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Planning Director
Kari Svanstrom

Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Design Review Board Staff Report

Meeting Date: August 21, 2019
Agenda Item: 8A
To: Design Review Board
From: Kari Svanstrom, Planning Director *KS*
Krystle Rizzi, Contract Planner *KR*
Subject: Design Review Amendment for Seismic Brewing
Recommendation: Approve with Conditions
Applicant/Owner: Seismic Brewing, Danica Hooper/Barlow Star, LLC
File Number: 2019-67
Address: 6700 Sebastopol Avenue
CEQA Status: Exempt
General Plan: Light Industrial
Zoning: Commercial Industrial

Introduction:

The applicant is seeking a Design Review Amendment to construct two (2) new shade covers on two (2) existing trellis structures at the north and south patios of the Seismic Brewing Taproom located at 6700 Sebastopol Avenue. Previous planning entitlements for Seismic include a Major Use Permit (2018-008), approved by the Planning Commission on March 13, 2018, and Major Design Review (2018-027), approved by the Design Review Board on April 19, 2018.

Project Description:

The project will install two (2) new shade structures to the two (2) existing trellis structures located at the north and south patios. The shade cover to be installed on the existing trellis of the south patio, located at the corner of Sebastopol Road and Morris Street will cover an approximately 264 square foot area (24' x 11'). The north patio, located adjacent to the parking lot, will cover an approximately 384 square foot area (24' x 16'). The improvements will be located over existing seating areas on the outdoor patios of the taproom and are proposed as a way to provide shade for patrons of the business.

Environmental Review:

The proposed project 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 proposed project will install a minor accessory element to an existing structure, and therefore will not result in a substantial adverse impact to the environment.

General Plan Consistency:

The General Plan Land Use Designation for the site is Light Industrial. As stated above, Seismic Brewing has obtained Use Permit approval for the existing business. The proposed project will not change the use of the site. Additionally, the installation of two shades cloths is consistent with the City of Sebastopol's Design Review Guideline (E1), which states that trellises, arbors and similar features should be used to break up and soften building massing and to provide shade.

Zoning Ordinance Consistency:

Development standards of the Commercial Industrial Zoning District provide for a maximum accessory structure height of 17 feet. The proposed shade cloths will be attached to existing trellis structures located on site and are approximately 13.5 feet tall. The addition of shade cloths to the trellises will not increase the existing height, therefore the proposed modifications are consistent with the development standards applicable to accessory structures in the Commercial Industrial Zoning District.

City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, Fire, City Manager and Assistant City Manager, and Public Works.

The Building Official and Fire Chief stated that the shade cloths must be California State Fire Marshal approved and registered.

Required Findings:

Section 17.310.030.B.2 of the Zoning Ordinance states that in considering an application for design review, the Design Review Board shall determine whether the project is consistent with the following:

- a) The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood.
- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis

Staff feels that the addition of the shade cloths will be appropriate and compatible with the site. The shade cloths will provide needed shading for customers choosing to utilize outdoor patios. Additionally, the color and material of the shade cloths (attached) are compatible with the colors and materials of the existing building and with The Barlow as a whole.

Recommendation:

The Board should determine whether or not the shade covers are appropriate for the site. If there is a consensus that the improvements are compatible with the site, staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained herein.

DESIGN REVIEW AMENDMENT PERMIT: 2019-67
Seismic Brewing
Shade Cloths on Existing Trellis Structures
6700 Sebastopol Avenue

Recommended Findings for Approval:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, as it involves the installation of shade cloths on existing accessory structures, resulting in a minor alteration of an existing structure.
2. That the project is consistent with the General Plan as it will not change the use on site.
3. That the project is consistent with the Zoning Ordinance in that the shade cloths will be attached to existing accessory structures which meet the development standards of the Commercial Industrial Zoning District.
1. That the design of the proposed shade cloths will be compatible with the neighborhood and with the general visual character of Sebastopol as the trellises already exist on site and the project will include installation of shade cloths, which are compatible with other improvements at The Barlow and the general visual character of the City.
2. That the design provides appropriate transitions and relationships to adjacent properties and the public right of way as the shade cloths are attached to trellises, which are setback and located out of the public right of way.
3. That the proposed improvement will not impair the desirability of investment or occupation in the neighborhood as the shade cloths contribute to the overall design of the building and will provide shade, allowing a greater number of people to sit outdoors, creating a more active environment.
4. That the design is internally consistent and harmonious in that the shade cloths will be installed on the existing trellises, which are consistent in height, material, and overall appearance and that the shade cloths are consistent with the overall design of the existing building.
5. That the design is in conformity with Design Review Guideline E1 as the shade cloths will break up and soften building massing and provide shade.

Recommended Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped August 1, 2019. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
2. Shade cloths shall be approved and registered by the California State Fire Marshal. Approval shall be provided to the Planning Department.
3. All construction shall conform to the plans date-stamped August 1, 2019, unless the design is modified herein. The applicant shall obtain a Building Permit prior to the commencement of construction activities.

