

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: March 16, 2016
Agenda Item: 8C
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 Rival 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 square footage 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 application 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 result in the addition of 356 square feet.

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 the 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 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
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 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 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 square footage, windows, and doors, and rehabilitates the interior of the building by addressing outstanding code violations.
6. That the design of the project is internally consistent and harmonious in that it 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.

Attachments:

- Master Planning Application Form
- Location Map
- Written Statement
- Design Review Submittal



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:

| | |
|--------------|---------------------------------------|
| ADDRESS: | 124 S. MAIN ST. SEBASTOPOL, CA. 95472 |
| PARCEL #: | 004-202-007 |
| PARCEL AREA: | |

| FOR CITY USE ONLY | |
|-----------------------------------|-------------|
| PLANNING FILE #: | 2016 / 06 |
| DATE FILED: | 02/10/16 |
| TOTAL FEES PAID: \$ | 315 Deposit |
| RECEIVED BY: | JA |
| DATE APPLICATION DEEMED COMPLETE: | 02/11/16 |

APPLICANT OR AGENT:

Name: PETER STANLEY

Email Address: PS@ARCHILOEIX.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 BUTNER

Email Address: CONTRARYgary1@hotmail.com

Mailing Address: 2404 BAGGETT DRIVE

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

Email Address: DC@ARCHILOEIX.COM

Mailing Address: 50 SANTA ROSA AVE. #400

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

Phone: (707) 636-0646 X 405

Fax: (707) 636-0644

Name: _____

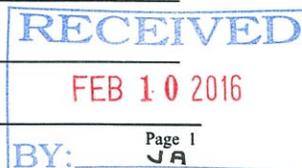
Email Address: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

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"/> 1 Bedrooms |
| | <input type="checkbox"/> 2 Bedrooms | <input type="checkbox"/> 3 Bedrooms |
| | <input type="checkbox"/> 4+ Bedrooms | <input checked="" type="checkbox"/> N/A |
| NUMBER OF DWELLING UNITS PROPOSED: | <input type="checkbox"/> 0 Bedrooms | <input type="checkbox"/> 1 Bedrooms |
| | <input type="checkbox"/> 2 Bedrooms | <input type="checkbox"/> 3 Bedrooms |
| | <input type="checkbox"/> 4+ Bedrooms | <input type="checkbox"/> N/A |
| NET CHANGE IN DWELLING UNITS: | | <input checked="" type="checkbox"/> N/A |
| SETBACKS: | Existing: | Proposed: |
| | <input type="checkbox"/> Front Yard _____ | <input type="checkbox"/> Front Yard _____ |
| | <input type="checkbox"/> Side Yard _____ | <input type="checkbox"/> Side Yard _____ |
| | <input type="checkbox"/> Rear Yard _____ | <input type="checkbox"/> Rear Yard _____ |
| | <input checked="" type="checkbox"/> N/A | <input checked="" type="checkbox"/> N/A |

| | | | |
|---------------------------------|-------------------|-----------------|---|
| EXISTING LOT DIMENSIONS: | Front: _____ | Rear: _____ | <input checked="" type="checkbox"/> N / A |
| | Left: _____ | Right: _____ | |
| PROPOSED LOT DIMENSIONS: | Front: _____ | Rear: _____ | <input checked="" type="checkbox"/> N / A |
| | Left: _____ | Right: _____ | |
| 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.)

| |
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Will Existing Landscaping be revised? Yes No

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

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| |
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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.

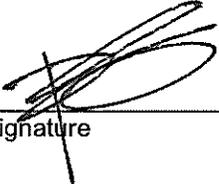
 _____ 2/9/16 _____ 2016 - 06
Applicant's Signature Date Signed Planning File Number

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:

