



City of Sebastopol Design Review Board Staff Report

Meeting Date: August 3, 2022
Agenda Item: 7B
To: Design Review Board
From: John Jay, Associate Planner

Subject: Tour of past projects
Recommendation: Discuss and approve proposed locations with addition of more as seen appropriate by the board

Introduction:

This is a follow-up to the past projects tour the Design Review Board and staff took in November of 2021. The proposal is to visit the second half of previous projects and have the Design Review Board provide additional sites should they see fit.

Project Description:

At the October 6, 2021 Design Review Board meeting planning staff made the recommendation for the Design Review Board accompany staff to visit past projects. The tour was successful as it helped provide staff insight into how the DRB reviews a project, provides considerations/or changes and how the applicant delivers on those comments. It also helps inform the DRB how the modifications they may require meet (or don't meet) their intent and/or the Design Guidelines.

This would be the second trip that staff is proposing to the DRB, and would include locations such as Woodfour/Fern Bar, Handline, Exchange Bank, and newly opened Barlow Townhomes.

Analysis:

One of the functions of the DRB is to review projects that are proposed to the City and compare them to the Design Review Guidelines to ensure that the project as proposed meets the City's requirements. As projects could change over time it is the job of the DRB to review these changes and staff's job to ensure that the approved changes are implemented during the construction phase. The touring of past projects helps both staff and the DRB in seeing those changes, if any, are implemented when the project is completed. It also provides insight into how the DRB makes those decisions in a way that staff could possibly recommend to the applicant in a preliminary stage. With a guided tour, this also allows staff and the DRB to assess street and traffic situations for how development of the project will progress. As projects are required to submit a construction management plan it would be helpful to have an idea of how a projects construction phases will affect the community in road closures or detours.

Recommendation:

Staff is requesting the DRB discuss the notion of having a second tour of past projects. Consider the recommended locations and/or provide additional ones and lastly direct staff to set a date for the tour.

Recommendation:

- Conduct the tour on either the August 17, 2022, or September 7, 2022, meeting.
- Approve the recommendations on locations of The Woodfour, Fern Bar, Handline, Exchange Bank, and Barlow Townhomes, and/or other projects