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**APPROVED MINUTES**

DESIGN REVIEW BOARD  
 CITY OF SEBASTOPOL  
 MINUTES OF April 03, 2019

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

**DESIGN REVIEW BOARD:**

The notice of the meeting was posted on March 28, 2019.

**1. CALL TO ORDER:** Chair Langberg called the meeting to order at 4:03 P.M.

**2. ROLL CALL:**

<b>Present:</b>	Lars Langberg, Chair Gregory Beale, Board Member Ron Hari, Board Member
<b>Absent:</b>	Ted Luthin, Chair Cary Bush, Vice Chair Christine Level, Board Member
<b>Staff:</b>	Dana Morrison, Assistant Planner

**3. APPROVAL OF MINUTES:** December 19, 2008 (Tree Board)

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

Board Member Hari seconded the motion.

AYES: Chair Langberg, Board Member Beale, and Board Member Hari  
 NOES: None  
 ABSTAIN: None  
 ABSENT: Chair Luthin, Vice Chair Bush, and Board Member Level

**4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:**

Assistant Planner Morrison provided the following updates:

- The Davis Townhomes project is going before the Planning Commission next week for their CEQA determination, mitigated negative declaration, a Use Permit to allow solely residential in a commercial district, a tentative map, and a Planned Community overlay.
  - This project will come before the Board at a later date.

The Board had no questions for Assistant Planner Morrison.

## 5. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:

ila Benavidez-Heaster, Bodega Avenue, commented:

- Sorry to see that Board Member Level was not present.
- For years, Board Member Level has been saying that a flood is coming.
  - Acknowledged and commended Board Member Level for her work.
  - Board Member Level has contributed to this community in a big way.
- Appreciates the rest of the Board as well.

Hearing nothing further, Chair Langberg closed the public comment period.

## 6. STATEMENTS OF CONFLICT OF INTEREST:

Chair Luthin was absent due to a proximity conflict with item 8A.

7. **CONSENT CALENDAR:** There were none.

## 8. REGULAR AGENDA:

**A. DESIGN REVIEW AMENDMENT – Solar/Carport Parking:** On December 7, 2016 the Design Review Board approved the overall design of the Hotel Sebastopol which included a parking lot at 215/225 Brown Street; this proceeded Planning Commission approval for the projects Use Permit which included approval for valet parking, tandem parking and an increase in compact parking spaces for the Hotel's parking lot. Further City Council approval was granted for necessary Zoning Amendment changes. The applicant has modified the parking lot design to include a photovoltaic system which acts like a carport. This is an application requesting a Design Review Amendment for approval of the solar design and accompanying lighting.

Assistant Planner Morrison presented the staff report.

The Board asked questions of Assistant Planner Morrison.

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

The applicant, Brett Randall Jones, gave a brief presentation and was available for questions.

The Board asked questions of Mr. Jones.

Hearing no further questions, Chair Langberg brought it back to the Board for discussion.

Board Member Hari commented:

- Expressed having no issues with this application.
- The request seems appropriate and is well designed.
- Solar in Sebastopol is a good thing.
- Supports this application.

Board Member Beale commented:

- Signage and/or gates may be needed in the future.
- Likes that this proposal works without the need to remove the existing Redwood tree even though it's health may be cause for concern in the future.
- The proposal is as expected, or better.

- Supports this application.

Board Member Beale asked a clarifying question of Assistant Planner Morrison.

Chair Langberg commented:

- Echoes comments.
- The proposal seems consistent with the design of the whole complex.
- Likes the renderings.

Board Member Beale commented:

- The parking lot would be less attractive without the solar panels.
- This is an improvement.

Board Member Hari and Chair Langberg concurred with Board Member Beale.

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

Ms. Benavidez-Heaster commented:

- Looked at the drawings last night.
- The applicant consistently brings exquisiteness to the forefront.
- The proposal exceeded her expectations.
- Loves the solar panels.
- This will engage our community in a big way.
- Commends the applicant on the beauty of the design.

Hearing nothing further, Chair Langberg closed the public comment period.

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

Board Member Hari seconded the motion.

AYES: Chair Langberg, Board Member Beale, and Board Member Hari

NOES: None

ABSTAIN: None

ABSENT: Chair Luthin, Vice Chair Bush, and Board Member Level

Board Member Hari asked a clarifying question of Mr. Jones.

**9. DISCUSSION ITEMS:** There were none.

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

**11. ADJOURNMENT:** Chair Langberg adjourned the meeting at 4:37 p.m. The next regularly scheduled Tree Board/Design Review Board meeting will be held on April 17, 2019 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison  
Assistant Planner