4. All conditions of approval as originally contained in Design Review Permit (2018-027) shall apply.
5. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
6. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Attachments:

1. Application Submittal Material
2. Conditions of Approval of original Design Review Permit (2018-027)



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:	6700 SEBASTOPOL AVE
PARCEL #:	004 - 750 - 001
PARCEL AREA:	.38 ACRES

FOR CITY USE ONLY

PLANNING FILE #:	2019 / 67
DATE FILED:	08.01.19
TOTAL FEES PAID: \$	250
RECEIVED BY:	
DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: Danica Hooper
Email Address: dhooper@seismicbrewing.com
Mailing Address: 2930 Dutton Ave
City/State/Zip: Santa Rosa CA 95407
Phone: 707.544.5996
Fax: _____
Business License #: 2008
Signature:
Date: 8/1/19

OWNER OF PROPERTY

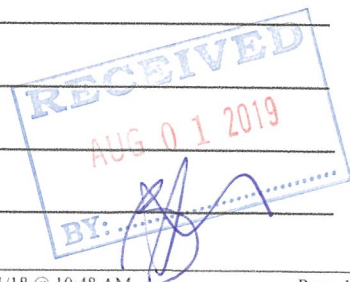
IF OTHER THAN APPLICANT:

Name: Neil Bernard Aldridge
Email Address: tonja@thebarlow.net
Mailing Address: 6780 Depot St. #110
City/State/Zip: Sebastopol, CA 95472
Phone: 707 824-5600
Fax: N/A
Business License #: SEB 0118
Signature:
I certify that this application is being made with my consent.
Date: 08/01/19

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

Name: DANIEL J. STRENING
Email Address: daniel@streningarchitects.com
Mailing Address: 2027 NOLDOCKE AVE
City/State/Zip: SANTA ROSA, CA 95401
Phone: 707.953.2370
Fax: _____

Name: _____
Email Address: _____
Mailing Address: _____
City/State/Zip: _____
Phone: _____
Fax: _____



PROJECT DESCRIPTION:

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

PROJECT IS 2 SHADE CLOTH ADDITIONS TO AN
(E) TRELLIS STRUCTURE ON THE NORTH & SOUTH PATIOS
OF THE SEISMIC TAP ROOM

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:

EXISTING USE IS TAP ROOM. REQUESTED SHADE
CLOTH IS TO PROVIDE RELIEF FROM SUN.

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	4041 #	<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:	—	<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	—	<input checked="" type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:	—	<input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:		<input type="checkbox"/> N/A
SETBACKS:	<u>Existing:</u> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input type="checkbox"/> N/A	<u>Proposed:</u> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input type="checkbox"/> N/A

EXISTING LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N / A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N / A
EXISTING LOT AREA:	_____ Square Feet		<input checked="" type="checkbox"/> N / A
PROPOSED LOT AREA:	_____ Square Feet		<input checked="" type="checkbox"/> N / A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
PARKING SPACE (S):	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
ZONING	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A

Will the project involve a new curb cut or driveway?

☐ Yes

☒ No

Are there existing easements on the property?

☐ 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?

☐ Yes

☒ No

Business: Hours of Operation? Open: _____ Close: _____

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

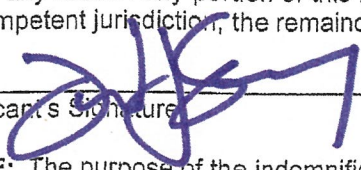
☐ No

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.

	8-1-19	2019-67
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.

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:

PROPOSED "PROJECT" IS TOO SMALL TO HAVE AN IMPACT.
HOWEVER, WE WILL HAPPILY REACH OUT IF NEEDED BE.

WEBSITE REQUIRED FOR MAJOR PROJECTS

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

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

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

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

Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

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

PROJECT ADDRESS:

6700 SEBASTOPOL AVE


TYPE OF APPLICATION

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

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

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

I certify this information:



APPLICANT SIGNATURE

Daniel J. Strenling

PRINTED NAME

7/31/19

DATE



CITY OF SEBASTOPOL

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

MWEL: California Model Water Efficient Landscape Ordinance

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

MWEL PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

Applicant Information:

Name: DANIEL J. STRENING
Phone: 707-953-2370
Address: 2027 NORDYKE AVE SANTA ROSA, CA 95401
Email: daniel@streningarchitects.com

Project Information:

Site Address: 6700 SEBASTOPOL AVE
Project Type (new dwelling, commercial, remodel, etc.): SHADE CLOTH ON (E) TRELLIS

- 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 (MWEL) 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: [Signature] Date: 7/31/19

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



City of Sebastopol

DESIGN REVIEW PROJECT MAJOR AND MINOR Application Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. The necessary level of environmental review must then be determined and completed. After this, the project can be scheduled before the Design Review Board within 3 to 6 weeks. The Design Review Board meets on the first and third Wednesday of each month at Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol, CA at 4:00 p.m.

