

City Council

Mayor Patrick Slayter
Vice Mayor Neysa Hilton
Michael Carnacchi
Sarah Glade Gurney
Una Glass



Planning Director

Kenyon Webster

Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

City of Sebastopol Planning Department

Meeting Date: February 21, 2018
Agenda Item: 8B
To: Design Review Board
From: Dana Morrison, Assistant Planner
Subject: Minor Design Review
Recommendation: Approval with Conditions
Applicant/Owner: Peter Stanley / Guayaki
File Number: 2018-11
Address: 6782 Sebastopol Avenue
CEQA Status: Categorical Exemption: Section 15301: Class 1
General Plan: Light Industrial
Zoning: M: Industrial

Introduction:

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.

Project Description:

The project involves the reuse and redesign of an existing, 6,000 square foot, vacant tenant space located at the northern end of the Guayaki building. The purpose of this move and renovation is to create a more viable space for the Guayaki café. The new northern façade will be relocated 17 feet to the south to create a covered open dining patio along McKinley Street. The outside of the building will be refinished as well, using materials similar to those found throughout The Barlow such as, anodized aluminum storefront glazing, in addition to board and batt siding (specifically chosen to match the Community Market siding). The redesign also includes opaque polycarbonate windows, new store front windows and entrance, new wood columns, a truss, an ADA ramp, new planters and plantings, and exterior lighting to match the other light fixtures found in the Barlow. There is also the addition of a new door and loading dock, and new window along the eastern elevation. Archilogix has presented 3 different variations in the configuration of the café's siding; all options are identical in the type of materials used, it is simply the ratio of the polycarbonate windows, and board and batt siding that varies.

Guayaki is also proposing to install a living roof and solar panels, however the cost for these improvements have not yet been determined and as such, the applicant is asking for the Board to allow for the them to add these elements at a later date should, if it can be budgeted.

Environmental Review:

The proposed restaurant 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.

General Plan Consistency:

The General Plan Land Use Designation for the site is Light Industrial. The General Plan states the following: "This designation provides for a wide variety of commercial, wholesale, service, and processing uses which do not generate excessive adverse environmental impacts. Other uses allowed in this designation include office ancillary to industrial uses; warehousing and agricultural products sales and services; auto sales and repair; food and drink processing; construction yards; research and development, laboratories, light manufacturing; and similar uses. Residential uses are permitted as a secondary use to the primary light industrial uses allowed in this land use designation at a density of 12.1 to 25 units per acre. Maximum FAR shall not exceed 0.75 (not including residential use)." The Guayaki Café already exists in the same building, this project is solely looking to move the use from one end of the building to the other and make some building alterations to better showcase the café. As such, the project is consistent with the Light Industrial Land Use Designation in that it will be a previously approved restaurant use located in an area that contains an array of office, commercial and industrial use; in addition to food and retail services.

Zoning Ordinance Consistency:

The site is located in the M: Industrial District. The Zoning Ordinance states the following: "The purpose of the M District is to implement the 'Industrial' land use category of the General Plan and to provide areas for the manufacture, assembly, packaging, or storage of products which, in the opinion of the Planning Commission, are not harmful, injurious, or detrimental to property or the general welfare of the City and its residents; and other general commercial uses that are compatible with the industrial uses. This district is applicable to light and general industrial areas of the City." The project is consistent with the M District in that it involves the development of an already approved 'Food Sales' use, which is classified as a permitted use in the M: District. This application is simply seeking approve the exterior alterations and redesign of the northern end of the building.

The work being done is within an existing building footprint, no height or additions are proposed; as such the development is consistent with the height and setback requirements in the M:District.

Parking: The Barlow is subject to the following parking requirement: One space per 400 square feet for all uses, except residential. The requirement applies to industrial, food, retail, and other uses. The number of parking spaces being provided at The Barlow meets the overall parking requirement in terms of building square footage. Parking is shared by the tenants via reciprocal

easements. On a practical level, some of the approved uses at The Barlow will require more parking, such as a restaurants, while others will require less parking, such as industrial productions and warehousing facilities

The project involves the redesign of the northern end of the Guayaki building, the café itself already exists inside the building. This project is seeking approval for the exterior changes being made to accommodate the move of the café from the southern end of the building to the more pedestrian oriented northern end, which backs onto McKinley. As such, the application is consistent with the parking requirements for The Barlow.

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. However, the Fire Department did add a condition of approval requiring that a fire inspection be done.

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:

The project involves the reuse and exterior alterations to a building which has been home to Guayaki for a number of years. The intent of the project is to move the existing Guayaki Café to a better location, on the northern end of the existing Guayaki building. This would allow the café to front McKinley Street, which is better suited to drawing in pedestrian foot traffic compared to the existing café entrance/location along Sebastopol Avenue. The proposed building alteration 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. The design does not impair the desirability of investment or occupation in the neighborhood in that refaces and better utilizes the northern end of the Guayaki building; and includes the addition of more windows and a larger, more inviting entrance. The design defines the café space and create a separation from the industrial and production side of the building, 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 more windows and better pedestrian orientated entrance. The design also

provides appropriate transitions to the public right-of-way and adds a ramp for an ADA entrance. Finally, the design is internally consistent and harmonious in that it utilizes the similar patterns, siding, windows, doors, and materials as the main building to which it is attached, while creating an individual atmosphere for the cafe.

Several design options are presented for Board review.

Recommendation:

The Board should provide direction to the applicant regarding the design options.

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.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

Attachments:

Master Planning Application Form
Environmental Assessment Form
Statement, Site Plan, Elevations, Landscaping and Floor Plan

Findings for Approval
Minor Design Review
Application Number 2018-11
Approval to reuse and redesign an existing vacant tenant space to be used as the
new location of the Guayaki Cafe
6782 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 primary space is in use, and the project only seeks to redesign said space to accommodate the move the Guayaki Café from the southern end of the building to the northern end.
2. That the project is consistent with the General Plan and Zoning Ordinance in that it involves the development of a commercial uses 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 restaurant is design 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 and creates a new ADA egress and entrance.
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 an outdoor patio area, 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 the main building in which the tenant space is located.

Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped February 1, 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 February 1, 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. This approval does not include approval for the sale of alcoholic beverages, which requires separate approvals.
5. A Fire Inspection is required.



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

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	6782 SEBASTOPOL AVE
PARCEL #:	004-750-030
PARCEL AREA:	1.23 ACRES

FOR CITY USE ONLY

PLANNING FILE #:	201811
DATE FILED:	02-01-18
TOTAL FEES PAID: \$	365
RECEIVED BY:	[Signature]
DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: PETER STANLEY
Email Address: PS@ARCHILOGIX.COM
Mailing Address: 50 SANTA ROSA AVE #500
City/State/Zip: SANTA ROSA, CA 95404
Phone: 707.636.0646 x402
Fax: 707.636.0644
Business License #: _____
Signature: [Signature]
Date: 2/1/18

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: MARIA DE SANTO
Email Address: MARIA@THEBARLOW.NET
Mailing Address: 6780 DEPOT STREET #110
City/State/Zip: SEBASTOPOL, CA 95472
Phone: 707.824.51000
Fax: _____
Business License #: SEB 0118
Signature: [Signature]
I certify that this application is being made with my consent.
Date: 2/1/18

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

Name: <u>CHRIS MANN</u>	Name: _____
Email Address: <u>CHRIS@GUAYAKI.COM</u>	Email Address: _____
Mailing Address: <u>6782 SEBASTOPOL AVE</u>	Mailing Address: _____
City/State/Zip: <u>SEBASTOPOL, CA 95472</u>	City/State/Zip: _____
Phone: <u>707.824.6644</u>	Phone: _____
Fax: _____	Fax: _____

