

City Council
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Planning Director
Kenyon Webster
Assistant Planner
Jonathan Atkinson
Administrative Assistant
Rebecca Mansour

City of Sebastopol Design Review Board Staff Report

Meeting Date: April 6, 2016
Agenda Item: 8B
To: Design Review Board
From: Jonathan Atkinson, Assistant Planner
Garrett Hosley, Planning Intern
Subject: Design Review: Façade Improvements
Recommendation: Approval with Conditions
Applicant/Owner: Peter Stanley/Lynn Buttner
File Number: 2016-06
Address: 124 South Main Street
CEQA Status: Categorical Exemption: Section 15301: Class 1
General Plan: Downtown Core
Zoning: CD: Downtown Core

Introduction:

This is a Minor Design Review application, requesting approval to make façade improvements to an existing mixed-use building at 124 South Main Street. The two-story building is of the Renaissance Revival architectural style and is estimated to have been built in 1910. The first floor is currently home to Lucky Star, a bar, and was formerly home to Apple Trees Restaurant, which closed in 2015. The second floor contains apartments.

Project Description:

The project involves the following façade improvements: Pushing out an exterior wall to add enclosed square footage of an area formerly used for outdoor dining and the installation of a new sectional glass door, storefront, man doors, window openings, which are reminiscent of the historic façade. The project also involves several interior improvements at the request of the property owner and to address code issues. The applicant prepared a written statement, which is attached to this staff report.

Environmental Review:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the following:

15301: Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Section 15301(e)(1): Adding Square Footage: Additions to the existing structures provided that the addition will not result in an increase of more than: 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

The project is consistent with this categorical exemption in that it involves exterior and interior improvements, which are minor alterations and would only impact 356 square feet of interior space and does not expand the footprint of the building.

General Plan Consistency:

The General Plan Land Use Designation for the site is Downtown Core. The project does not have any land use implications because it only involves façade improvements for an existing mixed-use building.

The application is subject to the following General Plan goal and policy:

Land Use Element

- *Goal 8: Create opportunities for economic development and redevelopment.*
- *Policy 28: Rehabilitate Existing Commercial Buildings: Rehabilitate existing commercial buildings and retrofit them to meet current market needs and code requirements.*

The project is consistent with this goal and policy in that it involves the revitalization of a historic mixed-use building to restore its façade to an earlier form and to address code violations.

Zoning Ordinance Consistency:

The site is located in the CD: Downtown Core District. The project is not subject to any specific development standards required in the CD District in that it only involves exterior and interior improvements. The project only has design review implications.

Public Comment:

The Planning Department has not received any comments from the public as of writing this staff report.

City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, and Fire. The Planning Department has not received any City departmental comments as of writing this staff report.

Required Findings:

Design Review: Section 17.310.030.B.2 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

- a) The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood,
- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

The project involves interior and exterior improvements to address outstanding code issues and restore the façade of a historic mixed-use building in Downtown Sebastopol. Overall, the project appears to be appropriate for the Downtown Core and greater Sebastopol in that it would result in exterior improvements that are reminiscent of the building's historic façade, and interior improvements, which would make it useable again to the community. The Board could find that the project is appropriate in that it would contribute to the urban form of Main Street by pushing out an exterior wall and eliminating a small space that currently creates a break in the façade. Furthermore, the Board could also find that the project is appropriate in that it contributes to greater historic preservation efforts in Sebastopol.

Recommendation:

Staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report, if there is a consensus that the façade improvements are compatible with the site.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide specific direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

DESIGN REVIEW PERMIT: 2016-06
Façade Improvements
124 South Main Street

Findings for Approval:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1 in that it involves exterior and interior improvements, which are minor alterations and would only impact 356 square feet of interior space and does not expand the footprint of the building.
2. That the project is consistent with the General Plan in that it involves the revitalization of a historic mixed-use building to restore its façade to an earlier form and to address code violations, which is a goal of the Land Use Element.
3. That the design of the project is architecturally compatible with the neighborhood and the general character of Sebastopol in that it would push out an exterior wall to the back of the sidewalk, which would make the building flush with existing urban buildings on Main Street and other commercial corridors throughout the community.
4. That the design provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that the building will have the same siting as adjacent structures through façade improvements, and establishes a more stronger urban presence on Main Street without affecting the public sidewalk.
5. That the project will not impair the desirability of investment or occupation in the neighborhood in that it beautifies a historic building through the addition of interior square footage, windows, and doors, and rehabilitates the interior of the building by addressing outstanding code issues.
6. That the design of the project is internally consistent and harmonious in that the new windows and doors will be the same, and pushing out the exterior wall will create a flush façade.
7. That the project is consistent with the adopted Design Guidelines in that it creates a continuous building facade and eliminates interruptions in the progression of stores and other buildings, creating an attractive and pedestrian-oriented streetscape.