The applicant and/or his representative must be present for any meetings. Failure to do so may result in the application being continued.

Size Limit: Plans should not be larger than 30" x 42" trimmed. All plans shall be folded into a 9" x 11" size. **Unfolded plans will not be accepted.**

Scale: The scale used on submittal plans shall generally be at a 1/8" = 1'0" for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

SUBMITTAL REQUIREMENTS

(# of copies)

- ☒ 1. **Application Form:**..... (1)
Completed and signed by applicant and property owner.
- ☐ 2. **Deposit:** As defined on the fee schedule listed on the Master Planning Application. Checks should be made payable to the City of Sebastopol. Total application costs are determined by the Planning Department with the final amount based on processing time spent by staff and consultants.
- ☐ 3. **Location Map:** (1)
N/A Indicate the subject parcel(s) and adjacent streets on an 8 1/2" by 11" map.
- ☐ 4. **Written Statement:** ON APPLICATION (1)
N/A Statement should include a description of the proposed use(s), as well as a description of current uses and conditions. If, because of use permit approval, there will be multiple uses on the site, indicate the location and square footage of the different uses. Describe the project in detail.
- ☐ 5. **Environmental Assessment Form:** (1)
N/A Added information such as traffic reports, noise studies or visual impact studies may be required by the Planning Department to complete the environmental review. (This item may not be required for a Minor Design Review Project. Please check with the Planning Department).
- ☐ 6. **Preliminary Title Report:**..... (3)
N/A

A preliminary title report, prepared within three months of filing application, including a complete legal description. (This item may not be required for a Minor Design Review Project. Please check with the Planning Department).

- [] 7. **Site Photographs:** (1 set)
N/A Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a series of overlapping photographs of the surrounding neighborhood that show a panoramic view. Polaroids or digital photos on a CD are acceptable.

- M 8. **Site Plans:** (10 sets) 7
Site plans of the project shall be fully dimensioned and accurately drawn. The plans shall contain the following basic information unless the Planning Department determines that additional information is necessary to properly evaluate the project. Use as many sheets as necessary. You may combine information so long as the plans are easy to read. If details are not reviewed during the approval process, they will be subject to review and approval prior to issuance of building permits.

In most cases the site plan for a design review permit must be prepared and signed by a licensed civil engineer, surveyor, architect, landscape architect, or building designer whose name, address and phone number must appear on the plan.

The boundary and topographic survey information (showing the existing topography) must be prepared by a licensed civil engineer or land surveyor whose name, seal, and signature must appear on the sheet of plan indicating the boundary and topographic survey.

For small projects, this requirement may be waived. Check with the Planning Department.

Site plans shall include the following information:

- a. **Legal Boundaries:** Boundary lines, easements (with size and type called out), right-of-ways, trails, paths, utility poles and the like.
- b. **Topography:** Topography of the land with 1-foot contour lines for land with a slope of 5% or less, and 2-foot contours for land over 5%. This contour interval may be increased for land with over 20% slope. Show faults, flood zones, and slide areas.
- c. **Grading/Drainage:** Preliminary grading/drainage plan clearly showing existing and proposed contours carried a minimum of 50' beyond the project boundaries. Show direction and path of existing proposed drainage channels or facilities. Indicate building pad and finished elevations, retaining walls (with height and materials specified). Appropriate cross sections shall be shown to indicate resultant slopes.
- d. **Streets and Lots:** Proposed street layouts and lot design, off-street parking and loading areas. This should include proposed circulation of vehicles, goods, pedestrians and bicycles. Dimension all parking, roads, and maneuvering areas.
- e. **Public Areas:** Areas proposed to be dedicated or reserved for parks, trails, schools, public or quasi-public buildings, and other such uses.
- f. **Land Use:** Land uses proposed. Show the type, amount and location. Show also adjacent land use, including their general location and the height of existing structures and trees within 50'+ of the property lines.
- g. **Tree Protection:** The site plan must identify all trees by species and trunk diameter that have proposed development or construction activities within driplines. Label trees to be removed "R" and trees to be protected "P". A Tree Protection Plan must also be submitted that is prepared by a registered arborist. The requirements for this Plan are shown in a separate checklist that can be obtained at the Planning Department.

- h. Buildings: All existing and proposed buildings, and structures. Include their outside dimensions, height (from ground to top of roof), location and use. Delineate each residential unit or commercial/industrial use, and indicate unit type and size. Show trash enclosures, storage buildings, bicycle racks, and the like. Indicate setbacks and distance between buildings.
- i. Features: Building appurtenances and features, including balconies, decks, stairs, roof lines shown.
- j. Exterior Lighting: Show the locations, size, height and type of exterior lights. Catalog cuts for each type of lighting must be submitted.
- k. Utilities: Show the location of existing and proposed utilities (sewer, water, etc.).
- l. Phasing: Potential phasing limits of project should be indicated and a statement provided that sets forth the manner and phasing of the installation and maintenance of parking, lighting, landscaping, private grounds, streets, utilities and open space.

