

[City Council](#)  
Mayor Patrick Slayter  
Vice Mayor Neysa Hilton  
Michael Carnacchi  
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Una Glass



[Planning Director](#)  
Kenyon Webster  
[Assistant Planner](#)  
Dana Morrison  
[Administrative Assistant](#)  
Rebecca Mansour

## City of Sebastopol Design Review Board Staff Report

Meeting Date: April 18, 2018  
Agenda Item: 8A  
To: Design Review Board  
From: Dana Morrison, Assistant Planner  
Subject: Continuation of Major Design Review  
Recommendation: Approval with Conditions  
Applicant/Owner: Christopher Jackson / Seismic  
File Number: 2018-27  
Address: 6700 Sebastopol Avenue  
CEQA Status: Categorical Exemption: Section 15301: Class 1  
General Plan: Light Industrial  
Zoning: M: Industrial

### **Introduction:**

This is a continuation of the 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 out-door dining space of the recently approved tap room: Seismic Brewery. The Use Permit was approved by the Planning Commission at their March 13, 2018 meeting.

At their April 4, 2018 meeting the Board reviewed the project and, while they voiced support of the project, requested that the applicant return at a later date after the following had been addressed:

1. That the applicant consult with the City Arborist, Becky Duckles (707.829.0555) 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.
2. That the applicant revise the plans to show details regarding:
  - the anchorage, sizing and spacing of the pergolas (roof and supports)
  - the anchorage, sizing and spacing of the railings
  - how the heaters will be hung.
3. The Board also requested material samples, which the applicant has stated will be brought to the next scheduled meeting.
4. The Board also suggested that the applicant label the signage as Halo-lit and add the words Tap Room to the sign.

### **Project Description:**

The project involves the redesign of the outdoor seating area in the existing courtyards to the north and south sides of the building located at the corner of Sebastopol Avenue and Morris Street. Steel and wood pergolas are proposed to act as shade structures. These will be constructed using structural steel bents and will have cedar wood roofs. The pergolas are proposed at both courtyards and will mimic the buildings design and roof slope to blend with The Barlow's overall aesthetic. The existing decomposed granite in the north courtyard is proposed to be replaced with permeable concrete pavers; and decomposed granite pathways will be added for circulation within the site. In addition to this, one window along the eastern wall is proposed to be replaced with a door.

New landscaping is proposed as well. The goals of the landscape design are to: define a sense of space within Seismic's property, maintain views, reconcile outdoor uses with the nearby traffic, and facilitate smoother pedestrian circulation. The intent of the plantings is create filtered views from inside the property, and vice-versa. Bamboo will be utilized in the planters to help create this effect. The planters for the bamboo will be made out of cast concrete and will also serve as bench seating for the courtyard. Other specific plantings will be chosen to establish butterfly and humming bird habitat in the surrounding landscaping areas. There are four juvenile apple trees (less than 2" in diameter) that are proposed to be removed from the north, outdoor courtyard. New plantings, shades covers and tables are proposed in this section. A new bike rack (for four bikes) is also proposed to be placed along the southern end of the building, facing Sebastopol Avenue.

New signage is also proposed in this project. The proposed sizes of the two signs (one 7' diameter sign on Morris Street side and one 4' diameter sign on the north-parking lot side) are consistent with The Barlow Master Sign Program which allows for up to 75 square feet of sign area for an Anchor Tenant. Both signs are proposed to be made from laser-cut metal and will be mounted flat to the building. However, the applicant is requesting approval for signs that are back-lit, as opposed to external illumination.

### **Environmental Review:**

The proposed tap room is categorically exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project is consistent with this categorical exemption in that it involves the reuse and external alterations of an existing structure; and the addition of signage.

### **Public Comment:**

The Planning Department has not received any comments on the application from the public as of writing this report.

### **City Departmental Comment:**

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, and Fire. The Planning Department has not received any City departmental comments as of writing this staff report.

## **Required Findings:**

**Design Review:** Section 17.310.030.B.2 of the Zoning Ordinance states the following: “In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether the design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol; the design provides appropriate transitions and relationships to adjacent properties and the public right of way; it would not impair the desirability of investment or occupation in the neighborhood; the design is internally consistent and harmonious; and the design is in conformity with any guidelines and standards adopted pursuant to this Chapter.”

## **Analysis:**

### *Design Review:*

The project involves exterior alterations to a building which has sat unoccupied for a number of years. The intent of the project is create a more useable outdoor seating area; properly screened from the busy road traffic along Sebastopol Avenue. The proposed building alterations appears to be compatible with the neighborhood and greater Sebastopol in that there are a number of buildings in proximity which have the same industrial design and recent approval was given for similar outdoor seating areas in The Barlow. The design does not impair the desirability of investment or occupation in the neighborhood in that refaces and better utilizes the two courtyard areas and creates a separated space for diners while still allowing passerby's to see the activity within; and includes the addition of shading elements and new plantings. The design defines the outdoor space and creates a separation from the street/sidewalk-scapes, while still maintaining a unifying theme. The design appears to be compatible with the neighborhood and the general visual character of Sebastopol in that it is of similar design and scale to the other buildings located in the Barlow.

The design provides appropriate transitions to adjacent properties in that the remodeling is simply adding shade structures, swapping a window for a door, and adding new landscaping and walkways. The design also provides appropriate transitions to the public right-of-way with the addition of new pavings. Finally, the design is internally consistent and harmonious in that it utilizes the similar patterns, siding, windows, doors, and materials as can be found throughout The Barlow.

### *Signage:*

The Barlow Master Sign Program allows for each Anchor tenant to have up to 75 square feet of sign area. In addition, Anchor tenants who have frontage on more than one primary street or project frontage may increase their sign by 25% (93.75 square feet), and split that allowance between the 2 frontages.

The application proposes to install two wall signs, one along the norther frontage (facing the parking area) and the other along the eastern frontage (facing Morris Street). The signs are circular in design and have the stylized logo: Seismic. The Morris Street side sign has a seven-foot diameter, for a total sign area of 38.5 square feet and the additional wording Tap Room below measuring 1' by 5' for a total of 5 square feet. The parking lot side sign has a four-foot diameter, for a total sign area of 12.6 square feet. This comes to a total signage square footage of 56.1 square feet, well below the required signage area required for anchor tenants (75 square feet).

Rather than lighting the signs with the external illumination the applicant is requesting approval to install back-lit signage. Backlighting is typically utilized with wall-mounted or monument signs, and involves a low level of external light shining out from behind solid lettering, creating a soft glow around the outside of the letters. The Board has taken a firm stance on not allowing internally illuminated signage in the Central Core and The Barlow. The Board determined at their 4/4/2018 meeting that backlighting is permissible, and even preferred to exterior illumination. The Board encouraged the applicant to add 'Tap Room' or 'Brew Pub' to the signage, as it will help inform the public as to the use of the space and in that they have ample square footage to utilize from their allotted signage.

The Board could find that the proposed signage is consistent with the applicable provisions of the Master Sign Program of The Barlow in that the signs are in compliance with allowable sign dimensions and sign area. That the design of the signs are compatible with the neighborhood and general visual character of Sebastopol in that they are wall, anchor tenant signs, which are characteristic of several tenant signs in The Barlow and throughout the community. That the design of the signs provide appropriate transitions and relationships to adjacent properties and the public right-of-way in that the signs will be secured to the façade at a height and location that will not obstruct the adjacent walkway, and the signs contain an appropriate distance from abutting tenant spaces and signage. That the signs will not impair the desirability of investment or occupation in the neighborhood in that they will complement the façade of the existing structure and the signs will be constructed of durable materials, which will prevent them from quickly falling into a state of disrepair. That the design of the signs are internally consistent and harmonious in that the signs utilizes the same font, color, and graphic design elements. That the design is in conformity with the adopted Design Guidelines in that the signs express the character of the business and the sign placement is also sensitive to building elements in that they will be installed on blank portions of the façade and will not obstruct windows or doorways.

### ***Continuation***

Since the April 4, 2018 DRB meeting the applicant has met with Sebastopol's City Arborist, Becky Duckles. The applicant presented the revised configuration of the trellis footing that reduces the impact on the Bunya-Bunya tree's root system to Mrs. Duckles. The City Arborist indicated that the proposed footing is acceptable pending the following conditions:

- Where one 'leg' of the footing radiates toward the tree, the City Arborist requested that the applicant hand dig a 2' long narrow trench running parallel to Hwy 12/ east/west at the outer edge of the closest footing to the tree, to the depth of the footing, to determine if large roots are present that would be cut for the footing.
- The applicant shall notify the City Arborist when the trench has been dug so that she can check the rootzone of the tree.
- While some root loss is tolerable, the applicant will need to make every effort to save all roots two inches and larger.
- The applicant should remain flexible about slight shifts in the frame locations to avoid root damage where possible.

The above have been added as conditions of approval. The City Arborist further stated that she does not need to review the work during construction but the applicant should call her if/or when they have questions. The City Arborist further suggested that the applicant install some kind of wire over the top of the overhead structure to protect pedestrians from falling branches or

cones. The City Arborist prepared a report based on this meeting, which is attached to the end of this staff report.

The project architect has also revised the plan submittals to address the details requested by the Board, which included details regarding:

- the anchorage, sizing and spacing of the pergolas (roof and supports)
- the anchorage, sizing and spacing of the railings
- how the heaters will be hung
- addition of 5 square feet of signage reading 'Tap Room' to the sign facing Morris Street.

**Recommendation:**

If it is the consensus of the Board that the proposed site improvements are compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

**Attachments:**

Master Planning Application Form – Design Review and Statement

Master Planning Application Form – Signage and Statement

Revised Plans Submittal - Site Plan, Elevations, Landscaping, Floor Plan and Signage

Statement from City Arborist

**Findings for Approval- Design Review**  
**Major Design Review**  
**Application Number 2018-27**  
**Approval to redesign exterior courtyards, improve landscaping**  
**at 6700 Sebastopol Avenue:**

1. That project is categorically exempt from the requirements of CEQA under Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, in that the project proposes to add shading elements, new landscaping and pavers to existing courtyards.
2. That the project is consistent with the General Plan and Zoning Ordinance in that it involves the development of a commercial use in an area that contains an array of commercial uses.
3. That the project is beneficial to the neighborhood and greater Sebastopol in that it improves and beautifies a tenant space.
4. That the design is compatible with the neighborhood and the general visual character of Sebastopol in that it is of similar scale to several buildings located within the Barlow, and throughout the City's industrial district.
5. That the design provides appropriate transitions to adjacent properties in that the taproom is designed to match neighboring buildings and new plantings will be added to beautify help soften the industrial feel of the site.
6. That the design provides appropriate transitions to the public right-of-way with new pavings.
7. That the design does not impair the desirability of investment or occupation in the neighborhood in that it refaces a currently underutilized tenant space, creates outdoor patio areas, enhances the visual appearance of the building and creates a more pedestrian orientated façade.
8. That the design is internally consistent and harmonious in that it utilizes the same patterns, siding, windows, doors, and materials as is found throughout The Barlow.

**Conditions of Approval:**

1. Approval is granted for the Design Review submittal described in the application date-stamped March 13, 2018; and the revised plan submittal materials date-stamped April 12, 2018. This approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. All construction shall conform to the plans date-stamped April 12, 2018, unless the design is modified herein. The applicant must obtain a Building Permit prior to the commencement of construction activities.
3. Any rooftop equipment shall be screened to the satisfaction of the Planning Director.
4. A Fire Inspection is required.

5. Where one 'leg' of the footing radiates toward the tree, the applicant shall hand dig a 2' long narrow trench running parallel to Hwy 12/ east/west at the outer edge of the closest footing to the tree, to the depth of the footing, to determine if large roots are present that would be cut for the footing.
6. The applicant shall notify the City Arborist when the trench has been dug so that she can check the rootzone of the tree.
7. The applicant shall make every effort to save all roots two inches and larger, some root loss is tolerable.
8. The applicant shall remain flexible about slight shifts in the frame locations to avoid root damage where possible.

### **Findings for Approval – Signage**

1. That the project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15311, Class 11, in that it involves the installation of two signs.
2. That the project is consistent with the applicable provisions of the Master Sign Program of The Barlow in that the signs are in compliance with allowable sign dimensions and sign area.
3. That the design of the signs are compatible with the neighborhood and general visual character of Sebastopol in that they are wall, anchor tenant signs, which are characteristic of several tenant signs in The Barlow and throughout the community.
4. That the design of the signs provide appropriate transitions and relationships to adjacent properties and the public right-of-way in that the signs will be secured to the façade at a height and location that will not obstruct the adjacent walkway, and the signs contain an appropriate distance from abutting tenant spaces and signage.
5. That the signs will not impair the desirability of investment or occupation in the neighborhood in that they will complement the façade of the existing structure and the signs will be constructed of durable materials, which will prevent them from quickly falling into a state of disrepair.
6. That the design of the signs are internally consistent and harmonious in that the signs utilizes the same font, color, and graphic design elements.
7. That the design is in conformity with the adopted Design Guidelines in that the signs express the character of the business and the sign placement is also sensitive to building elements in that they will be installed on blank portions of the façade and will not obstruct windows or doorways.

### **CONDITIONS OF APPROVAL**

1. This Sign Permit is valid for a period of three (3) years. However the applicant may request one one-year extension of this approval from the Planning Director, pursuant to Zoning

Ordinance Section 17.250.050. If the sign installation does not occur within the designated time frame, the approval will be considered null and void with no further action required on the part of the City.

2. The sign installation shall be consistent with the application materials date-stamped March 13, 2018; and the revised plan submittal materials date-stamped April 12, 2018. No other signs regulated by the Sign Ordinance shall be installed or displayed without the prior written approval of the Planning Department.
3. An Encroachment Permit may be required prior to sign installation. Please contact the Engineering Department at (707) 823-2151, prior to installation, if work will be performed or materials placed in the public right-of-way.
4. A Building Permit is required for the installation of most signs. Please contact the Building and Safety Department for Building Permit application information at (707) 823-8597.