Recommended Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped February 10, 2016. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. All construction shall conform to the plans date-stamped February 10, 2016, unless the design is modified herein. The applicant must obtain a Building Permit prior to the commencement of construction activities.
3. The developer shall install an approved drain inlet filtering device in the two drain inlets along the north side of the property.

4. The developer shall construct a trash enclosure in the rear parking lot. The trash enclosure shall be large enough to accommodate the dumpster(s) and grease collection box.
5. The developer shall obtain a Wastewater Discharge Permit from the City of Santa Rosa Industrial Waste Division.

Attachments:

- Master Planning Application Form
- Location Map
- Written Statement
- Design Review Submittal
- Historic Resource Survey: 116-124 South Main Street



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:		FOR CITY USE ONLY	
ADDRESS:	124 S. MAIN ST. SEBASTOPOL CA. 95472	PLANNING FILE #:	2016 / 06
PARCEL #:	004-202-007	DATE FILED:	02/10/16
PARCEL AREA:		TOTAL FEES PAID: \$	315 Deposit
		RECEIVED BY:	JA
		DATE APPLICATION DEEMED COMPLETE:	02/11/16

APPLICANT OR AGENT:

Name: PETER STANLEY

Email Address: PS@ARCHILOGIX.COM

Mailing Address: 50 SANTA ROSA AVE. #400

City/State/Zip: SANTA ROSA, CA. 95404

Phone: (707) 636-0646 X 402

Fax: (707) 636-0644

Business License #: _____

Signature: [Signature]

Date: 2/9/16

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: LYNN BUTTNER

Email Address: CONTRARYgary1@hotmail.com

Mailing Address: 2404 BAGGETT DR

City/State/Zip: SANTA ROSA, CA. 95401

Phone: 707-318-1644

Fax: _____

Business License #: _____

Signature: [Signature]

I certify that this application is being made with my consent.

Date: 2-9-16

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: DAVID CHRISTENSEN

Name: _____

Email Address: DL@ARCHILOGIX.COM

Email Address: _____

Mailing Address: 50 SANTA ROSA AVE. #400

Mailing Address: _____

City/State/Zip: SANTA ROSA, CA. 95404

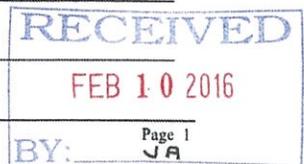
City/State/Zip: _____

Phone: (707) 636-0646 X 405

Phone: _____

Fax: (707) 636-0644

Fax: _____



PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

SEE ATTACHED WRITTEN STATEMENT.

This application includes the checklist for the type of application requested: Yes No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

MINOR DESIGN REVIEW.

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

RESTAURANT/BAR

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	<u>4,034</u>	<input type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:		<input checked="" type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:		<input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:		<input checked="" type="checkbox"/> N/A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A	Proposed: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A

EXISTING LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N/A
EXISTING LOT AREA:	_____ Square Feet		<input checked="" type="checkbox"/> N/A
PROPOSED LOT AREA:	_____ Square Feet		<input checked="" type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A
PARKING SPACE (S):	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A
ZONING	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A

Will the project involve a new curb cut or driveway? Yes No

Are there existing easements on the property? Yes No

Will Trees be removed? Yes No

If yes, please describe (Example: Type, Size, Location on property, etc.)

Will Existing Landscaping be revised? Yes No

If yes, what is square footage of new or revised landscaping?

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: _____ Close: _____

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? _____

If yes, have you applied to the State Alcoholic Beverage Control for a license? Yes No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: _____

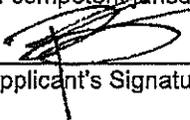
Is any live entertainment proposed? Yes No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

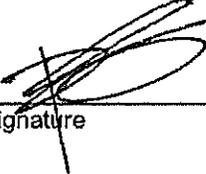
	2/9/16	2016 - 06
Applicant's Signature	Date Signed	Planning File Number

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.