☐ 9. **Preliminary Landscape Plan:** (10 sets) **7**
 N/A A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walks, pools, and trellises with dimensions, paving material designations, and a proposed planting plan. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked by the Design Review Board for conformance prior to issuance of a building permit.

The preliminary landscape plan should indicate the general plant pallet that is proposed including a description of the type of plants, their rate of growth, size in 3-5 years, mature size, and container size at time of planting. Include both common and botanical names. Show the location of paths, fences and street furniture. The plan must adhere to the City's Water Reduction in Landscaping Ordinance.

☒ 10. **Building Elevations:** (10 sets) **7**
 a. Elevations: Show all elevations with materials, colors, and dimensions specified. The purpose of such drawings is to specify the height, bulk and appearance of proposed buildings and structures.
 b. Lights: Show the location, height, size and type of exterior lights. Catalog cuts for each type of lighting must be submitted.
 c. Features: Indicate the locations of identification signs and features, mailboxes, storage spaces, air conditioning units, transformers, utility meters, and other items that affect the exterior appearance and use of the proposed project and adjacent property.

☒ 11. **Floor Plans:** (10 sets) **7**
 Floor plans showing exterior doors and windows and design with stairways, mechanical rooms and shared hallways indicated, so that parking and coverage calculations can be made.

☒ 12. **Material & Colors Board:** **MATERIAL SAMPLE** (1 set)
 A material & colors board shall be submitted showing building colors and materials to be used.

☐ 13. **Sign Plans:** (10 sets)
 N/A If signs are needed, a Sign Plan will be required for review by the Design Review Board or staff, as appropriate. This can be submitted with the application or later if the project is subject to design review anyway. See Sign Plan application checklist available at the Planning Department.

☒ 14. **Reductions:** (1 set)
 An 8 1/2" x 11" reduction of each plan.

SEISMIC TAP ROOM
SHADE CLOTH →

6700 SEDASTOPOL AVE



Serge Ferrari Soltis® 86

Concrete

Item	Width	Style
879267	69"	86-2167

REPEAT:

SELVEDGE:

High-Tenacity Polyest

TRIVANTAGE
ORDER, DONE, GOOD CALL

FOR MORE INFORMATION CONTACT YOUR TRIVANTAGE® SALES REPRESENTATIVE
OR CALL 800.786.1876. WWW.TRIVANTAGE.COM

TRIVANTAGE® IS A REGISTERED TRADEMARK OF GLEN RAVEN, INC.



707.953.2370

WWW.STRENINGARCHITECTS.COM
DANIEL@STRENINGARCHITECTS.COM

STRENING ARCHITECTS

SEISMIC TAP ROOM
SHADE CLOTH →

6700 SEBASTOPOL AVE



Serge Ferrari Soltis® 86

Concrete

Item	Width	Style
879267	69"	86-2167

REPEAT:

SELVEDGE:

