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**APPROVED MINUTES**

DESIGN REVIEW BOARD  
 CITY OF SEBASTOPOL  
 MINUTES OF April 04, 2018

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

**DESIGN REVIEW BOARD:**

The notice of the meeting was posted on March 29, 2018.

**1. CALL TO ORDER:** Chair Luthin called the meeting to order at 4:01 P.M.

**2. ROLL CALL:**

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

**3. APPROVAL OF MINUTES:** March 07, 2018

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

Board Member Hari seconded the motion.

AYES: Board Members Level and Hari  
 NOES: None  
 ABSTAIN: Chair Luthin

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

Assistant Planner Morrison updated the Board on the following:

- At their last meeting, the City Council adopted a resolution to update the City’s Telecommunications Ordinance.
  - This is anticipated to begin with the Planning Commission within the next month, or two.
- The Planning Commission is continuing their work on the Zoning Ordinance and Zoning Map.

- We anticipate the Planning Commission's work to conclude this month. Once complete, the Zoning Ordinance and Zoning Map will be forwarded on to the City Council for their process.

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:** Board Member Beale was absent due to a conflict with item 8A on the agenda.

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

**8. REGULAR AGENDA:**

**A. MAJOR DESIGN REVIEW:** This is a Major Design Review application, requesting approval to do tenant improvements and add signage to a previously-unoccupied, commercial building located at 6700 Sebastopol Avenue. The improvements are intended to adapt the outdoor dining space of the recently approved tap room: Seismic Brewery.

Assistant Planner Morrison presented the staff report.

The Board had no questions for staff.

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

President and Founder of Seismic Brewery, Christopher Jackson, gave a presentation and was available for questions.

Project Architect, Daniel Strening, gave a presentation and was available for questions.

Also present and available for questions were, Dana Cooper, Office Manager, and Jamie Meachum, Project Engineer.

The Board asked questions of the Mr. Jackson, Mr. Strening and Mr. Meachum.

Comments from Board Member Level included:

- The architectural plans are very vague.
  - Would prefer to have specifics on plan.
  - Without specifics being called out on plan, the Board would be approving this at the applicant's word.
  - No idea what the applicant is doing based on what was submitted.
- This is the first thing people will see when they enter Sebastopol from the east.
  - Specifics are even more important due to this being in such a prominent location.
- Expressed a concern with flooding.
  - Has seen this site underwater up to the floorboards twice before.
  - Asked about mitigating measures.
- As somebody who does designs like this all of the time, this design feels open-ended and unresolved.

- Should not have to get the specifics from the applicant verbally during the meeting.
- Has seen things that the Board approved get built in an entirely different way many times.
- There are significant cracks in the slab.
  - This is not a shrinkage issue, there is something going on underneath the soil.
  - The slab in in bad shape, especially given its age.
  - The cracks extend into the building as well.
- Expressed concern for the health and safety of the Bunya-Bunya tree.
  - The City Arborist should be on site when any work is occurring around the tree to ensure that no harm will be done to it.
  - The Bunya-Bunya tree was planted by Luther Burbank and is precious to Sebastopol.
  - The Bunya-Bunya tree has a very extension root system.
- The cones that can drop from the Bunya-Bunya are large and heavy and could injure somebody.
  - Suggested that the awning be more solid to protect from the Bunya-Bunya cones if/when they fall.
- The issue with the slab is very unresolved.

In response to a question from the applicant, Chair Luthin commented:

- The Board's expectation would be for the arborist be there while work is being done to ensure that the tree is unharmed.

Board Member Level concurred.

Board Member Hari commented:

- Noted that there are three breweries within close proximity of their proposed use.
- Expressed being in support of the application.
- Likes the plan a lot.
- Expressed a concern over the health and safety of the Bunya-Bunya tree.
  - Agreed with Board Member Level on it being a good idea to get the City Arborist on board.
  - Expressed having no issue with the application otherwise.
- Glad to see this application come forward.

Chair Luthin expressed having no questions of the applicant.

Chair Luthin asked if members of the public wished to comment on this item.

ila Benavidez-Heaster, Bodega Avenue, commented:

- Commended the applicant for their values and for what they're willing to do.
- Board Member Level has made some good points.
- Unresolved issues eventually have to be dealt with.
- This application is on track and the applicant's work is commendable.
- Giving the Board what they're asking for now will only help the applicant and his project later on.
- Wished the applicant well.

