Board Member Douch, Schurch, Vice Chair Hart and Chair Basso
Noes: Board Members Deedler and Beauchamp
Abstain: None

2. **MINOR DESIGN REVIEW AMENDMENT – (Project #2006-027)** – This is a request, submitted by Steve Sheldon, for approval to plant hornbeam columns along the southern elevation of the commercial building located at 7770 Healdsburg Avenue, as opposed to constructing a steel trellis along the building frontage, as previously approved by the Board.

Jocelyn Immacolato, Associate Planner, presented the staff report (dated November 6, 2009), recommending that the Sebastopol Design Review Board review and approve the application as submitted.

Chair Basso asked for questions of staff. There were none.

Gary Ratway, Landscape Architect, made a presentation and was available for questions.

Chair Basso asked for questions of the applicant.

Board Member Beauchamp asked if the hornbeam plants would be trained to grow over to the building.

Mr. Ratway replied that they would. He stated that he would run a wire between the hornbeam columns and the building to get them started. He stated that the hornbeam would also be connected to the building via sidebranching.

Board Member Deedler asked the applicant what the plants would look like in the winter.

Mr. Ratway replied that the plants are deciduous; however they look like old grape vines and have interesting branch structure.

Board Member Beauchamp asked if the hornbeam plants he referred to as having at his house, were the ones that he intended to plant.

Mr. Ratway replied that they were and were currently 12' tall.

Board Member Beauchamp asked how far apart the plants would be planted.

Mr. Ratway replied that they would be planted 8' apart and that they'd fill in after approximately a year and a half. He further stated that it would take about 3 years to connect them to the building.

Board Member Douch stated that he liked it.

Board Member Deedler stated that he did too.

Vice Chair Hart stated that she was fine with them.

Board Member Beauchamp stated that the plants looked great.

Chair Basso agreed with Board Member Beauchamp.

Vice Chair Hart made a motion to approve the amendment request as submitted.

Board Member Douch seconded the motion.

Ayes: Board Members Douch, Schurch, Deedler, Beauchamp, Vice Chair Hart and
Chair Basso
Noes: None
Abstain: None

Design Review Board Meeting
Minutes of November 18, 2009
Continued

DISCUSSION ITEMS: There were none.

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

ADJOURNMENT: Chair Basso adjourned the meeting of the Sebastopol Design Review Board at 5:05 p.m. to the next regular Design Review Board Meeting to be held December 2, 2009, at 3:00 p.m., at the Sebastopol Veteran's Memorial Building, Dining Room, 282 High Street, Sebastopol, CA.

Respectfully Submitted By:

Jocelyn Immacolato
Associate Planner