# City of Sebastopol

Planning Department  
7120 Bodega Avenue  
Sebastopol, CA 95472  
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)  
[www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us)

## MASTER PLANNING APPLICATION FORM

<b>PROJECT INFORMATION:</b>		<b>FOR CITY USE ONLY</b>	
ADDRESS:	6700 SEBASTOPOL AVE	PLANNING FILE #:	2018 / 27 <sup>(B)</sup>
PARCEL #:	004-750-001	DATE FILED:	3/13/2018
PARCEL AREA:	0.38 ACRES	TOTAL FEES PAID:	\$ see 2018/27 (A) (1405)
		RECEIVED BY:	DM
		DATE APPLICATION DEEMED COMPLETE:	

### APPLICANT OR AGENT:

Name: CHRISTOPHER JACKSON  
Email Address: cjackson@seismicbrewingco.com  
Mailing Address: 2932 DUTTON AVE.  
City/State/Zip: SANTA ROSA CA 95407  
Phone: (707) 544-5996  
ATTN: EMAIL -  
Fax: dhooper@seismicbrewingco.com  
Business License #: 47-4882060

Signature: Chris Jackson  
Date: 3/12/18

### OWNER OF PROPERTY

#### IF OTHER THAN APPLICANT:

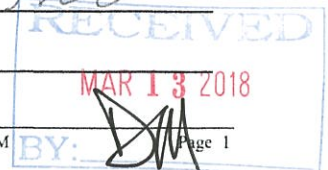
Name: BARNEY ALDRIDGE  
Email Address: barney@aldridge  
Mailing Address: development, not  
6770 MCKINLEY ST.  
City/State/Zip: SEBASTOPOL CA 95472  
Phone: (707) 824-5600  
Fax: \_\_\_\_\_  
Business License #: \_\_\_\_\_

Signature: [Signature]  
I certify that this application is being made with my consent.  
Date: 3/12/18

### OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: DANIEL STRENING  
Email Address: daniel@strening  
architects.com  
Mailing Address: 2027 NORDYKE AVE.  
City/State/Zip: SANTA ROSA CA 95401  
Phone: (707) 953-2370  
Fax: \_\_\_\_\_

Name: JAMES MEACHAM  
Email Address: jamie@builders  
studioinc.com  
Mailing Address: 555 S. MAIN ST. #1  
City/State/Zip: SEBASTOPOL CA 95472  
Phone: (707) 827-4388  
Fax: \_\_\_\_\_



**PROJECT DESCRIPTION:**

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

SEE ATTACHED

This application includes the checklist for the type of application requested:

Yes  No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

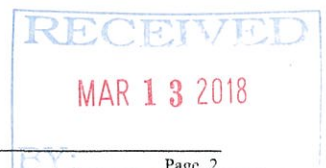
DESIGN REVIEW

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

THE BUILDING HAS, SO FAR, BEEN UNOCCUPIED. THE BARLOW OVERALL COMBINES RETAIL, OFFICE & LIGHT INDUSTRIAL.

**DEVELOPMENT DATA:**

<b>SQUARE FEET BUILDING EXISTING:</b>	4041	<input type="checkbox"/> N/A
<b>SQUARE FEET BUILDING DEMOLISHED:</b>	—	<input checked="" type="checkbox"/> N/A
<b>SQUARE FEET BUILDING NEW:</b>	—	<input checked="" type="checkbox"/> N/A
<b>NET CHANGE IN BUILDING SQUARE FEET:</b>	—	<input checked="" type="checkbox"/> N/A
<b>NUMBER OF DWELLING UNITS EXISTING:</b>	<input type="checkbox"/> 0 Bedrooms	<input type="checkbox"/> 1 Bedrooms
	<input type="checkbox"/> 2 Bedrooms	<input type="checkbox"/> 3 Bedrooms
	<input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> N/A
<b>NUMBER OF DWELLING UNITS PROPOSED:</b>	<input type="checkbox"/> 0 Bedrooms	<input type="checkbox"/> 1 Bedrooms
	<input type="checkbox"/> 2 Bedrooms	<input type="checkbox"/> 3 Bedrooms
	<input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> N/A
<b>NET CHANGE IN DWELLING UNITS:</b>		<input checked="" type="checkbox"/> N/A
<b>NO CHANGE</b>  <b>SETBACKS:</b>	<b>Existing:</b>	<b>Proposed:</b>
	<input type="checkbox"/> Front Yard _____	<input type="checkbox"/> Front Yard _____
	<input type="checkbox"/> Side Yard _____	<input type="checkbox"/> Side Yard _____
	<input type="checkbox"/> Rear Yard _____	<input type="checkbox"/> Rear Yard _____
	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A



## PROJECT DESCRIPTION

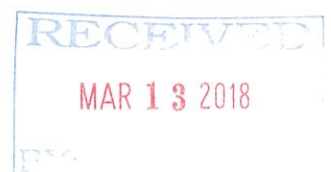
This project consists of a tenant improvement to a previously-unoccupied, commercial building on the corner of The Barlow campus at the intersection of Sebastopol Ave. and Morris St. As part of The Barlow's development, this particular space was always intended to be a dining establishment. The tenant improvement will adapt the space into a taproom for Seismic Brewery of Santa Rosa, California. Seismic Brewery currently does not have an existing taproom or other such public facility. Seismic's intent is that the Sebastopol taproom be the "face" of their brand.

Seismic Brewery proposes to offer a limited snack menu of items that will not require cooking. Cooked foods will be available from other establishments within The Barlow.

The goals of the landscape design are to create a defined sense of space within Seismic's property, maintain views, reconcile outdoor uses with busy, nearby traffic and facilitate smoother pedestrian circulation to and from the building's entrance. The design will also build on the established, visual imagery of The Barlow. Colorful, screen plantings will be added along the north, east and south sides (parking lot, Morris St. and Sebastopol Ave. sides). The plantings will create filtered views from inside the property as well as views of activities within the grounds. Plantings will also be selected to establish butterfly and humming bird habitat. The existing decomposed granite in the north courtyard will be replaced with permeable concrete pavers. Decomposed granite pathways will be added for circulation within the site.

The design will add outdoor seating for approximately 110 people with tables in the existing courtyards on the north and south sides of the building. Shade structures will be provided at both courtyards using structural steel bents which will mimic the construction and roof slopes of the building and harmonize with The Barlow's over all aesthetic.

Proposed signage will consist of a seven foot diameter sign on the east (Morris St.) side and a four foot diameter sign on the north (parking lot) side. The signs will be back-lit, laser-cut metal and be mounted flat. The signage areas are consistent with The Barlow Master Sign Program. See the attached Sign Application Form.



EXISTING LOT DIMENSIONS:	Front: <u>+116.58</u> Left: <u>HWY 12</u> <u>138.57'</u>	Rear: <u>114.65'</u> Right: <u>136.09</u> <u>MORRIS ST.</u>	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: <u>NO CHANGE</u>	Rear: _____ Right: <u>NO CHANGE</u>	<input checked="" type="checkbox"/> N/A
EXISTING LOT AREA:	<u>+15341</u> Square Feet		<input type="checkbox"/> N/A
PROPOSED LOT AREA:	<u>N/C</u> Square Feet		<input checked="" type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: <u>29'</u>	Proposed: <u>N/C</u>	<input checked="" type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: <u>1</u>	Proposed: <u>N/C</u>	<input checked="" type="checkbox"/> N/A
PARKING SPACE (S):	Existing: <u>8</u>	Proposed: <u>N/C</u>	<input checked="" type="checkbox"/> N/A
ZONING	Existing: <u>M</u>	Proposed: <u>N/C</u>	<input checked="" type="checkbox"/> N/A

Will the project involve a new curb cut or driveway?  Yes  No

Are there existing easements on the property? (NONE NOTED)  Yes  No

Will Trees be removed?  Yes  No

If yes, please describe (**Example:** Type, Size, Location on property, etc.)

YES, SEE ATTACHED.

Will Existing Landscaping be revised?  Yes  No

If yes, what is square footage of new or revised landscaping?

3028 sq ft

Will Signs be Changed or Added?  Yes  No

Business: Hours of Operation? Open: 10 A.M. Close: 10 P.M.

Is alcohol service proposed?  Yes  No

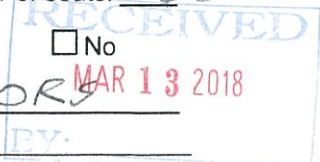
If yes, what type of State alcohol license is proposed? 23

If yes, have you applied to the State Alcoholic Beverage Control for a license?  Yes  No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: 268

Is any live entertainment proposed?  Yes  No

If yes, please describe: OCCASIONAL LIVE MUSIC - INDOORS



"Will trees be removed?"

There are four juvenile apple trees (+/- 2" diameter) that will be removed from the north, outdoor seating area. This area is to be re-landscaped with tables, shade covers and planting.

"Will signs be changed or added?"

Since the building has never been occupied, there have never been tenant signs on the building. The signage proposed as part of this application is in conformance with The Barlow Master Sign Program.

MAR 13 2018



# NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

**I have informed site neighbors of my proposed project:**

Yes

No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

THE BARLOW IS COMMUNICATING THE PROJECT
TO OTHER TENANTS

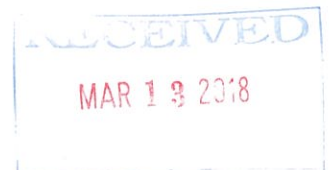
## WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- √ Project description
- √ Contact information for the applicant, including address, phone number, and email address
- √ Map showing project location
- √ Photographs of project site
- √ Project plans and drawings



# Exemption Questionnaire

## **STORM WATER LOW IMPACT DEVELOPMENT**

**PURPOSE:** This questionnaire will determine *whether* or *not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

**PROJECT ADDRESS:**

6700 SEBASTOPOL AVE.

**TYPE OF APPLICATION**

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- Administrative Review (Interior Improvements or Use)
- Sign Review
- Temporary Use Permit
- Time Extension Request
- Tree Removal Permit
- Zoning Determination or Interpretation

**The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.**

I certify this information:

Chris Jackson  
APPLICANT SIGNATURE

CHRISTOPHER JACKSON  
PRINTED NAME

3/17/18  
DATE

RECEIVED  
MAR 13 2018



# City of Sebastopol

Planning Department  
7120 Bodega Avenue  
Sebastopol, CA 95472  
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)  
[www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us)

## SIGN APPLICATION FORM

PROJECT INFORMATION:		FOR CITY USE ONLY	
ADDRESS:	6700 TERRACE AVE	PLANNING FILE #:	2018 / 27 <sup>(A)</sup>
PARCEL #:	004-750-001	DATE FILED:	3/13/2018
PARCEL AREA:	0.38 ACRES	TOTAL FEES PAID: \$	1405
		RECEIVED BY:	<i>[Signature]</i>
		DATE APPLICATION DEEMED COMPLETE:	

### APPLICANT OR AGENT:

Name: CHRISTOPHER JACKSON  
 Email Address: cjackson@seismicbrewing.co.com  
 Mailing Address: 2970 TUTTON AVE.  
 City/State/Zip: SANTA ROSA CA 95407  
 Phone: (707) 544-5996  
 ATTN: EMAIL  
 Fax: chooper@seismicbrewing.co.com  
 Business License #: 47-4882060  
 Signature: *Chris Jackson*  
 Date: 3/12/18

### OWNER OF PROPERTY

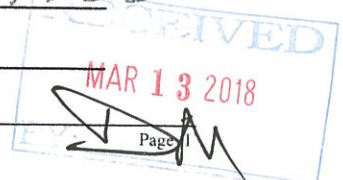
#### IF OTHER THAN APPLICANT:

Name: BARNET ALDRIDGE  
 Email Address: barney@aldridgedevelopment.net  
 Mailing Address: 6770 MCKINLEY ST.  
 City/State/Zip: SEBASTOPOL CA 95472  
 Phone: (707) 824-5600  
 Fax: \_\_\_\_\_  
 Business License #: \_\_\_\_\_  
 Signature: *[Signature]*  
 I certify that this application is being made with my consent.  
 Date: 3/12/18

### OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: DANIEL STRENING  
 Email Address: daniel@streningarchitects.com  
 Mailing Address: 2027 NORDYKE AVE  
 City/State/Zip: SANTA ROSA CA 95401  
 Phone: (707) 953-2370  
 Fax: \_\_\_\_\_

Name: JAMES MEACHAM  
 Email Address: jamie@buildersstudioinc.com  
 Mailing Address: 555 S. MAIN ST. #1  
 City/State/Zip: SEBASTOPOL CA 95472  
 Phone: (707) 827-3388  
 Fax: \_\_\_\_\_



**PROJECT DESCRIPTION:**

DESCRIBE IN DETAIL: the proposed sign project and permit request. (Attach additional pages, if needed):

SEE ATTACHED

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

BUILDING HAS BEEN UNOCCUPIED

**DEVELOPMENT DATA:**

SQUARE FEET BUILDING EXISTING:	4041			
BUILDING FRONTAGE (IN FEET):	MORRIS - ±136', PARKING ±115'			
# OF SIGNS CURRENTLY ON PROPERTY	NONE			
EXISTING SIGN TYPE(S):	N/A			
EXISTING SIGN LOCATION(S):	N/A			
SIGN SIZE(S):	HEIGHT: LENGTH: N/A	HEIGHT: LENGTH:	HEIGHT: LENGTH:	HEIGHT: LENGTH:
# OF SIGNS PROPOSED	TWO			
*PROPOSED SIGN TYPE(S):	ROUND / WALL			
PROPOSED SIGN LOCATION(S):	ON BARN-LIKE EAST (MORRIS) SIDE ON NORTH (PARKING) SIDE			
SIGN SIZE(S):	HEIGHT: LENGTH: 7.0' φ	HEIGHT: LENGTH: 4.0' φ	HEIGHT: LENGTH:	HEIGHT: LENGTH:
	IS ILLUMINATION PROPOSED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	NOTE: ILLUMINATED SIGNS ARE SUBJECT TO DESIGN REVIEW			

\*Types of signs: FREESTANDING, WALL, PROJECTING (HANGING), WINDOW, AWNING, FASCIA, SANDWICH; TEMPORARY SIGNS (LIMITED TO 30 DAYS): BANNER.

MAR 13 2018

Proposed signage will consist of the following;

- A seven-foot diameter sign on the east (Morris St.) side.  
Area= 38.5 sq. ft. < 75 sq. ft.
- A four-foot diameter sign on the north (parking lot) side.  
Area= 12.6 sq. ft. < 75 sq. ft.

Total Area= 51.1 sq. ft. <  $75 \times 1.25 = 93.75$  sq. ft.

The proposed signs will be back-lit, laser-cut metal and be mounted flat on the exterior walls of the building. The signage is consistent with The Barlow Master Sign Program. See plan sheets DR6, DR8 and DR9.