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

Chair Luthin commented:

- Happy to see this project coming in to The Barlow in this location.
  - This building has been vacant for a long time.
  - Believes this will be a great use for the space.

Board Member Level commented:

- Likes the project.
- The Board needs to require more specificity.
  - The plans provided are too vague and unacceptable.
- The Board has been adamant about not allowing internally illuminated signs.
  - The applicant is requesting Board approval of a sign that is acting internally illuminated, but not.
  - Questions how it may appear to those that have been denied should this request be approved.
  - Signage can be a sensitive issue.

Chair Luthin commented:

- The applicant is proposing halo-lighting.
  - Halo-lighting is different than internally illuminated.
  - The Board may want to consider allowing halo-lit letters.
  - Halo-lighting is fairly elegant and has a high perceived quality level in terms of appearance.

Board Member Level commented:

- Wants to approve the signage.
  - Doesn't want to have a situation where there is blowback from the public from a prior halo-lit application that the Board may have denied.

Chair Luthin commented:

- Does not believe that the Board, for as long as he's been on, has ever denied a request for a halo-lit sign.

Board Member Level commented:

- Considers halo-lighting to be more effective than exterior gooseneck lights.

Chair Luthin commented:

- Would be interested in the Board looking at revising the Code to allow for halo-lit letters.

Board Member Hari and Level concurred with Chair Luthin.

Chair Luthin commented:

- If the signage is approved, the Board should distinguish that it is halo-lit, not internally illuminated.
- Agreed with Board Member Level on wanting to see more detail on the trellis.
  - Would like to know how the heaters will be hung.
  - Would like a more definitive boundary on where the railing will be.

- Agreed with Board Member Level on the issue of some projects being built differently than were approved by the Board.
- This is a great project.
- Reiterated that he is happy to see this project coming in to The Barlow in this location.

Board Member Hari commented:

- Willing to support the application with the condition of having the arborist on site to ensure that no harm comes to the Bunya-Bunya tree.
- The proposed design fits in with the proposed location.

Chair Luthin commented:

- In terms of signage, he suggested that the applicant consider adding the word, 'taproom' or 'brewhouse' for people who aren't familiar with the brand.
  - The applicant has additional sign area to use if they want.
  - It is important for people to know what the use is.

Board Member Level commented:

- Reiterated that specifics are needed.
- The application should be continued.
- The Arborist should get involved now.

Chair Luthin made a motion to condition this application as follows:

- The applicant shall consult with City Arborist, Becky Duckles, for all work being done on the concrete pad near the Bunya-Bunya tree; to ensure that the tree's roots are not impacted by any of the proposed work.
- The applicant shall return to the Board with revised plans showing details regarding:
  - Anchorage, sizing and spacing of the pergolas for the roof and supports
  - Anchorage, sizing, and spacing of the railings
  - How the heaters will be hung
- In addition, material samples are requested.

Board Member Level seconded the motion.

The Board discussed the motion as follows:

Board Member Hari commented:

- Does not feel as adamantly about the specifics as Board Member Level and Chair Luthin do.
- Mostly concerned with the Bunya-Bunya tree.
- Likes the overall design of the project.
- Does not want to delay the applicant or cost the project more money.
- Expressed being ready to support the application.

Board Member Level commented:

- Not resisting this project.
- Likes this project and wants to approve it.
- As a Board, we should be asking for a certain level of specificity.

- Likes how The Sea Ranch doesn't give projects final Design Review approval until their working drawings are done.

Hearing no further discussion, the Board voted on the motion as follows:

AYES: Chair Luthin and Board Members Level and Hari  
NOES: None  
ABSTAIN: None

Assistant Planner Morrison clarified that the Board has no issue with the signage.

The Board concurred, however, the signage has been continued along with the rest of the application.

The Board further suggested that the new plans label the signage as being halo-lit instead of backlit.

The applicant responded in the affirmative.

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

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

**11. ADJOURNMENT:** Chair Luthin adjourned the meeting of the Design Review Board at 5:07 p.m. to the next Design Review Board meeting to be held April 18, 2018 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison  
Assistant Planner