FEB 1 2018

EXISTING LOT DIMENSIONS:	Front: <u>76'-0"</u> Left: <u>309'-10"</u>	Rear: <u>88'-2"</u> Right: <u>309'-10"</u>	☐ N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	☒ N/A
EXISTING LOT AREA:	<u>1.23</u> Square Feet <u>ACRES</u>		☐ N/A
PROPOSED LOT AREA:	_____ Square Feet		☒ N/A
BUILDING HEIGHT:	Existing: <u>26'-2"</u>	Proposed: <u>26'-2"</u>	☐ N/A
NUMBER OF STORIES:	Existing: <u>1</u>	Proposed: <u>1</u>	☐ N/A
PARKING SPACE (S):	Existing: <u>13</u>	Proposed: <u>13</u>	☐ N/A
ZONING	Existing: <u>U</u>	Proposed: <u>U</u>	☐ N/A

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

Are there existing easements on the property? ☐ Yes ☒ No

Will Trees be removed? ☐ Yes ☒ No

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

Will Existing Landscaping be revised? ☒ Yes ☐ No

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

<u>100 SQUARE FEET OR LESS</u>

Will Signs be Changed or Added? ☒ Yes ☐ No

Business: Hours of Operation? Open: 7am Close: 10pm

Is alcohol service proposed? ☒ Yes ☒ No

If yes, what type of State alcohol license is proposed? BEER / WINE

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: _____

Is any live entertainment proposed? ☒ Yes ☐ No

If yes, please describe: _____

PROJECT DESCRIPTION:

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

EXISTING CAFE TO BE RELOCATED FROM
SOUTH END OF BUILDING TO NORTH END

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:

CAFE, WAREHOUSE & ADMINISTRATION

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	<u>30,305</u>	☐ N/A
SQUARE FEET BUILDING DEMOLISHED:	<u>N/A</u>	☒ N/A
SQUARE FEET BUILDING NEW:		☒ N/A
NET CHANGE IN BUILDING SQUARE FEET:		☐ N/A
NUMBER OF DWELLING UNITS EXISTING:	☒ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☐ N/A
NUMBER OF DWELLING UNITS PROPOSED:	☒ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☐ N/A
NET CHANGE IN DWELLING UNITS:		☐ N/A
SETBACKS:	Existing: ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☐ N/A	Proposed: ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☐ N/A

FEB 1 2018

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.

 2/1/18 2018-11
Applicant's Signature Date Signed 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.

Signature

Printed Name

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.

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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:

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

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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:

6702 SEBASTOPOL AVE SEBASTOPOL, CA 95472

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:



APPLICANT SIGNATURE



PRINTED NAME



DATE

FEB 1 2018





CITY OF SEBASTOPOL

7120 Bodega Avenue, Sebastopol, California 95472 707-823-6167

MWELo: California Model Water Efficient Landscape Ordinance

Permit applicants are required to complete this form, or applications may be incomplete.

MWELo PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

Applicant Information:

Name: PETER STANLEY - ARCHIOLOGIX

Phone: 707.634.0646 x 402

Address: 50 SANTA ROSA AVE #500 SANTA ROSA, CA 95404

Email: PS @ ARCHIOLOGIX.COM

Project Information:

Site Address: 6782 SEBASTOPOL AVE SEBASTOPOL, CA 95472

Project Type (new dwelling, commercial, remodel, etc.): _____

- A. ☒ Currently, this project **does not include new or rehabilitated landscaping**. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELo) requirements per California Code of Regulations, Municipal code 15.36 Title 23, Division 2, Chapter 2.7.
- B. ☐ This project is **not** a homeowner project and will include new or rehabilitated landscaping of **2,500 sq. ft. or greater in area**.
- C. ☐ This project is for a **homeowner-provided or homeowner hired single-family or multi-family residential project** with new or rehabilitated landscaping of **more than 5,000 sq. ft.**

If you checked Item B. or C. above, please provide the information below specific to the new or rehabilitated landscape area which will be completed as part of this project and specify the compliance method to be used (ask Planning staff for compliance options, if you have questions):

Total Landscape Area (sq. ft.): _____ Turf Area (sq. ft.): _____

Non-Turf Plan Area (sq. ft.): _____ Special Landscape Area (sq. ft.): _____

Water Type (potable, recycled, well): _____

Name of water purveyor (If not served by private well): _____

Compliance Method (anticipated):

- ☐ Performance (Items required in Performance Checklist to be included on final plans)
- ☐ Prescriptive (Items Required in Prescriptive Checklist to be included on final plans)

Signature: _____

Date: 2/1/18

I certify the above information is correct and agree to comply with the applicable requirements of the MWELo.

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City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: 2/1/2018

General Information:

1. Name of developer or project sponsor: ARCHILOGIX - PETER STANEY
Address of developer or project sponsor: 50 SANTA ROSA AVE #500 SANTA ROSA, CA 95404
2. Address of project: 10702 SEBASTOPOL AVE
Assessor's Block and Lot Number: 004-750-030
3. Name of person to be contacted concerning this project: MARIA DeSANTO
Address of person to be contacted concerning this project: 6700 DEPT STREET #110
Telephone Number of person to be contacted concerning this project: 707.924.5600
4. Indicate number of the permit application for the project to which this form pertains:

5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

6. Existing Zoning District: L1 Existing General Plan Designation: _____

7. Propose Use of Site (Project for which this form is filed): _____

EXISTING BUILDING - CAFE TO BE RELOCATED
FROM SOUTH TO NORTH END OF BUILDING

PROJECT DESCRIPTION:

8. Site Size: 1.23 ACRES
9. Square Footage: 6,000 SQUARE FT
10. Number of floors of construction: 1
11. Amount of off-street parking: 13
12. Attach plans
13. Proposed scheduling
14. Associated project
15. Anticipated incremental development:
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour.	Yes ☐	No ☒
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes ☐	No ☒
23.	Change in pattern, scale or character of general area of project.	Yes ☐	No ☒
24.	Significant amounts of solid waste or litter.	Yes ☐	No ☒
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes ☐	No ☒
26.	Change in ocean, bay, lake, stream or ground water quality or	Yes ☐	No ☒

	YES	NO
C. Does the Project involve new construction of:		✓
1. 35 or more dwelling units?		
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?		✓
	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?		✓
	YES	NO
F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?)	✓	
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?	✓	
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		✓
	YES	NO
H. Does the Project involve changes to an official City landmark?		✓
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		✓
	YES	NO
J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations?		✓
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		✓
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		✓

I certify that the information in this form is correct to the best of my knowledge.