MAR 13 2018

**ADDITIONAL REQUIRED MATERIALS:**

- LOCATION MAP:** INDICATE THE SUBJECT PARCEL(S) AND ADJACENT STREETS.
- SIGN INVENTORY:** DETAILS ON ALL THE PROPOSED SIGNS: INCLUDING TYPE, HEIGHT, WIDTH, DEPTH, AREA AND HEIGHT ABOVE FINISHED GRADE, LOCATIONS OF ALL EXISTING AND PROPOSED SIGNS, TYPE OF MATERIAL(S), AND ANY METHOD OF ILLUMINATION.
- SIGN DETAILS:** DETAILED SCALED DRAWINGS OF ALL PROPOSED SIGNS, INDICATING THE LETTER STYLE, COLOR SCHEME, CABINET COLORS, AND MATERIAL SPECIFICATIONS. HEIGHT ABOVE GRADE MUST ALSO BE SHOWN.
- SITE PHOTOGRAPHS:** CLEARLY SHOW THE VIEWS OF AND FROM THE PROJECT, INCLUDING EXISTING SIGNS. INCLUDE A KEY MAP INDICATING WHERE THE PICTURES WERE TAKEN FROM AND IN WHAT DIRECTION THEY WERE TAKEN. LABEL ACCORDINGLY.

\* SEE DESIGN REVIEW PLAN SET.  
**INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Chris Jackson  
Applicant's Signature

3/12/18  
Date Signed

2018-27  
Planning File Number

**NOTE:** The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

**NOTICE OF MAILING:**

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

**Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.**

Chris Jackson  
Signature

CHRISTOPHER JACKSON  
Printed Name

RECEIVED  
MAR 13 2018

**NOTE:** It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

# TAP ROOM TENANT IMPROVEMENT

APN: 004-750-001

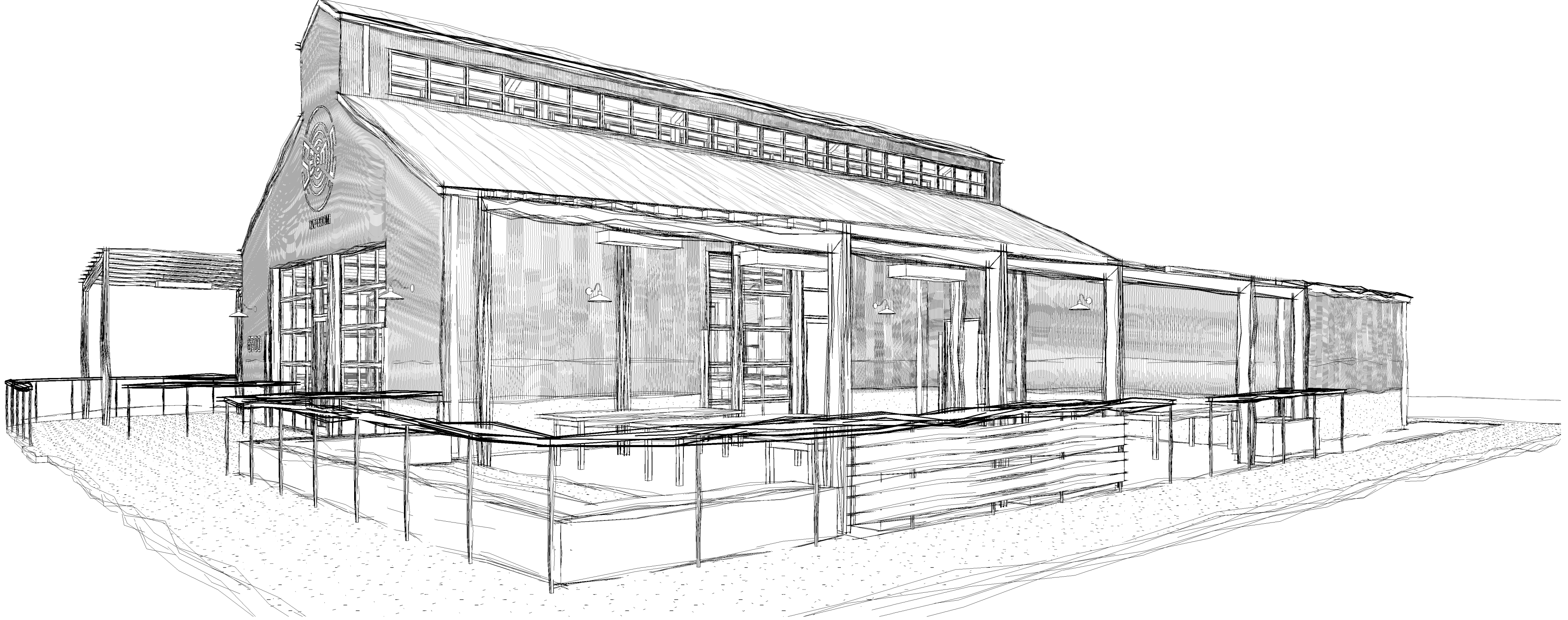
STRENINGARCHITECTS

DANIEL J. STRENING, ARCHITECT  
2027 NORDYKE AVE.  
SANTA ROSA, CA 95401  
Tel 707-953-2370  
www.streningarchitect.com



## SYMBOL LEGEND

- 1 KEYNOTE SYMBOL - REF. KEYNOTES ON SHEET
- 1 WALL TYPE TAG - REF. WALL TYPE SCHEDULE
- 1 WINDOW TYPE SYMBOL - REF. WINDOW SCHEDULE
- 101 DOOR TAG - REFERENCE DOOR SCHEDULE
- C CENTERLINE SYMBOL
- CLR. CLEAR DIMENSION SYMBOL - DENOTES DIMENSION FROM FACE OF FINISH TO FACE OF FINISH
- 0'-0" FLOOR ELEVATION SYMBOL
- 0'-0" SPOT ELEVATION SYMBOL
- ◊ DENOTES DETAIL IS SIMILAR
- DETAIL NUMBER  
PAGE NUMBER  
1  
A101 SIM  
DETAIL REFERENCE/PLAN CALLOUT SYMBOL
- DETAIL NUMBER  
PAGE NUMBER  
1  
A101 SIM  
SECTION CUT SYMBOL
- 0 GRID LINE BUBBLE
- ROOM NAME  
101 ROOM NAME/NUMBER REF. ROOM FINISH SCHEDULE
- CASEWORK TAG  
W.I. GRADE (ECONOMY, CUSTOM, PREMIUM)
- C 302  
962432 W.I. DESIGN NUMBER
- C 302  
962432 WIDTH / DEPTH / HEIGHT, NOMINAL



## ABBREVIATIONS

# FOUND OR NUMBER	E.S. EACH SIDE	M.O. MASONRY OPENING	SECT. SECTION
& AND	E.W. EACH WAY	M.R. MOISTURE RESISTANT	SHR. SHOWER
(E) EXISTING	E.A. EACH	M.T. METAL THRESHOLD	SHT. SHEET
(N) NEW	ELEC. ELECTRICAL	MAT. MATERIAL	SHTG. SHEATHING
< ANGLE	ELEV. ELEVATION	MAX. MAXIMUM	SIM. SIMILAR
@ ANCHOR BOLT	ENCL. ENCLOSURE	MED. MECHANICAL	SL. SLIDING
A.B. ASPHALT CONCRETE PAVING	EQUIV. EQUIVALENT	MED. MEDIUM	SPEC. SPECIFICATION
A.C.P. ASPHALT CONCRETE PAVING	EXP. EXPANSION	MEMB. MEMBRANE	SQ. SQUARE
A.D. AREA DRAIN	EXP.B. EXPANSION BOLT	MG. MANUFACTURER	SQ. FT. SQUARE FOOT
A.F.F. ABOVE FINISH FLOOR	EXPO. EXPOSURE	MH. MANHOLE	STA. STATION
A.C. AIR CONDITIONING	EXT. EXTERIOR	MM. MINIMUM	STD. STANDARD
ABV. ABOVE	FACE	MR. MIRROR	STL. STEEL
AC.T. ACOUSTICAL TILE	FA. FIRE ALARM	MSC. MISCELLANEOUS	STO. STORAGE
ACOUS. ACOUSTIC	FB. FACE BRICK	MOD. MODULAR	STRUC. STRUCTURAL
ADJ. ADJUSTABLE	F.B.O. FIRE BOARD	MTL. METAL	SUSP. SUSPENDED
AGG. AGGREGATE	F.D. FLOOR DRAIN	N. NORTH	T&BOT. TOP AND BOTTOM
AL. ALUMINUM	F.E. FIRE EXTINGUISHER	N.I.C. NOT IN CONTRACT (NOT PART OF OSA APPROVAL)	T&G. TONGUE AND GROOVE
ALT. ALTERNATE	F.E.C. FIRE EXTINGUISHER CABINET	N.T.S. NOT TO SCALE	T.B. TACKBOARD
APPROX. APPROXIMATE	F.F. FINISH FLOOR	NAT. NATURAL	T.J. TOOL JOINT
ARCH. ARCHITECT	F.G. FINISH GRADE	NO. NUMBER	TOE NAIL
ASPH. ASPHALT	F.H. FIRE HYDRANT	NO. NUMBER	T.N. TOP OF CURB
B.S.L. BUILDING SETBACK LINE	F.H.M.S. FLAT HEAD MACHINE SCREW	NOM. NOMINAL	T.O.P. TOP OF PLATE
B.U.R. BUILDUP ROOFING	F.H.S. FIRE HOSE STATION	O.A. OVERALL	T.O.W. TOP OF WALL
BD. BOARD	F.H.W.S. FLAT HEAD WOOD SCREW	O.C. ON CENTER	T.P.D. TOILET PAPER DISPENSER
BTJM. BITUMINOUS	F.HORN. FIRE HORN	O.D. OUTER DIAMETER	T.S. TUBE STEEL
BLDG. BUILDING	F.J. FLOOR JOIST	O.F. OVERALL	T.V. TELEVISION
BLK. BLOCK	F.L. FLOOR LINE	O.F.C.I. OWNER FURNISHED, CONTRACTOR-INSTALLED	TEL. TELEPHONE
BLKG. BLOCKING	FN. FACE NAIL	O.F.O.I. OWNER FURNISHED, OWNER-INSTALLED	TEMP. TEMPERED
BLW. BELOW	F.O.B. FACE OF BUILDING	O.F.S. OUTSIDE FACE OF STUD	TERRAZO. TERRAZO
BM. BENCH MARK OR BEAM	F.O.C. FACE OF CONCRETE	O.H.W.S. OVAL HEAD WOOD SCREW	THK. THICK
BOT. BOTTOM	F.O.F. FACE OF FINISH	O.I. OVER	TRN. TRANSOM
BRG. BEARING	F.O.M. FACE OF MASONRY	OBS. OBSCURE	TRP. TYPICAL
BRK. BRICK	F.O.S. FACE OF STUD	OFF. OFFICE	U.O.N. UNLESS OTHERWISE NOTED
BRZ. BRONZE	F.R. FIRE RESISTANT	OPF. OFFICE	UNF. UNFINISHED
BTWN. BETWEEN	FDN. FOUNDATION	OPP. OPPOSITE	UR. URINAL
B.C. CATCH BASIN	FG. FIBERGLASS	OPP. OPPOSITE	U.O.N. UNLESS OTHERWISE NOTED
C.B. CONTRACTOR FURNISHED, CONTRACTOR-INSTALLED	FIN. FINISH	P. PAINT	V.C.T. VINYL COMPOSITION TILE
C.F.O.I. CONTRACTOR FURNISHED, OWNER-INSTALLED	FIXT. FIXTURE	P.C.F. POUNDS PER CUBIC FOOT	V.G. VERTICAL GRAN
C.I. CAST IRON	FLASH. FLASHING	P.E.N. PANEL EDGE NAILING	V.I.F. VERIFY IN FIELD
C.M.U. CONCRETE MASONRY UNIT	FLR. FLOOR	P.L.A.M. PLASTIC LAMINATE	V.T. VINYL TILE
C.O. CLEAN OUT	FTG. FOOTING	P.M.F. PRESSED METAL FRAME	V.T.R. VENT TO ROOF
C.W. COLD WATER	FUT. FUTURE	P.P.F. POUNDS PER SQUARE FOOT	V.V.C. VINYL WALL COVERING
CAB. CABINET	G.B. GRAB BAR	P.S.I. POUNDS PER SQUARE INCH	VERT. VERTICAL
CARP. CARPET	G.D. GARBAGE DISPOSAL	PULL STATION	VEST. VESTIBULE
CER.T. CERAMIC TILE	G.E. GRATE ELEVATION	P.W.D. PAPER TOWEL DISPENSE	W. WEST
CR. CRICLE	G.I. GALVANIZED IRON	P.T.D. PRESSURE TREATED DOUGLASS FIR	W.C. WATER CLOSET
CLG. CEILING	G.S.M. GALVANIZED SHEET METAL	P.T.D.F. PAPER TOWEL RECEPTACLE	W.F. WASH FOUNTAIN
CLG.J. CEILING JOIST	GA. GALVANIZED	P.W.P. POLY VINYL CHLORIDE	W.H. WATER HEATER
CLKG. CALKING	GL. GLASS	PERF. PERFORATED	W.P.P. WATER PROOF
CLD. CLOSET	GLB. GLUE LAMINATED BEAM	PLAS. PLASTER	W.R. WATER RESISTANT
CLR. CLEAR	GND. GROUND	PLAS. PLASTER	W. WITH
CLS. CLOSURE	GR. GRADE	PLYWD. PLYWOOD	W/O. WITHOUT
CONTR. COUNTER	GR. PROP. PROPERTY	PR. PAPER	WD. WOOD
COAB. COMBINATION	H.B. HOSE BEB	PT. POINT	W/O. WITHOUT
COMP. COMPOSITION	H.C. HOLLOW CORE	PT. PARTITION	WID. WINDOW
CONC. CONCRETE	H.M. HIGH METAL	Q.T. QUARRY TILE	WT. WEIGHT
CONN. CONNECTION	H.P. HIGH POINT	R.B. RUBBER BASE	
CONST. CONSTRUCTION	H.V.A.C. HEATING, VENTILATION & AIR CONDITIONING	R.C.P. REINFORCED CONCRETE PIPE	
CONJ. CONTINUOUS	H.W. HOT WATER	R.D. ROOF DRAIN	
CONV.O. CONNECTION OVEN	H.R. HEATER	R.H. ROOF HATCH	
CTR. CENTER	HDWD. HARDWOOD	R.H.M.S. ROUND HEAD METAL SCREW	
D.F. DRINKING FOUNTAIN	HDWE. HARDWARE	R.O. ROUND HEAD WOOD SCREW	
D.O. DOOR OPENING	HGT. HEIGHT	R.W.L. RAIN WATER LEADER	
D.S. DOWN SPOUT	HORIZ. HORIZONTAL	RAD. RADIUS	
D.T. DRAIN TILE	HT. HOUR	RDWD. REDWOOD	
D.W. DRYWALL	HTG. HEATING	REF. REFERENCE	
DET. DETAIL	ID. INSIDE DIAMETER	REFR. REFRIGERATOR	
DF. DOUGLAS FIR	INSUL. INSULATION	RESIL. RESILIENT	
DA. DIAMETER	INT. INTERIOR	RM. ROOM	
DIAG. DIAGONAL	INV. INVERT	S. SOUTH	
DM. DIMENSION	J.H. JOIST HANGER	S.A.D. SEE ARCHITECTURAL DRAWINGS	
DISP. DISPOSAL	JAN. JANITOR	S.B.L.K. SOLID BLOCKING	
DIV. DIVISION	JST. JOIST	S.C. SOLID CORE	
DN. DOWN	JT. JOINT	S.C.D. SEE CIVL DRAWINGS	
DR. DOOR	KT. KITCHEN	S.D. SEE MECHANICAL DRAWINGS	
DWR. DRAWER	L.B. LAG BOLT	S.E.D. SEE ELECTRICAL DRAWINGS	
E. EAST	L.H. LEFT HAND	S.L.D. SEE LANDSCAPE DRAWINGS	
E.E. EACH END	L.L. LIVE LOAD	S.S. SEE MECHANICAL DRAWINGS	
E.F. EXHAUST FAN	L.P. LOW POINT	S.P. SOUNDPROOF	
E.J. EXPANSION JOINT	LAB. LABORATORY	S.S. SANITARY SEWER	
EDGE NAIL	LAM. LAMINATE	S.S.D. SEE STRUCTURAL DRAWINGS	
	LAV. LAVATORY	S.T.L. STAINLESS STEEL	
	LAV. LAVATORY	SEAL. SEALANT	
	L.M. MACHINE BOLT		
	L.M.C. MEDICINE CABINET		

