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APPROVED MINUTES

DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF April 18, 2018

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

DESIGN REVIEW BOARD:

The notice of the meeting was posted on April 12, 2018.

1. CALL TO ORDER: Chair Luthin called the meeting to order at 4:02 P.M.

2. ROLL CALL:

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

3. APPROVAL OF MINUTES: April 04, 2018

Chair Luthin made a motion to approve the minutes as submitted.

Board Member Hari seconded the motion.

AYES: Chair Luthin and Board Member Hari
NOES: None
ABSTAIN: Board Member Langberg

4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:

Assistant Planner Morrison updated the Board on the following:

- The Planning Commission finalized their amendments to the Zoning Ordinance and Zoning Map.
 - The Planning Commission is recommending that the City Council review and approve the updated Zoning Ordinance and Map.
 - Council review is expected to begin at their meeting on May 1, 2018.
- The City is working on annexing a small piece of property near Tomodachi Park and Park Village.

The Board asked questions of Assistant Planner Morrison.

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

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

7. CONSENT CALENDAR: There were none.

8. REGULAR AGENDA:

A. MAJOR DESIGN REVIEW: This is a continuation of the Major Design Review application, requesting approval to do tenant improvements and add signage to a previously-unoccupied, commercial building located at 6700 Sebastopol Avenue. The improvements are intended to adapt the outdoor dining space of the recently approved tap room: Seismic Brewery. At their April 4, 2018 meeting the Board reviewed the project and, while they voiced support of the project, requested that the applicant return at a later date with revisions.

Chair Luthin summarized the Board's past action on this application.

Assistant Planner Morrison presented the staff report.

The Board asked questions of staff.

Chair Luthin asked if the applicant wished to make a presentation.

On behalf of the applicant, Project Architect Daniel Strening gave a brief presentation and was available for questions.

The Board asked questions of Mr. Strening.

Chair Luthin clarified that the 'Tap Room' letters would be halo-lit as well.

Mr. Strening responded in the affirmative.

Chair Luthin commented:

- Halo-lighting for both the logos and 'Tap Room' letters should be a condition of approval.
- Would be interested in the Board looking at revising the Code to allow for halo-lit letters.

Chair Luthin asked if members of the public wished to comment on this item.

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

Board Member Hari commented:

- Expressed having no issue with the application.
- Only concern is for the Bunya-Bunya tree.
 - Sounds like the applicant is doing the best thing they can for the tree.

- Expressed being in complete support of this application.

Chair Luthin commented:

- Appreciates the level of detail that the applicant returned with.
- Expressed being satisfied with what was submitted.
- Halo-lighting for both the logos and 'Tap Room' letters should be a condition of approval.
- Likes the addition of the new sweeping concrete piece, in place of decomposed granite, that comes from the sidewalk.
- The provided revisions met the Board's requests.

Board Member Langberg commented:

- The main volume of the building is very strong.
 - The angle of the trellis takes away from it.
 - Matching them would be more complimentary.
- Likes the project and design.
- Expressed being generally supportive of the application.

Hearing nothing further, Chair Luthin made a motion to approve the application as submitted with the following:

- City Arborist, Becky Duckles, conditions should be included.
- The 'Tap Room' letters shall be halo-lit.

Board Member Langberg seconded the motion.

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

AYES: Chair Luthin and Board Members Hari and Langberg
NOES: None
ABSTAIN: None

9. DISCUSSION ITEMS: There were none.

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

11. ADJOURNMENT: Chair Luthin adjourned the meeting of the Design Review Board at 4:12 p.m. to the next Design Review Board meeting to be held May 02, 2018 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison
Assistant Planner