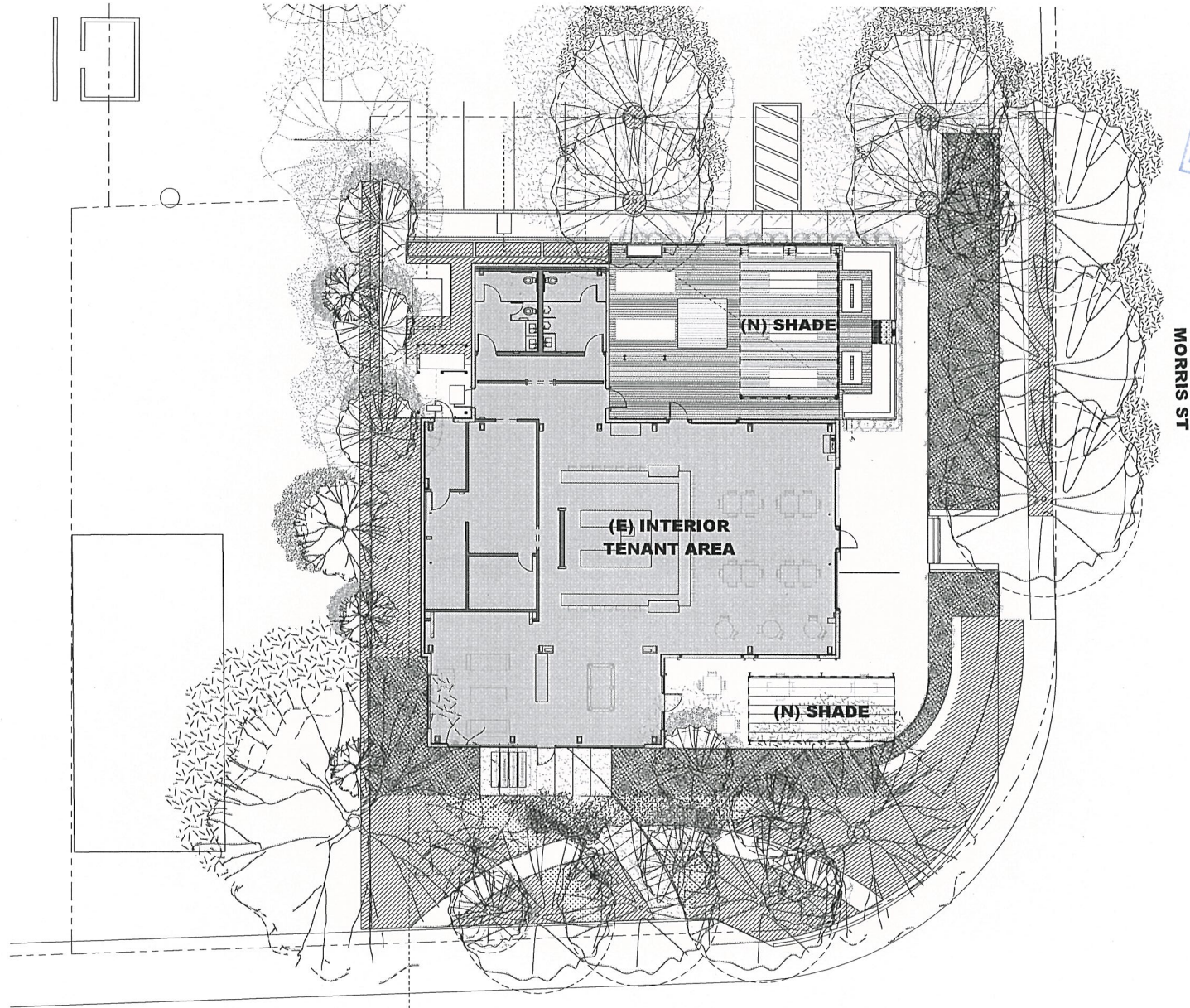
High-Tenacity Polyester

FOR MORE INFORMATION CONTACT YOUR TRIVANTAGE® SALES REPRESENTATIVE
OR CALL 800.786.1876. WWW.TRIVANTAGE.COM
TRIVANTAGE® IS A REGISTERED TRADEMARK OF GLEN RAVEN, INC.



707.953.2370

WWW.STRENINGARCHITECTS.COM
DANIEL@STRENINGARCHITECTS.COM



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AUG 01 2019
BY: [Signature]