Applicant Signature

Date

	quantity, or alteration of existing drainage patterns.	☐	☒
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes ☐	No ☒
28.	Site on filled land or on slope of 10 percent or more.	Yes ☐	No ☒
30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes ☐	No ☒
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes ☐	No ☒
32.	Relationship to a larger project or series of projects.	Yes ☐	No ☒

Environmental Setting:

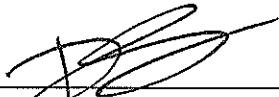
33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

	YES	NO
A. Does the Project involve any of the following?		☒
1. No change in the square footage to the existing structure?		☒
2. An addition of more than 50% of square footage to the existing structure?		☒
3. An addition of more than 2500 square feet to the existing structure?		☒
4. An addition of more than 10,000 square feet to the existing structure?		☒
5. Demolition of the existing structure?		☒
	YES	NO
B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:		☒
1. Will have substantially the same purpose and capacity as existing structures at the site?		☒
2. Will result in an increase in square footage or capacity as compared to the existing structure?		☒

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: 2/1/18

Signature: 

Printed Name: Peter Stanley

For: _____



GUAYAKÍ MATE CAFE



A01	COVER PAGE
A02	ZONING
A03	EXISTING SITE PLAN
A04	EXISTING CONDITIONS
A05	PROPOSED SITE PLAN
A06	EXISTING ELEVATIONS
A07	FLOOR PLANS
A08	RENDERING OPT 1
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A13	ELEVATIONS OPT 3
A14	MATERIAL COLOR BOARD

STATEMENT
THE EXISTING GUAYAKI CAFE LOCATED AT THE SOUTHERN END OF 6782 SEBASTOPOL ROAD IS TO BE RELOCATED AS A NEW 6,000 SQUARE FOOT CAFE INTO THE EXISTING VACANT SPACE ON THE NORTH END OF THE SAME BUILDING. THE NEW NORTHERN FACADE WILL BE RELOCATED 17 FEET TO THE SOUTH TO CREATE A COVERED OPEN DINING PATIO ALONG MCKINLEY STREET FOR CUSTOMERS TO ENJOY THE OUTDOORS AS WELL AS TO PROVIDE LIGHT AND VIEWS FOR THE RESTAURANT AND ACTIVATE THE MCKINLEY STREET ELEVATION. THE MATERIALS USED WILL BE SIMILAR TO THOSE USED THROUGHOUT THE BARLOW WITH ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEMS AND BOARD AND BATT SIDING TO MATCH THE COMMUNITY MARKET BUILDING. GUAYAKI IS PROPOSING TO PROVIDE A LIVING ROOF AND SOLAR PANELS ON THE NORTH END OF THE EXISTING ROOF BUT HAS NOT DETERMINED THE COST FOR THESE IMPROVEMENTS AT THIS POINT. THEY ARE ASKING THE DESIGN REVIEW BOARD TO ALLOW FOR THE OPTION TO ADD THESE ELEMENTS AT A LATER DATE SHOULD THEIR BUDGET BE ABLE TO ACCOMMODATE THESE IMPROVEMENTS.

DESIGNED
FEB 1 2018
[Signature]

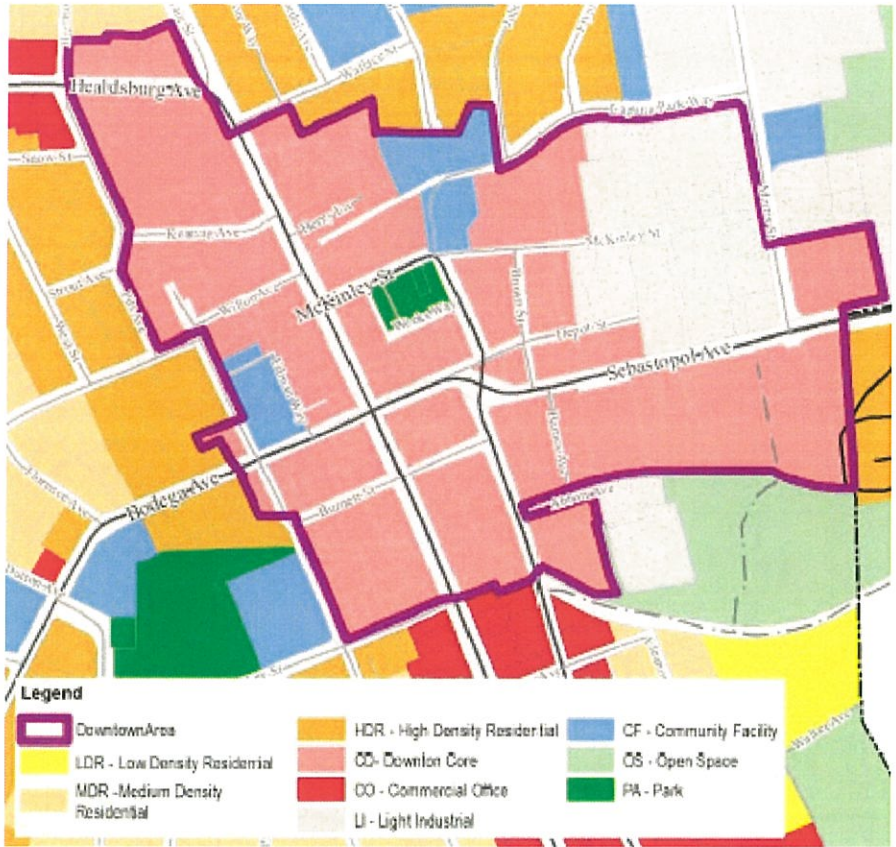
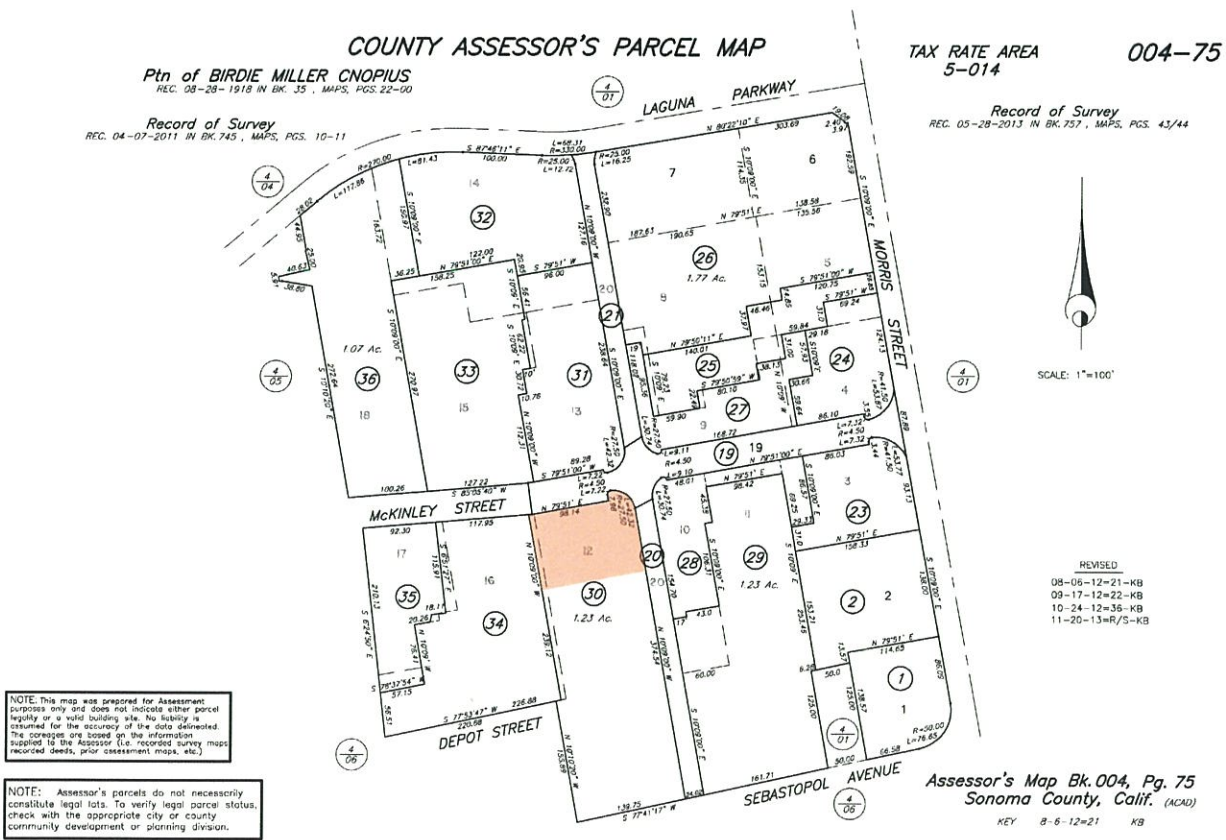
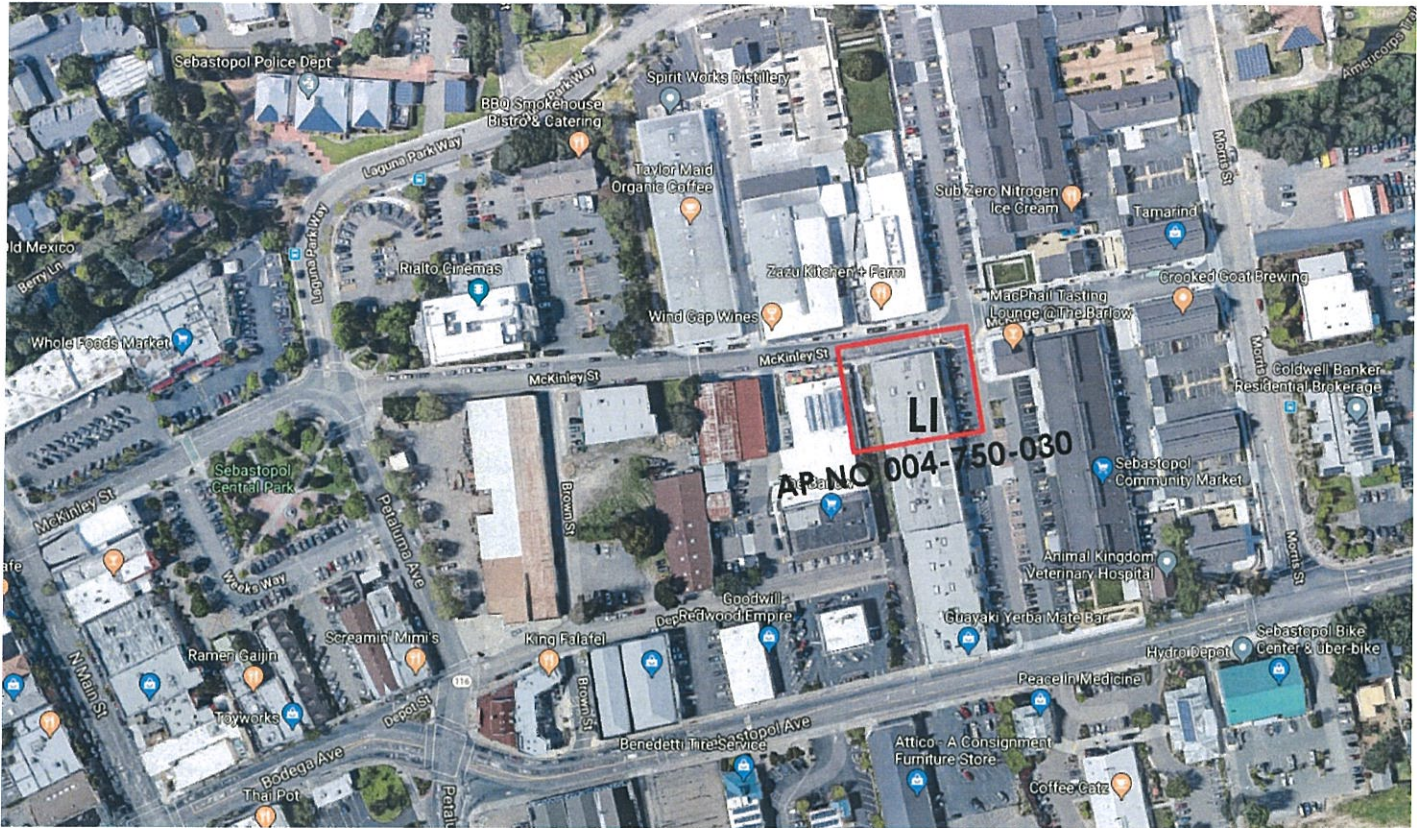
DESIGN REVIEW | 01.31.2018