Signature


Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project:

Yes

No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

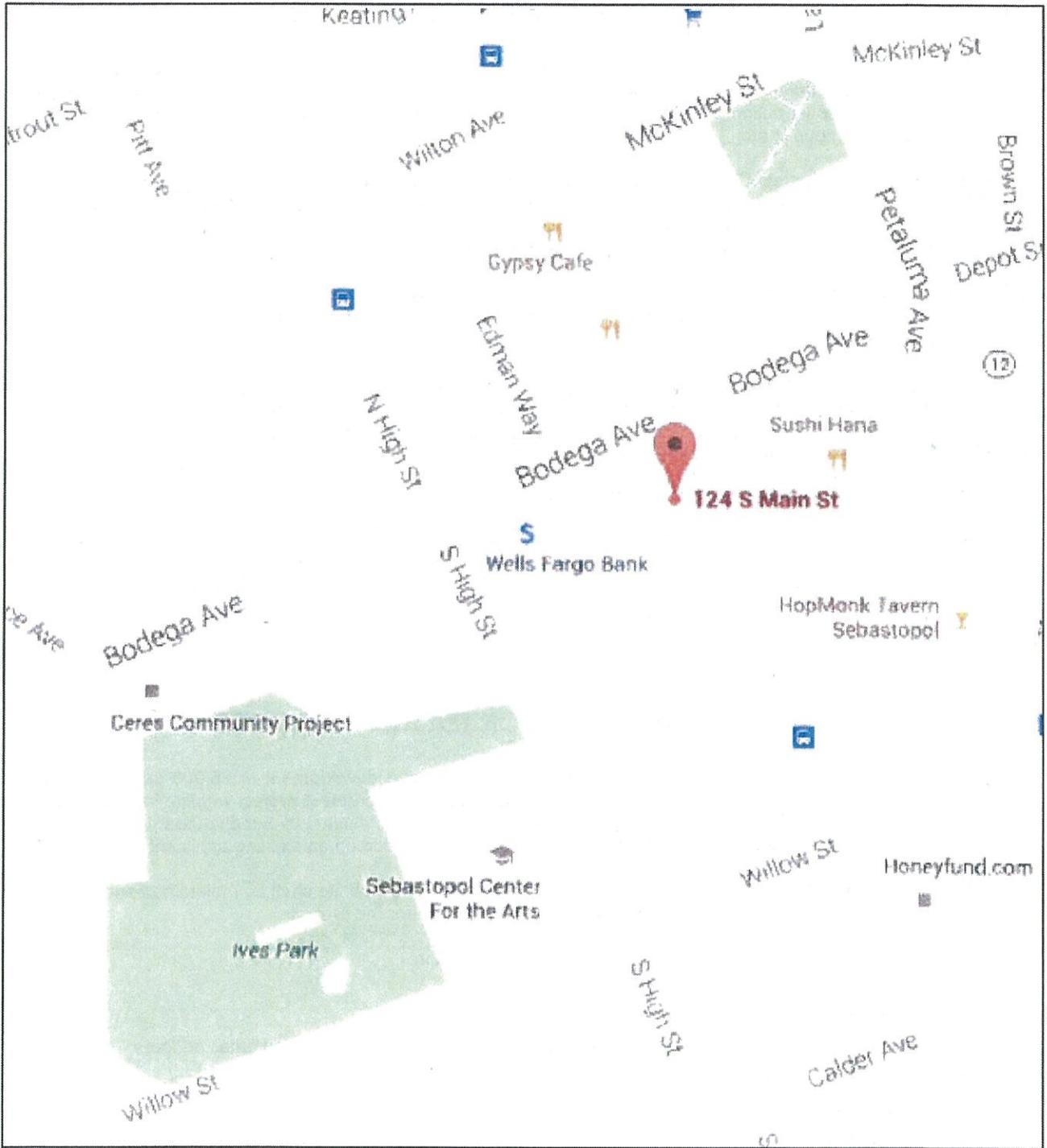
WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings



LOCATION MAP



NS

1

ARCHILOGIX

DESIGN • DEVELOPMENT STRATEGIES
 50 Santa Rosa Avenue, Suite 400
 Santa Rosa, California 95404
 t:707 . 636 . 0646 | f:707 . 636 . 0644
 www.archiLOGIX.com

