



City of Sebastopol
Incorporated 1902
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
707-823-6167
707-823-1135 (Fax)
www.ci.sebastopol.ca.us

Email: ksvanstrom@cityofsebastopol.org

UNAPPROVED DRAFT MINUTES

TREE/DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF May 20, 2020
4:00 P.M.

The notice of the meeting was posted on May 12, 2020.

TREE BOARD:

1. CALL TO ORDER: Chair Luthin called the meeting to order at 4:00 P.M.

2. ROLL CALL:

Present:	Ted Luthin, Chair Lars Langberg, Vice Chair Cary Bush, Board Member (excused) Ron Hari, Board Member
Absent:	Christine Level, Board Member (excused) Gregory Beale, Board Member (excused)
Staff:	Director Svanstrom, Planning Director Alan Montes, Associate Planner Becky Duckles, City Arborist

3. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:

Following Item 6B, Director Svanstrom updated the Board on the following:

- The Annual Level of Service (LOS) report was presented to the City Council at their last meeting.
- Grant opportunities that the City will be pursuing.
- COVID-19 and business support efforts including website updates, curbside pickup locations, and potential use of sidewalks and other areas for outside dining when inside dining is not allowed.

The Board asked questions of Director Svanstrom.

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

5. STATEMENTS OF CONFLICTS OF INTEREST: There were none.

6. REGULAR AGENDA:

A. TREE REMOVAL – 699 Gravenstein Highway North – This is a Tree Removal application, requesting approval to remove six (6) protected trees at 699 Gravenstein Highway North, also referred to as the Gravenstein Apartments.

Assistant Planner Montes presented the staff report.

City Arborist, Becky Duckles was in attendance and available for questions as well.

The Board asked questions of Associate Planner Montes and Ms. Duckles. The applicant, Elizabeth Putnam, gave a presentation and was available for questions.

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

Associate Planner Montes commented that he had not received any comments from the public on this item to date.

Daniel Dekay was recognized by the Chair.

Mr. Dekay commented that he was present to comment on Item 6B.

Hearing nothing further, Chair Luthin closed the public comment period and brought it back to the Board.

The Board asked questions of Ms. Putnam as well as Volker Strifler of Burbank Housing.

Hearing nothing further, Chair Luthin asked for Board discussion.

Board Member Bush commented:

- The original application first came before the Board quite some time ago.
- It seems like the applicant has met the requirements that the Board asked of them.
- It is important to ensure that the specimens that come into place are reviewed by Ms. Duckles and that they meet a nursery care standard.
- Would support adding a condition to address those points.
- The proposed locations appear to be appropriate.
- Pleased to hear about plans for a community garden area.
- In reviewing the irrigation plan, it seems like the applicant is doing the best they can with what they have to work with.

Board Member Hari commented:

- This development serves as a great example of a place where Redwood trees should never have been planted.
- It is a shame that these trees must be cut down, but they never should have been planted there in the first place.
- There are a lot of examples of places where Redwood trees should not have been planted in Sebastopol and Sonoma County.
- Understands why the applicant needs to remove these trees.

Vice Chair Langberg expressed having no comment.

Chair Luthin commented:

- Understands the need to remove these trees.
- Glad to see that the applicant is taking care of these.
- The improvements that are happening on the property look good.

- Supports this request.
- Supports Board Member Bush's suggested condition to have Ms. Duckles look at the replacements when they arrive from the nursery.

Vice Chair Langberg asked the Board how they wished to proceed in terms of the potential for other locations to be considered.

Chair Luthin expressed being open to adding a condition to allow Ms. Duckles to work with the applicant on the location of the replacements, in particular the location of removal 'B' which is proposed to be located between buildings 5 and 6.

Board Member Hari commented that he would not support that as a condition as it should be left up to Ms. Duckles and the applicant.

Vice Chair Langberg responded that that was the recommendation.

Ms. Duckles offered to meet Vice Chair Langberg onsite if he would like to discuss locations for the proposed replacements.

Chair Luthin expressed support for that and commented that the applicant has expressed being amenable to that as well.

Members of the Board concurred.

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

- Final placement of replacement plantings shall be determined through a site visit.

Board Member Hari seconded the motion.