## LOCATION MAP



## VICINITY MAP



## PROJECT SUMMARY

- PROJECT CONSISTS OF THE FOLLOWING:
- INTERIOR IMPROVEMENTS TO EXISTING COLD SHELL
  - EXTERIOR SERVING AREA IMPROVEMENTS

## BUILDING INFORMATION

PARCEL AREA: 0.38 ACRES  
ZONING: M - INDUSTRIAL

YEAR CONSTRUCTED: 2012  
BUILDING AREA: 4,041 SF  
CONSTRUCTION TYPE: V-B  
BUILDING OCCUPANCY: A-2  
FIRE SPRINKLERS: YES, THROUGHOUT

## DRAWING LIST

- ARCHITECTURAL
- DR1 COVER SHEET
  - DR2 SITE PHOTOGRAPHS
  - DR3 SITE PLAN
  - DR4 PRELIMINARY LANDSCAPE PLAN
  - DR5 EXTERIOR ELEVATIONS - PROPOSED
  - DR6 EXTERIOR ELEVATIONS - PROPOSED
  - DR7 PROPOSED FLOOR PLAN
  - DR8 MATERIALS & COLORS
  - DR9 SIGNAGE

## APPLICABLE CODES

- 2016 CALIFORNIA ADMINISTRATIVE CODE (CBC)
- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ENERGY CODE (CENC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2016 CALIFORNIA REFERENCE STANDARDS CODE

## GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY.
- CONTRACTOR IS TO KEEP THE PROJECT SITE CLEAN AND FREE OF DEBRIS. REMOVAL AND PROPER DISPOSAL OF DEMOLITION MATERIAL AND DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- DRAWINGS ARE NOT TO BE SCALED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, MATERIALS AND DIMENSIONS AND FOR ALIGNING NEW DIMENSIONS WITH EXISTING.
- MATERIAL UNDER THIS CONTRACT SHALL BE NEW UNLESS NOTED OTHERWISE.
- IF ANYTHING IN THESE DRAWINGS IS UNCLEAR, CONSULT THE ARCHITECT PRIOR TO PERFORMING RELATED WORK.

## PROJECT TEAM

TENANT:	SEISMIC BREWING COMPANY 2932 DUTTON AVENUE SANTA ROSA, CA 95407
GENERAL CONTRACTOR:	BUILDER'S STUDIO OF SEBASTOPOL 555 SOUTH MAIN STREET, SUITE 1 SEBASTOPOL, CA 95472 V - 707.827.3388 F - 707.827.3253 www.buildersstudioinc.com
ARCHITECT:	DANIEL J. STRENING DANIEL J. STRENING, ARCHITECT 2027 NORDYKE AVE. SANTA ROSA, CA 95401 V - 707.953.2370 F - 707.576.9820 daniel@streningarchitect.com
STRUCTURAL ENGINEER:	JAMIE MEACHAM BUILDER'S STUDIO OF SEBASTOPOL 555 SOUTH MAIN STREET, SUITE 1 SEBASTOPOL, CA 95472 V - 707.827.3388 F - 707.827.3253 www.buildersstudioinc.com
MECHANICAL ENGINEER:	WARNER MECHANICAL ENGINEERING 1011 2ND STREET, SUITE 201 SANTA ROSA, CA 95405 V - 707.922.0676 www.wme-consulting.com

TAP ROOM TENANT IMPROVEMENT  
6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472  
APN: 004-750-001

## PROJECT TEAM

CLIENT	
REVISIONS	
# DATE DESCRIPTION	

ISSUE DATE  
04/09/18

## DESIGN REVIEW

SHEET NAME  
COVER SHEET

SHEET NUMBER  
**DR1**



**1 SITE PHOTO KEY PLAN**  
1" = 20'-0"



**A SITE PHOTO A**  
12" = 1'-0"



**E SITE PHOTO E**  
12" = 1'-0"



**B SITE PHOTO B**  
12" = 1'-0"



**F SITE PHOTO F**  
12" = 1'-0"



**C SITE PHOTO C**  
12" = 1'-0"



**D SITE PHOTO D**  
12" = 1'-0"



#	DATE	REVISIONS DESCRIPTION

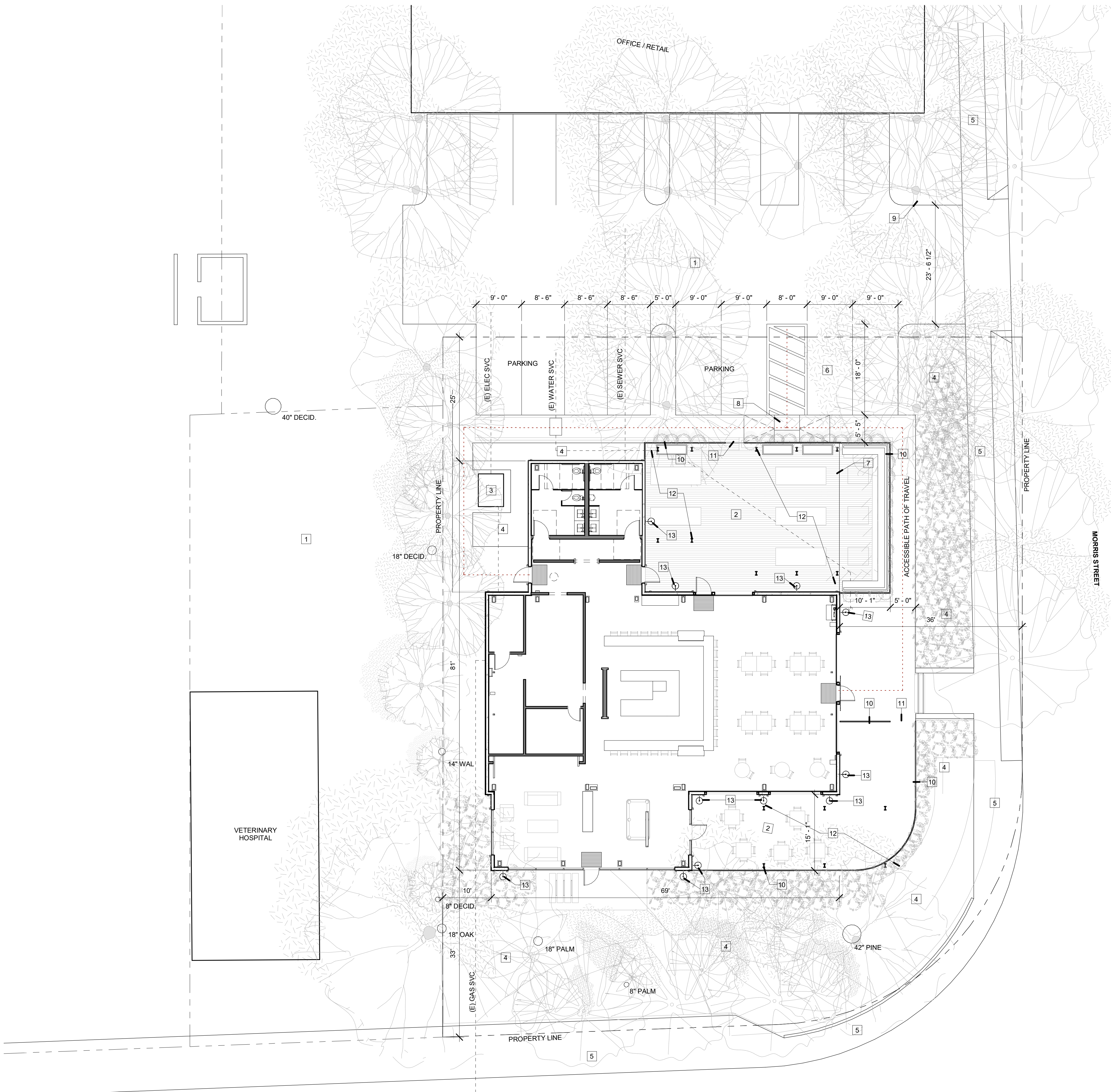
ISSUE DATE  
04/09/18

**DESIGN REVIEW**

SHEET NAME  
**SITE  
PHOTOGRAPHS**

SHEET NUMBER

**DR2**



**GENERAL SHEET NOTES**

A. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHIN DRIP LINES OF EXISTING TREES.

**SHEET KEYNOTES**

- 1 (E) PARKING LOT
- 2 OUTDOOR SERVING AREA
- 3 (E) ELECTRICAL EQUIPMENT
- 4 (E) PLANTER / LANDSCAPE
- 5 (E) PUBLIC SIDEWALK
- 6 (E) ACCESSIBLE PARKING SPACE (VAN)
- 7 (E) ACCESSIBLE PARKING SIGN (VAN)
- 8 (E) ACCESSIBLE CURB RAMP W/ DETECTABLE WARNING
- 9 (E) TOW-AWAY SIGN
- 10 (N) CONTINUOUS 42" HIGH BARRIER
- 11 OUTDOOR SERVING AREA POINT OF ENTRY
- 12 (N) STEEL AND WOOD PERGOLA W/ OVERHEAD OUTDOOR HEATERS
- 13 (E) EXTERIOR LIGHTING FIXTURE (WALL-MOUNTED LANTERN)

**STRENINGARCHITECTS**

DANIEL J. STRENING, ARCHITECT  
2027 NORDYKE AVE.  
SANTA ROSA, CA 95401  
Tel 707.953.2370  
www.streningarchitect.com



