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APPROVED MINUTES

DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF February 21, 2018

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

DESIGN REVIEW BOARD:

The notice of the meeting was posted on February 15, 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 Lars Langberg, Board Member Christine Level, Board Member Ron Hari, Board Member
Absent:	Ted Luthin, Chair (excused) Gregory Beale, Board Member (excused)
Staff:	Dana Morrison, Assistant Planner Rebecca Mansour, Planning Technician

3. APPROVAL OF MINUTES: November 15, 2017

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

Vice Chair Bush seconded the motion.

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

APPROVAL OF MINUTES: January 03, 2018

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

Board Member Langberg seconded the motion.

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

4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:

Assistant Planner Morrison updated the Board on the following:

At the last City Council meeting, the Council:

- Conducted a public hearing and introduced the revised comprehensive cannabis ordinance for first reading. The ordinance is awaiting a second reading which is expected to occur in about 6 weeks.
- Approved a new formulation of the City's impact fees for housing.
 - The changes mean smaller units will likely pay less in impact fees.
 - The fees are effective now.

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: Chair Luthin and Board Member Beale were absent due to a conflict with both items on the agenda.

7. CONSENT CALENDAR: There were none.

8. REGULAR AGENDA:

- A. MINOR DESIGN REVIEW:** This is a Minor Design Review application, requesting approval to alter the existing grassy, 'courtyard' space located next to Village Bakery at the corner of McKinley Street in The Barlow; and to make some alterations to existing landscaping and parking spaces, to create a parklet.

Assistant Planner Morrison presented the staff report.

The Board had no questions for staff.

Board Member Hari commented:

- Generally likes the idea.
- Has spoken with a number of his neighbors regarding this application.
- While he is not a parent, the parents that he has spoken with expressed appreciation for the sunken lawn area as is.
- The sunken lawn area seems to cater to very young children.
- Addition of the structure will add to the age range in that area as it is not made for very young children.
- He, as well as the others that he surveyed, believe that the addition of the play structure will change the dynamic of the area significantly.
- The play structure is not needed here.
- Less is more.
- While he wouldn't vote against approval of this request, his one reservation had to do with adding the play structure to the sunken lawn area.

Vice Chair Bush thanked Board Member Hari for his comments and asked him to hold any additional comments until Board deliberation.

The applicant, Sandra Reed, gave a presentation and was available for questions.

The Board asked questions of Ms. Reed.

Board Member Level commented that the plans weren't labeled very well.

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

Hearing none, Vice Chair Bush closed the public hearing and brought it back to the Board for discussion.

Board Member Langberg commented:

- Likes the project generally.
- Supports removal of parking spaces.
- The addition of seating and planting is great.
- The play structure looks intriguing and becomes even more intriguing when you know the history of it.
- The play structure looks like a fun place to play for different age kids.
- Encourages exploration and use of an eco-friendly option for the flexible green play surface.
- Disagreed with the simple gesture of using the color green for the flexible play surface as it is not grass and should not be made to look as such.
 - There is an opportunity to make a bigger statement through the use of bolder colors or even a patterned design.

Board Member Level commented:

- There is a huge variety of these play surface products.
 - Would appreciate a sample having been provided.
 - Agreed with Board Member Langberg on the color.
 - The product should be permeable.
 - The existing drainage system needs to work with the chosen product.
 - Given the desire of our community, an eco-friendly product should be used.
 - Would like the applicant to provide more information before a decision is rendered.
- Likes the concept overall.
- Would like more specific information.
- Reiterated that the play surface material should be permeable and eco-friendly.
- Reiterated her agreement with Board Member Langberg on the play surface being green in color, however, she was fine with green if that was the applicant's preference.

On use of the color green for the play surface, Ms. Reed responded:

- The Barlow needs color.
- Because it is a minimal and elegant space, the color green was chosen to be calm, to blend, and to be harmonious with its surroundings.
- Did not intend to make the space livelier through bolder colors or patterns.

Board Member Level commented that, without anything specific, there is a wide range of green colors that the play surface could be.

Vice Chair Bush commented:

- Appreciates the proposal.
- Supports this project.
- Overall this will become a more lively space, and it is already pretty lively.
- The space is already well used, kids love it.

- The enclosure creates a sense of safety which is nice.
- It is nice to see an interesting, flexible play structure that has such a unique character.
 - Kids will climb on and over anything.
 - Play structures are often dumbed down due to safety concern.
 - This play structure is exciting, inventive, and creative.
- Ultimately, between the structure and the surface, we want safety
- Expressed being comfortable with leaving the color of the surface material up to the applicant.
- Reiterated support for this project.
- It's great to see this type of risk being taken here.

