



City of Sebastopol
Incorporated 1902

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APPROVED MINUTES

DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF MARCH 16, 2016

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

DESIGN REVIEW BOARD:

The notice of the meeting was posted on March 10, 2016.

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

2. ROLL CALL:

Present: Ted Luthin, Chair
Cary Bush, Board Member
Christine Level, Board Member
Alexis Persinger, Board Member

Absent: Lynn Deedler, Vice Chair (excused)
Bill Shortridge, Board Member (excused)

Staff: Jonathan Atkinson, Assistant Planner

3. APPROVAL OF MINUTES: (none)

4. PLANNING DEPARTMENT UPDATES:

Assistant Planner Atkinson provided the following updates:

- The draft Climate Action Plan 2020 is available for public review. It has been prepared in an inter-jurisdictional, collaborative process with the County, and all of the cities in Sonoma County have worked together to produce the draft. Santa Rosa was not part of this process because they already adopted a plan. Each jurisdiction has its own policy section and will decide which policy actions they wish to adopt. The Sebastopol section is on pages 5-83. There will be a joint City Council/Planning Commission meeting on Tuesday, April 12, 2016 at the Youth Annex (425 Morris Street) at 7:00 p.m. to receive an informational presentation on the draft.
- The City of Sebastopol will be commissioning a public art project for placement on City property, and has issued a Request for Qualifications (RFQ) for artists, preferably with public art experience. Following the RFQ process, up to three artists will be selected to submit proposals, then one will be selected for the project. May 16, 2016 is the

deadline to respond to the RFQ. The RFQ is available for public review on the City's website on the homepage.

The Board had no questions for staff.

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

6. STATEMENTS OF CONFLICTS OF INTEREST:

Item 8C has been continued to a future agenda due to Board Members Level, Persinger and Bush owning property nearby.

7. CONSENT CALENDER: None

8. REGULAR AGENDA:

A. MAJOR DESIGN REVIEW – Redwood Marketplace (Project #2015-87) – This is an application, submitted by McNellis Partners, requesting approval to make several façade and landscape improvements, and create a new sign program for Redwood Marketplace, a shopping center, at 700-800 Gravenstein Highway North.

Assistant Planner Atkinson presented the staff report.

The Board had no questions for staff.

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

The applicant, David Saunders, gave a presentation on the façade and landscape improvements, circulated materials, and was available for questions.

The Board asked questions of Mr. Saunders.

Mr. Saunders gave a presentation on the sign program and was available for questions.

The Board asked questions of Mr. Saunders.

On behalf of the applicant, Beth Walter and Daniel MacDonald provided additional information on the sign program, and were available for questions.

The board asked additional questions of Mr. Saunders, Mr. MacDonald and Ms. Walter.

Chair Luthin opened the Public Hearing.

John Eder, a resident of Sebastopol and member of the City Council, commented:

- The Council recently discussed conversion of existing lighting to LED lighting.
- The Council received a lot of negative comments about high Kelvin lighting.
- Suggested using lighting that is lower on the Kelvin scale as it would be warmer in appearance.

The applicant responded.

Marsha Sue Lustig, a resident of Sebastopol, commented:

- This is a good opportunity to make sure that you're reducing impacts to the night sky.
- Monument signs and tenant signs should either be backlit or have gooseneck down lighting.
- The monument sign as proposed, doesn't seem to serve a purpose and isn't all that attractive.
- Thanked the Board for their time.

Hearing nothing further, Chair Luthin closed the Public Hearing and brought it back to the Board for discussion.

Chair Luthin asked to hear from the Board on signage.

Board Member Level commented:

- Concerned about lighting.
- Lighting should be consistent, muted and focus downward.
- Anything internally illuminated should be brought back to the Board.
- Wants softer lighting.

The Board asked questions of staff.

Board Member Bush commented:

- Landscape lighting is key for illumination and safety.
- LED's have come a long way, specifically in the last five years.
- Trees reduce the amount of glare and absorb lighting.
- Feels good about the proposed signage.

Chair Luthin commented:

- New signage will give the whole center character.
- The signage will break up the tile roof.
- Supports the sign program.
- Concerned with lighting.
- Would prefer halo lighting.
- With the control you can get out of LED fixtures, he did not have a problem with LED light on the eave.
- The monument sign should be halo lit, rather than landscape lit.
- The number of signs being requested is acceptable given the size of the property.
- Expressed being okay with leaving the monument sign as proposed, without attaching a specific tenant, or tenants, to it.

Chair Luthin asked to hear from the Board on architecture and landscaping.

Board Member Bush asked questions of the applicant and staff.