**TAP ROOM TENANT IMPROVEMENT**

6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472  
APN: 004-750-001

#	DATE	REVISIONS DESCRIPTION

ISSUE DATE  
04/09/18

**DESIGN REVIEW**

SHEET NAME  
**SITE PLAN**

SHEET NUMBER

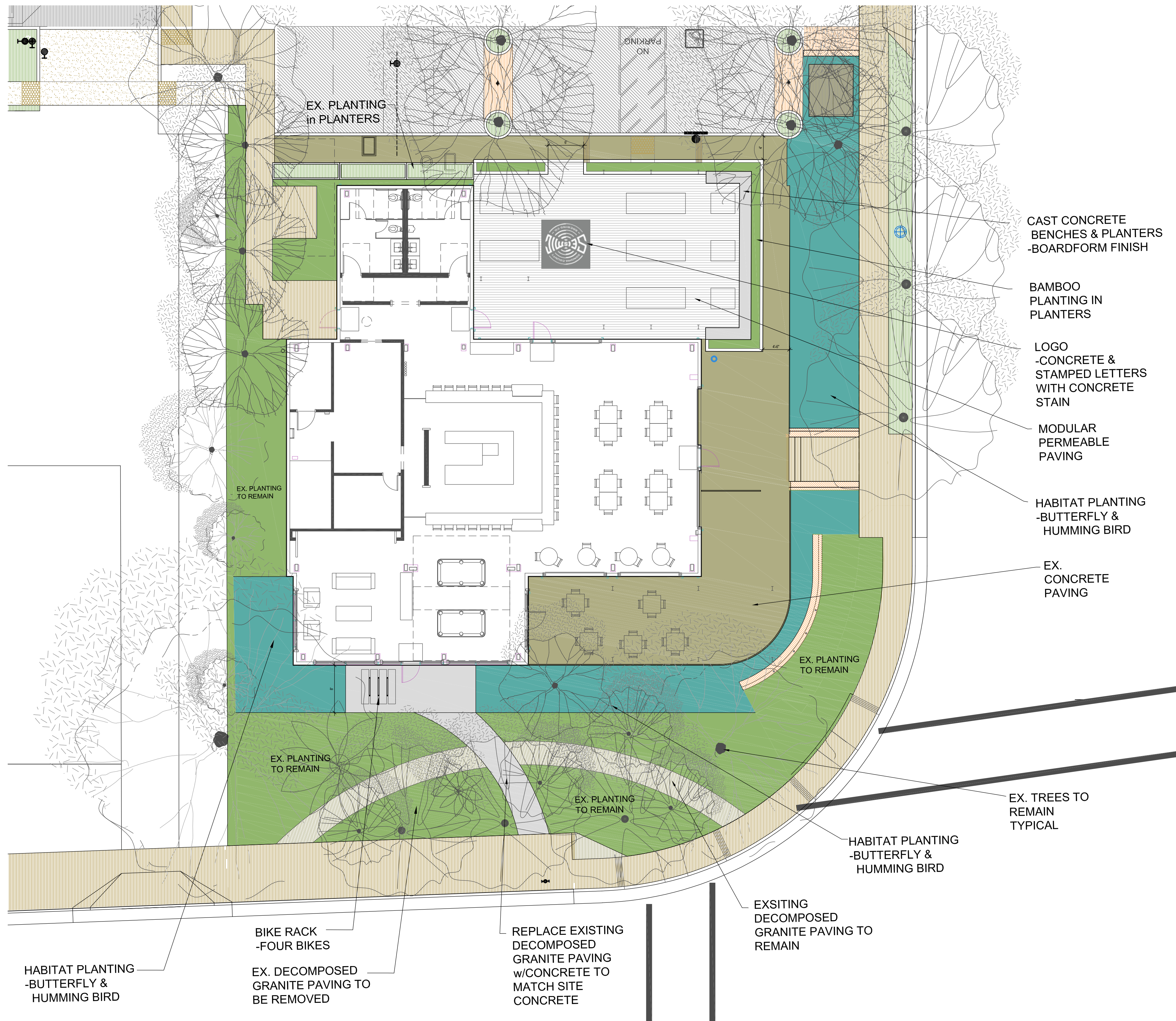
**DR3**

**1 SITE PLAN**  
1" = 10'-0"

SEBASTOPOL ROAD



**BUTTERFLY & HUMMINGBIRD HABITAT PLANTING**

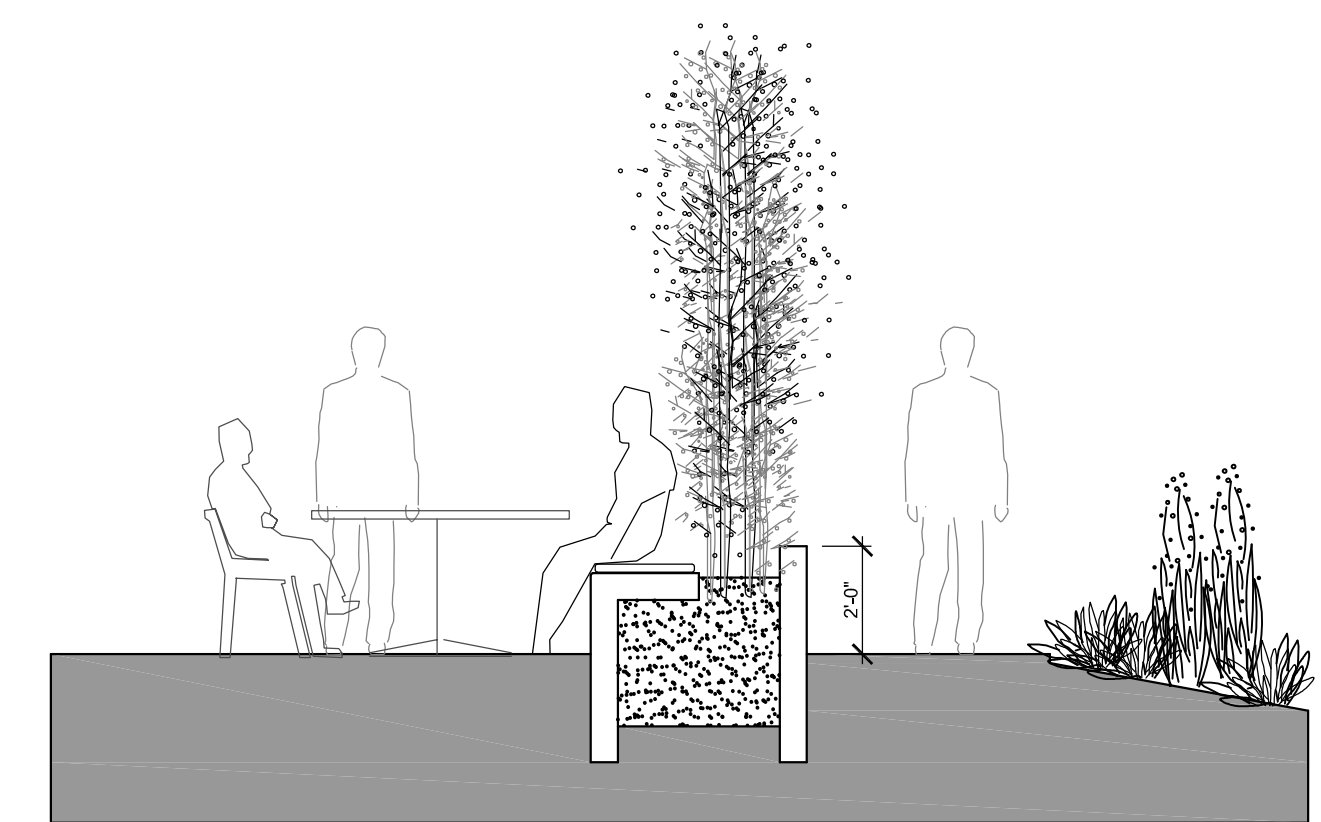


**BAMBOO IN PLANTERS**



**PERMEABLE PAVER**

**BIKE RACKS**



**CAST CONCRETE BENCH & PLANTER**

1/4" = 1'-0"

CODE	BOTANICAL NAME	COMMON NAME	SIZE	GENERAL DESCRIPTION
<b>SHRUB &amp; VINE</b>				
BAM MUL A	BAMBUSA MULTIPLEX ALFONSE KARR	ALFONSE KARR BAMBOO	15 GAL	EV 12-20H 4W DENSE GREEN YELLOW W GREEN STRIPES
BAM TEX G	BAMBUSA TEXTILIS GRACILIS	SLENDER WEAVER S BAMBOO	15 GAL	EV 12H3-5H CLUMPING MED GREEN FAST COLD TOL
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	DEC 4-12H 4-12W RED/BROWN FRAG BRD
HYD PAN L	HYDRANGEA PANICULATA LIMELIGHT	HYDRANGEA LIMELIGHT	5 GAL	DEC 6-10H10W WHT TO CHARTREUSE CONE SHAPED FAC PNK
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	EV 5-8H 8-10W SUN-SHD RED BLU FRT BUT BRD
RIB CAL	RIBES CALIFORNICUM	HILLSIDE GOOSEBERRY	5 GAL	DEC 3-9H4W PUR-WHT PT SHADE BIRDS
<b>PERENNIAL</b>				
AGA BLU	AGASTACHE BLUE FROTUNE		4" POT	2H3W DEEP BLU BUT HUM BRD
ASC TUB	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	4" POT	3 H 1W ORGBUT(L)
ECH RIT E	ECHINOPS RITRO ELECTRIC BLUE	GLOBE THISTLE	4" POT	2-4H 2W DK BLU HUM BRD
PEN EAT	PENSTEMON EATONII	EATONS PENSTEMON	4" POT	EV 2H1.5W RE ATTRACTS BUT & HUM
PEN CEN	PENSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER	4" POT	EV 2-3H 2W RED GRAY LVS HBRD BEE
PEN FIR	PENSTEMON FIREBIRD	BEARD TONGUE	4" POT	EV 2H1.5W RE ATTRACTS BUT & HUM
PEN HET	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	4" POT	EV 1H2-3W BLUE FADE TO PUR PIN BUT(L) HBRD BEE

**PLANT LIST**



**Landscaping Architects, Inc.**  
1435 Keller Street  
Petaluma, California 94952  
(707) 696-2967  
sr@zactandscape.com  
www.zactandscape.com

**TAP ROOM TENANT IMPROVEMENT**  
6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472  
APN: 004-750-001

CLIENT: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
# DATE DESCRIPTION

ISSUE DATE  
03-12-2018

**DESIGN REVIEW**  
SHEET NAME  
**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER  
**DR4**

© THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF DANIEL J. STRENNING, ARCHITECT. ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.



**GENERAL SHEET NOTES**

A. ALL FEATURES AND ELEMENTS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

**SHEET KEYNOTES**

- 1 (N) PERMANENT BARRIER AT OUTDOOR SERVING AREA
- 2 (N) STEEL AND WOOD PERGOLA WITH (N) EXTERIOR LIGHTING @ TRELLIS STRUCTURES (DOWNLIGHTS)
- 3 (N) OUTDOOR ELECTRIC HEATER
- 4 (N) PLANTER
- 5 SIGNAGE NOTE: LOGO SIGNAGE (HALO-LIT) IN ACCORDANCE WITH BARLOW MASTER SIGN PROGRAM AS ADOPTED BY CITY OF SEBASTOPOL PLANNING DEPT.
- 6 WOOD SLAT RAILING, SEE 5 / DR6

**PROPOSED TRELLIS LIGHTING**

**MOUNTED TO TRELLIS:**

**YLIGHTING** Rubix 5in Indoor / Outdoor Flush Mount Ceiling Light



Item Code: WAC-RUBIX-5-IN-OUTDOOR-FLUSH-MOUNT-LIGHT  
Description: Materials: Aluminum, Glass  
Dimensions: 5" L X 5" W X 5" H  
Lamp Type: LED  
Bulbs: 1 X 17W 120V LED module, 980 Lumens, 90 CRI, 3000K (included)  
Listing: ETL, WET-LOCATION  
Manufacturer Information: [Click to download specifications.](#)  
Instructions: [Click to download instructions.](#)  
Price: \$210.00 + Free Shipping

Options: Finish:  
Black  
Brushed Aluminum  
Bronze  
Graphite  
White

Design by WAC Lighting.

Heavy duty construction and engineering are the hallmark of the Rubix 5 Inch Indoor / Outdoor Flush Mount Ceiling Light. This ensures the ultimate lighting for a high-powered residential and commercial luminaire. Concealed hardware for a clean architectural look. Available in various sizes, mounting options, and five stunning designer finishes.

- Wet location listed
- Can be mounted as a sconce or a flush mount ceiling fixture
- Aluminum construction with etched glass
- Dimming with electronic low voltage dimmer (sold separately)
- Integral transformer in luminaire
- Universal driver (120V, 220V, 277V)
- Replaceable LED module
- 70,000 hour rated life
- LED Lumens(equivalent): 1,235 lumens
- Photometric Lumens(Visible): 980 lumens
- Color Temp: 3000K
- CRI: 90
- Warranty: 5 years components / 2 years finish

**STRUNG FROM TRELLIS:**

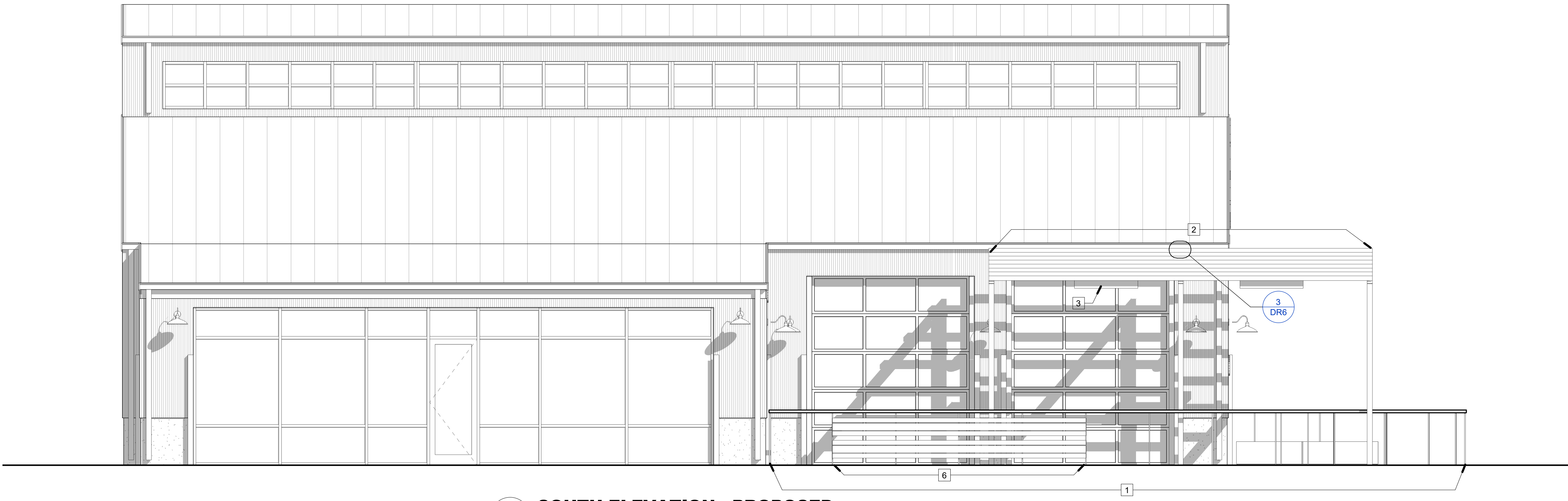


**Commercial LED Drop Globe String Lights, 48 Ft Black Wire, Cool White**

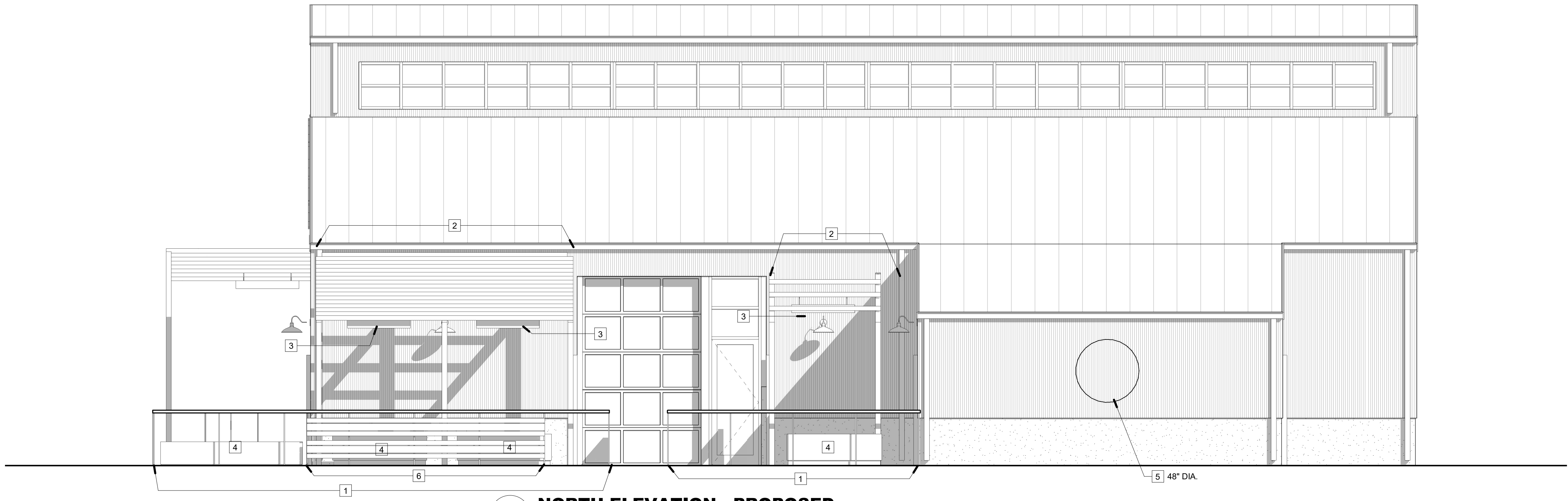
[View Larger Image - Commercial LED Drop Globe String Lights](#)

Add a crisp and modern hue to art studios, showcases and winter displays with our LED drop globe string lights with cool white G50 bulbs. The 54 foot commercial grade wire is weather resistant and supports 24 suspended LED bulbs. Each bulb and measures 2 inches in diameter and contains 9 energy efficient LED lights. Use the cool white bulbs to accentuate your venue, display or art piece in your retail sophistication, or give your botanical garden a chic winter wonderland allure. See all of our commercial grade globe string lights!