Chair Luthin asked if the Board wished to include language on Ms. Duckles review the specimens before they are planted.

Board Member Bush commented that he would like to see Ms. Duckles have the final say over any new plant material.

Vice Chair Langberg expressed being amenable to amending his motion as stated by Board Member Bush.

Ms. Duckles commented that she would be glad to meet the applicant onsite when the new plant material is delivered.

Board Member Hari seconded the amended motion.

Chair Luthin asked for further discussion.

Hearing none, the Board voted on the motion as follows:

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

B. TREE REMOVAL – 8301 & 8311 Valley View Court – This is a Tree Removal application, requesting approve to remove six (6) protected trees in the common area of the Green Valley Vista Condominiums, in front of units 8301 and 8311 Valley View Court.

Associate Planner Montes presented the staff report and was available for questions.

Ms. Duckles commented on the applicant and was available for questions as well.

The Board asked questions of Associate Planner Montes and Ms. Duckles.

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

The applicant, David Fowler, gave a presentation and was available for questions.

The Board asked questions of Mr. Fowler.

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

Associate Planner Montes commented that he had not received any comments from the public on this item to date.

Mr. Dekay commented:

- In attendance to follow the process for this application.
- Has full faith in Mr. Fowler's decision making.
- Thanked the Board for opportunity to comment.

A woman named Carol was in attendance but expressed having no comment.

A woman named W Gurwitz was in attendance and commented:

- In attendance to follow the process.
- Appreciates what the City is doing.
- Had no comment on this application.

Hearing nothing further, Chair Luthin closed the public comment period and brought it back to the Board for discussion.

Board Member Bush commented:

- The only Crape Myrtle he will plant is the Natchez for its white flower, cinnamon colored bark, long life (150 years), and resiliency (drought tolerant).
- Natchez can have a bad rap because some of them can be gaudy.
- Natchez are without a doubt a fantastic tree in so many urban areas because of its scale.
- Would like to specify a 24" box will count as two trees.
- Thanked the applicant for his work on this.

Vice Chair Langberg expressed support for Board Member Bush's recommendation to specify a 24" box to count as two trees.

Chair Luthin concurred.

Board Member Bush made a motion to approve the application with the following:

- The replacement trees will count as two trees if they are 24" box trees.
- Any in lieu fees would be based on any replacement planting that does not occur.

Mr. Fowler commented that the plans specify them as being 24" box on sheet L1 already.

Board Member Bush thanked Mr. Fowler for catching that and commented that he would support giving credit for 24" box trees to be counted as two trees, as the site is fairly forested.

Board Member Bush amended his motion to approve the application as submitted.
Vice Chair Langberg seconded the motion.

Chair Luthin asked for further discussion.

Hearing none, the Board voted on the motion as follows:

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

Ms. Duckles thanked staff for setting up this virtual meeting format and commented that it worked well.

Chair Luthin thanked Ms. Duckles for her continued input on these projects and expressed appreciation for her thoughtful reports, participation, and guidance.

Ms. Duckles thanked Chair Luthin for his remarks.

7. DISCUSSION ITEMS: None

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

9. ADJOURNMENT: Chair Luthin adjourned the meeting at 04:49 p.m. The next regularly scheduled Tree/Design Review Board meeting will be held on June 03, 2020 at 4:00 p.m.

DESIGN REVIEW BOARD:

10. APPROVAL OF MINUTES: April 28, 2020 (Special Joint Meeting with the Planning Commission)

Vice Chair Langberg thanked staff for inviting the Board to participate in the joint meeting which he found very informative.

Members of the Board concurred.

Vice Chair Langberg made a motion to approve the minutes as submitted.

Board Member Bush seconded the motion.

The Board voted on the motion as follows:

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

ABSTAIN: None

ABSENT: Board Members Level and Beale

Director Svanstrom and Associate Planner Montes updated the Board on potential agenda items for their next regularly scheduled meeting.

11. ADJOURNMENT: Chair Luthin adjourned the meeting at 05:52 p.m. The next regularly scheduled Tree/Design Review Board meeting will be held on June 03, 2020 at 4:00 p.m.

Respectfully Submitted By:

Kari Svanstrom
Planning Director