



City of Sebastopol
Incorporated 1902
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

www.ci.sebastopol.ca.us

APPROVED MINUTES

TREE/DESIGN REVIEW BOARD
CITY OF SEBASTOPOL
MINUTES OF February 1, 2023
4:00 P.M.

The notice of the meeting was posted on January 26, 2023.

DESIGN REVIEW BOARD:

1. CALL TO ORDER: Chair Langberg called the meeting to order at 4:00 P.M. and read a procedural statement.

2. ROLL CALL:

Present:	Lars Langberg, Chair Melissa Hanley, Vice Chair Marshall Balfe, Board Member
Absent:	Cary Bush, Board Member Christine Level, Board Member Ted Luthin, Board Member
Staff:	John Jay, Associate Planner

3. APPROVAL OF MINUTES: None.

4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:

Associate Planner Jay reported that:

- Staff is utilizing e-permitting software to enter permits and will offer it for full public use in March 2023 when a new website will be completed.
- The City Council’s next meeting is scheduled for February 7th where the Council will discuss moving forward with an in-person or hybrid meeting format, with the outcome applied to all other boards and commissions as well.
- The City is still working with Opticos on its design guidelines standards regarding objective design standards and SB-9. An admin draft from Opticos is anticipated in April 2023, and a meeting with the Objective Design Standards Subcommittee will be held in March to go over expected elements and items to review before receiving the admin draft.

5. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA: None.

6. STATEMENTS OF CONFLICTS OF INTEREST: None.

7. REGULAR AGENDA:

- A. FAÇADE IMPROVEMENT PROGRAM: 119 SOUTH MAIN STREET – The Livery –**
The request is to remove the existing paint and replace for new paint along the exterior façade. The project is categorically exempt form the requirements of CEQA pursuant to Section 15301, Existing Facilities.

The applicant gave a presentation and was available for questions.

Chair Langberg asked for Board questions of the applicant.

Melissa Hanley, Vice Chair

I'm looking at some photos of the exterior and I'm confused about what areas you're planning on painting and what colors you're planning on using.

Becca Lipski, Applicant

We're going to leave the wood entirely alone. We are going to get as close as possible down to the brick and keep it brick. We have a couple of colors that we're looking at for the stucco both in the gold and mustard palette. The mustard color is one of The Livery's brand colors, and also it plays on the name Goldfinch, and then the window trim and the metal and so on is going to be a dark grey with charcoal. Then the tops of the wood, the planter boxes and stuff, would be a dark grey.

Melissa Hanley, Vice Chair

What is the schedule like for the rest of The Livery project?

Becca Lipski, Applicant

We're taking a pause. The feds raising the rates did not do us any favors. We're still totally committed to the project, but we're rethinking it due to financing. Not rethinking it totally, we're committed to the whole thing, so I can't answer the question about timing right now.

Lars Langberg, Chair

Just to clarify on Vice Chair Hanley's question, right now there is sort of a terra cotta color and a cream color on the building, and those are just all going to be the mustard color?

Becca Lipski, Applicant

The terra cotta color that you see is actually brick under there.

Lars Langberg, Chair

Oh, up high is brick. Okay.

Becca Lipski, Applicant

Exactly, so everything that you see that's terra cotta, that will be a mustard color, and then the trim would all be charcoal grey.

Lars Langberg, Chair

Okay, that's clear, and you're just choosing between these two yellow mustard colors?

Becca Lipski, Applicant

Yes, and we have samples of the paint that we're going to put on some plywood and put out there so we can see which we're going to go for. I think we're probably going to go for the darker mustard.

Lars Langberg, Chair

That seems pretty straightforward.

Chair Langberg asked for further Board questions of the applicant. Seeing none, he moved on to Board deliberations.

The Board discussed the application as follows:

Melissa Hanley, Vice Chair

I think the mustard is an interesting choice for that part of the world. There's just nothing else that references that color. I think it's a challenging choice. I think the other choices are smart. Letting the brick be brick, dark charcoal plays well with that, is a nice subtle move. The refresh with the wood is great. The mustard is feeling like a non sequitur in a bad way. I get the brand alignment.