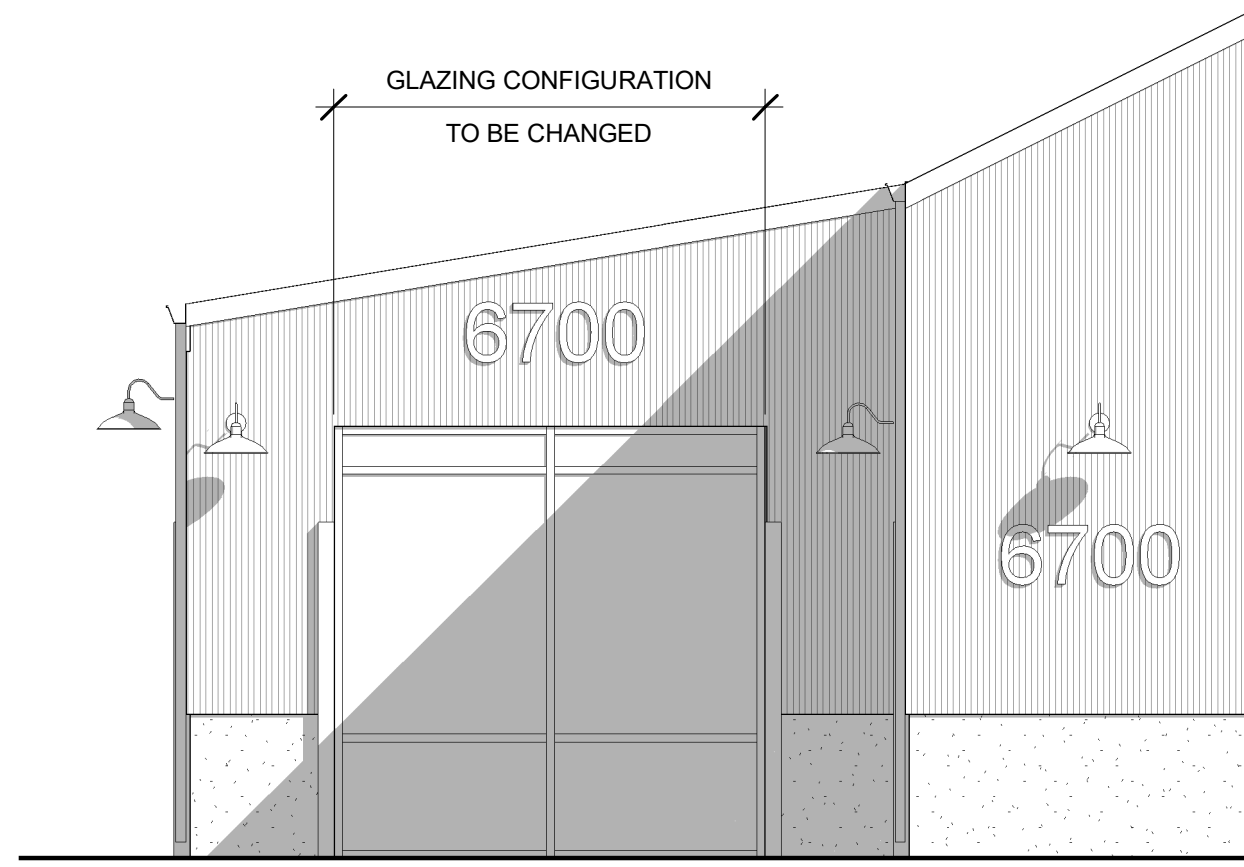
- Bulb Type: Cool White G50 LED Bulbs with E27 base, 5 Watt (Included and Replaceable)
- Bulb Type: Each bulb contains 9 Cool White LEDs
- Light Count: 24
- Includes 1 additional replacement bulb
- Total Length: 54 ft.
- Lighted Length: 48 ft.
- Drop Length: 4 in.
- Bulb Spacing: 2 ft.
- Lead Length: 6 ft.
- Tail Length: 0 in.
- Drop Length: 4 in.
- Wire Color: Black
- Plug Type: Standard
- End-to-End Connectable: No
- Grade: Indoor/Outdoor Use
- PVC Encapsulated Sockets with Brass Contacts
- Socket & Fixture: E27, Medium size Base, Snap to bulb
- Power (strand): 120 Volts, 12 Watts, 1 Amps



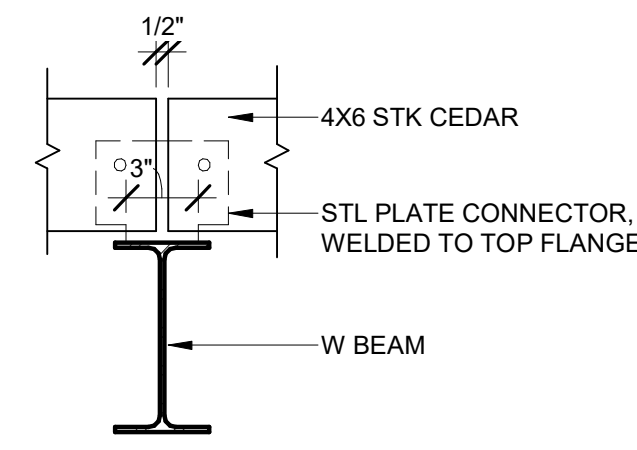
**1 SOUTH ELEVATION - PROPOSED**  
1/4" = 1'-0"



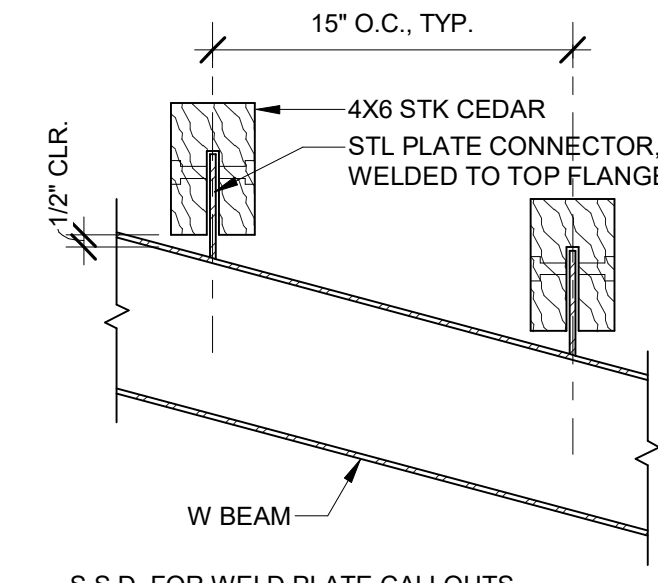
**2 NORTH ELEVATION - PROPOSED**  
1/4" = 1'-0"



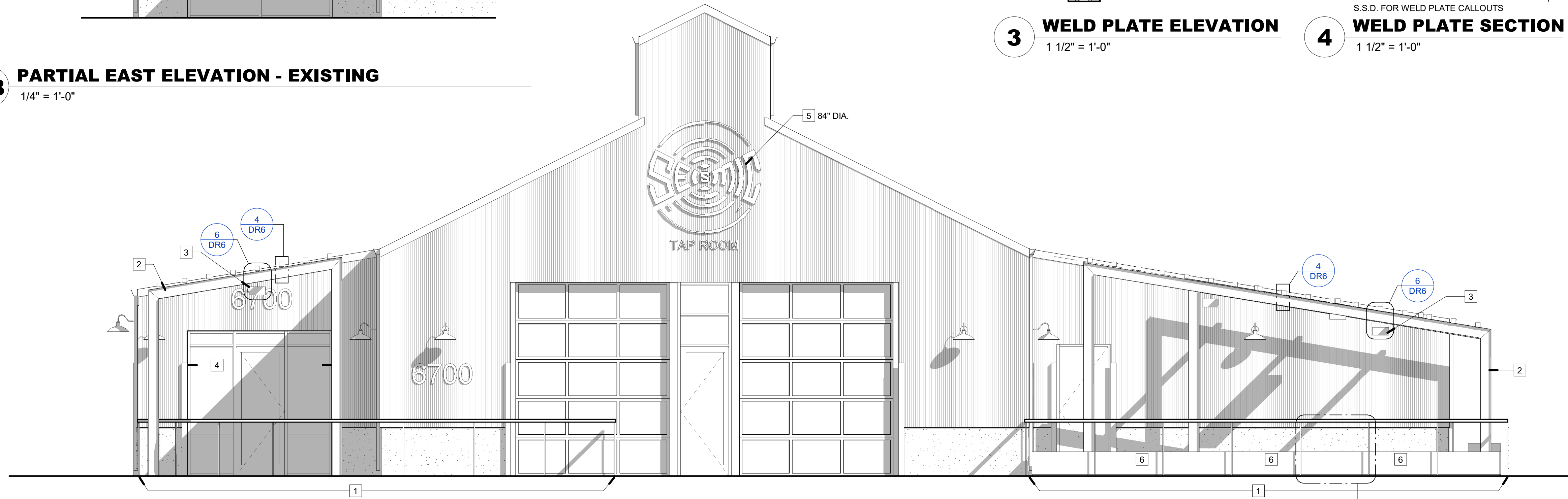
**1B PARTIAL EAST ELEVATION - EXISTING**  
1/4" = 1'-0"



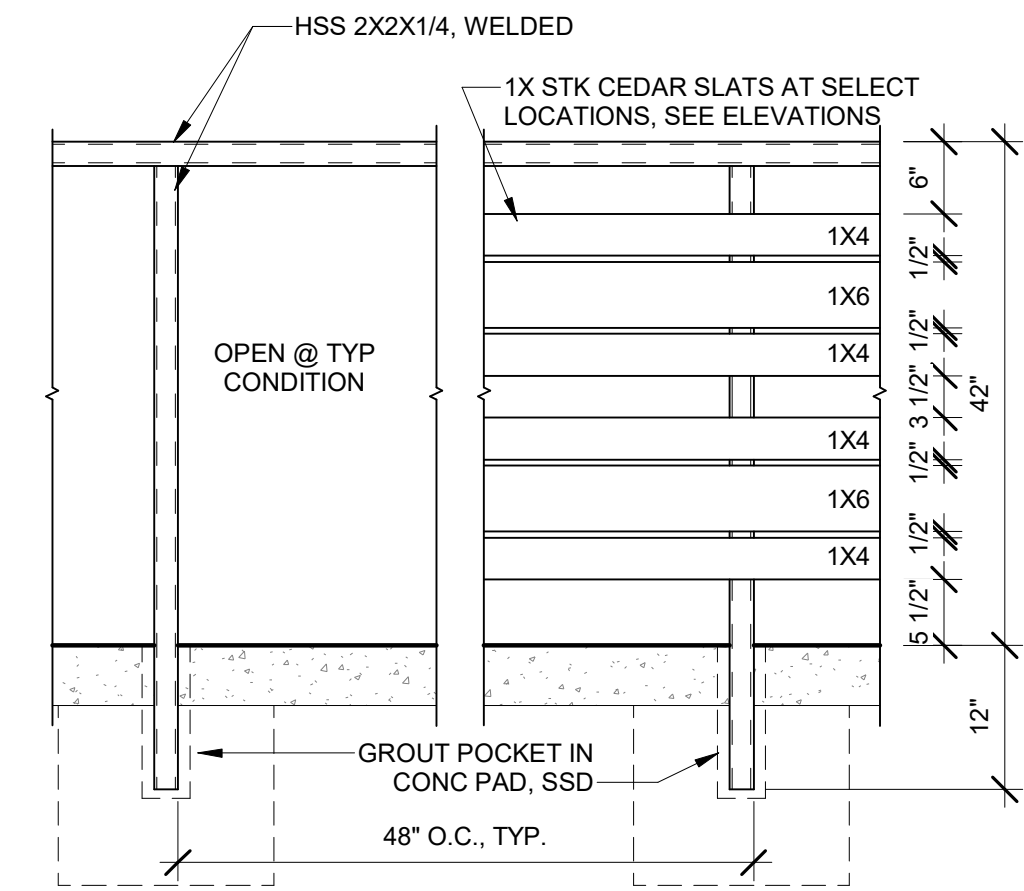
**3 WELD PLATE ELEVATION**  
1 1/2" = 1'-0"



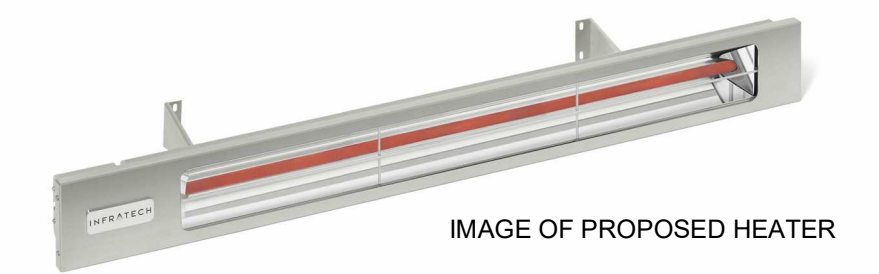
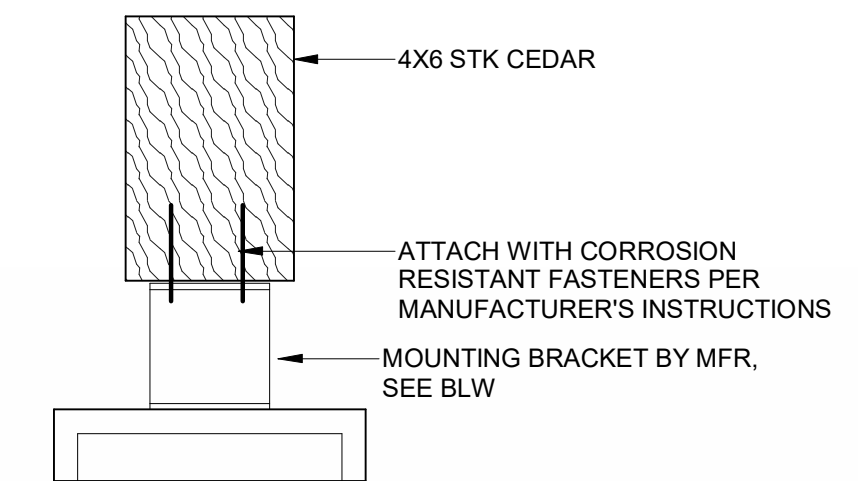
**4 WELD PLATE SECTION**  
1 1/2" = 1'-0"