Board Member Hari commented:

- Expressed being very much in favor of the seating area.
- Reiterated his reservations about the play structure.
 - Like much in Sebastopol, some people will love it and some people will hate it.
- Would not vote against this request.
- Would prefer the sunken lawn area remain as is.

Board Member Langberg commented:

- There seem to be a lot of opportunities for various age ranges in the play structure.
 - In any playground it is up to the parents to ensure a balance of use and safety.

Board Member Level commented:

- Reiterated that she would like to see a sample of the play surface, even if at staff level.
 - Reiterated that the play surface should be permeable, eco-friendly and work with the existing drainage system.

Board Member Langberg commented:

- Appreciates the response from the applicant on why they chose green as the color for the flexible play surface area.

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

- The flexible play surface material to be used shall be presented to staff in order for staff to ensure that the material will be eco-friendly, permeable, and work with the existing drainage system.

Board Member Langberg seconded the motion.

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

Board Member Hari asked a question on process.

Staff responded.

Board Member Hari commented:

- Would prefer for the grass in the sunken area to remain.
- Expressed being accepting of the motion and vote as recorded.

B. MINOR DESIGN REVIEW: This is a Minor Design Review application, requesting approval to relocate the existing Guayaki Café (currently located on the south end of the existing Guayaki building) to the northern side of the building along McKinley Street. This includes a reface and redesign of the northern building frontage to create a more pedestrian oriented entrance and outdoor seating. The address for the site is 6782 Sebastopol Avenue.

Assistant Planner Morrison presented the staff report.

The Board asked questions of Assistant Planner Morrison.

The applicant, Peter Stanley, gave a presentation and was available for questions. The Board asked questions of Mr. Stanley.

Board Member Hari asked Mr. Stanley about the two original signs that are on the building.

Mr. Stanley responded that both of the signs would be retained and installed elsewhere, although the new location had not yet been identified.

Board Member Hari commented:

- Most people know nothing about the history of the site and why it is called The Barlow.
- Expressed support for retention of the signs.
- The only thing on the site that says anything about the history of the cannery are those two signs.
- The signs speak to the history of the site and are important.

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

Hearing none, Vice Chair Bush closed the public hearing and brought it back to the Board for discussion.

Board Member Level expressed frustration over there being no dimensions on the plans.

Board Member Hari commented:

- With the building facing north, allowing additional natural light will be extra important.

Mr. Stanley agreed and commented that it will be critical in a lot of ways.

Board Member Langberg commented:

- This looks like a great move in the building and for the company.
- Guayaki is an awesome company.
- Served as a consultant for Guayaki on the lighting for the café some years back.
- Guayaki, as it is now, is a nice spot, however, it has not been well served by having its entrance off of Sebastopol Avenue.
- Moving the entrance to the north side is great.
- This change will create a very active space in an already active area.
- Likes 'Option 2' best.
- Was initially drawn to 'Option 3' because it was more in keeping with The Barlow.
- The story about the applicant's desire and process in terms of the mezzanine concept is great.
- Slight issue with the board and batt siding because it gets weird when it gets small.

In response to Board Member Langberg's comment on the board and batt in the frontward section, Mr. Stanley suggested carrying the larger reddish timber theme of the mullions throughout the frontward section.

Board Member Langberg commented that he liked the idea of carrying the material, color and texture of the mullions throughout the frontward section.

Board members expressed support for that idea as well.

Mr. Stanley commented that he liked that idea very much.

Board Member Langberg comments continued:

- Likes the floor plan and outdoor space.
- The gesture of different lights at different heights is dynamic.

Board Member Level commented:

- Appreciates the explanations provided by Mr. Stanley.
- Likes the idea of it being different from the rest of The Barlow.
- 'Option 3' has an oppressive feeling and should be eliminated.
- Agreed with Board Member Langberg on not using board and batt as described for 'Option 2'.
 - Should stand out and be different.
- Believes that thicker wall panels will be required on the edges.
 - If this is the case, it should be balanced all around.
- Expressed having a problem with the use of polycarbonate because it is not an environmentally friendly product at all.
 - If we want to promote ourselves as being ecologically friendly and progressive another material should be considered.
 - Understands that the storefront option is more expensive.
 - Reiterated that the material of choice should be environmentally friendly.
 - It would be hypocritical to not use an environmentally friendly product.
- Would love to see the mezzanine in there, believes it would create a really nice space.

