



City of Sebastopol
 Incorporated 1902
 Planning Department
 7120 Bodega Avenue
 Sebastopol, CA 95472
 707-823-6167
 707-823-1135 (Fax)
www.ci.sebastopol.ca.us

Email: dmorrison@cityofsebastopol.org

APPROVED MINUTES

DESIGN REVIEW BOARD
 CITY OF SEBASTOPOL
 MINUTES OF December 06, 2017

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

DESIGN REVIEW BOARD:

The notice of the meeting was posted on November 30, 2017.

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

2. ROLL CALL:

Present:	Cary Bush, Vice Chair Lynn Deedler, Board Member Christine Level, Board Member
Absent:	Ted Luthin, Chair (excused) Lars Langberg, Board Member (excused) Gregory Beale, Board Member (excused)
Staff:	Dana Morrison, Assistant Planner Rebecca Mansour, Planning Technician

3. APPROVAL OF MINUTES: November 15, 2017

The Board asked a question of staff.

The Board agreed to defer approval of the minutes to a future meeting when more Board Members are present.

4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:

Assistant Planner Morrison updated the Board on the following:

- Last night the City Council approved an urgency ordinance to allow placement of RV's and trailers on private property for documented fire victims with certain requirements.
- At the City Council on 12/19, the Council will consider adoption of an urgency ordinance related to cannabis.

The Board had no questions for staff.

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

6. STATEMENTS OF CONFLICT OF INTEREST: Chair Luthin and Board Member Beale were absent due to a conflict with Item 8A.

7. CONSENT CALENDAR: There were none.

8. REGULAR AGENDA:

A. SIGN PROGRAM AMENDMENT: This is a Minor Design Review application with amendments seeking to make further, minor amendments, to the recently updated and approved Barlow Master Sign Program. The Board reviewed a preliminary application regarding the proposed changes to The Barlow Master Sign Program in June, 2017, during which the Board made comments and suggestions. In August, 2017, the Board approved the proposed amendments. Since the approval some minor changes have been made to the proposed location and facings of some of the sign amendments approved in August. The Barlow is seeking DRB approval for these changes.

Assistant Planner Morrison presented the staff report.

The Board asked questions of staff.

Vice Chair Bush asked if the applicant wished to make a presentation.

The applicant, Michael Burch, gave a presentation and was available for questions.

The Board asked questions of Mr. Burch throughout their discussion.

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

Hearing none, Vice Chair Bush brought it back to the Board for discussion.

Board Member Deedler commented:

- Expressed being fine with the application.
- The application is generally appropriate.

Board Member Level commented:

- Would like to require that an arborist be involved to oversee the installation of the sign in the sensitive tree root area of the bunya bunya tree.
- Expressed concern over possible distraction caused by market lights.
 - Concerned about the safety of pedestrians as lights can be glaring and distracting.
- Likes the proposal and considers it to be good.

Chair Bush commented:

- Agrees with Board Member Level on potential distraction caused by market lights.
 - Likes the mood and environment that the market lights create.
- The Sign Program is very consistent.
 - The design has gotten better through the various stages of review.
- Board Member Level's comment on the sensitive tree roots is a good one.
- Referred to the sign at the corner of Sebastopol Avenue and Morris Street and commented that it is important to ensure that there are not vision triangle issues.

Mr. Burch commented:

- Noted that they have some latitude to move the sign further to the west if issues having to do with the tree roots or vision triangle were to arise.
- Would like to keep the sign as close in relationship to the stone wall and intersection as possible so it's legible and meaningful in that location.

Board Member Deedler commented:

- The only concern he has is over the exact placement of the sign at the corner of Sebastopol Avenue and Morris Street.
- The proposed placement seems awkward and lacks distinction.
- The sign should be moved 10' to 15' to the west.
 - A small apple tree may need to be removed if that is done, which he would be in support of.
 - Expressed being comfortable leaving it up to the applicant.

Board Member Level commented:

- Given discussion on moving the sign further to the west, it is important that the signage for the veterinary hospital not be obstructed in anyway.
 - The business owner has already suffered a lot due to The Barlow.
 - Impacts to the neighboring business should be taken into consideration.

Chair Bush expressed having no further comment.

The Board discussed process.

Mr. Burch suggested the following condition with regards to placement of the sign at Sebastopol Avenue and Morris Street:

- Can be placed within the bounds of the proposed position to the first landscape pathway to the west.
 - Noting that placement may result in removal one small apple tree.

Board Member Deedler commented:

- The curved wall at the corner of Sebastopol Avenue and Morris Street, which includes signage, was mostly covered during the summer due to plant growth.
 - The wall should be taller and the signage brought up in order to be visible.
 - Would like to give the applicant the latitude to add 24" to that sign.

Mr. Burch responded to Board Member Deedler.

Board Member Deedler commented:

- The large palm that is on the west side of the property should be removed.
 - A classic valley oak is nearby and is being compromised by the palm.
 - Aside from the side that is closest to the palm, the valley oak has great form.

Chair Bush commented that it could be worth discussing removal of that palm tree with the property owner.

Assistant Planner Morrison noted that a tree removal permit would be required.

Chair Bush commented that the points raised by Board Member Deedler were good considerations.

Board Member Deedler made a motion to approve the application as submitted with the following:

- The sign at Sebastopol Avenue and Morris Street can be moved west, away from the tree roots, at some location of their choosing between the bunya bunya tree and the first landscape path.

Board Member Level asked Board Member Deedler if he would be willing to amend his motion to include:

- The arborist shall evaluate the proposed placement based on probing.
- Based on probing, the applicant has the option to move the sign up to 20' to the west.

The Board discussed the motion and requested amendment.

Assistant Planner Morrison restated the motion, with suggested amendment, as follows:

- Approve the application as submitted with the added condition to have the City arborist first assess the location of the proposed sign with the added option to move that sign no more than 20' to the west.

Board Member Deedler agreed to amend his motion as stated.

Board Member Level seconded the amended motion.

AYES: Vice Chair Bush and Board Members Level and Deedler

NOES: None

ABSTAIN: None

9. DISCUSSION ITEMS: There were none.

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

11. ADJOURNMENT: Vice Chair Bush adjourned the meeting of the Design Review Board at 4:56 p.m. to the next Design Review Board meeting to be held December 20, 2017 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison
Assistant Planner