



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 DECEMBER 07, 2016

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

DESIGN REVIEW BOARD:

The notice of the meeting was posted on December 01, 2016.

1. CALL TO ORDER: Vice Chair Bush called the meeting to order at 4:00 P.M.

2. ROLL CALL:

Present: Cary Bush, Vice Chair
 Lynn Deedler, Board Member
 Christine Level, Board Member
 Lars Langberg, Board Member

Absent: Ted Luthin, Chair (excused)
 Alexis Persinger, Board Member (excused)

Staff: Dana Morrison, Assistant Planner
 Rebecca Mansour, Planning Technician
 Kenyon Webster, Planning Director

3. APPROVAL OF MINUTES: November 02, 2016

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

Board Member Langberg seconded the motion.

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

4. PLANNING DEPARTMENT UPDATES:

Assistant Planner Morrison provided the following update:

- At the last City Council meeting, the Council:
 - Appointed Una Glass as Mayor and Patrick Slayter as Vice Mayor.
 - Extended the rent control moratorium by another six months.

- The Public Arts Committee is recommending two projects, The Living Wall by Vickie Jo Sowell and The Spire by Ned Kahn, for Council consideration. Those are expected to go before the Council in February.
- In response to recent changes at the State level on Accessory Dwelling Units, changes to our Zoning Ordinance will be coming early in the new year. These changes will ultimately be less stringent and make accessory dwelling units more doable.
- Applications to serve on the Design Review Board are due by Tuesday, December 13.

There were no questions of staff.

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

6. STATEMENTS OF CONFLICTS OF INTEREST: Chair Luthin and Board Member Persinger were both absent due to a proximity conflict with Item 8A on the regular agenda.

7. CONSENT CALENDER: There were none.

8. REGULAR AGENDA:

A. DESIGN REVIEW – Major Design Review of the Hotel Sebastopol, with a mix of uses and surface parking, located at 6828, 6826, and 6824 Depot Street and 215 and 225 Brown Street. The project involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation. The project also involves a surface parking lot located east of Brown Street at 6826 and 6824 Depot Street and 215 and 225 Brown Street.

Assistant Planner Morrison presented the staff report and was available for questions.

The Board asked questions of Assistant Planner Morrison and Director Webster.

The applicant gave a presentation and was available for questions.

Vice Chair Bush opened the Public Hearing.

Ila Benavidez-Heaster, 7777 Bodega Avenue, commented:

- Thanked the applicant for including a hostel component and urged them, if it doesn't manifest, to keep at least one room as a hostel.
- Encouraged a discount for people who arrive on bicycles.
- Expressed being thrilled.

The applicants thanked Ms. Benavidez-Heaster for bringing the hostel idea to the forefront.

An unidentified man commented:

- Because the hopvines are annual, they won't be there in the winter.
- The fence around the pool looks like a cyclone fence.
- Asked about the stairway on the south side of the restaurant.
- Asked about parking for patrons.
- The view along Petaluma and Depot includes a lot of glass, looks cold and doesn't fit in with Sebastopol. Suggested that the bottom 1 ½' to 2' be textured tile, or

something along those lines. He noted that there are a number of other options that could be explored.

- The design of the project is lovely.
- With regards to the restaurant building and its many windows which are planned to open quite a bit, he commented that he prefers a bit more privacy when he dines.
- The lower portion of the windows at the restaurant would be better with a different treatment, similar to his suggestion for the storefronts.

The applicant responded:

- The foliage will be constantly changing, but the framework will remain.
- A custom corten steel fence will be placed around the pool area with landscape to create a privacy screen.
- The stairway leads to the roof deck of the meeting room.
- Valet parking will be provided for their patrons.
- Expressed a willingness to look into the storefront design along Petaluma and Depot as they considered them to be somewhat flexible.
- The applicant explained the design of the restaurant and noted that areas, such as the bar, would be closed in, so that it would not be all glass as the rendering shows.

A woman named Sarah commented:

- Is a Sebastopol native.
- Has children.
- Loves the connection between the plaza and hotel, however, she expressed concerns regarding safety, specifically along Petaluma Avenue.
- Bulb outs with vehicle parking along Petaluma Avenue, as proposed, will help on the safety front.

Hearing nothing further, Vice Chair Bush closed the Public Hearing and brought it back to the Board for questions of the applicant.

