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APPROVED MINUTES

DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF June 20, 2018

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

DESIGN REVIEW BOARD:

The notice of the meeting was posted on June 14, 2018.

1. **CALL TO ORDER:** Chair Luthin called the meeting to order at 4:03 P.M.

2. **ROLL CALL:**

Present:	Ted Luthin, Chair Cary Bush, Vice Chair Lars Langberg, Board Member Christine Level, Board Member Ron Hari, Board Member
Absent:	Gregory Beale, Board Member (unexcused)
Staff:	Dana Morrison, Assistant Planner

3. **APPROVAL OF MINUTES:** May 16, 2018

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: Chair Luthin

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

Assistant Planner Morrison updated the Board on the following:

- The City Council's continued review of the Zoning Ordinance and related Map has been delayed due to a number of issues. Final action is anticipated to take place in late July or early August.
- New Planning Director, Kari Svanstrom has signed on and is expected to begin her term on August 1.
- The new Armstrong Development/CVS tenant has been identified as Pete's Coffee.

The Board asked questions of Assistant Planner Morrison.

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

6. **STATEMENTS OF CONFLICT OF INTEREST:** Board Member Level recused herself from items 8A and 8B due to a conflict. Vice Chair Bush recused himself from item 8B due to a conflict.

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

8. **REGULAR AGENDA:**

   A. **MINOR DESIGN REVIEW:** This is a Minor Design Review application, requesting approval to reface a section of the Pacific Market entrance. This entails the addition of a corrugated metal veneer to the main façade of the market. The address for the site is 550 Gravenstein Highway North.

Assistant Planner Morrison presented the staff report.

The Board had no questions for staff at this time.

The applicant, Time Weber, did not give a presentation, however, he was available for questions.

The Board asked questions of Mr. Weber and Assistant Planner Morrison.

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

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

Board Member Langberg had no comment.

Vice Chair Bush commented:

- This will be a great improvement.
- The trim work will be especially important.
- Supports this project.

Board Member Langberg concurred with Vice Chair Bush's comment on the trim work being especially important.

Board Member Hari commented:

- Happy to see the rock covered.
- The corrugated metal will be easier to clean and maintain.
- Supports this project.
- Believes this will be a great change.

Chair Luthin expressed being in agreement with his fellow Board members.

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

Vice Chair Bush seconded the motion.

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

Chair Luthin adjourned the meeting at 4:23 p.m. for a brief break.

Chair Luthin resumed the meeting at 4:28 p.m.

Board Member Level joined the meeting.

Due to the applicant for Item 8B not being present, the Board chose to hear Item 8C first.

C. MAJOR DESIGN REVIEW: This is a Major Design Review application requesting approval to construct a new building for Exchange Bank at 840/850 Gravenstein Highway North. The site was formerly home to a gas station but the lot has sat vacant for a number of years.

Assistant Planner Morrison presented the staff report.

The Board asked questions of Assistant Planner Morrison.

Chair Luthin asked to hear from the applicant.

On behalf of the applicant, the President and CEO of Exchange Bank commented the following:

- Established on May 01, 1890.
- Has been here 128 years.
- Their legacy and mission is to give back to the community.
- Considers themselves good corporate citizens.
- Wants to remain in Sebastopol.
- The Sebastopol community has embraced their branch.
- Their intent is to make this a unique building that is compatible with the community, past and present, while standing out.
- Hopes for Board approval.

On behalf of the applicant, lead architect Don Tomasi introduced members of his team, gave a brief presentation, and was available for questions.

On behalf of the applicant, landscape architect Christine Talbot gave a brief presentation, and was available for questions.

The Board asked questions of the applicant team.

Chair Luthin commented:

- Thanked the applicant for the presentation and for the comprehensive submittal.

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

Hearing none, Chair Luthin closed the Public Hearing and brought it back to the Board.

Board Member Hari commented:

- His concerns had been adequately addressed during questions of the applicant.
- Generally supportive of this project.
- Expressed concern over vehicular access.
- Likes this project.
- Would like to see banks remain as a social exchange for people.

Board Member Level commented:
- Appreciates how well thought out this project is.
- Her general concern with the Board, which is not a high concern with this project, is that the Board will approve something and then something else will be built.
- Her goal for all projects is for the Board to be very specific about the materials in their approval.
- Doesn't see this project deviating from the proposed materials.
- The Board should be consistent when approving projects.
- Expressed a concern about the toxicity of the poles.
    - Wants to ensure that the poles are not sourced from toxic materials.
    - Should be a condition of approval.
- Likes this project.

Vice Chair Bush commented:
- This is one of the most comprehensive applications that the Board has received.
- Thanked the applicant for the amount of detail, money, and work that went into their submittal.
- This will be an iconic building.
- This will be an incredible asset to the north end of town.
- There is a project across the street from this site, which was approved by the Board, which he believed would be synonymous with this project if developed.
- This project is clever, inventive, striking, and plays well with the site.
- Appreciates site development which is often overlooked.
- This project includes a lot of high-end furnishings that you don't see on projects that are skimped on.
- This project is well-crafted and well thought out.
- This project has an art flair to it.
- Appreciates the use of the site, parking, and utilities.
- Supportive of katsura trees rather than the cherry trees.
- Named a few alternate trees that he'd thought of, this includes Japanese pagoda trees.
- The shrubs in the front could be left out as they would detract from the siding.
- The art is in the architecture itself.
- Likes the concrete or granite blocks on the corners.
- This is an incredible project.

