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**APPROVED MINUTES**

DESIGN REVIEW BOARD  
CITY OF SEBASTOPOL  
MINUTES OF January 03, 2018

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

**DESIGN REVIEW BOARD:**

The notice of the meeting was posted on December 28, 2017.

**1. CALL TO ORDER:** Vice Chair Bush called the meeting to order at 4:00 P.M.

**2. ROLL CALL:**

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

**3. APPROVAL OF MINUTES:** December 06, 2017

Staff noted that approval of minutes from November 15, 2017 had been deferred to their next meeting.

Vice Chair Bush made a motion to approve the minutes as submitted.

Board Member Level seconded the motion.

AYES: Vice Chair Bush and Board Members Level and Hari  
NOES: None  
ABSTAIN: Board Member Langberg

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

Vice Chair Bush welcomed new Board Member, Ron Hari.

Board Member Hari made a brief statement.

Assistant Planner Morrison updated the Board on the following:

- Staff is continuing to work on the Cannabis Ordinance and Zoning Ordinance rewrites.
- Designation of a liaison to the Arts Committee is on this agenda.
  - The Board can defer that until the full Board is seated if they wish.

The Board asked questions of staff.

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

**6. STATEMENTS OF CONFLICT OF INTEREST:** There were none.

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

**8. REGULAR AGENDA:**

**A. MINOR DESIGN REVIEW:** This is a Minor Design Review application, requesting approval to develop a tapas restaurant and enclose the existing loading dock area to add usable square footage. The site for the proposed restaurant is 6780 Depot Street, Suite #120, in The Barlow. The site is currently home to the Feed Sonoma (a produce distributor), and The Nectary. The project involves the reuse and expansion of the existing tenant space, and site improvements.

Assistant Planner Morrison presented the staff report.

The Board asked questions of staff.

Board Member Hari suggested that the apple tree be dug up and replanted elsewhere, rather than being destroyed.

Ms. Baiocchi stated that they intend to replant the tree, not destroy it.

Vice Chair Bush concurred with Board Member Hari on replanting the apple tree as it is not very well established and could be easily relocated.

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

Lowell Sheldon, gave a presentation and was available for questions.

Gia Baiocchi also gave a brief presentation and was available for questions.

The Board asked questions of the applicants, Mr. Sheldon and Ms. Baiocchi throughout their discussion.

Board Member Level called out internal inconsistencies between what was submitted and asked clarifying questions.

Vice Chair Bush commented:

- Trouble discerning between what is existing and what is proposed.
- There is a nice Valley Oak in the planter which is not depicted on plan.
  - That Valley Oak is fairly substantial and could provide great shade.

- What is proposed in the planting plan, and what is proposed in the site detail plan, are two different planting schemes.
- Encourages extension of the planter.
- Had a hard time relating the planting plan to scale.

Assistant Planner Morrison commented that a condition regarding the Valley Oak could be added if it qualifies under the size threshold.

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 Langberg commented:

- Appreciates the layout.
- The plan has a nice feel and looks really inviting.
- Looks to be a very active space.
- After being out at the site and looking around, his sense is that the space will tuck into The Barlow very nicely.
- In general, The Barlow, especially in this particular corridor is not that consistent, is eccentric.
- There is an opportunity for this application to not blend in with the building, to be much more expressive.
- The arbor will help to soften the building regardless.
- Signage at The Barlow has a bold character to it.
- Welcomes being bold.

Board Member Level commented:

- Likes the idea of making the front pop out more expressive.
  - There is an opportunity for this to be exciting and different.
- Expressed being fine with the applicant's proposal if that is what they want to do.
- The Lowell's and Handline restaurants are exceptional.
  - There is an opportunity for this venue to tie-in with those other venues.
- Access to the building is a bit of a failure for a variety of reasons.
- An inviting entrance is lacking.

Board Member Hari commented:

- Agrees with Board Member Level on access, however, if a restaurant is good enough, people will find their way in.
- Looks forward to its opening.
- This will be an upgrade to the proposed location.

Vice Chair Bush commented:

- Shares sentiments of the Board.
- This is a great opportunity.
- The proposed location is a kind of quiet space.
- The applicant could make it more eclectic and more expressive to draw people in.
- The proposed planting plan is quite eclectic and could be simplified to become even more expressive.
  - Fewer plants could be used and more of a mass could be created.
  - This could make the area easier to maintain and be more eye-catching as well.
- Hard to determine scale and materials.
- Reiterated his difficulty in determining what is being requested.