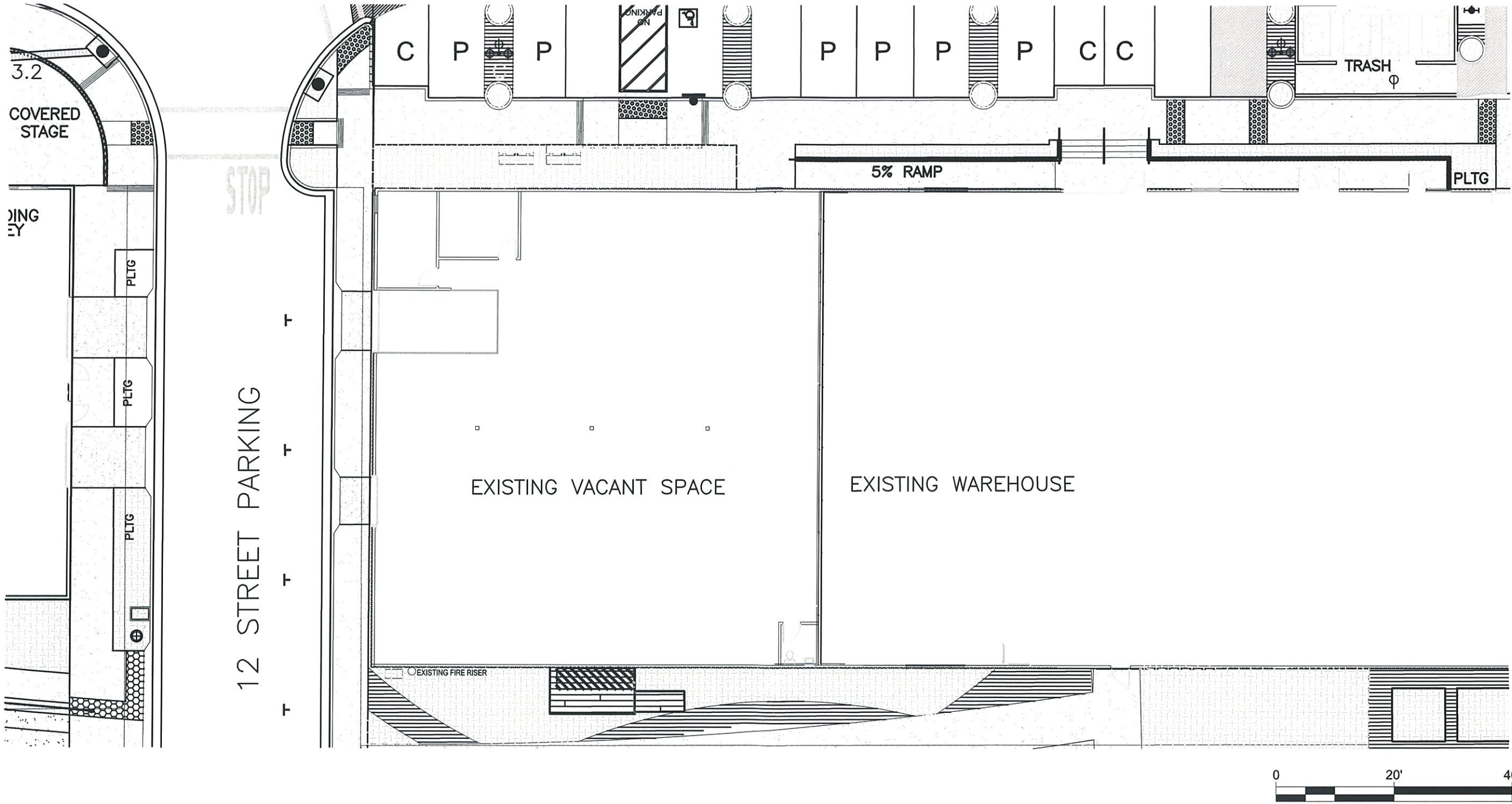
Owner/Contractor
Guayaki
6782 Sebastopol Avenue
Sebastopol, CA 95472
707.824.6644