The Board asked questions of the applicant.

Comments during questions of the applicant included:

Board Member Deedler commented:

- It would be highly desirable to add some significant trees along the street at the parking lot area along Depot Street.

Board Member Langberg commented:

- Perhaps Solar panels could be used to screen some of the rooftop equipment.
- This is a wonderfully public site.

Board Member Level commented:

- Thanked the applicant for their very professional and informative presentation.
- Has become familiar with their buildings in Healdsburg. Because there is some repetitive detailing between the buildings in Healdsburg and what is being proposed for Sebastopol, she can see what the end result will be.
- Applauded the applicant and commented that their proposal is very daring.
- If there will be rooftop HVAC equipment, she would like for it to return to the Board for review and approval.

- Would like the applicant to return to the Board with a lighting plan for review and approval as lighting is essential.
- Noted that the proposed art installation would be subject to review as well.

Vice Chair Bush commented:

- Any treatment for the existing trees would be a vast improvement over their current condition.

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

Board Member Deedler commented:

- We have Design Review Guidelines and they are supposed to be followed.
- Read from the Design Review Guidelines on architecture.
- Cannot think of a project in the downtown area that would contrast more with what the guidelines say than this project.
- This is a huge project and will have a high impact in this area.
- The Main Street area of our town is liked by most of Sebastopol, there is an affection for it. There is nothing slick, it's old, kind of classic and comfortable and this project will take away a lot of that.
- This project is new, hard-edged and flashy compared to the rest of town.
- There is no warmth to this project, people will not get attached to it.
- The applicant has made no attempt at all to connect with the architecture of the rest of the downtown area which is something that is really missing with this project and is something that the town really wants to see done.
- Hopes that the applicant will address some of the elements that make our downtown the way it is, and incorporate them into their project.
- Right now, this reads as one massive project in a very small town.
- Elements, such as light trim around the buildings; centered, recessed doorways; raising the sills; and awnings from the older part of town need to be picked up.
- Believed that the architects could sensitively tie-in this project with the rest of the downtown in a very modern way.
- This project doesn't fit our town, it is almost the opposite of it.
- This is a great project, there is a lot of good here.
- Considering his direction would make the project better, and more acceptable to the town.

Board Member Level commented:

- Board Member Deedler's comments are something that the Board should talk about.
- Sebastopol is changing, Sebastopol is gaining wealth.
- A lot of new technologies do not work with old architecture.
- At what point do we accept the whole transition of humanity.
- Their buildings in Healdsburg are wonderfully detailed, well thought out, unique, reflective and sensitive.
- This project will irrevocably change Sebastopol.

Board Member Langberg commented:

- Agreed with Board Member Level.
- It doesn't make sense to try to create a building today that is of a different time.
- Believed that Board Member Deedler was speaking more about level of scale, material and architectural treatment, not so much the romantic notion of creating something from a different time, which is valid. The bigger picture comment is

not valid for being critical of a building design because there is so much good and interesting about this project.

- This project will give us an appropriate density to define the site and connect The Barlow to the town. Because this project is so successful in those ways we should give it a thumbs up and then the focus can be on the fine-grained details.

Board Member Level commented:

- A project like this will help to drive other projects up.
- Likes the glass that goes all the way down to the ground.
- The technologies that are in place today were not in place decades ago.
- It is important to appreciate the buildings in town for what they are and for what their purpose was for their time.

Vice Chair Bush commented:

- This, along with their other projects in Healdsburg, are very public and attract people.
- Great places attract people.
- People create place and this project creates a lot of place for a lot of people.
- This project solves a complex conundrum and draws a balance between two distinct places.
- To repeat the architecture of Main Street is not architecture, it is simply a replication.
- As a member of a governing body, it has been his commitment to abide by City policy, not personal preference, when reviewing projects. Believed that that was something that all members of a governing body should recognize.
- Not on the Board to redesign any one project.

Board Member Level commented:

- Likes Vice Chair Bush's comment on people creating place and this project attracting a lot of people.
- There are so many different types of things going on within this project.
- There are a lot of great new technologies in building and they're great to see.
- Policies are important, but what does that mean in terms of new technologies.

Board Member Langberg commented:

- The applicant has been very sensitive to the scale of the surrounding area.
- Likes how the connectors encourage pedestrian activity.