Project Name

APPLE TREES
 RESTAURANT

Date

02.05.2016

Job Number

156-1501

Sheet

RECEIVED

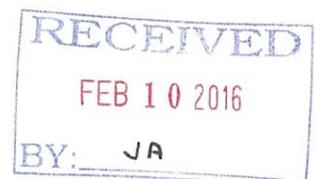
FEB 10 2016

BY: JA

February 4, 2016

Re: **Apple Trees Restaurant Remodel Project Statement**

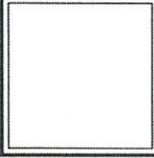
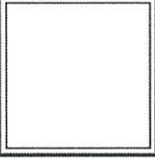
The project consists of the remodel of an existing restaurant/ bar to address code violations and owner requested changes. Exterior improvements include pushing out an exterior wall of the restaurant to add square footage, a new sectional glass door, storefront, man doors and the restoration of historic window openings. Interior improvements include accessibility upgrades, food service equipment upgrades, mechanical, electrical and plumbing upgrades, installation of a fully monitored smoke and fire detection system throughout the building, both ground floor commercial and second floor residential and finishes.



APPLE TREES RESTAURANT DESIGN REVIEW SUBMITTAL

124 SOUTH MAIN STREET
SEBASTOPOL, CA 95472

RECEIVED
FEB 10 2016
BY: JA

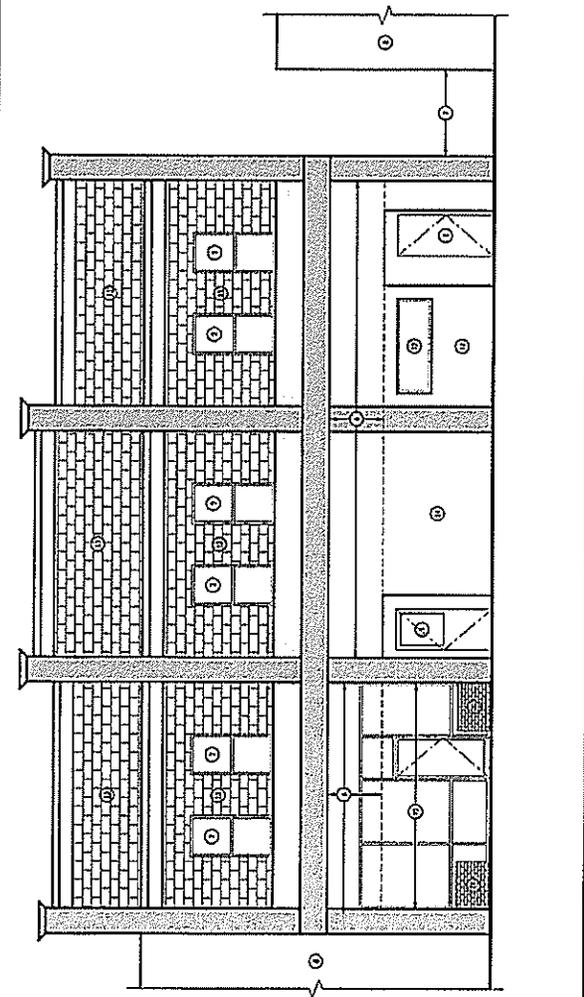


APPLE TREES RESTAURANT
DESIGN REVIEW SUBMITTAL
124 SOUTH MAIN STREET
SEBASTOPOL, CA 95472

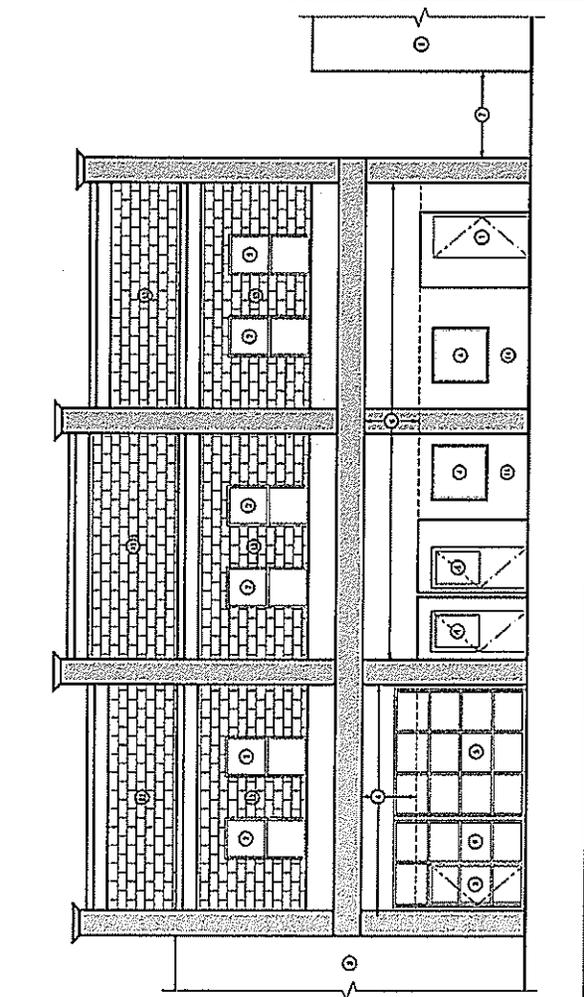
POSTAGE

By: []	Date: []
ADDRESS:	
CITY:	
STATE:	
ZIP:	
JOB NUMBER: 1561501	
Sheet T-1	

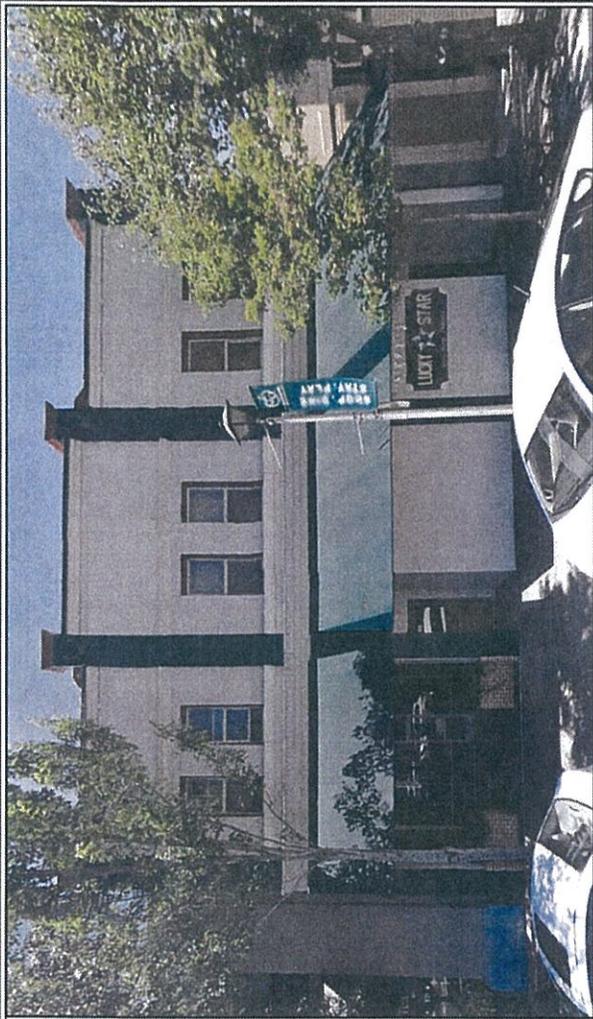
- KEY NOTES**
- 1 EXISTING DOOR TO REMAIN
 - 2 EXISTING WINDOW TO REMAIN
 - 3 NEW DOOR
 - 4 EXISTING HISTORIC WINDOW/DOORCASE
 - 5 NEW SECTIONAL GLASS DOOR
 - 6 EXISTING WINDOW TO REMAIN (DOWN BAY)
 - 7 EXISTING ALLEY
 - 8 EXISTING BUILDING TO REMAIN
 - 9 NEW WINDOW/DOOR
 - 10 NEW EXISTING STOREFRONT
 - 11 NEW EXISTING STOREFRONT
 - 12 NEW EXISTING STOREFRONT
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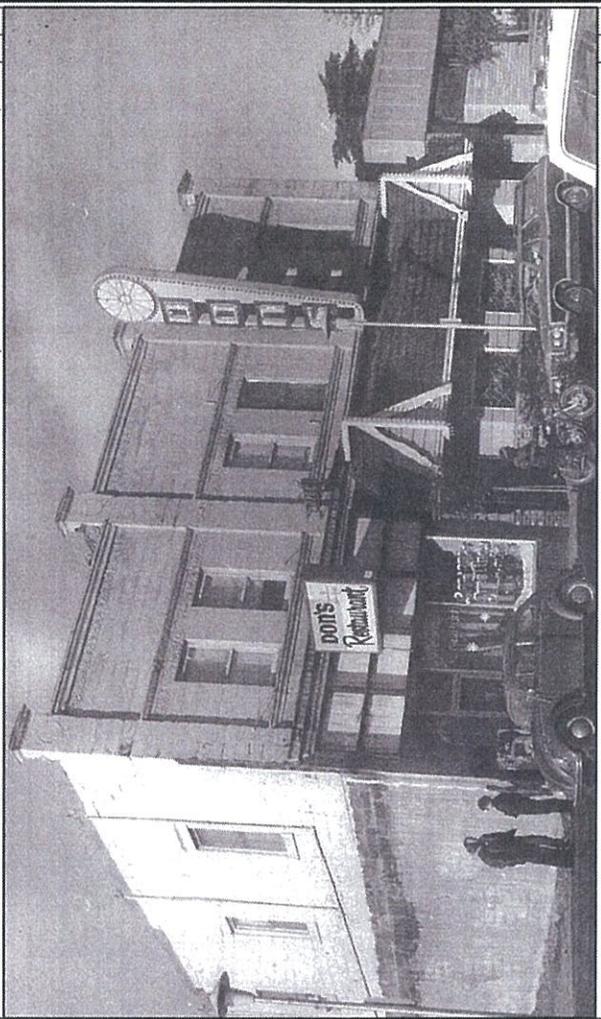
EXISTING EXTERIOR ELEVATION 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION 1/4" = 1'-0"



