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APPROVED MINUTES

DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF JANUARY 18, 2017

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

DESIGN REVIEW BOARD:

The notice of the meeting was posted on January 12, 2017.

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

2. ROLL CALL:

Present:	Cary Bush, Vice Chair Lynn Deedler, Board Member Christine Level, Board Member Lars Langberg, Board Member
Absent:	Ted Luthin, Chair (excused) Alexis Persinger, Board Member (not excused)
Staff:	Dana Morrison, Assistant Planner Rebecca Mansour, Planning Technician

3. APPROVAL OF MINUTES: January 04, 2017

Board Member Deedler amended the minutes.

Board Member Langberg made a motion to approve the minutes as amended.

Board Member Level seconded the motion.

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

The Board asked questions of staff.

4. PLANNING DEPARTMENT UPDATES: There were none.

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

6. STATEMENTS OF CONFLICTS OF INTEREST: There were none.

7. CONSENT CALENDER: There were none.

8. REGULAR AGENDA:

A. MINOR DESIGN REVIEW: This is a Minor Design Review application, requesting approval of exterior improvements to the existing structure, with existing drive-through service, located at 801 Gravenstein Highway South. The building is currently Spencer's Fish and Chips. The improvements will upgrade the building's appearance, add an outdoor patio and allow the owner to add a new interior demising wall to allow for an additional tenant space.

Assistant Planner Morrison presented the staff report and was available for questions.

The Board asked questions of staff.

The applicant gave a presentation and was available for questions.

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

Hearing none, Vice Chair Bush closed the Public Hearing.

The Board asked questions of the applicant.

The Board asked a clarifying question of staff.

Hearing nothing further, Vice Chair Bush brought it back to the Board for discussion.

Board Member Level commented:

- Regarding the signage and the extra sign; the Board approved a similar request for the Rialto due to its additional frontages which was a good reason. It's good to be consistent.
- The applicant may want to explore making the outdoor eating area more consistent with what was done at the neighboring Round Table Pizza. The two serve as a gateway to the center and the treatments are completely different.
- The patio at Round Table really opened up that corner, gave it vibrancy and made the center more attractive.
- Wouldn't deny the request based on the patio, however, she expressed being curious to hear what the rest of the Board thought about that.

Board Member Deedler commented:

- Board Member Level makes an interesting point.
- If changes to the patio, the applicant would have to return to the Board for additional review.

Board Member asked questions of the applicant.

Board Member Deedler commented:

- The architecture is a little boring and the arch over the doorway is the only accent piece that stands out.
- The arch over the entryway seems to fit in.
- The cost of replacing the arch won't accomplish anything positive.

- Expressed being in support of leaving the arch over the entryway and felt that removing it would be ho-hum.
- Encouraged the applicant to keep the arch over the entryway until a real need to remove it presented itself.

Board Member Langberg commented:

- In general, these little changes will help improve the building a lot.
- Expressed being okay with replacing the arched element as doing so would be more in keeping with the rest of the center.
- Expressed being unsure about changing the guardrails because the brick and wrought iron complement each other.

Vice Chair Bush commented:

- Expressed being fine with the proposal.
- Agreed with staff's analysis as laid out in the staff report.
- Board Member Level's point is a good one.
- The Round Table patio was a different application in that they were likely trying to achieve noise/sound attenuation given that there is less opacity with 116 nearby.
- Expressed being perfectly fine with the patio as proposed as well as removal of the arch as doing so would be more in keeping with the language and architecture of center.
- These are all vast improvements.

Board Member Level commented:

- This building is dated and has no architectural merit to it.
- Sometimes small accents greatly enhance and improve an area.
- At this point, we're lacking details. All we know is that some type of wrought iron will be used.
- Details should be required.
- Expressed concern over missing an opportunity to push for some type of nice, additional detailing.
- Wants the Board to approve something specific.
- Heard Board Member Langberg's comment on the wrought iron and brick complimenting each other.

Board Member Langberg commented:

- Once identified, the tenant may want to have a say in what the building and its surroundings look like.

Board Member Level commented:

- The outdoor seating area is a big improvement.
- Sebastopol is changing.
- This needs to change along with it.

Board Member Langberg expressed being appreciative of Board Member Level's effort, however, if we're trying to bring this up to where Sebastopol is heading, the whole center needs a facelift.

Board Member Level agreed and commented that this is an opportunity to take a step in that direction.

Vice Chair Bush questioned the fairness of asking the applicant to return with details on the guardrails for such a project.

Board Member Deedler asked the applicant if he'd be amenable to the Board conditioning specific parameters for the guardrails.

Board Member Langberg did not agree with that approach as the Board is not there to design the project for the architect.

Vice Chair Bush expressed being in agreement with Board Member Langberg.

Board Member Deedler commented that he did not feel the need to require the applicant to return to the Board with details on the guardrails.

Board Member Level reiterated her concern with approving something without really knowing what it is and commented that asking someone to provide details about their project is not onerous.

Vice Chair Bush commented:

- The type of wrought iron guardrail used would not make or break this particular project.
- Expressed being comfortable with the application as proposed.

Board Member Langberg commented that approval of this means that the Board is trusting that the applicant will come up with an interesting, sensitive design.

Board Member Deedler asked for comments on the signage. He noted that the signage was straightforward, simple and appropriate in his view.

Vice Chair Bush agreed and reiterated feeling confident on what the applicant presented.

The Board asked questions of staff.

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

- The applicant has the option to keep the arch over the entryway, if desired.

Board Member Langberg commented that the applicant requested to remove the arch over the entryway, therefore deducing that that would not be desired by the applicant.

Board Member Level and Vice Chair Bush agreed with Board Member Langberg.

Board Member Deedler amended his motion to approve the application as submitted.

Board Member Langberg seconded the motion.

AYES: Vice Chair Bush and Board Members Level, Langberg and Deedler

NOES: None

ABSTAIN: None

9. DISCUSSION ITEMS:

A. Designation of liaison to Public Arts Committee.

The Board agreed to defer this action to a future meeting to allow for the full Board to be seated.

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

11. ADJOURNMENT: Vice Chair Bush adjourned the meeting of the Design Review Board at 4:37 p.m. to the next Design Review Board meeting to be held February 01, 2017 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison
Assistant Planner