Board Member Level commented:

- Agreed with Board Member Langberg.
- Sebastopol is a hodge-podge of different types of buildings and that is, in a way, exactly what the applicant is proposing. For that reason, she would argue that the project is consistent with what has already been happening in town.
- The massing reaches up to meet the cinema building, which she likes, and then they step it down. There she would argue that the project is consistent with, and sensitive to its surrounding area.

Board Member Deedler commented:

- A common architectural goal is to try to not make a massive block project look like it was all created at one time by one architect. In a way, this does.
- Would like the two buildings at the corner, as they face the streets and are not part of the hotel, to be treated separately from the rest in order to tie them in with the rest of the downtown.

- New buildings have been built on Main Street in the past fifteen years and they have tied in really well by successfully honoring the architecture that came before them.
- Our Design Review Guidelines should be honored.
- Reiterated that considering his direction would make the project better, and more acceptable to the town.

Board Member Langberg commented:

- Healdsburg has great examples of modern buildings working with older buildings.

Vice Chair Bush commented:

- We're here to review the design.
- Design is a process.
- Process is the heart of design.
- The applicant has shown tremendous respect for the process and the town from the onset.
- This project will create a place that people can really enjoy.
- This project is a bold move for Sebastopol and is something to celebrate.

Board Member Level commented:

- This project will lead the way and the town will begin to evolve.

Board Member Langberg commented:

- There are cues in this project that respect the past. Some of those include; the restaurant building with the gable roof and agricultural feel, the hop vines and apple trees, and the relic fireplace.
- Could see using a concrete apple dryer as the fireplace.

Board Member Level commented that using a concrete apple dryer as the fireplace would be awesome.

Board Member Deedler deduced that there was no support for the concept he described.

Board Member Langberg responded that the rest of the Board had responded with ways that they felt that the project did tie in with the existing area.

Board Member Langberg commented:

- Echoed Vice Chair Bush's comment on the applicant having shown tremendous respect for the process and the town throughout this process.
- The bulb outs on Petaluma Avenue are important and there is a precedent for them in town on a State Highway. Encouraged the applicant to work with Caltrans and to fight for them if they have to.
- Caltrans has shown an openness to handling State Highways differently when they come through a town.
- Suggested less glass in some areas of the restaurant in order to create some intimacy.
- Trusts that the applicant will get where they need to.

Board Member Deedler asked why no bike racks were shown on Brown Street.

The applicant responded that a large area of bike racks will be provided on Brown Street. In addition, a large indoor bike room which may hold around 50 bikes will be on

site. He noted that additional bike parking would be provided around the perimeter and street for the retail shops and such.

Board Member Deedler commented that the Board should require that the air vents on top of the gable roof be made to disappear visually.

The Board and applicant agreed.

Board Member Deedler commented that doorways are not supposed to open up into public walkways.

The Board asked a question of staff.

Director Webster commented that the intent of the guidelines appears to have been met by the buildings being set back so far.

Board Member Deedler commented that he did not like bright white frames on the windows.

The applicant responded that the frames would be silver or black, not white.

Board Member Deedler expressed a preference for gray frames and commented that the accordion doors along Petaluma Avenue will create a wind tunnel.

The applicant agreed to cutting those back some.

Board Member Level commented that the renderings show the charcoal as gray while the material sample is black. She expressed a preference for the gray.

The applicant responded that the charcoal will fade to a silver color over time.

Board Member Level asked how the redwood slats would not curve over time.

The applicant responded that they would space them more frequently using a tab system.

Vice Chair Bush commented that he loves the plant pallet.

The Board noted that their Sign Program and Public Art proposal would be separate from this process.

The Board noted that the landscape plan could be administratively approved.

Board Member Level made a motion to approve the application as submitted, with the following:

- The Board recognizes that there may be some minor revision on the Petaluma Avenue façade of the restaurant building.
- The applicant shall return to the Board with a lighting plan.
- The applicant shall return to the Board with a landscape plan.
- The applicant shall return to the Board with details on their HVAC/rooftop equipment in order to ensure that it will not be visible from the street.

Board Member Langberg seconded the motion.

AYES: Vice Chair Bush and Board Members Level and Langberg
NOES: Board Member Deedler
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 6:28 p.m. to the next Design Review Board meeting to be held December 21, 2016 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison
Assistant Planner