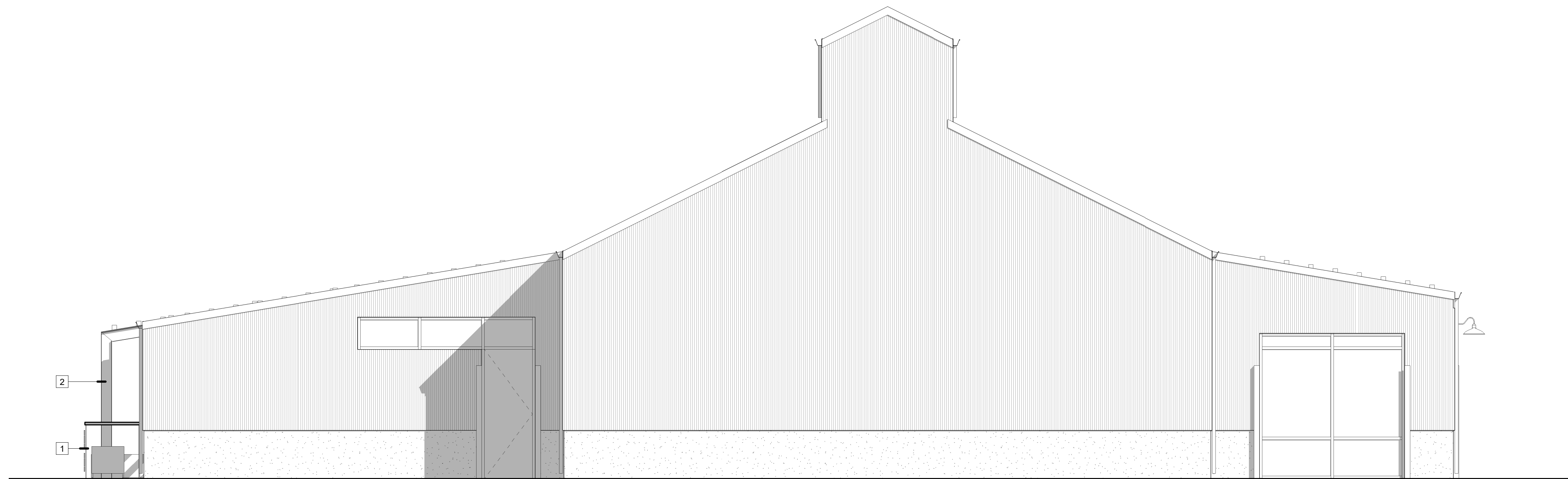
**1 EAST ELEVATION - PROPOSED**  
1/4" = 1'-0"



**5 RAILING**  
3/4" = 1'-0"



**6 EXT HEATER ATTACHMENT**  
3" = 1'-0"



**2 WEST ELEVATION - PROPOSED**  
1/4" = 1'-0"

**GENERAL SHEET NOTES**

- A. ALL FEATURES AND ELEMENTS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- B. SEE DR5 FOR (N) EXTERIOR LIGHTING SPECIFICS

**SHEET KEYNOTES**

- 1 (N) PERMANENT BARRIER AT OUTDOOR SERVING AREA
- 2 (N) STEEL AND WOOD PERGOLA WITH (N) EXTERIOR LIGHTING @ TRELIS STRUCTURES (DOWNLIGHTS)
- 3 (N) OUTDOOR ELECTRIC HEATER
- 4 (N) EXTERIOR GLAZING CONFIGURATION W/ DOOR IN (E) EXTERIOR OPENING
- 5 SIGNAGE NOTE: LOGO SIGNAGE (HALO-LIT) IN ACCORDANCE WITH BARLOW MASTER SIGN PROGRAM AS ADOPTED BY CITY OF SEBASTOPOL PLANNING DEPT.
- 6 (N) PLANTER

**STRENINGARCHITECTS**  
 DANIEL J. STRENING, ARCHITECT  
 2027 NORDYKE AVE.  
 SANTA ROSA, CA 95401  
 Tel 707.953.2370  
 www.streningarchitect.com



**TAP ROOM TENANT IMPROVEMENT**  
 6700 SEBASTOPOL AVENUE  
 SEBASTOPOL, CA 95472  
 APN: 004-750-001

#	DATE	REVISIONS DESCRIPTION

ISSUE DATE  
04/09/18

**DESIGN REVIEW**  
SHEET NAME  
**EXTERIOR ELEVATIONS - PROPOSED**

SHEET NUMBER  
**DR6**



**1 PROPOSED FLOOR PLAN**  
1/4" = 1'-0"

### GENERAL SHEET NOTES

- A. ALL NEW AND RE-FINISHED INTERIOR GYPSUM BOARD SURFACES TO BE LEVEL IV.
- B. ALL DIMENSIONS ARE TO FACE OF FRAMING OR STRUCTURAL GRID UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN AS "CLR" OR "CLEAR" SHALL BE TO FACE OF FINISH. DIMENSIONS SHOWN TO A DASHED LINE THROUGH THE CENTER OF AN ITEM ARE TO THE ITEM'S CENTERLINE. WHERE DIMENSIONS ARE SHOWN TO EXISTING CONSTRUCTION THEY ARE PLUS-OR-MINUS AND SHALL BE VERIFIED IN THE FIELD FOR ACCURACY.
- C. SEE NOTES ON PLAN FOR MORE INFORMATION ABOUT WORK IN EACH ROOM.

### NEW WORK LEGEND

- EXISTING TO REMAIN
- NEW WORK

### SHEET KEYNOTES

- 1 FIRE EXTINGUISHER CABINET
- 2 WALL MURAL
- 3 SOFFIT WITH LIGHTING
- 4 BACK BAR WALL WITH WOOD SLATS AND STL LASER CUT, BACK LIT SEISMIC LOGO
- 5 BANQUETTE SEATING
- 6 ART FEATURE
- 7 FURNITURE
- 8 CASEWORK / COUNTER TOP / BUILT-IN ELEMENT
- 9 PONY WALL BELOW
- 10 POOL TABLE
- 11 EQUIPMENT, SEE KITCHEN EQUIPMENT DRAWINGS
- 12 STEEL STRUCTURE, SEE STRUCTURAL DRAWINGS
- 13 TRELLIS, SEE STRUCTURAL DRAWINGS
- 14 CONCRETE LOGO
- 15 MAXIMUM OCCUPANT LOAD SIGN
- 16 GREASE INTERCEPTOR, UNDER SLAB
- 17 WATER HEATER, ABOVE CEILING FRAMING
- 18 (N) CONTINUOUS 42" HIGH BARRIER

### FINISH LEGEND

#	DESCRIPTION
CO1	CONCRETE STAIN
FC1	FIBER CEMENT PANELING
M1	STAINLESS STEEL
M2	STEEL, RAW
P-	PAINT, TBD
PP1	PLASTIC PANELING, WHITE
PP2	PLASTIC PANELING, BLACK
RF1	RESILIENT FLOORING, CONTINUOUS 3/8" RADIUS SELF-COVING BASE MIN 4" HIGH
T1	CERAMIC WALL TILE, SANITARY COVE BASE
WD1	SOLID WOOD, STAIN GRADE
WD2	WOOD SIDING, 1X6 T&G

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**DESIGN REVIEW**  
SHEET NAME  
**PROPOSED FLOOR PLAN**

SHEET NUMBER  
**DR7**



CEDAR TRELLIS MEMBERS - (IMAGE DEPICTS VARIATION IN MEMBERS):



STEEL SUPPORT MEMBERS - (PAINT):