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TAP ROOM TENANT
IMPROVEMENT

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

#	DATE	REVISIONS DESCRIPTION

ISSUE DATE
8/7/2019

DESIGN REVIEW

SHEET NAME
SITE PLAN /
FLOOR PLAN

SHEET NUMBER

DR10

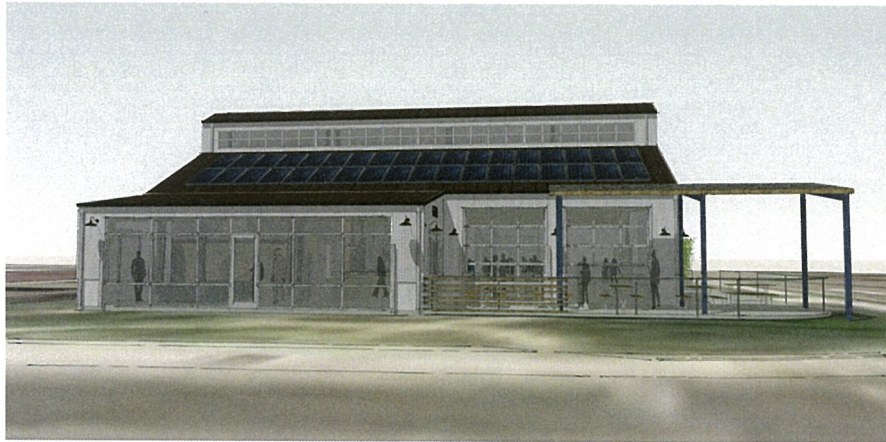
SEBASTOPOL RD

1 SITE PLAN / FLOOR PLAN
1/8" = 1'-0" (1/16" = 1'-0" IF PRINTED 12 X 18)

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OVERVIEW



LOOKING NORTH



LOOKING SOUTHWEST



LOOKING NORTHWEST



LOOKING WEST

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

CLIENT

DATE REVISIONS DESCRIPTION

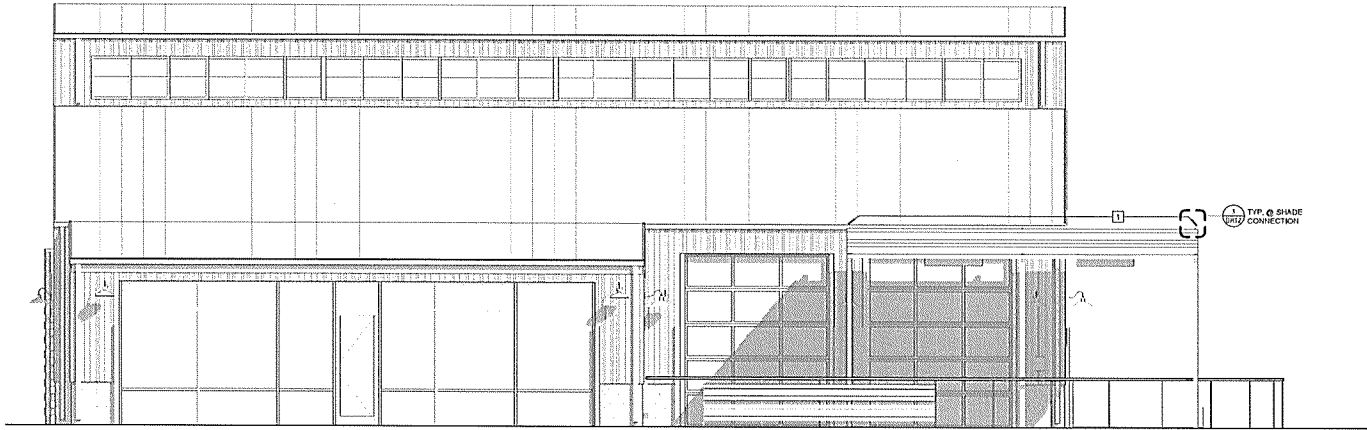
ISSUE DATE
07/20/19

DESIGN REVIEW

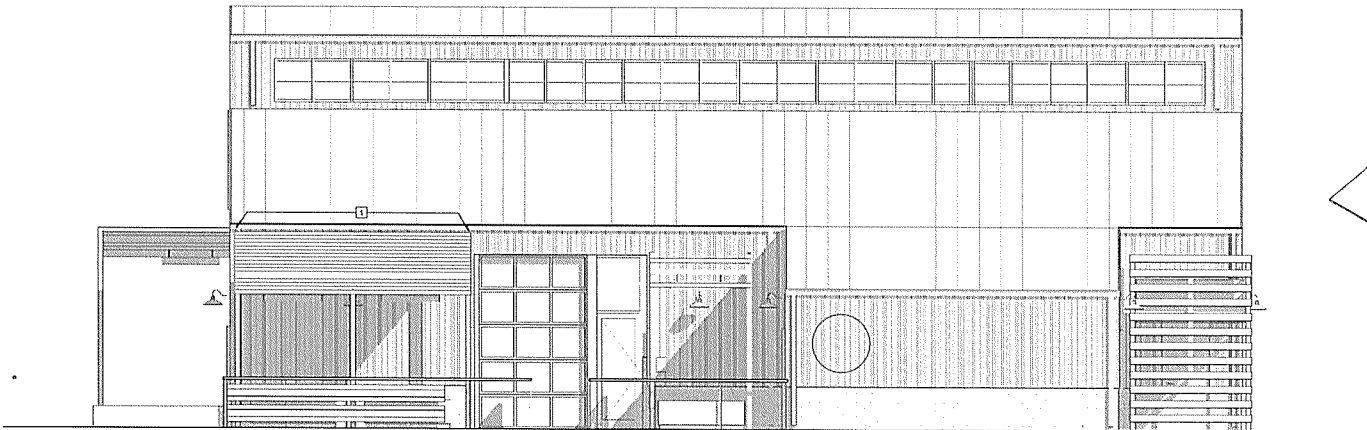
SHEET NAME
PERSPECTIVE
VIEWS - SHADES

SHEET NUMBER

DR11



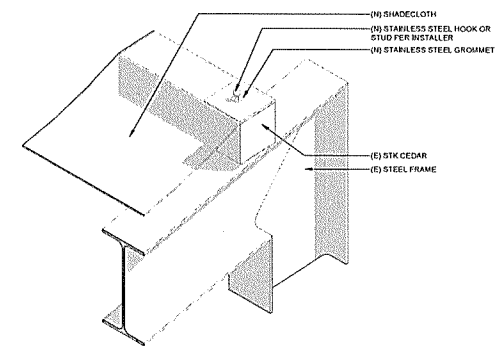
1 SOUTH ELEVATION - PROPOSED
 1/4" = 1'-0" (1/8" = 1'-0" IF PRINTED 12 X 18)