Operator
The Barlow
Maria DeSanto
6780 Depot Street #110
Sebastopol, CA 95427
707.824.5600

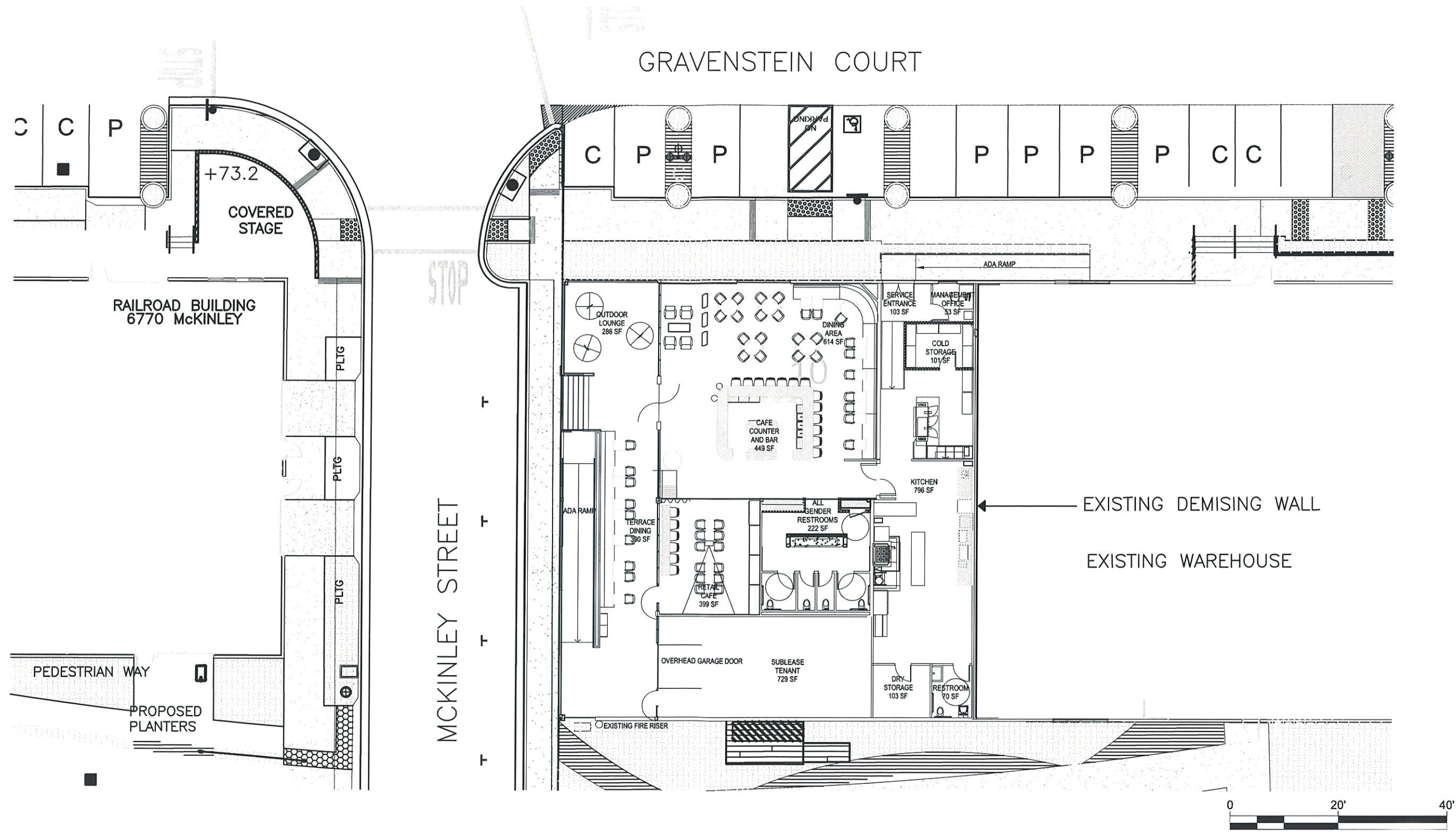
Architect/Development Consultant
ArchLOGIX
Peter Stanley, Mitch Conner
50 Santa Rosa Ave, Suite 400
Santa Rosa, CA 95404
707.636.0646