Board Member Langberg commented:
- Echoed Vice Chair Bush's comments.
- Appreciates the amount of attention and effort that the applicant has put into this project.
- Appreciates agrarian architecture.
    - The abstract nature of it was done in a beautiful away.

- The rainscreen is great.
- Commends the fact that the applicant is looking at experimental materials, systems, and trying new things.
- Likes the roof planes and the big columns.
- The whole piece is striking altogether.
- Appreciates nod to Japanese heritage.
- Disagreed on the need for more parking.
- Likes the intention of the corten pole idea.
- The proposed shrubs are not interesting and would not look good against this nice building.
  - Would rather see something more art-like in their place.
- Likes the solid concrete bench wall.
  - It is a nice anchor and has a nice contrast to the corten.
  - Likes the gravity of it over what a wood bench would offer.
- In general, the landscape plan is awesome.
  - The plant list seems unnecessarily huge.
  - Asked for Vice Chair Bush's thoughts on the proposed plant list.

Vice Chair Bush responded:

- The applicant is proposing a blend of perennials, shrubs and grasses that are all very compatible in their water use.
- Maintenance will be a factor.
- Some will survive and thrive while others will not.
- There is a dynamic quality in the plant list that he finds exciting.

Board Member Level commented:

- Can see how trees are somewhat of a permanent structure, however, other landscaping will come and go.
  - What is approved today will most likely not be the same in the future.
  - Landscaping has a way of evolving over time.

Vice Chair Bush commented:

- Quite a few of the plants that are on this list will survive and thrive.
- Commercial sites in particular are always really hard to maintain.
  - People trash landscapes in commercial settings.
- The proposed plant list is great.

Board Member Level questioned the importance of landscape plans because ten years from now the landscaping will be different.

Vice Chair Bush commented:

- The cherry trees are a questionable choice because there is a fickleness to them, they like cold and freezing temperatures and require a lot of water.

Chair Luthin commented:

- Agrees with much of what has been said.
- Glad to hear support for the katsura tree.
- In terms of the shrubs, he agreed with there being no need to mass that side of the building.

- Likes that side of the building.
- That side of the building is handsome without the shrubs.

The applicant interjected with a clarifying question.

Chair Luthin comments continued:

- Likes the massive benches.
- Likes the breakout at the corner of the building.
- This is a great application and a fantastic design.
- This harks back to the days when banks took pride in their buildings.
  - This proposal is reclaiming banks as an iconic thing.
- This will help reclaim and serve as a nice gateway to the edge of town.
- All for this project.
- Surmised the issues that had been expressed by the Board thus far.

Board Member Level commented:

- Wants to ensure that the applicant will develop what they're proposing here.
- Feels confident that the applicant will go the extra mile regarding the poles.
  - Trusts that the applicant will not source the poles from toxic wood.

Board Member Hari commented:

- The Board could address the concern by requiring new materials only in order to ensure that recycled materials, which may have toxins in them, are not used.

Board Member Level commented:

- Wants a condition which states that no toxic materials shall be used.
- Reiterated her confidence in the applicant team.
- It is clear that the applicant has thought this project through.
- Agreed on the shrubs not being needed.
- The decision on art will come through at some point in the future.
- The Board is in consensus on cherry trees not being used.
  - The Board is also in consensus on katsura trees being used instead.

Vice Chair Bush made a motion to approve the application as submitted with the following:

- Supports a solid form concrete bench, or some other material with similar massing.
- Katsura trees, or an approved equal shall be used instead of cherry trees.
- Removal of the corten poles which will eliminate the need for screening, however, low grade planting is permitted.

Board Member Level asked Vice Chair Bush to amend his motion to include:

- Non-toxic materials shall be used on the vertical poles.

Vice Chair Bush responded in the affirmative.

The applicant asked a clarifying question of the Board.

At the request of the Board, Assistant Planner Morrison read back the motion.

The Board concurred with the motion as read back by Assistant Planner Morrsion.

Board Member Level seconded the amended motion.

Chair Luthin asked for additional comments from the Board.

Board Member Level commented:

- Thanked the applicant for being so thorough and for doing such a great job.

The Board concurred.

The Board voted on the motion as follows:

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

Vice Chair Bush and Board Member Level departed the meeting.

B. MINOR DESIGN REVIEW: This is a Minor Design Review application, requesting approval to reface a section of 116 South Main Street. This was formerly the home of Lucky Star, which has since moved and been replaced by a new bar. This project entails exterior improvements to the front entrance of the tenant space.

Assistant Planner Morrison presented the staff report.

Chair Luthin asked if the applicant wished to make a presentation.

The applicant, Matthew Carson gave a brief presentation and was available for questions.

The Board asked questions of Mr. Carson.

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

Board Member Hari seconded the motion.

AYES: Chair Luthin and Board Members Hari and Langberg
NOES: None
ABSTAIN: None

9. DISCUSSION ITEMS: There were none.

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

11. ADJOURNMENT: Chair Luthin adjourned the meeting of the Design Review Board at 6:10 p.m. to the next Design Review Board meeting to be held July 18, 2018 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison
Assistant Planner