Lars Langberg, Chair

I guess hopefully in the future The Livery building would have these colors as well, is maybe what you're saying, Becca?

Becca Lipski, Applicant

I actually don't know if we're going to keep this color scheme on this building when we do The Livery. I think the plan is just to just get this refreshed for them and then we're doing a larger design review. Ideally we'd like everything to really match, so I can't say for certain. I'd have to ask Greg what his thoughts are, but we definitely want it to blend in with the rest of the project.

Marshall Balfe, Board Member

Is the mustard a color that's going to be part of the project next door?

Lars Langberg, Chair

Becca was just describing that that's part of their branding color, but they don't know what that's going to be, and depending on what that's going to be, this actually may change. The color could be temporary in a sense.

Becca Lipski, Applicant

Yes, it could.

Marshall Balfe, Board Member

So it will have some context and it may change when they do their submittal for the next building?

Becca Lipski, Applicant

Yes, and we're actually doing a different submittal for the signage and the new awnings; that will be separate.

Lars Langberg, Chair

For this building?

Becca Lipski, Applicant

Yes.

Marshall Balfe, Board Member

So this is all flexible and if we approve it, then it's open to change?

Becca Lipski, Applicant

Yes, definitely. We're really just trying to get it up and running for Goldfinch so that they can have a nice façade when they open.

Melissa Hanley, Vice Chair

I don't really think it's the intent of the program to do temporary improvements though.

Becca Lipski, Applicant

Maybe I could text Greg and see if this is indeed temporary in his mind. One moment.

Melissa Hanley, Vice Chair

And I'd be hesitant to tie this project to the future completion of the adjacent project that's been under construction for years.

Lars Langberg, Chair

Yes.

Melissa Hanley, Vice Chair

Do we have a date for the design review? I'd love to see this marry up with that so that we have the full picture of what's going on.

Lars Langberg, Chair

I agree with Vice Chair Hanley. I think that the other elements go well also with the old bank building next door, which is quite subdued and has that nice architectural detail, and the brick and the wood would go with that, but the color doesn't feel like it goes with it. If you turn around and look at the street facades going down the other side of the street, there's all sorts of stuff going on.

Becca Lipski, Applicant

Greg is actually available to text with me.

Lars Langberg, Chair

For me, the color is maybe not the best choice, but the sense of temporary or then having to look at awnings and the rest of the design separately seems a little...

Becca Lipski, Applicant

I have Greg on the line.

Melissa Hanley, Vice Chair

I'm just reminding myself looking at the street view, the awnings are colorful, but the buildings aren't super colorful.

Lars Langberg, Chair

On the other side of the street?

Melissa Hanley, Vice Chair

Yes.

Lars Langberg, Chair

Yes, I was thinking more I guess of the old charter school, and Funk & Flash and all of that.

Becca Lipski, Applicant

Just so you know, this is permanent and The Livery would incorporate some of the colors that are included here. He also mentions where the charter school was; it has some mustard colors, so it's not unknown to that area.

Melissa Hanley, Vice Chair

I don't think we should look at the charter school as a basis of design to be emulated, but I take your point. I struggle with this without the context of the rest of the project, especially since it's going to be coming to us so soon with the signage and awnings, which are such a critical part to this façade.

Lars Langberg, Chair

In terms of the Façade Improvement Program, could we wait and look at everything together and they could still qualify for this money? Or I guess they want to do the paint job soon.

Becca Lipski, Applicant

We'd really love to refresh. The awnings you guys have seen in The Livery package are going to be the same style of awning that's on The Livery.

John Jay, Associate Planner

Those might have been from the original submittal before even Vice Chair Hanley and me. We'll go back and review and send it back out to you guys, because I think the folder is still sitting in my office. I know it was submitted but then put on hold for a while.

Becca Lipski, Applicant

The Livery has been approved with those, but you guys just need to take a look at the awnings that are included. I think they're aware of that, the whole The Livery project building, planning, design review.

John Jay, Associate Planner

Correct.

Lars Langberg, Chair

For the process of what we're looking at right here, we don't have that stuff in front of us. What do we want to approve this just trusting is, or do we want to put it off until we can look at all that?