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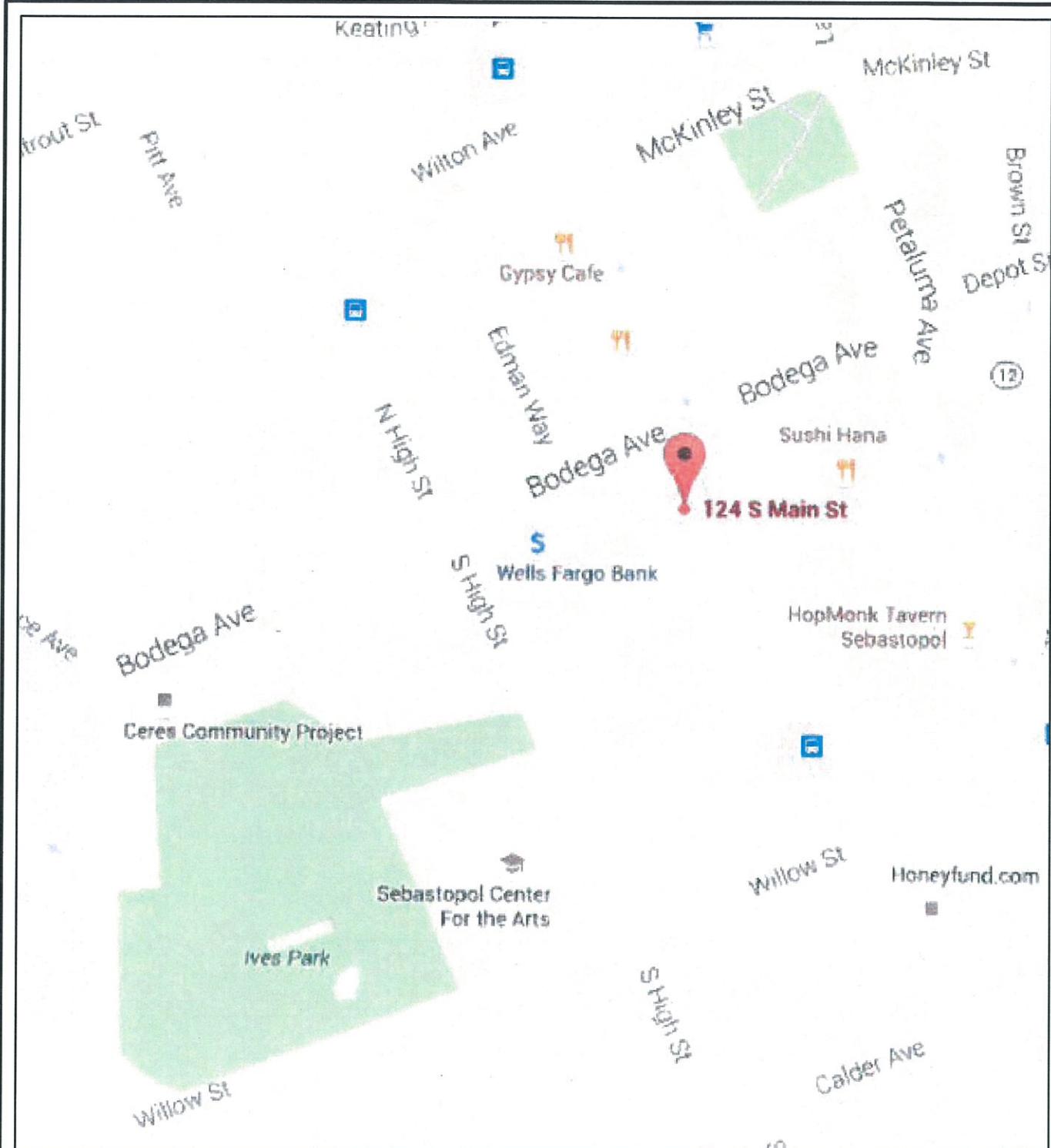
WEBSITE REQUIRED FOR MAJOR PROJECTS

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



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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

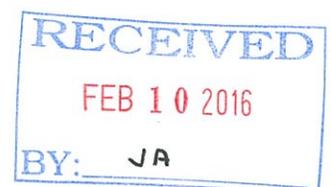
| | |
|------------|------------|
| Date | 02.05.2016 |
| Job Number | 156-1501 |
| Sheet | |

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

ARCHILOGIX
ARCHITECTURAL FIRM

101 State Street, Suite 200
Sebastopol, CA 95472
Tel: 707.838.1111 Fax: 707.838.1112
www.archilogix.com

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

COVER SHEET

| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |
| | | |

PROJECT: APPLE TREES RESTAURANT

DATE: 02.04.2016

PROJECT NUMBER: 101_Car-tr-dwg

SHEET NUMBER: 156 1501

SHEET: T-1



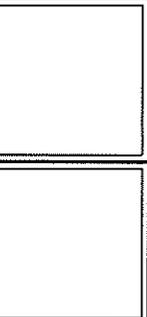
EXISTING EXTERIOR ELEVATION 1/4" 1



PROPOSED EXTERIOR ELEVATION 1/4" 2

- KEY NOTES**
- 1 EXISTING DOOR TO REMAIN
 - 2 EXISTING WINDOW TO REMAIN
 - 3 NEW DOOR
 - 4 RESTORE HISTORIC WINDOW OPENINGS
 - 5 NEW DECORAL GLASS DOOR
 - 6 EXISTING BRICK TO REMAIN SHOWN DASHED
 - 7 EXISTING ALLEY
 - 8 EXISTING BUILDING TO REMAIN
 - 9 NEW STOREFRONT
 - 10 DEMO EXISTING STOREFRONT
 - 11 DEMO EXISTING BRICK PLANTERS
 - 12 DEMO EXISTING WINDOW
 - 13 EXISTING BLOCK TO REMAIN
 - 14 EXISTING OR NEW STUCCO

ARCHILOGIX
 ARCHITECTS
 1450 BAYVIEW BLVD., SUITE 100
 SEASIDE, CA 94132
 TEL: 415.754.1111
 WWW.ARCHILOGIX.COM



APPLE TREES RESTAURANT
 DESIGN REVIEW SUBMITTAL
 124 SOUTH MAIN STREET
 SEASIDE, CA 94132

EXTERIOR ELEVATION

| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |
| | | |

156 1501
A3.0



EXISTING EXTERIOR ELEVATION (FROM SOUTH MAIN STREET)

NTS 1



HISTORIC EXTERIOR ELEVATION (FROM SOUTH MAIN STREET)

NTS 2

ARCHILOGIX

1000 North Main Street, Suite 100
 Seaside, Oregon 97138
 Phone: 503.725.1111
 Fax: 503.725.1112
 www.archilogix.com

APPLE TREES RESTAURANT
 DESIGN REVIEW SUBMITTAL
 124 SOUTH MAIN STREET
 SEASIDE, CA 95672

EXTERIOR ELEVATION (PHOTOS)

| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |
| | | |

PREPARED BY: **PIET STANLEY**
 DRAWN BY: **MICHAEL COOPER**
 DATE: **02.04.2016**
 PROJECT: **A3.1 Exterior Elevation.dwg**
 JOB NUMBER: **156 1501**

Sheet **A3.1**