

City Council

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



Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

City of Sebastopol Planning Department

Meeting Date: June 20, 2018
Agenda Item: 8A
To: Design Review Board
From: Dana Morrison, Assistant Planner
Subject: Minor Design Review
Recommendation: Approval with Conditions
Applicant/Owner: Vasuden Narayanan / Tim Weber / Pacific Market
File Number: 2018-53
Address: 550 Gravenstein Highway North
CEQA Status: Categorical Exemption: Section 15301: Class 1
General Plan: CO: Commercial Office
Zoning: CG: General Commercial

Introduction:

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

Project Description:

The project involves the installation of corrugated metal veneer over the existing front elevation walls of the market. The metal was chosen to match the existing metal veneer located in the main front entrance signage and in the columns of the market. The corrugated metal will be attached as follows: the applicant proposes to install pressure treated 2x4's horizontally at 48" on center with 1/2" wedge bolts, 36" on center, to the existing concrete walls. The 24" corrugated metal panels will be attached to the horizontal 2x4's with 1 1/4" galvanized screws at 6" on center. The corrugated metal panels measure 24" wide by 108" high, and will cover 22" (north side) and 44" (south side) of the existing concrete façade.

Environmental Review:

The proposed exterior improvement 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 minor external alterations of an existing structure.

General Plan Consistency:

The General Plan Land Use Designation for the site is Commercial Office. The General Plan describes Commercial Office as the following: *"This designation provides areas for commercial and office uses with off-street parking and/or clusters of street-front stores. This designation allows primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, professional, administrative, medical, dental, and businesses offices, bed and breakfast users, and business and personal services, along with ancillary commercial and service uses. This designation is typically assigned to parcels located on a major arterial street, that can provide sufficient land for commercial establishments that do not benefit from high-volume pedestrian concentrations found Downtown. The following types of retail uses are discouraged in this land use designation: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes."*

The application is seeking to do a minor façade improvement to the front entrance of the existing Pacific Market. As such, the project is consistent with the Commercial Office Land Use Designation in that it updates the façade of an existing market which is 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 CG: General Commercial District. The Zoning Ordinance describes General Commercial as the following: The Zoning Ordinance states the following: *"The CG District provides areas for commercial uses with off-street parking and/or clusters of street-front stores. This zone permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, and business and personal services that are typically appropriate along major thoroughfares. The following types of retail uses are discouraged: factory outlets, large regional-serving shopping centers, and other similar retail uses generating high traffic volumes."*

The project is consistent with the CG District in that it involves façade improvements of an already approved market place.

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 only comment received was from the Building Department which commented that the improvements will require a Building Permit; this has been added as a condition of approval to the end of 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:

The project involves minor exterior alterations to enhance the front entrance of the existing Pacific Market building. The intent of the project is to install corrugated metal veneer over the existing front elevation walls of the market. This would allow for an updated façade which matches the existing columns and main entrance. The proposed building alteration appears to be compatible with the neighborhood and greater Sebastopol in that there are a number of buildings in the City which have the same agricultural/industrial details. The design does not impair the desirability of investment or occupation in the neighborhood in that it refaces the front entrance to the market; and no alterations beyond the addition of the corrugated metal are proposed. The addition helps to define the market entrance and refreshes an older building. The design appears to be compatible with the neighborhood and the general visual character of Sebastopol in that it creates a unifying theme with the existing metal located at the stores main front entrance and in the existing columns.

The design provides appropriate transitions to adjacent properties and to the public right-of-way in that the metal panels will be mounted directly onto the existing building frontage. Finally, the design is internally consistent and harmonious in that it utilizes the same corrugated metal which can already be found in the columns and in the main entrance façade of the market.

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.