Becca Lipski, Applicant

We're not asking for the façade improvement grant for the... I know it's part of the look of the building, but that wasn't part of our façade improvement grant submittal for this specific property.

Lars Langberg, Chair

Yes, we understand. The grant application is for painting the building the two colors that you've presented. I'm addressing the Board and Associate Planner Jay on the sense of protocol or process here. This has been submitted, we can approve or not approve this here with this color scheme, or we can deny, or we can continue it to include other elements of the design that we know are coming anyway. If we do the continuance, that could come back in two weeks, and is that too late for these guys to do their paint job? We saw in the application this is very small part of the price tag to do the work, so it seems like they could go ahead and do the work, but they're just asking for a little help for that. That's kind of where we are with it.

Becca Lipski, Applicant

We're planning to open in March, so we have a little bit of a time crunch.

John Jay, Associate Planner

Chair Langberg, you are correct. You could approve it as submitted, you could deny the request, or you could continue it to the next meeting with some more detail.

Melissa Hanley, Vice Chair

Becca, would you consider swapping the marigold for the charcoal color and just painting all of that charcoal? I think the color is the holdup at this point.

Becca Lipski, Applicant

I'm going to put Greg on speaker.

Greg, Applicant

I'm a little confused. When we went through design review for The Livery project, the building next door, we were directed away from using mostly greys and charcoals because it was a fad that is going to come and go, so we used greys in this project similar to the ones next door, and the gold yellow is similar to the palette next door as well as the existing building kitty-corner to these projects. Everybody seems to be painting their buildings grey and I don't think that for the eclectic nature that Sebastopol has adopted for their architectural aesthetic that that really makes sense for everything to get painted grey, and this color is a very important part of the brand of this business; it's not random.

Lars Langberg, Chair

Thank you for that. I just ask if it's that important, you still have two choices. Doesn't the brand have a yellow to go from?

Becca Lipski, Applicant

We have a palette.

Greg, Applicant

Yes. The name of the business is Goldfinch, so it's the primary colors of the brand.

Melissa Hanley, Vice Chair

I think at the very least we need to see an elevation with proper designation about which finishes are going where, because right now we have a narrative from Becca, but nothing that really says this is going here.

Lars Langberg, Chair

To that point, Vice Chair Hanley, I agree with you in a way, but the way that façade improvement grants have gone I think the applications are definitely not to the level of a regular project.

Melissa Hanley, Vice Chair

They're usually not professionals, yes.

Lars Langberg, Chair

Right, it's all across the board.

Becca Lipski, Applicant

I actually didn't realize that this was going to be a Design Review Board meeting. I thought it was like just about an improvement grant, so I wasn't really prepared with elevations and things.

Greg, Applicant

We'll be submitting those for the awning and the signage, but they will be submitted in the typical standard. I didn't realize it was going to this either.

Marshall Balfe, Board Member

In recent years we've respected brands and the branding colors in other projects, and we may not be thrilled with that particular color, but if it's one of their branding colors, then I think we should take a second look and honor that. It won't seem to stand out so much if we don't like it if half the block has got that color on it, so I'm not that worried about it. If we were doing a standalone new project, then we would have to see what it looks like in elevations and real specific color palettes, but if it's their brand I think we should honor that.

Lars Langberg, Chair

I think that's a good point. I would also say that the DRB did approve The Livery with this color in there somewhere, so I think that's an important point to take into account as well.

Melissa Hanley, Vice Chair

John, could you just confirm that that color was indeed part of The Livery's branding colors. This is well before my time and this project has been going on for years and years.

John Jay, Associate Planner

I would have to go back and try to find that project file and make sure, because that project even predates me, so I haven't personally seen it.

Melissa Hanley, Vice Chair

I'm not going to question what my predecessors opined on; that's not fair.

Lars Langberg, Chair

To me it's in the spirit of more than a façade improvement grant, they are more casual too, so I think trusting that this is going with something that's next, maybe it won't happen for some years, but as far as just a conceptual approval, we have to trust that and go with it in spirit.

Chair Langberg asked for further Board discussion. Seeing none, he asked for a motion.