TNEMEC BLUE STEEL O7BL



**TAP ROOM TENANT  
IMPROVEMENT**

6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472  
APN: 004-750-001

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		CLIENT

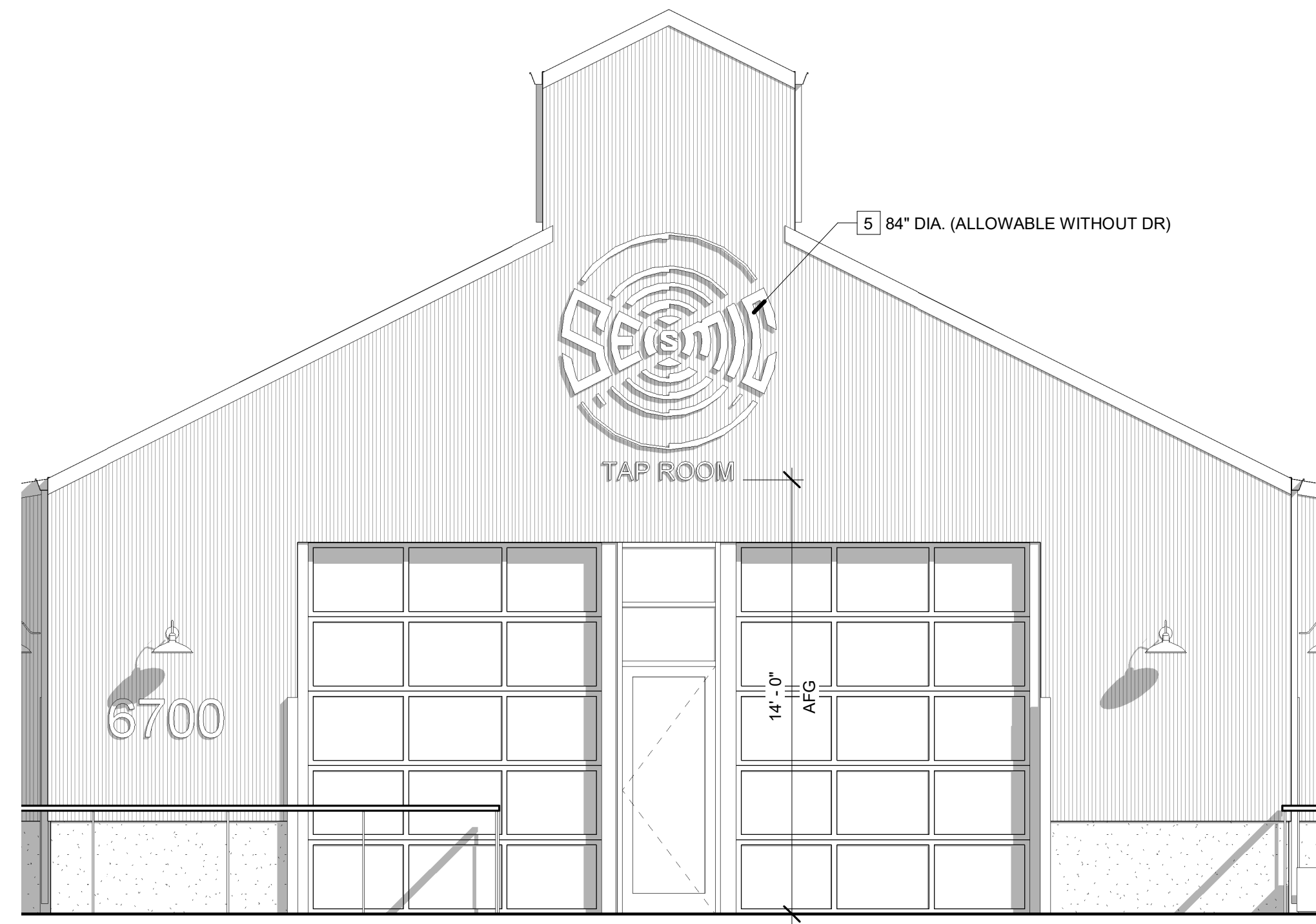
ISSUE DATE  
04/09/18

**DESIGN REVIEW**

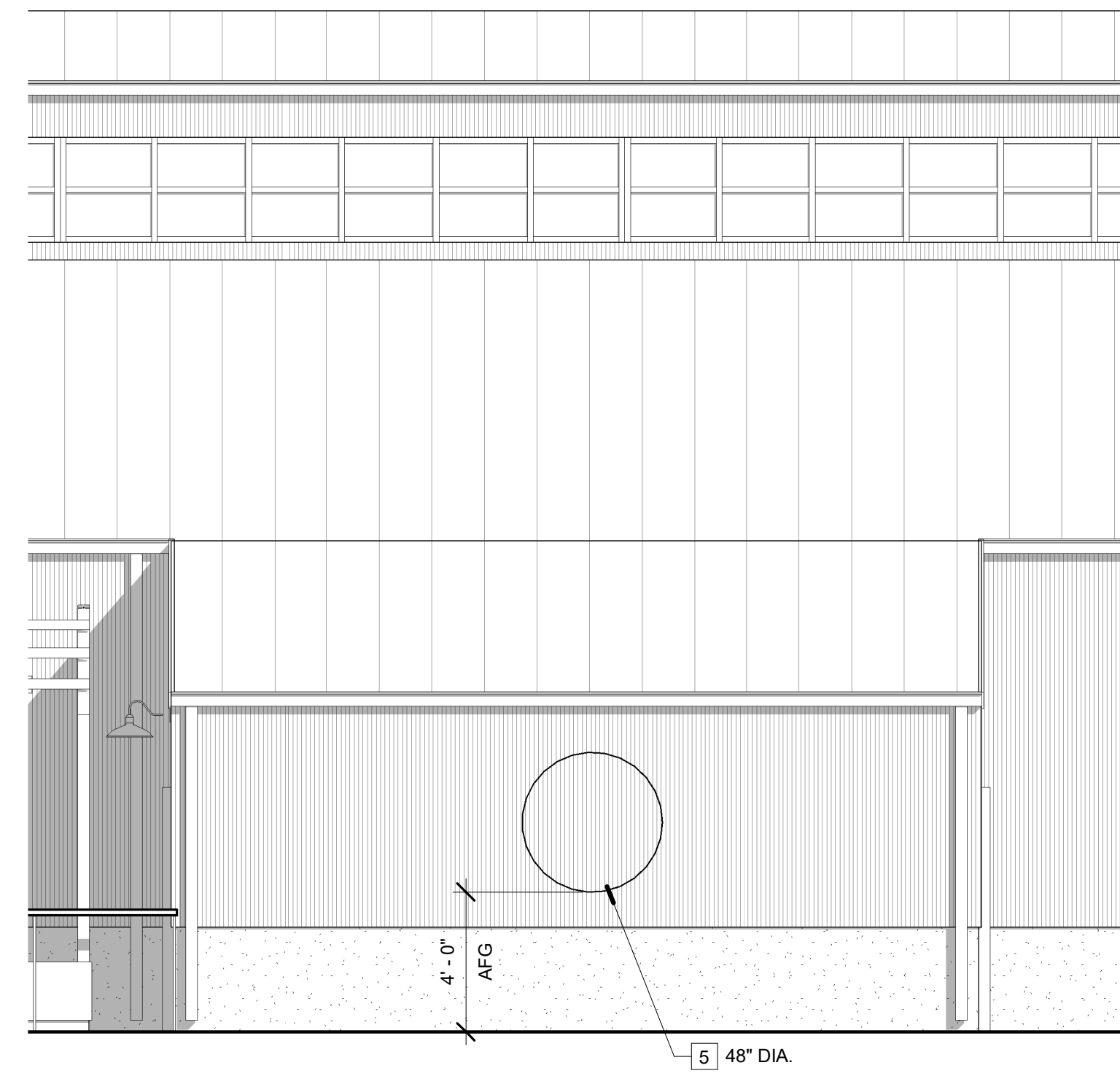
SHEET NAME  
**MATERIALS &  
COLORS**

SHEET NUMBER

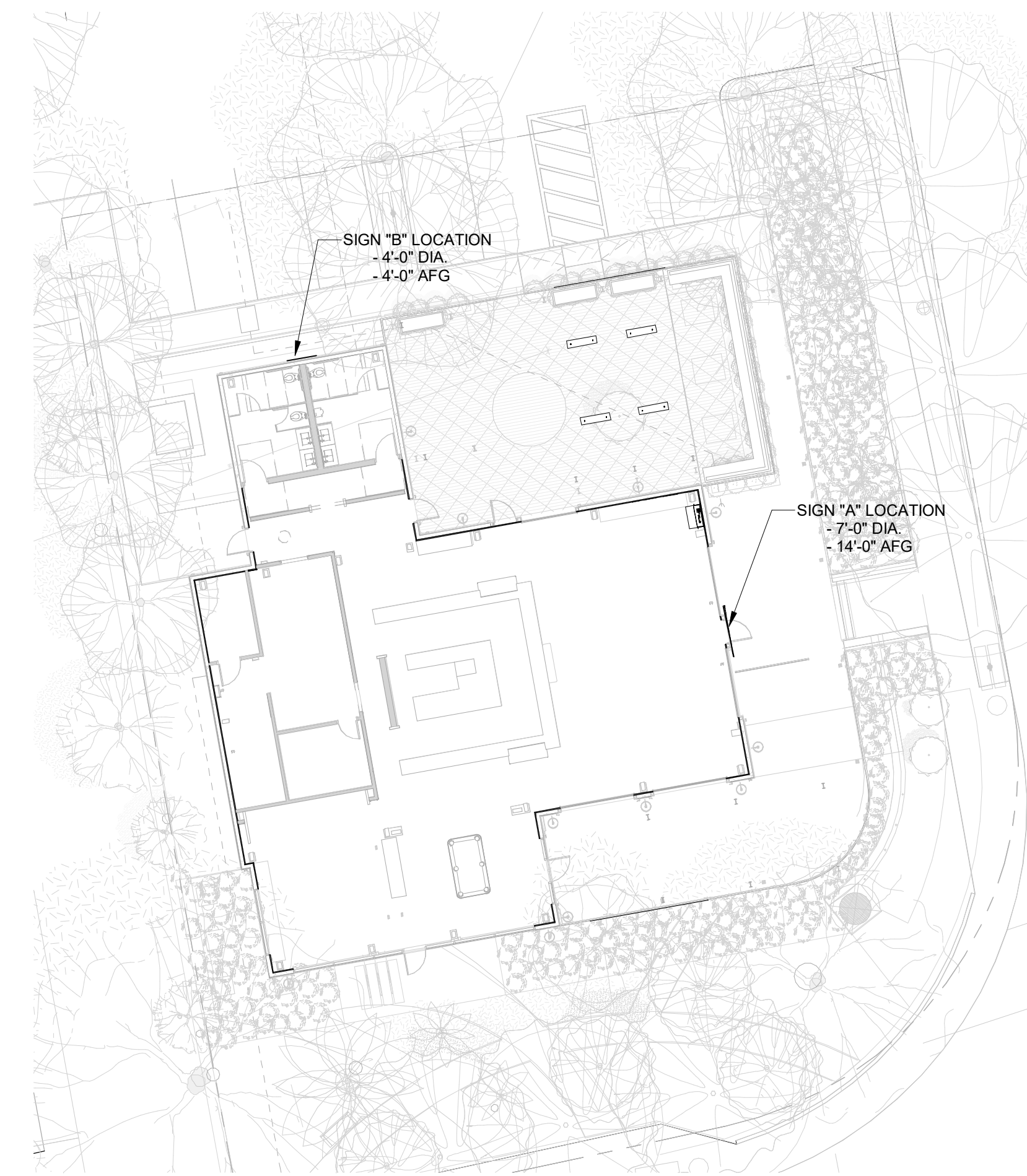
**DR8**



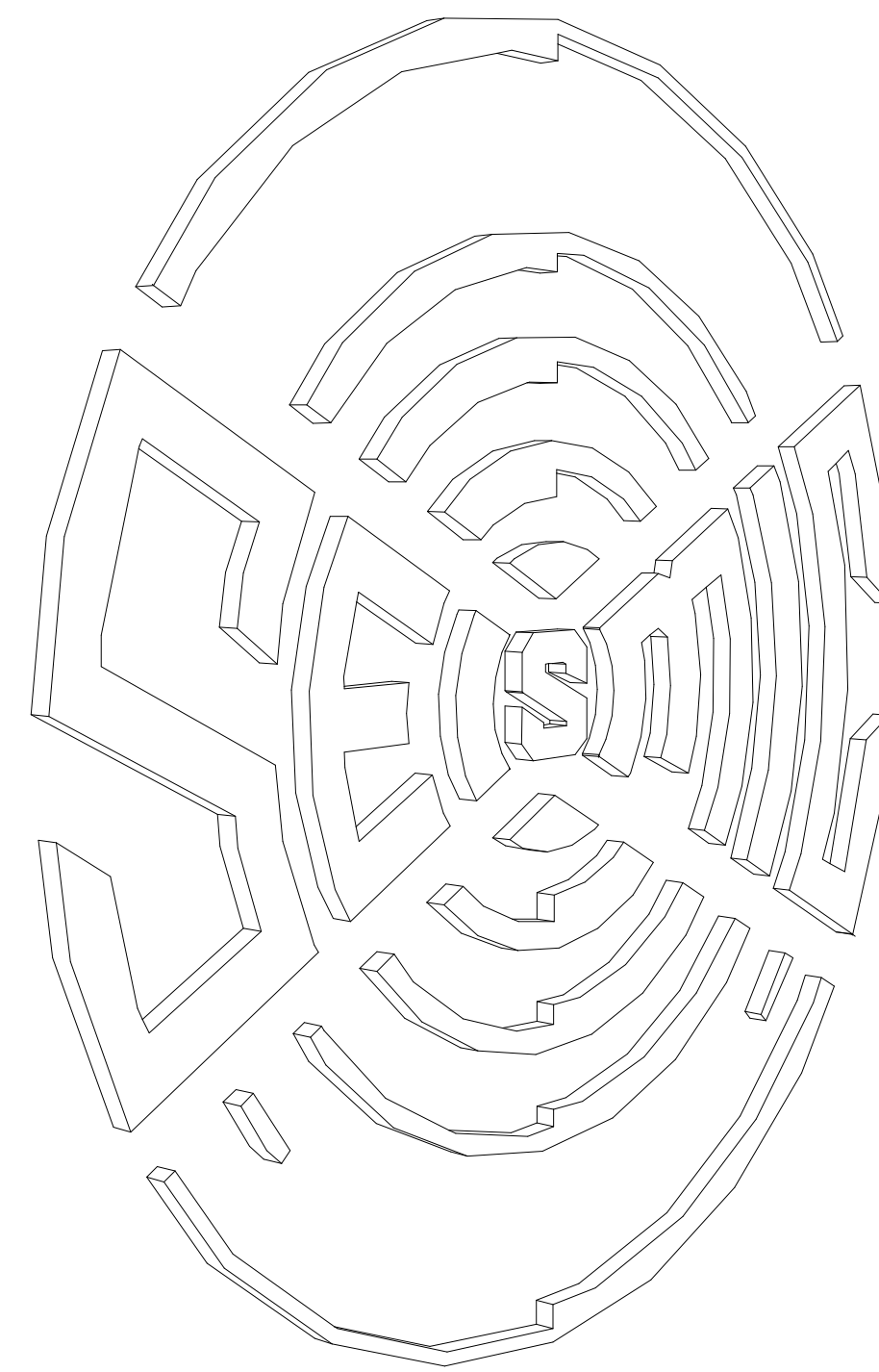
**1 EAST ELEVATION - PROPOSED**  
1/4" = 1'-0"



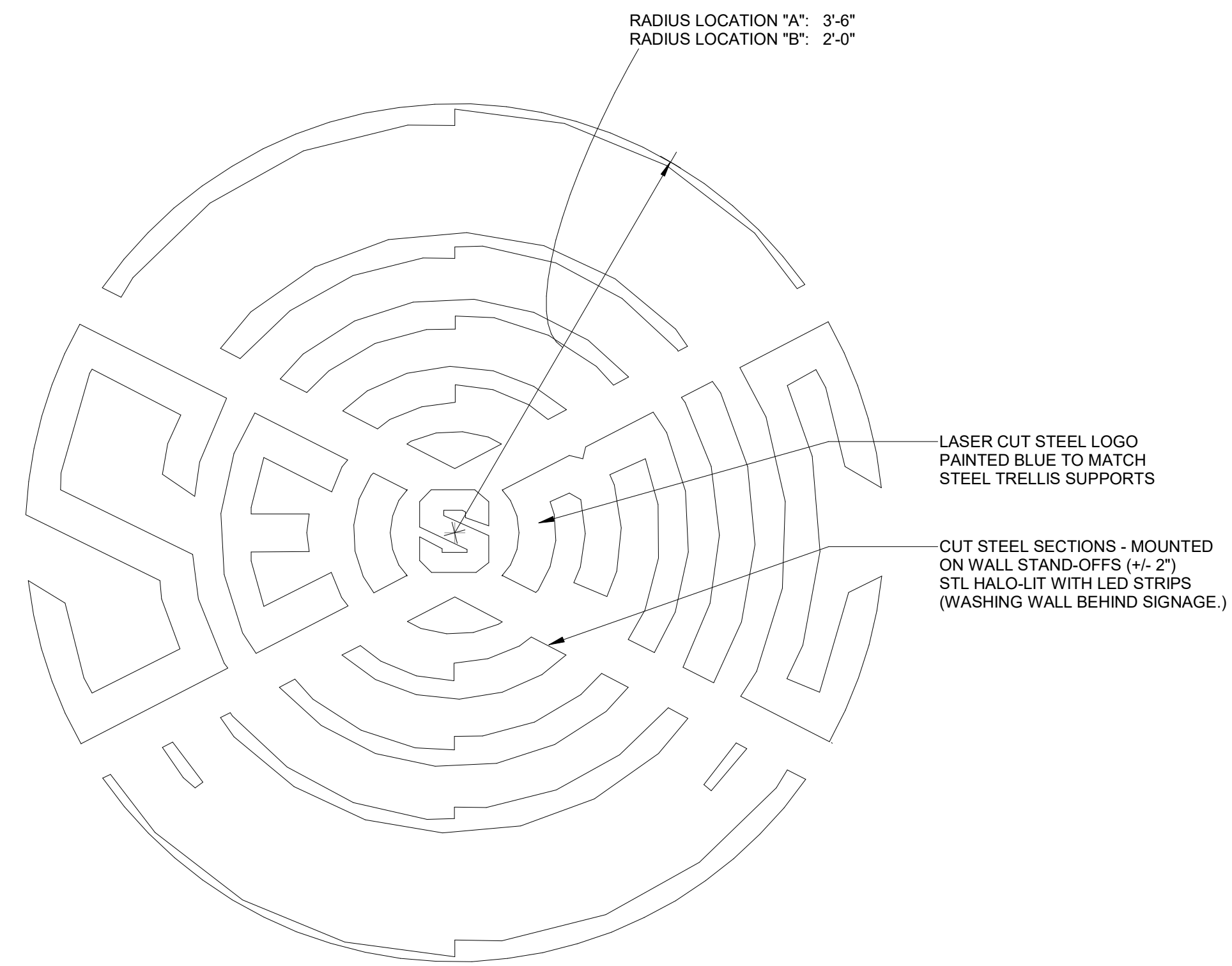
**2 NORTH ELEVATION - PROPOSED**  
1/4" = 1'-0"



**3 SITE PLAN**  
1/16" = 1'-0"



**5 SIGNAGE - PERSPECTIVE**  
1" = 1'-0"



**4 SIGNAGE - ELEVATION**  
1" = 1'-0"



#	DATE	REVISIONS DESCRIPTION

ISSUE DATE  
04/09/18

**DESIGN REVIEW**

SHEET NAME  
**SIGNAGE**

SHEET NUMBER

**DR9**

**BECKY DUCKLES**  
**CONSULTING ARBORIST & LANDSCAPE ADVISOR**  
**SEBASTOPOL, CA.**  
**707.829.0555 P**

**ARBORIST'S REPORT**

**The Barlow - Sebastopol**  
**April 11, 2018**

On Tuesday April 10<sup>th</sup> I met with Jamie Meacham, engineer for the tenant improvements for the Barlow. Footings for a new walkway and overhead structure will be installed about 12' from the base of the mature bunya bunya tree on the corner of Morris and Sebastopol Ave./Hwy 12. In response to concerns about damaging the roots of this iconic tree, Jamie had re-configured the layout of the footings, reducing the potential impact on roots. Where one 'leg' of the footing radiates toward the tree, I asked that they hand dig a 2' long narrow trench running parallel to Hwy 12/ east/west at the outer edge of the closest footing to the tree, to the depth of the footing, to determine if large roots are present that would be cut for the footing. Jamie indicated that if a large structural root was found, he could shift the alignment of the footing a few inches to preserve it. I also suggested that some kind of wire be installed over the top of the overhead structure to protect pedestrians from falling branches or cones. When the trench has been dug, please notify me so I can check the rootzone of the tree and see what was found.

With these adjustments I think there will not be significant impact to the tree which has framed the entrance to Sebastopol for probably 100 years. I'll do some research, but it may have been a gift from Luther Burbank, who treasured unusual species.

Respectfully submitted,

*Becky Duckles*

Becky Duckles  
City Arborist  
ISA Certified Consulting Arborist #WE-0796A