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
Statement
Location Map
Photos
Proposal

Findings for Approval
Minor Design Review
Application Number 2018-53
Approval to reface a portion of the existing entrance frontage
550 Gravenstein Highway North:

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 reface the front facade of the existing market place.
2. That the project is consistent with the General Plan and Zoning Ordinance in that it involves exterior façade improvements to an existing 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 City.
5. That the design provides appropriate transitions in that the corrugated metal façade improvements will be mounted directly onto the existing concrete walls.
6. That the design does not impair the desirability of investment or occupation in the neighborhood in that it refaces a tenant space and enhances the visual appearance of the building.
7. That the design is internally consistent and harmonious in that it utilizes the same pattern that can be found in the markets support columns located along the front entrance and in the main entrance signage.

Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped May 21, 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 May 21, 2018, unless the design is modified herein.
3. The applicant must obtain a Building Permit prior to the commencement of construction activities.



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:	550 GRAVENSTEIN HWY N
PARCEL #:	
PARCEL AREA:	

FOR CITY USE ONLY

PLANNING FILE #:	2018 / 53
DATE FILED:	5-21-2018
TOTAL FEES PAID: \$	365
RECEIVED BY:	DM
DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: VASUDEV NARAYANAN
Email Address: VASU@PACIFICMKT.COM
Mailing Address: 550 GRAVENSTEIN HWY N
City/State/Zip: SEBASTOPOL, CA - 95472
Phone: 415-297-1914
Fax: 707-823-1473
Business License #: FIE 0001
Signature: [Signature]
Date: 5/3/18

OWNER OF PROPERTY

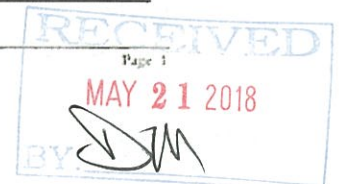
IF OTHER THAN APPLICANT:

Name: DON STROUZAS FOR FIESTA 116 A.C.A.L.P.
Email Address: DSTROUZAS@COMCAST.NET
Mailing Address: FIESTA 116, 6268 VIEWCREST DR.
City/State/Zip: OAKLAND, CA - 94619
Phone: C 510-908-3994 (W) 510-531-1423
Fax: 510-531-1034
Business License #: _____
Signature: [Signature] FOR FIESTA 116
GENERAL PARTNER
I certify that this application is being made with my consent.
Date: MAY 10, 2018

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

Name: TIM WEBER
Email Address: TNSWEBER@GMAIL.COM
Mailing Address: 1285 GRANDVIEW RD.
City/State/Zip: SEBASTOPOL, CA 95472
Phone: _____
Fax: _____

Name: Shauna
Email Address: tn
Mailing Address: 707 779 9663
City/State/Zip: _____
Phone: _____
Fax: _____



PROJECT DESCRIPTION:

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

INSTALL A CORRUGATED METAL VENEER OVER EXISTING
FRONT ELEVATION WALLS OF THE MARKET

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:

PACIFIC MARKET- GROCERY STORE

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	17,350	☒ N/A
SQUARE FEET BUILDING DEMOLISHED:		☒ N/A
SQUARE FEET BUILDING NEW:		☒ N/A
NET CHANGE IN BUILDING SQUARE FEET:	0	☐ 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

EXISTING LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	☒ N / A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	☒ N / A
EXISTING LOT AREA:	_____ Square Feet		☒ N / A
PROPOSED LOT AREA:	_____ Square Feet		☒ N / A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	☒ N / A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	☒ N / A
PARKING SPACE (S):	Existing: _____	Proposed: _____	☒ N / A
ZONING	Existing: _____	Proposed: _____	☒ 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?

Will Signs be Changed or Added? [Market]

☐ Yes ☒ No

Business: Hours of Operation? Open: 7 am Close: 9 pm

Is alcohol service proposed?

☐ Yes ☒ No

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

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?

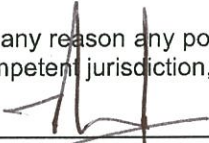
☐ Yes ☒ No

If yes, please describe: _____

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.

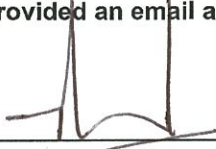

Applicant's Signature 5/3/18 2018-53
Date Signed Planning File Number

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.