Board Member Bush commented:

- Lacking specifics on plant species and replacement trees.

Board Member Persinger commented:

- No comments on landscaping.
- The architecture is fun and works well.
- Likes the materials.
- Appreciates work and changes.

Board Member Level commented:

- This is a huge improvement.
- Great opportunity with landscaping.
- Really likes the idea of protecting the sidewalk areas for the use of landscaping.
- Hoped for some nice, well maintained, screening in the landscape.
- Appreciates the applicant for taking on ADA compliance.
- This is a good project.

Chair Luthin commented:

- Agreed with what had been said.
- Appreciates effort put forth by the applicant.
- This project is needed.
- The outdoor spaces will really make a difference and finding tenants to make use of them is important.
- Likes the column treatments.

Chair Luthin asked a question of the applicant.

Chair Luthin commented that he was in support of this application with conditions on lighting.

Chair Luthin asked if any wished to make a motion.

Board Member Bush made a motion to approve the application as submitted with the following: The signs shall be halo lit or externally illuminated.

The Board asked clarifying questions of staff.

Board Member Level seconded the motion.

AYES: Chair Luthin and Board Members Bush, Level and Persinger

NOES: None

ABSTAIN: None

B. MINOR DESIGN REVIEW – Second Dwelling Unit (Project #2016-05) – This is an application, submitted by Caleb and Shannon Williams, requesting approval to develop a second unit at 7416 Calder Avenue.

Assistant Planner Atkinson presented the staff report.

The Board asked questions of staff.

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

The applicant, Caleb Williams, gave a brief presentation and was available for questions.

The Board asked questions of Mr. Williams.

Chair Luthin opened the Public Hearing.

Marsha Sue Lustig, resident of Sebastopol, commented:

- Appreciates staff conditions.
- Lives next door to the subject property.
- Always knew the lot would be developed.
- Trying to protect her investment.
- Interested in engineering of site and swales.
- The driveway is a Board issue.
- Noted existing trees and requested that the City Arborist inspect them.
- Multiple properties along Calder Avenue used to be one lot.
- Does not have an issue with the second unit.
- Encouraged the Board to provide comments and guidance on the house.
- Condition 17 regarding installation of the sidewalk is vague in terms of the anticipated timeline.
- Doesn't see the purpose of hinging a finding on compatibility with a unit that the Board will not get to review.
- Questioned CEQA exemption.

Hearing nothing further, Chair Luthin closed the Public Hearing and brought it back to the Board for discussion.

Board Member Level commented:

- A lot with this slope will require a fully engineered drainage plan.
- The drainage plan will be a public document.
- An experienced engineer will address the drainage plan.

Ms. Lustig added that the applicant had agreed to install a fence.

Board Member Level comments continued:

- No issue with height given the slope of the property.

The Board asked additional questions of staff and Mr. Williams.

Board Member Persinger commented:

- The placement makes good sense.
- The elevations provided to the Board are simple but pleasing.
- The architecture is in character with other buildings in Sebastopol.
- Expressed having no objections.
- This is a nice project.

Board Member Bush commented:

- Agreed with comments made by Board Members Persinger and Level.
- The architecture is fitting and seems in character.
- The site is tricky.
- Grading, drainage and erosion control will be addressed.
- A recharge system may make more sense than a recapture system.
- Sebastopol's no net runoff policy will need to be followed.
- Big fan of granny units.
- Relation to the proposed residence is questionable.
- The applicant should be sensitive to the value of the Black Oak.

The Board asked additional questions of staff and Mr. Williams.

Ms. Lustig commented on trees and other landscape for purposes of providing a screen.

Chair Luthin commented:

- Agreed with comments from Board Members Level, Persinger and Bush.
- This is a nice project.
- The second unit is appropriate to Sebastopol and the neighborhood.
- The siting works.
- Appreciates attention to managing the tree roots.
- Confident that the grading will be fine.

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

Board Member Bush asked a clarifying question of staff.

Board Member Bush seconded the motion.

AYES: Chair Luthin and Board Members Bush, Level and Persinger

NOES: None

ABSTAIN: None

- C. MINOR DESIGN REVIEW – Façade Improvements (Project #2016-06)** – This is an application, submitted by Peter Stanley, requesting approval to make façade improvements to an existing mixed-use building at 124 South Main Street.

This item was continued to a future agenda due to lack of quorum.

10.REPORTS FROM THE BOARD/STAFF: None

- 11. ADJOURNMENT:** Chair Luthin adjourned the meeting of the Design Review Board at 5:53 p.m. to the next Design Review Board meeting to be held April 06, 2016 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Jonathan Atkinson
Assistant Planner