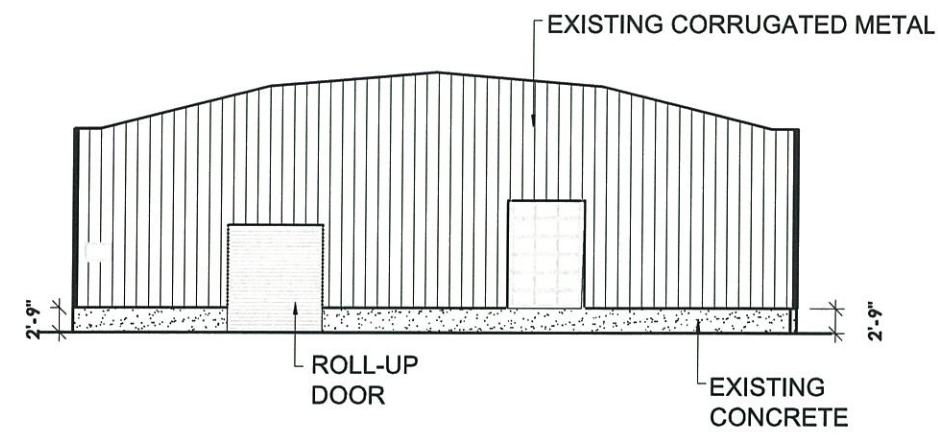
ZONING



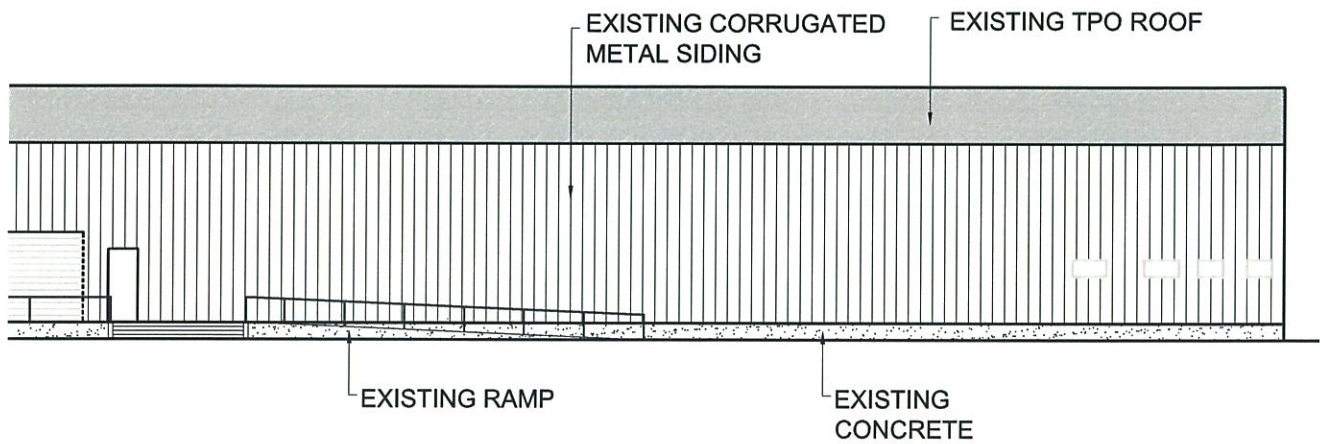




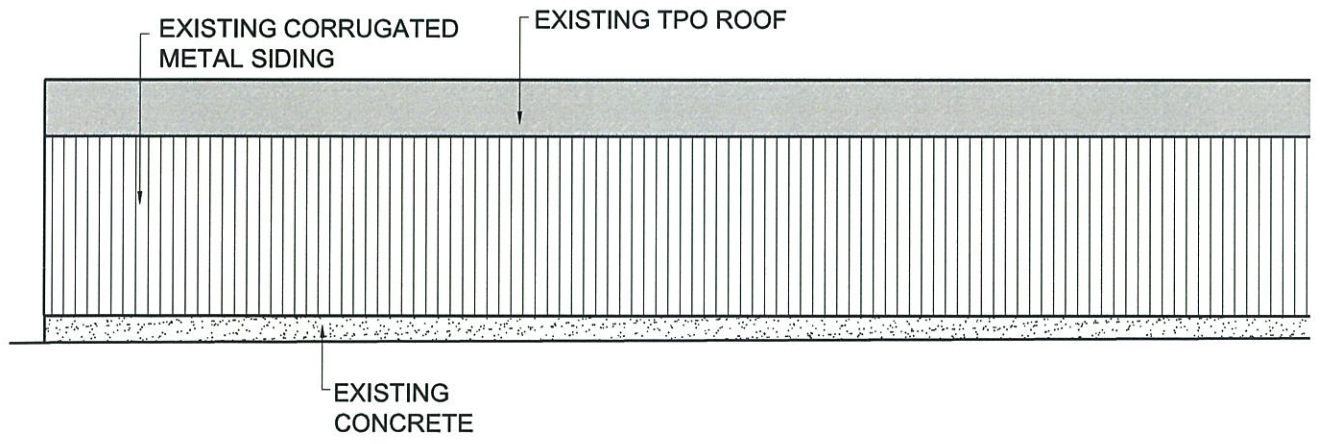




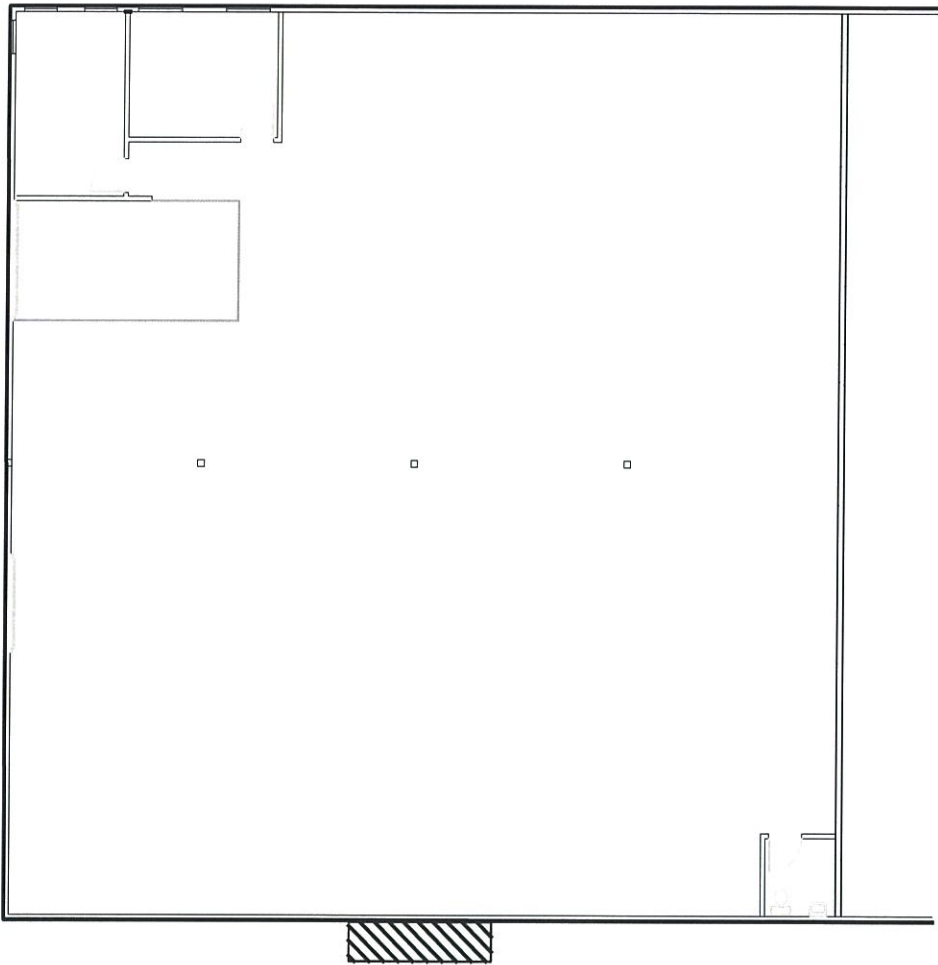
North Elevation



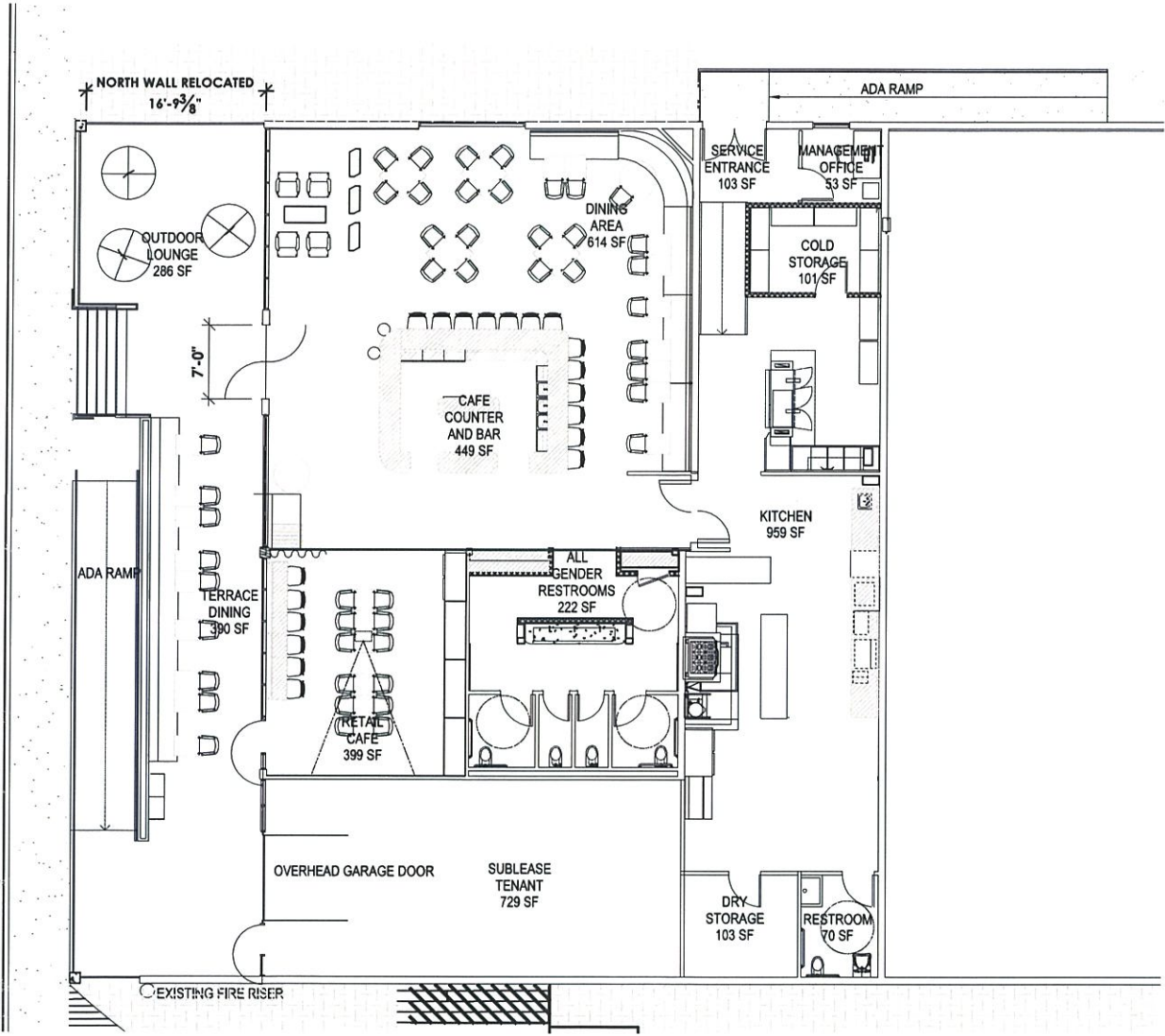
East Elevation



West Elevation



Existing Floor Plan



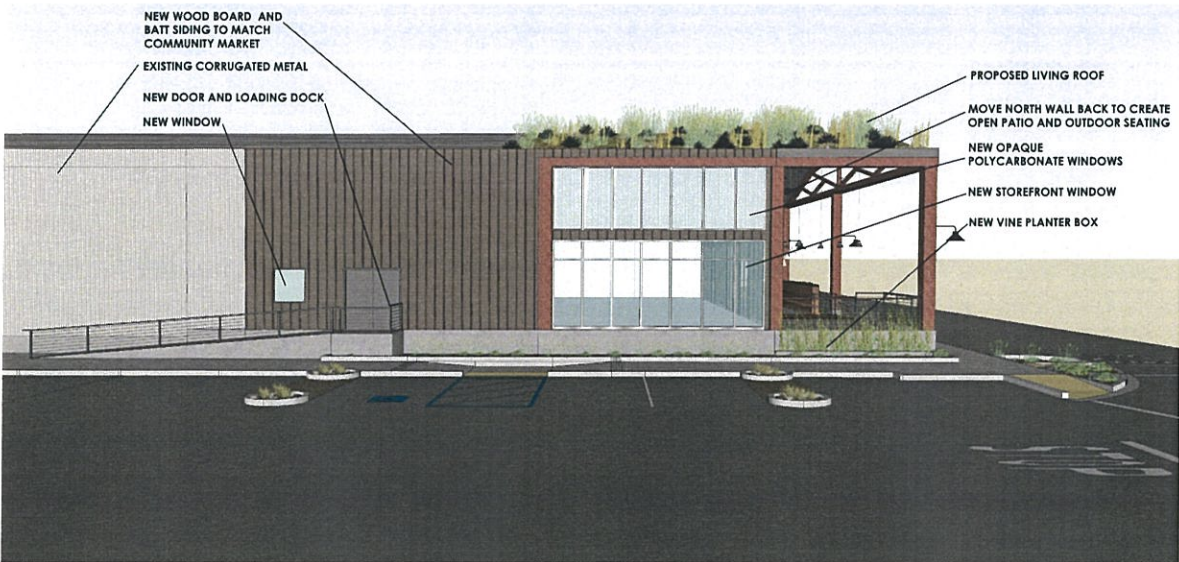
Proposed Floor Plan







North Elevation



East Elevation

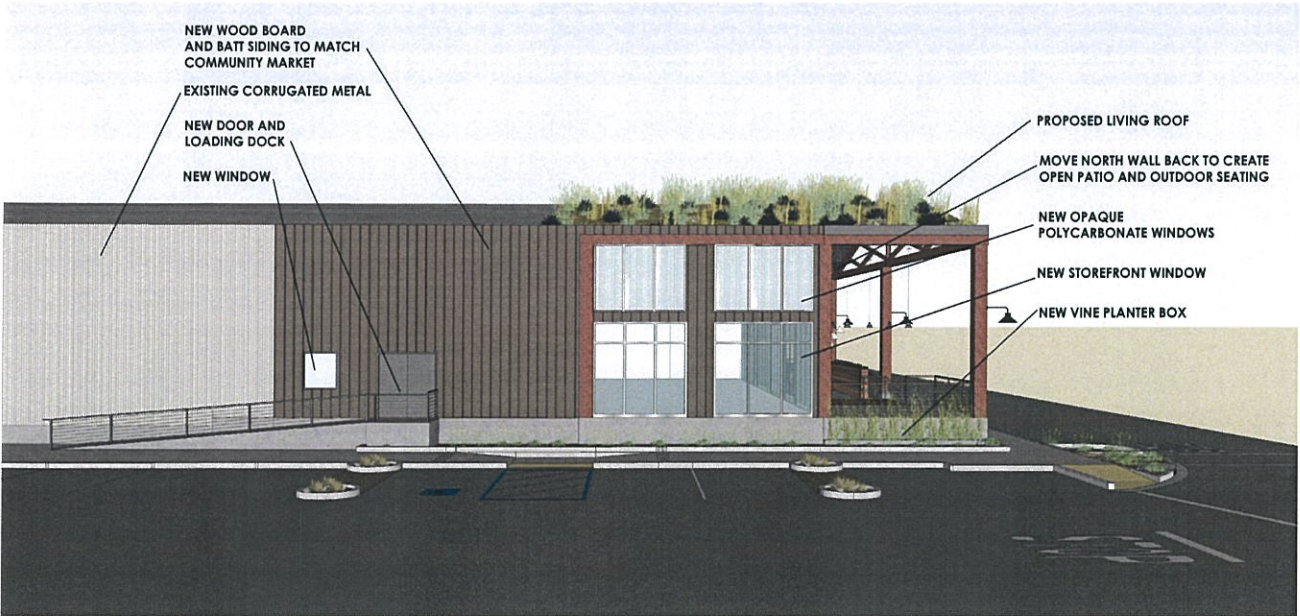


West Elevation

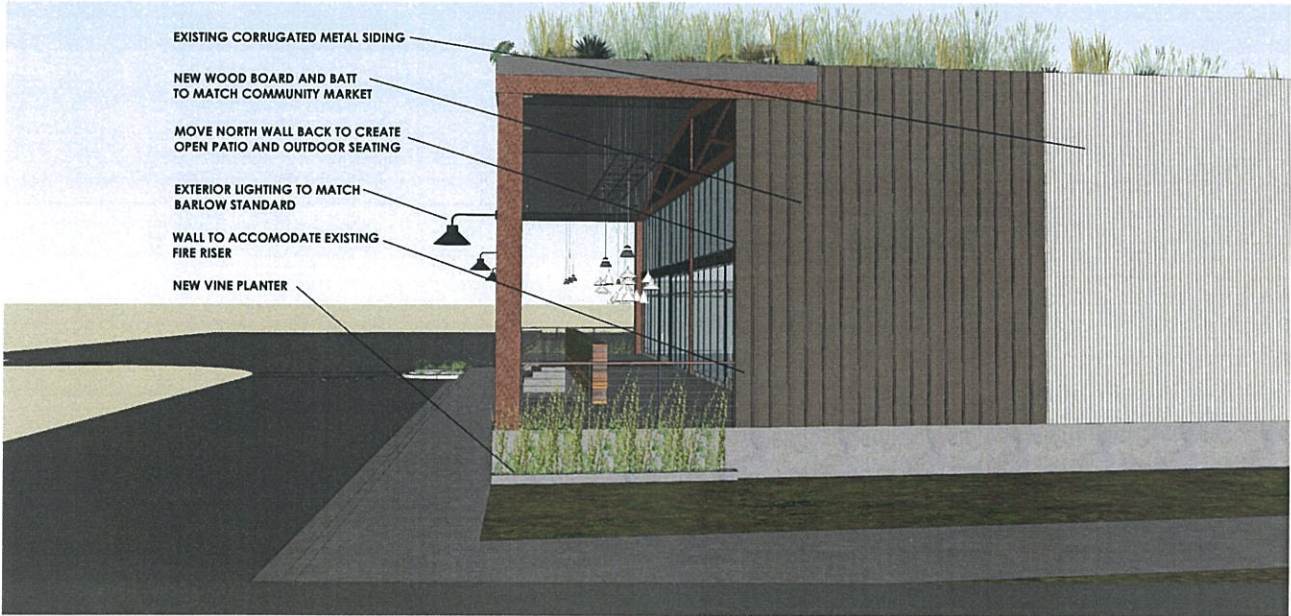




North Elevation



East Elevation

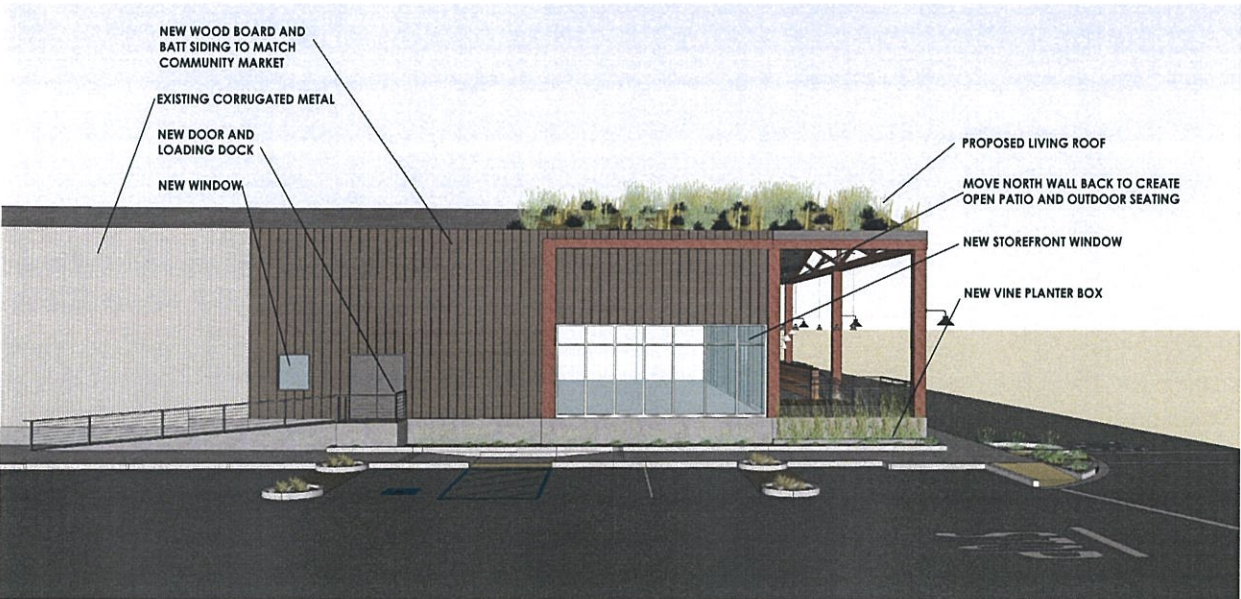


West Elevation





North Elevation



East Elevation



West Elevation

MATERIAL COLOR BOARD



OPAQUE POLYCARBONATE
WINDOWS

NEW PIPE HANDRAIL
WITH WOOD CAP

NEW ANODIZED ALUMINUM
STOREFRONT

WOOD COLUMNS

NEW CONCRETE ADA RAMP

NEW WOOD STAIRS

NEW WOOD BOARD AND BATT TO MATCH
COMMUNITY MARKET

HI-LITE MFG.
CO., INC.

12452 Monte Vista Avenue
Chico, California 95713
Telephone (909) 465-1999
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Warehouse Shade
Collection

For Wall