2 NORTH ELEVATION - PROPOSED
 1/4" = 1'-0" (1/8" = 1'-0" IF PRINTED 12 X 18)

SHEET KEYNOTES

1 FABRIC SHADE CLOTH



3 SHADE ATTACHMENT

SHADE CONNECTION PER SHADE MANUFACTURER

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TAP ROOM TENANT IMPROVEMENT

8700 SEBASTOPOL AVE
 SEBASTOPOL, CA 9472
 APN: 004-750-001

#	DATE	REVISIONS DESCRIPTION

ISSUE DATE
 #10/01/18

DESIGN REVIEW

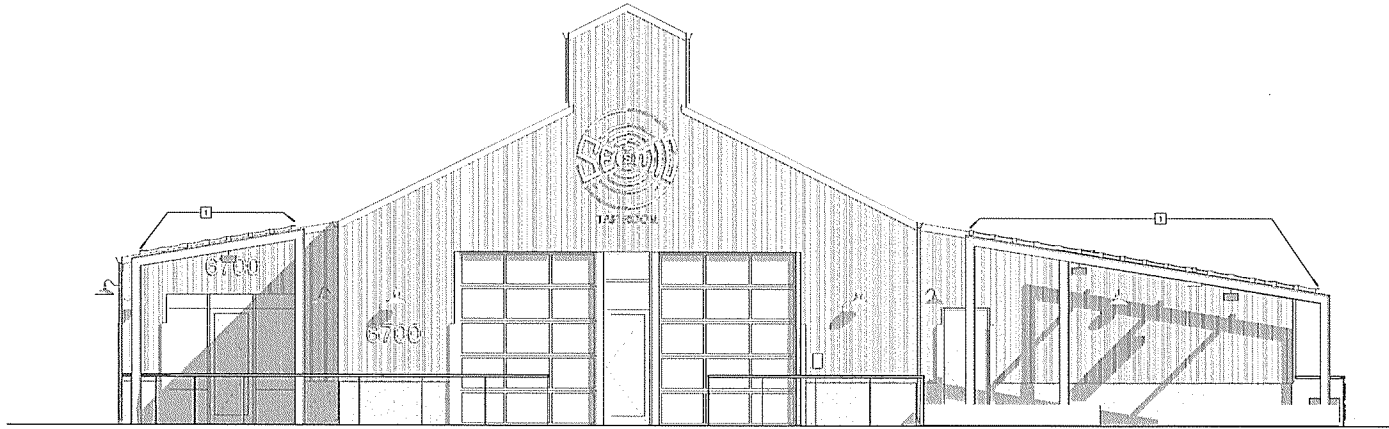
SHEET NAME
EXTERIOR ELEVATIONS - SHADES

SHEET NUMBER

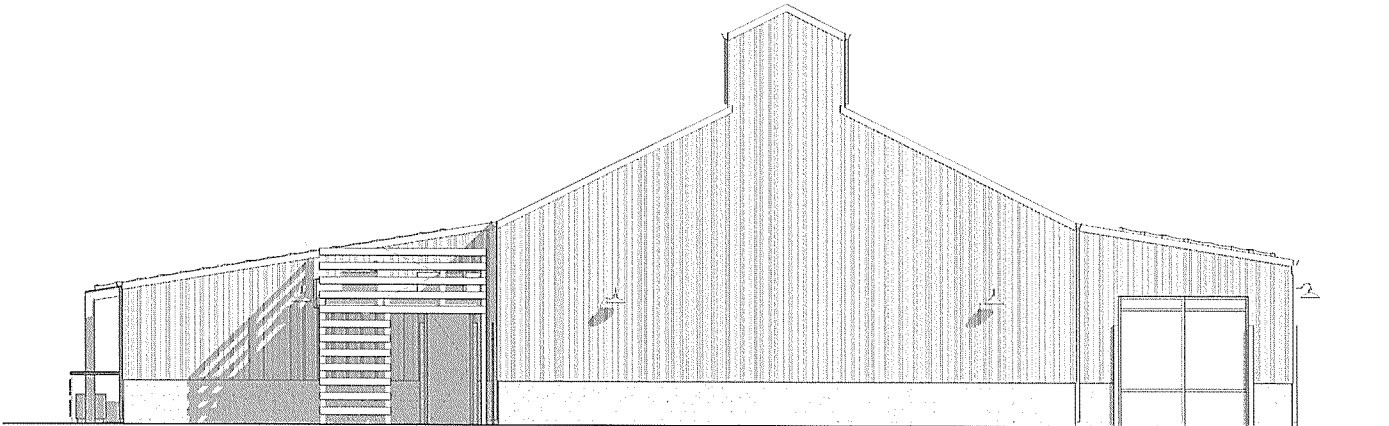
DR12

SHEET KEYNOTES

1 FABRIC SHADE CLOTH



1 EAST ELEVATION - PROPOSED
1/4" = 1'-0" (1/8" = 1'-0" IF PRINTED 12 X 18)



2 WEST ELEVATION - PROPOSED
1/4" = 1'-0" (1/8" = 1'-0" IF PRINTED 12 X 18)

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

CLIENT	REVISIONS
#	DATE DESCRIPTION

ISSUE DATE
8/13/2018

DESIGN REVIEW
SHEET NAME
EXTERIOR
ELEVATIONS -
SHADES

SHEET NUMBER

DR13

City Council
Mayor Patrick Slayter
Vice Mayor Neysa Hinton
Michael Carnacchi
Sarah Glade Gurney
Una Glass