Chair Langberg moved to approve the Façade Improvement Grant to paint the exterior of 119 South Main Street with two colors and to clean the bricks, as submitted.

Board Member Balfe seconded the motion.

AYES: Chair Langberg, Vice Chair Hanley, and Board Member Balfe

NOES: None

ABSTAIN: None

ABSENT: Board Members Bush, Level, and Luthin

- B. FAÇADE IMPROVEMENT PROGRAM: 236 SOUTH MAIN STREET** – Main Street Mercantile – A new awning is going to be installed to help improve the look of the building. The project is categorically exempt from the requirements of CEQA pursuant to Section 15301, Existing Facilities.

The applicant gave a presentation and was available for questions.

Melissa Hanley, Vice Chair

Your trim is still this kind of rusty color as well, correct?

Donna Waldman, Applicant

Yes. There's trim around the window and the rest of the building is a little bit like the green on the wall behind Chair Langberg. I thought we needed something that was really bright, because a big problem we have is that nobody ever sees us. I'm not completely attached to it, but I don't want a drab color.

Melissa Hanley, Vice Chair

Your next-door neighbor just painted their building a trendy color of dark grey.

Donna Waldman, Applicant

And that was another thing that I thought was really important, because we're hoping that that's going to help us. I'm really excited about their business. We're hoping we're going to get some traction from this. It has to turn into a business eventually. The only time we ever made any money was during the pandemic because I got government money. I'm open to suggestions if you don't like this color, but I think it's going to be great. What I'd like to do is approve the color, and then once I get the color approved I'll have the swatch, and then I could look at the trim color and if it is not a good match there was one other terra cotta that is a little more burgundy and I'll see if it's a good match, but I don't want orange. If that were the case I might touch up the trim to make it match better; it's not very much.

Melissa Hanley, Vice Chair

Is the awning going to cover that Clerestory window above the existing windows, or is it going to be even farther above that?

Donna Waldman, Applicant

I don't know.

John Jay, Associate Planner

Vice Chair Hanley is wondering if the awning is going to cover this section here, or is it going to be attached farther up on the façade of the building?

Donna Waldman, Applicant

Michael got the quote for me. I would prefer that we see the windows, because I think they're beautiful.

Lars Langberg, Chair

The shape of the awning, it seems like it could only go up here above the Clerestory window. I guess it could be mounted in between the top of the door and side windows and the Clerestory, but it would cover some of the windows either above or below.

Melissa Hanley, Vice Chair

It looks like you could actually almost cap all the windows. It's a little tough to tell. My only hesitation with it is that we would kind of lose that wonderful little feature and then have it

not match the folks next door. Donna, you don't have both these suites, 238 and 236, right?

Donna Waldman, Applicant

No. I can go back and tell them I want a different kind of awning. I need an awning because it gets to be like 110-degrees in there.

Melissa Hanley, Vice Chair

You need an awning for sure; I totally get the need, it's just how it attaches over this window is my big question.

Lars Langberg, Chair

So if it were higher up above the top window would it provide enough shading? It's 4 feet deep, so it probably would. But Donna, would it be above this upper window so you still see the upper window nicely connected to the lower windows?

Donna Waldman, Applicant

Yes. You guys are more experts in this than I am. I really need an awning and I want it to look good, and I happen to love that terra cotta color, but I also really love the Art Deco look of the building and the stores are really cute. It's certainly not a modern store. You can just tell me. I'm not in a huge hurry. I can come back if you tell me what to do.

Melissa Hanley, Vice Chair

If it could actually be more of a horizontal awning so it could come in that little head beam there, and that way we could still keep the window, we could still get the shading, but we're not dealing with the canvas.

Donna Waldman, Applicant

So basically you would put it right there, and it would just come out?

Lars Langberg, Chair

Yes.

Donna Waldman, Applicant

I can't have anything holding it up, right?

Melissa Hanley, Vice Chair

You could.

Lars Langberg, Chair

You could have posts, but you could have guide wires back up to higher up the building, so the gesture, as Vice Chair Hanley is saying, is more just like a long box, so to speak, like very horizontal, and then it could have pretty thin cables that almost disappears going back up; Vice Chair Hanley is drawing it there if you can see that.