Mount Only

Model	Height	Width	Depth	Weight
H-15106-B	12"	12"	12"	3.5 lb.
H-15108-B	12"	12"	12"	3.5 lb.
H-15110-B	12"	12"	12"	3.5 lb.
H-15112-B	12"	12"	12"	3.5 lb.
H-15114-B	12"	12"	12"	3.5 lb.
H-15116-B	12"	12"	12"	3.5 lb.

Model	Height	Width	Depth	Weight
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H-15114-B	12"	12"	12"	3.5 lb.
H-15116-B	12"	12"	12"	3.5 lb.

ORDER EXAMPLE

H-15112-B - 91 - 91 - 13-CFL - BCM - M

Notes:

1. In 15106-B available for 15106-Max only and not available with glass enclosure.

2. In 15108-B and in 15110-B available for 15110-Max only and not available with glass enclosure.

3. For internal finish of fixture refer to color chart on page 364-366.

4. Requires Globe Outer. See pages 338-341 for Globe Outer.

5. CUL and V-LUX. Voltage 120V AC, 120V and 120V-231.

6. V-LUX and V-LUX. 100W and 100W. Voltage 220V AC, 120V and 120V-231.

7. J88. Remote is not available for Fluorescent Lamping.

7

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SWELL SINGLE

DESCRIPTION