Board Member Hari commented:

- Any of the options would be a vast improvement over what is existing.
- Wouldn't want to require the applicant to have to pick a certain option due to many factors.
- Agreed with others on 'Option 2' being the best by far.
- Even 'Option 3' would be better than what is existing.
- Reiterated his desire to see the two original signs preserved.
 - As a historic site, there doesn't seem to be anything in The Barlow that talks about the sites history with the apple industry.

Mr. Stanley responded:

- Has heard that before.
 - Those comments are not falling on deaf ears.
 - There is an expressed need to figure out how best to tie back to the history of the site.

Vice Chair Bush commented:

- Thanked the applicant for bringing this application to the Board.
 - The presentation is beautiful and the materials are easy to read.

- This proposal will take The Barlow in another great direction.
- Likes that this proposal will create north end activity and foot traffic.
- Expressed being excited about this proposal.
- Any of the three options would represent a vast improvement of what is existing.
- Prefers 'Option 2' as well.
- This will bring much vibrancy.
- Reiterated his thanks to the applicant.

Board Member Langberg commented:

- Expressed being in support of opaque windows over storefront for the mezzanine if needed as a cost-saving measure.

Mr. Stanley responded that the owner of Guayaki is excited about this but has some tough decisions to make on the mezzanine, opaque versus storefront, and the living roof.

Vice Chair Bush commented:

- This is inventive.
- Business owners are continuously reinventing their brand.

Board Member Level commented:

- If it came down to storefront windows or a living roof, she would rather see storefront windows because they are permanent.
 - A living roof requires a lot of maintenance.
- Reiterated that polycarbonate should not be used.

Mr. Stanley responded that the living roof was more about sustainability, not the appearance of it.

Vice Chair Bush commented that the living roof is a great idea.

Board Member Langberg made a motion to approve the application as presented with an expressed preference for 'Option 2'.

Assistant Planner Morrison clarified that under the stated motion the applicant would have the option of choosing from all three.

Board Member Langberg concurred.

Board Member Level commented:

- Reiterated her preference to see 'Option3' eliminated from consideration.

Board Member Level asked Board Member Langberg if he'd be willing to amend his motion to approve the application as presented with the following:

- The material, color and texture of the mullions shall be carried throughout the front section, therefore eliminating the board and batt from that section.
- The mullions should have balance to them in the event that the columns need to get bigger.
- An environmentally friendly product shall be used for the windows instead of polycarbonate or any other non-environmentally friendly product.

Board Member Hari commented:

- Likes the whole concept.

- The least important area of the structure is probably the living roof as it will not be very visible.

Board Member Langberg commented:

- The Board has given its feedback.
- Expressed being fine with amending the motion as stated by Board Member Level if that was the consensus of the Board.

Assistant Planner Morrison read back the amended motion as follows:

The application is approved as presented with the following:

- 'Option 2' is preferred, however, the applicant can choose between all three based on their budget.
- The material, color and texture of the mullions shall be carried throughout the front section, therefore eliminating the board and batt from that section.
- The mullions should have balance to them in the event that the columns need to be larger.
- An environmentally friendly product shall be used for the windows instead of polycarbonate or any other non-environmentally friendly product.

Vice Chair Bush suggested that the use of an environmentally friendly product for the windows, if opaque, be phrased as a preference, not a requirement.

Board Member Hari commented that his understanding was that the Board was not placing any hard restrictions on this application.

With the exception of Board Member Level, the Board agreed to leave the conditions as recommendations, not requirements.

The final agreed upon motion, amended by Board Member Langberg, was to approve the application as presented with the following:

- 'Option 2' is preferred, however, the applicant can choose between all three based on their budget.
- It is recommended that the material, color and texture of the mullions be carried throughout the front section, therefore eliminating the board and batt from that section.
- It is recommended that the mullions have balance to them in the event that the columns need to be larger.
- It is recommended that an environmentally friendly product be used for the windows, if opaque, instead of polycarbonate or any other non-environmentally friendly product.

Board Member Hari seconded the amended motion.

Board Member Level reiterated the hypocrisy of not using an environmentally friendly product for the windows, should it go that way.

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

9. DISCUSSION ITEMS: There were none.

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

11. ADJOURNMENT: Vice Chair Bush adjourned the meeting of the Design Review Board at 5:45 p.m. to the next Design Review Board meeting to be held March 07, 2018 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison
Assistant Planner