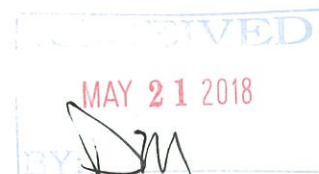
NOTICE OF MAILING:

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 VASUDEV NARAYANAN
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.



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:

No

☐ Yes



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

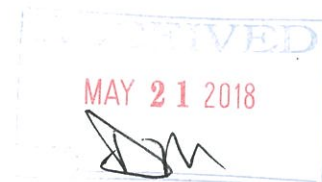
WEBSITE REQUIRED FOR MAJOR PROJECTS

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



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:

550 Gravenstein HWY N.

TYPE OF APPLICATION

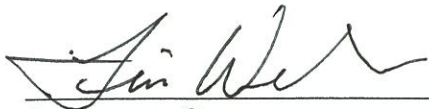
Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

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

Wall Design
Review NO
landscaping or exterior
work beyond
walls

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

I certify this information:



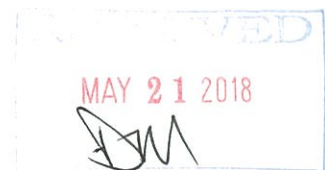
APPLICANT SIGNATURE

Tim WEBER

PRINTED NAME

5/21/18

DATE



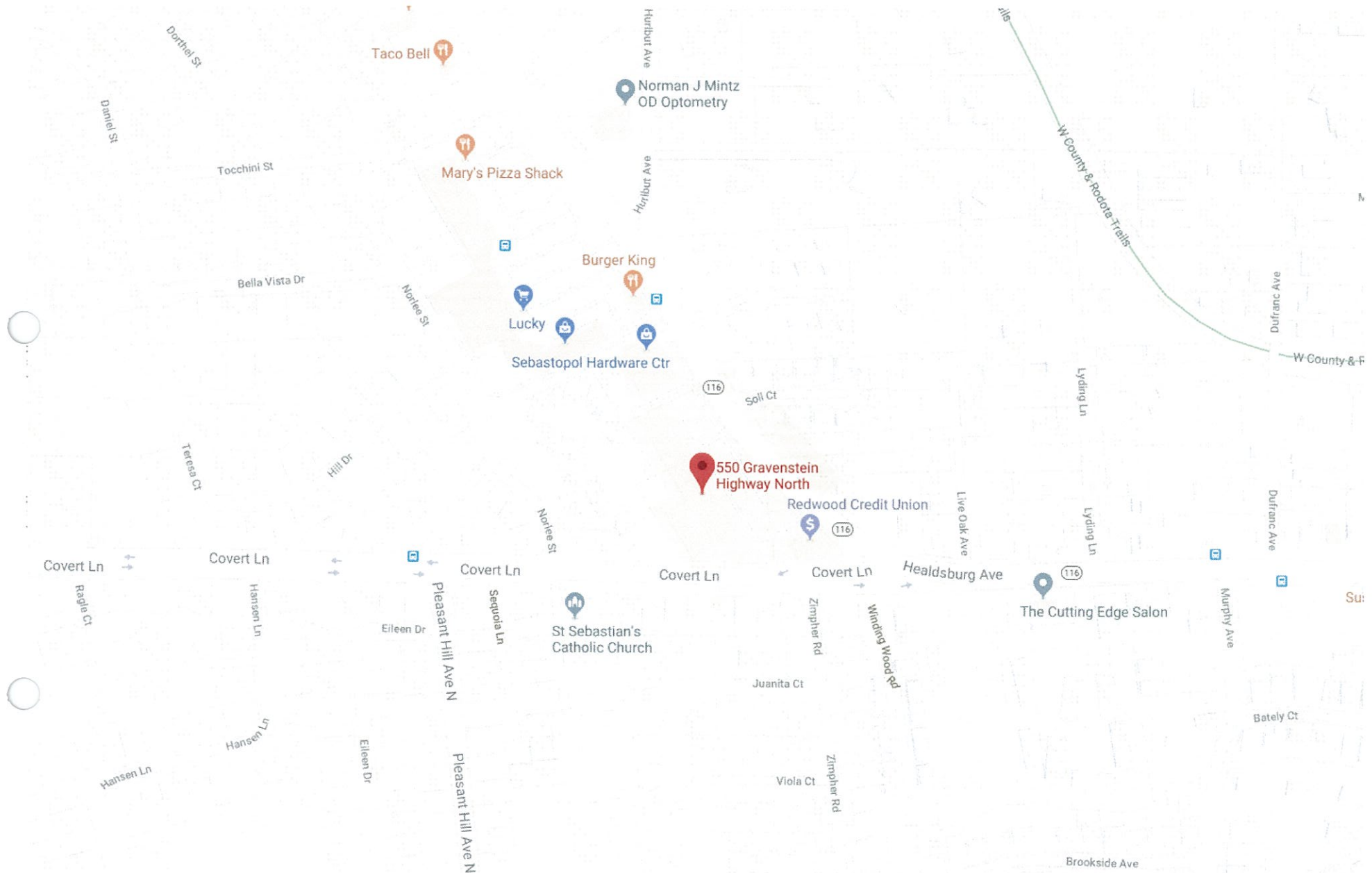
Dana Morrison

From: Shawna Weber <tnsweber@gmail.com>
Sent: Tuesday, May 22, 2018 4:24 PM
To: Dana Morrison
Subject: Attaching corrugated metal veneer to front of Pacific Market

We are going to attach Pressure Treated 2x4's horizontally at 48" on center with ½" wedge bolts 36" on center to the existing concrete walls. Then install 24" corrugated metal panels attached to horizontal 2x4's with 1 ¼" galvanized screws at 6" on center.

If you have any additional question please free to call anytime.

Tim Weber
707-780-7767



Location Map

RE
MAY 21 2018
BY:



PACIFIC Market
JOIN OUR TEAM
NOW ACCEPTING APPLICATIONS
SEBASTOPOL / SANTA ROSA
Apply online at: www.pacificmarket.com
Or inquire in-store

DM
MAY 21 2018

VP/D



Existing 'Southern' Frontage proposed for the addition of corrugated metal

FILED
MAY 21 2018



Proposed addition to 'Southern' section of main entrance frontage.

MAY 21 2018



Existing 'Northern' section of the main entrance frontage proposed for the addition of corrugated metal.