Swell single is a modern, sleek, single arm LED light fixture designed to illuminate the interior and exterior lighting. Swell single can be suspended, recessed, or as a standard lighting fixture. It perfectly complements modern, contemporary and transitional design.

FEATURE TYPE

Single

LIGHT SOURCE

25-3000K PAR LED bulb

PRODUCT CODES

Model	Height	Width	Depth	Weight
H-15106-B	12"	12"	12"	3.5 lb.
H-15108-B	12"	12"	12"	3.5 lb.
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H-15116-B	12"	12"	12"	3.5 lb.

LIGHT CONTROL

On/Off switch

FEATURES

• Fully adjustable

• For indoor and outdoor use

• Compact and

• Interchangeable shades

• With 22° beam angle

• 180° rotation

SPECIFICATIONS

Voltage: 120V AC

Power: 25W max

Color temperature: 2700K

Beam angle: 22°

Material: Aluminum

Finish: Matte black

Weight: 3.5 lb.

Dimensions: 12" H x 12" W x 12" D

CE mark

UL mark

RoHS mark

PACKAGING WEIGHT AND DIMENSIONS

12" H x 12" W x 12" D

SWELL SINGLE

SWELL SINGLE

SWELL SINGLE

ARCHILOGIX
DESIGN • DEVELOPMENT • STRATEGIES

- A14 -
DESIGN REVIEW | 01.31.2018

GUAYAKI
ORGANIC BRAND
YERBA
MATE
COME TO LIFE