Donna Waldman, Applicant

I'm a little bit out of my comfortable zone here.

John Jay, Associate Planner

We can take in the suggestions from the Board. Like Chair Langberg is saying, it comes out from here and then it attaches with some thin wires maybe just above these windows or somewhere in there.

Donna Waldman, Applicant

So basically it would just be coming out?

John Jay, Associate Planner

Yes.

Donna Waldman, Applicant

Yes, that would be fine. I love the windows; I think the windows are just really cool.

Lars Langberg, Chair

Like on a cut sheet it has an 8-inch height outside sloping up to a 2-foot height at the back. You would just imagine like an 8-inch little band or something like that so that it has a frame still; it's just a very slender awning that's very horizontal and has a tiny slope to it to shed water and then it's structured back up on the wall. That would be very elegant. It would give you shading, and you'd see the whole façade, which is so nice. It seems like The Redwood and you guys, the paint color should highlight those capitals and all of that could really pop out.

Donna Waldman, Applicant

I think since the color is probably right. It does seem like it's the right match, but until I see it...

Lars Langberg, Chair

I think it would go nicely with the dark grey next door, and then like Vice Chair Hanley said, you just want to make sure the trim is not so close it doesn't work, but it goes with the awning. But you're right; you'll need the swatch out there to really tell that.

Marshall Balfe, Board Member

I was listening to what you described and then thinking about an alternative of just a horizontal box sticking out, and I like what you described better. The bottom of that then would be at the top of the center window so that some light could come in those windows up there?

Lars Langberg, Chair

Vice Chair Hanley brought this up and now Associate Planner Jay has put an image on the screen.

John Jay, Associate Planner

This isn't an exact representation, but kind of that horizontal awning with some sort of cabling attaching farther up the building I guess is what you guys were talking about. So this is kind of a visual of the horizontal awning. Obviously the materials are going to be different, but this is the overall look.

Donna Waldman, Applicant

Could it be more expensive?

Lars Langberg, Chair

I think if you go to something that's steel or any other glass or whatever, that's going to get very expensive. If you do an awning that kind of has this profile, then it shouldn't be much different than what you've already been quoted other than the structural attachment will be a little more. This is just a good visual reference. I was thinking of it more like just this horizontal plane rather than with the big sloping top to it that would cover up the windows above.

Donna Waldman, Applicant

Yes, I'm open.

Lars Langberg, Chair

So I guess you could go back to your awning company and show them an image like this and see what they come up with. This is a fun little process and not typical for our Façade Improvement Program, so if you're not in a rush, Donna, we could continue it and you come back with an updated application with that look.

Donna Waldman, Applicant

That works for me. When would be the next meeting then?

Lars Langberg, Chair

It's in two weeks on the 15th.

Donna Waldman, Applicant

That works for me.

Marshall Balfe, Board Member

I think continuing it to two weeks from now is a great idea, because this is very challenging and it's an opportunity to do something really nice, and because the windows have a curved element to the top of them it makes it really tricky and I think having some time that we can all think about that and look at the building is a very good idea. It could just shine as a design solution, or it could just fall on its face.

Donna Waldman, Applicant

Yes, we want to shine, and I appreciate the help.

Lars Langberg, Chair

Thank you for your presentation and your openness to all this discussion.

Vice Chair Hanley moved to continue the application to the Design Review Board meeting of February 15, 2023.

Board Member Balfe seconded the motion.

AYES: Chair Langberg, Vice Chair Hanley, and Board Member Balfe

NOES: None

ABSTAIN: None

ABSENT: Board Members Bush, Level, and Luthin

Lars Langberg, Chair

It feels like these applications are maybe a little too casual and the applicants should give us at a minimum the color, not an option between two colors, and what part of the building it's going on. Or this is the awning. It can be a picture of the front façade and here's where the awning is going. It feels like it does a disservice to the whole process to just sort of say here's \$2,500 bucks, go do something sort of like that.

John Jay, Associate Planner

Yes, we can look at either revising the applications or proposals to include more detail, and also at a staff level making sure that that stuff is fully submitted before we accept the application as is.