EXISTING EXTERIOR ELEVATION (FROM SOUTH MAIN STREET) NS 1



HISTORIC EXTERIOR ELEVATION (FROM SOUTH MAIN STREET) NS 2

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 4 SHL _____ Loc _____
UTM: A 10/515980/4250520 B 10/515980/4250010
C 10/515310/4250010 D 10/515310/4250520

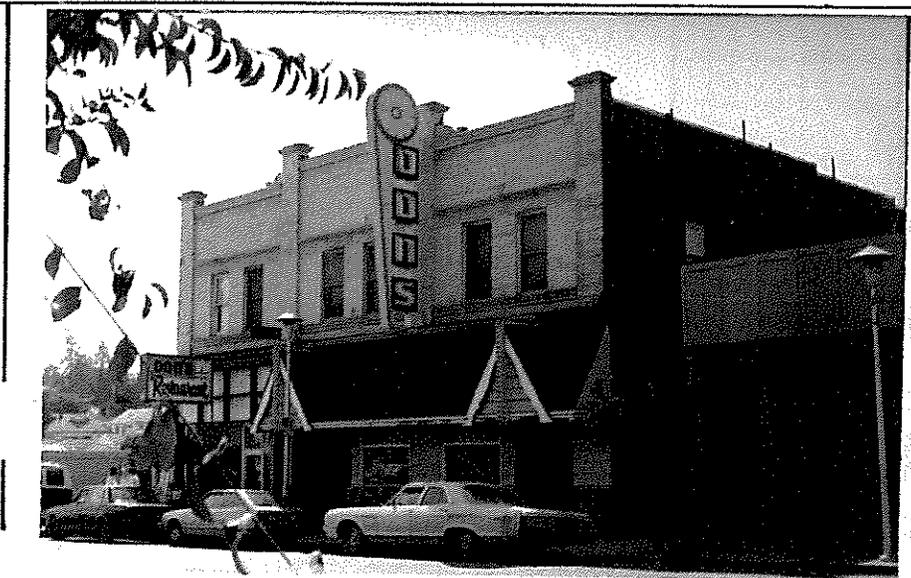
IDENTIFICATION

1. Common name: Don's Restaurant
2. Historic name: _____
3. Street or rural address: 116-124 Main Street South
City Sebastopol Zip 95472 County Sonoma
4. Parcel number: 04-202-07
5. Present Owner: Don & Oretta Buttner Address: 7880 Washington Aven
City Sebastopol Zip 95472 Ownership is: Public _____ Private X
6. Present Use: Commercial, C-2 Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Renaiss.Rev.Commercia
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A two storey commercial Renaissance Revival Building of masonry construction with a patterned block suggesting stone visible on the north side. It has a parapet with four "decorative" towers and decorative cornice and belt course. The rectangular building has rectangular one over one windows with flat lintels and sills on the side wall windows. The south bay of the building retains its transom; the street level storefronts have been altered.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 56 Depth 80
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
24/1 / 1979-1980

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Main Street facade altered
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project X Other: _____
17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This commercial building on Main Street carries a Renaissance Revival influence with the suggestion of the four towers in front. The building is of an unusual height and scale in Sebastopol.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Field Survey, October 1979

22. Date form prepared MARCH 30, 1981
By (name) Dan Peterson AIA & Associates
Organization WEST. SO. CO. HIST. SOCIETY
Address: P.O. BOX 816
City SEBASTOPOL, CA. Zip 95472
Phone: NONE

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

DISTRICT MAP # S-1