- Loves what he sees and knows what the applicants are capable of.
- Expressed being wholeheartedly on board with seeing this space occupied.

Board Member Level commented:

- Found the drawing to be confusing also.
- While she could say that she trusts the applicants to do a good job, as they have been known to do, she found that to be somewhat inappropriate and even unfair because the Board's decision is supposed to be based on what the applicant submitted.
- Expressed being willing to support this application regardless.
- Cautioned the Board on showing favoritism towards a known entity and on setting a precedent.
  - Should be taken seriously.

Vice Chair Bush expressed appreciating Board Member Level's comments.

Board Member Hari commented:

- Understands Board Member Level's comments, however, if the applicant doesn't do a good job they won't be successful.

Ms. Baiocchi asked if she could respond.

Vice Chair Bush explained that the Board was deliberating and asked Ms. Baiocchi to hold her comments for the time being.

Board Member Langberg commented:

- This application will be reviewed by other departments as well.
- A building can remain long after a particular tenant is gone.

Vice Chair Bush commented:

- Wants to ensure that the public's best interest is reflected through the Board's decision making process.
- The Board should ensure that what it is reviewing is accurate.

Board Member Level commented:

- Likes and wants to approve this project.
- Over the years people have complained about the Board being inconsistent.
  - People have expressed feeling like they were being treated unfairly.
- The Board can deal with the inconsistencies in the drawings by adding conditions of approval.
- It is unfortunate that the Valley Oak appears to be under the size threshold.

Assistant Planner Morrison commented:

- The Board can add a condition to require the applicant to return for Administrative Design Review to ensure that the appropriate changes have been made.

Board Member Langberg commented:

- The drawings are not as inconsistent as some have said.
  - Has drawn French doors exactly as depicted in this drawing.
- The elevation is a much bigger deal to him.

Vice Chair Bush invited Ms. Baiocchi to respond to Board comments.

Ms. Baiocchi responded:

- Expressed being amenable to conditions to address concerns without having to return to the Board.
- Hears what the Board is saying.
  - Understands the concerns over what was submitted and on setting a precedent by accepting them.

Vice Chair Bush commented:

- The Board is promoting the idea of being more eclectic and more expressive with the exterior of the building.

Ms. Baiocchi responded that they were being a bit conservative and appreciated the Board's openness to their being more expressive.

Mr. Lowell responded that they would prefer that the Board approve what was submitted noting that they would take the Board's feedback into consideration and potentially return with amendments.

Board Member Hari commented:

- Expressed a concern over requiring the applicant to return with new drawings as those would cost money.
  - Extra costs can be crippling.
  - Sympathetic to small business.

Board Member Level commented that she would be interested in giving the applicant some leeway to do more without having to submit new drawings.

Assistant Planner Morrison responded:

- The conditions can allow for a certain amount of leeway, similar to Handline and Lowell's, without having to return to the Board.
  - Administrative Design Review can be done for a number of revisions.

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

- The main door entrance shall be a French door.

Board Member Langberg seconded the motion.

Vice Chair Bush requested that the following be added to the motion:

- It is recommended that the applicant work the Valley Oak into the site plan, relative to its current location, as the Board would like to see it accounted for and hopes that it will remain.

Board Member Level agreed to amend her motion as stated.

Board Member Langberg seconded the amended motion.

AYES: Vice Chair Bush and Board Members Level, Hari and Langberg  
NOES: None  
ABSTAIN: None

**9. DISCUSSION ITEMS:**

**A. DESIGNATION OF LIAISON TO PUBLIC ARTS COMMITTEE:** With the term of Board Member Lynn Deedler ending, it is time to designate a new liaison to the Public Arts Committee. The Public Arts Committee serves in an advisory capacity providing recommendations for art placement and selection to the City Council. The Committee consists of 5 members, one of which is a representative from the Design Review Board. This Committee meets on the first Wednesday of every month, for typically no more than an hour and a half, from 10:30 a.m. to 12:00 p.m.

The Board asked questions of staff.

Board Member Langberg volunteered to serve as the Board's liaison to the Public Arts Committee.

Hearing no further volunteers, Board Member Level made a motion to recommend that the City Council designate Board Member Langberg as their liaison to the Public Arts Committee.

Vice Chair Bush seconded the motion.

AYES: Vice Chair Bush and Board Members Level, Hari and Langberg  
NOES: None  
ABSTAIN: None

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

**11. ADJOURNMENT:** Vice Chair Bush adjourned the meeting of the Design Review Board at 5:08 p.m. to the next Design Review Board meeting to be held January 17, 2018 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison  
Assistant Planner