Planning Director
Kenyon Webster
Assistant Planner
Dana Morrison
Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Department

April 19, 2018

Christopher Jackson
2932 Dutton Avenue
Santa Rosa, Ca 95407

Re: Design Review- Major, Approval Letter

Dear Mr. Jackson:

You submitted a Major Design Review (2018-27), requesting approval to do tenant improvements and add signage to a previously-unoccupied, commercial building located at 6700 Sebastopol Avenue. At their April 4, 2018 meeting the Board continued the item. At their April 19, 2018 meeting the Board approved the application as revised with the following conditions:

Signage:

- The additional 5 square feet of signage reading 'TAP ROOM' shall be halo-lit to match the Seismic logo signage.

Tree:

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

Design Review applications are required to be consistent with the following Design Review findings as set forth in Zoning Ordinance 17.310.030.B.2:

- a) The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood,
- d) The design is internally consistent and harmonious.

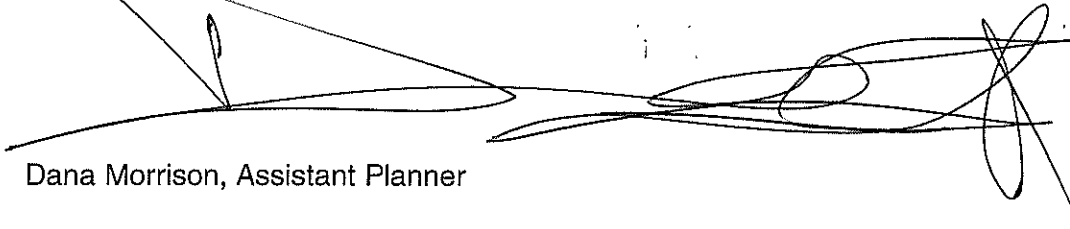
e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

The application is approved. This approval is in accordance with the findings and subject to the conditions contained in this letter.

This approval is not effective until the Appeal Period has officially expired. Anyone dissatisfied with the decision of the Design Review Board has the right to file an appeal within seven (7) days of the decision. This requires the submittal of a completed City Appeal Form, written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol, California no later than 5:00 P.M. on Wednesday, April 25, 2018.

Please feel free to contact me if you have any questions

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Morrison', with a long horizontal flourish extending to the right.

Dana Morrison, Assistant Planner

Cc:

Planning Department

Building Department

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

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

Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application date-stamped March 13, 2018; and the revised plan submittal materials date-stamped April 12, 2018. This approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. All construction shall conform to the plans date-stamped April 12, 2018, unless the design is modified herein. The applicant must obtain a Building Permit prior to the commencement of construction activities.
3. Any rooftop equipment shall be screened to the satisfaction of the Planning Director.
4. A Fire Inspection is required.
5. That where one 'leg' of the footing radiates toward the tree, the applicant shall hand dig a 2' long narrow trench running parallel to Hwy 12/ east/west at the outer edge of the closest footing to the

tree, to the depth of the footing, to determine if large roots are present that would be cut for the footing.

6. That the applicant shall notify the City Arborist when the trench has been dug so that she can check the rootzone of the tree.
7. That the applicant shall make every effort to save all roots two inches and larger, some root loss is tolerable.
8. That the applicant shall remain flexible about slight shifts in the frame locations to avoid root damage where possible.

Findings for Approval – Signage

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

CONDITIONS OF APPROVAL- SIGNAGE

1. This Sign Permit is valid for a period of three (3) years. However the applicant may request one one-year extension of this approval from the Planning Director, pursuant to Zoning Ordinance Section 17.250.050. If the sign installation does not occur within the designated time frame, the approval will be considered null and void with no further action required on the part of the City.
2. The sign installation shall be consistent with the application materials date-stamped March 13, 2018; and the revised plan submittal materials date-stamped April 12, 2018. No other signs regulated by the Sign Ordinance shall be installed or displayed without the prior written approval of the Planning Department.

3. The additional 5 square feet of signage reading 'TAP ROOM' shall be halo-lit to match the Seismic logo signage.
4. An Encroachment Permit may be required prior to sign installation. Please contact the Engineering Department at (707) 823-2151, prior to installation, if work will be performed or materials placed in the public right-of-way.
5. A Building Permit is required for the installation of most signs. Please contact the Building and Safety Department for Building Permit application information at (707) 823-8597.