Melissa Hanley, Vice Chair

See if there's a way to give folks some samples of what's helpful to us, because I know it's a super opaque process for most business owners; they don't know what we mean by elevation. That would be helpful.

Lars Langberg, Chair

That's a really good point.

John Jay, Associate Planner

What I can do is look at some that have gone through in the past that are kind of at the top as far as what they've submitted and then use those as examples of this is what an elevation page should look like, this is what the color swatch should look like, if doing landscaping what the plant materials are and their names and water usage, so it's more in depth rather than just slapping it together and submitting.

Lars Langberg, Chair

Yes, and I think you could have some language in the application saying we're not doing it to make it hard for people, we're just trying to ensure that what is done is long-lasting and is well considered.

John Jay, Associate Planner

Yes, absolutely. Before we move on I wanted to talk about the September 7, 2022 meeting that we had last year for the two extensions that you guys granted and had put the deadline of December of last year. That was for Tombe Realty and Global Village. Those were both submitted before that timeframe, so they met that deadline. The one for Tombe Realty was actually already submitted, but he didn't make the June 30, 2022 submission for the (inaudible) and that's why they came in for the extension. Global Village submitted in October 2022, so both were in before those extension deadlines, because that was a talking point in that meeting to make sure we're not holding up funds for potential future processes. With that, the last two that you guys approved, Lunch Box is in progress. They're in the process of painting; they're matching the white color of their next-door neighbor, the flower shop. They're hopefully going to be done soon and submitting their final invoice. Then Coach's Corner, which was the front door for the gym over there, I spoke to Lou last week and he said this week or next week they are going to be installing that front door. I guess it was a ten-week turnaround for ordering that door. Obviously they have until June 30th of this year to complete it, but he's hoping that it should be done in the next few weeks.

Melissa Hanley, Vice Chair

Where are we in terms of total funds for 2023?

John Jay, Associate Planner

We have one more full \$2,500 award amount for the March 13th deadline. Currently we don't have any applications in yet, but I have gotten some interest in those. If we do get more than one application there is a possibility of going back to the City Council to request a mid-year budget request, but we would have to have that in I believe the middle or end of February, so we'd have to know pretty soon if we need to extend that amount. If not, we are currently tracking all the applications that we've done this fiscal year, and then also any

future ones that we're getting, to see if we need to increase that \$20,000 limit for next fiscal year so that we're able to award out more façade improvements, because in my short time here it seems to be more and more popular, especially with Relaunch Sebastopol and some of the other downtown groups encouraging shop owners to apply for the program.

Lars Langberg, Chair

It was interesting to note on the Goldfinch project they submitted a budget and it was \$20,000 or \$25,000 or something. It's just interesting to think that some projects are really just a facelift where \$2,500 is a healthy percentage of the budget, versus a bigger project where it's just a little drop in the bucket. I don't know if that means anything as far as if it would change the program, or it's just meant to be a little help for whatever the project is.

John Jay, Associate Planner

I think it's meant to be a little help here and there. There's only a limited amount of funds that the City gets on that yearly basis for those and we want to make sure that we give it out to as many applicants as possible. If we had a project that had a \$30,000 budget, you don't want to give half of it away just for one project when you can do six or seven spread out throughout the year.

Lars Langberg, Chair

That makes sense, and it feels like it is for smaller projects. It's really just for dressing up older facades; that's the intent.

John Jay, Associate Planner

Yes, it's whatever help that we can give to beautify our downtown.

8. SUBCOMMITTEE UPDATES

Lars Langberg, Chair

Objective Design Standards Subcommittee. The subcommittee is moving along with the standards.

Lars Langberg, Chair

Parklets. The City developed a Parklet Ordinance seven years ago and had not developed the full implementation standards of what it would actually need to do, so a consultant has come forward with guidelines and revisions and suggestions have been made, so that will keep moving forward.

9. ADJOURNMENT: Chair Langberg adjourned the meeting at 5:06 p.m. The next regularly scheduled Tree/Design Review Board meeting will be held on Wednesday, February 15, 2023 at 4:00 P.M.