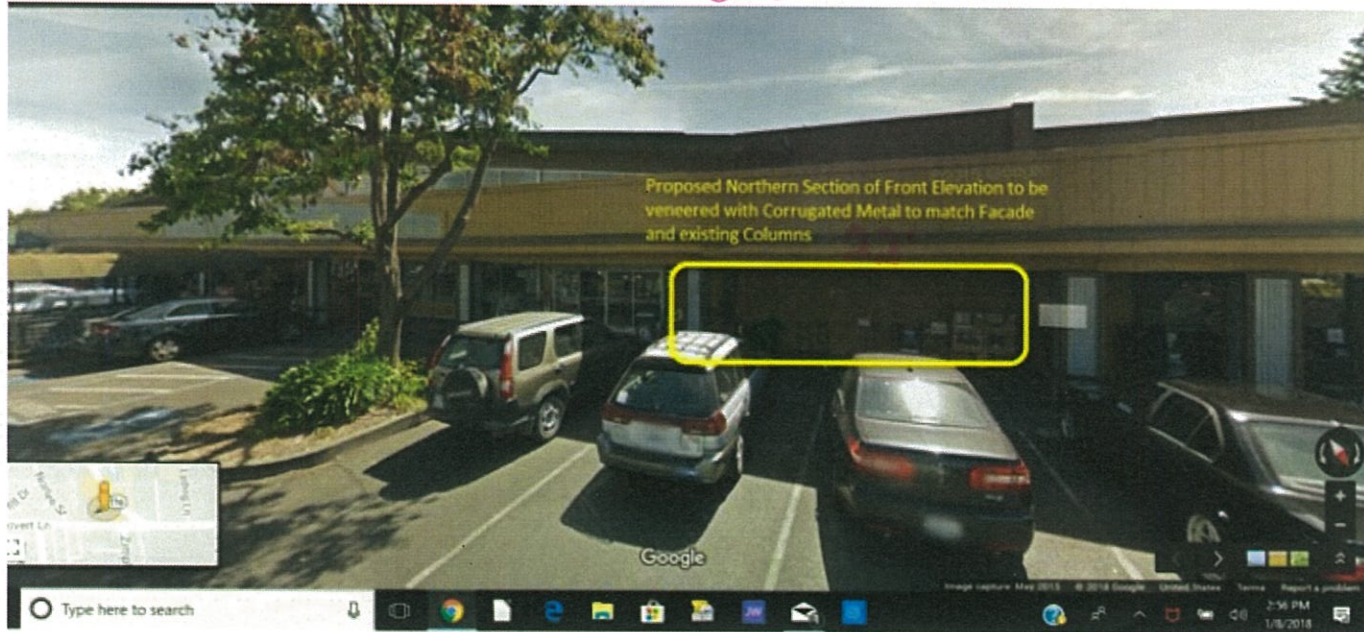
ED
MAY 21 2018



Proposed addition to 'Northern' section of main entrance frontage.

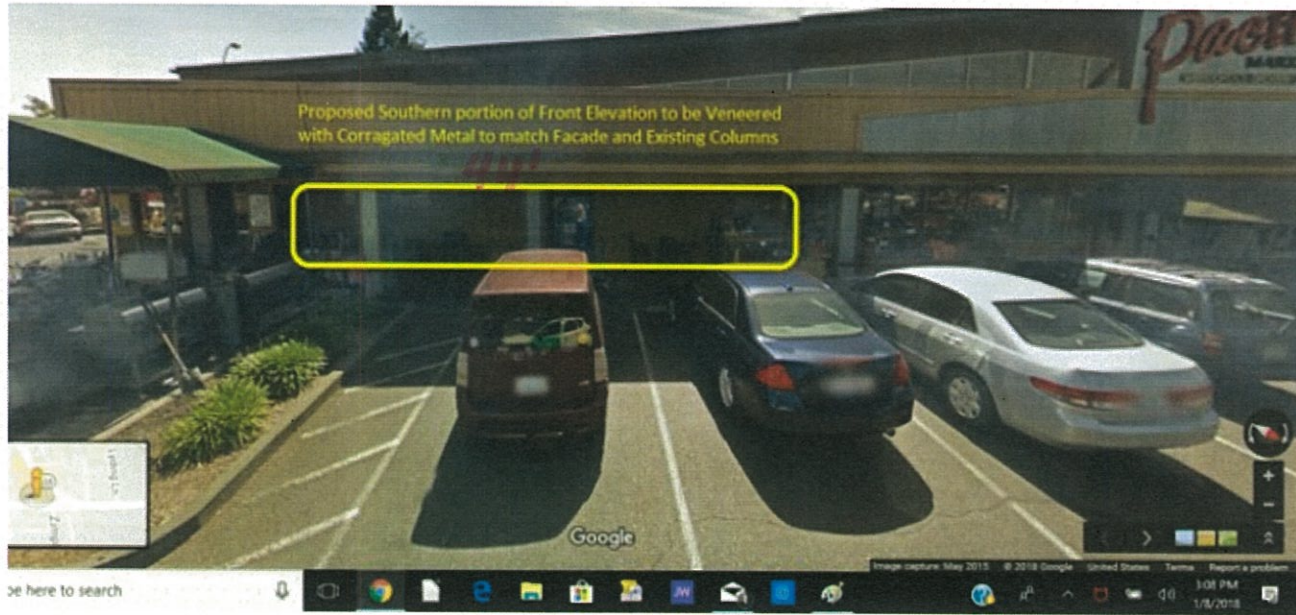
RECEIVED
MAY 21 2018

12'



REV. *DM*
MAY 21 2018
CD

44'



MAY 21 2018
JPM