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UNAPPROVED DRAFT ACTION MINUTES

DESIGN REVIEW & TREE BOARD
CITY OF SEBASTOPOL
MINUTES OF NOVEMBER 3, 2026

DESIGN REVIEW & TREE BOARD:

The notice of the meeting was posted on October 29, 2026.

1. **CALL TO ORDER:** Chair Langberg called the meeting to order at 3:35 p.m.

2. **ROLL CALL:**

Present: Chair Lars Langberg,
Vice-Chair Melissa Hanley,
Board Member Lynn Deedler,
Board Member Christian Macke (arrived at 3:35 pm)
Board Member Marshall Balfe
Absent: Board Member Blake McDowall
Staff: Eva Kelly, Contract Planning Director
John Jay, Contract Planner
Tori Henkel, Permit Technician

3. **STATEMENTS OF CONFLICT OF INTEREST:** None.

4. **REGULAR AGENDA:**

   A. **8100 Valentine Ave (Design Review) -** A public meeting on November 3, 2026, for an application from Rob Toste on behalf of the Grupe Investment Company, LLC for a Design Review permit, which includes a preliminary landscape plan, lighting plan, and building design features. The review is strictly based on adopted objective standards as required by Sebastopol Municipal Code 17.450.030(D).

Chair Langberg made a motion to approve a Design Review Permit for the project located at 8100 Valentine Ave as submitted, with the following conditions added by the Board:

1. Temperature of the lighting is at 3,000 Kelvin or less.
2. The developed landscape plan is reviewed by a member of the Design Review Board.

Board Member Balfe seconded the motion.

VOTE: 3-0-2-1
Ayes: Board Members Balfe, Macke, Chair Langberg
Noes: None
Abstain: Board Member Deedler, Vice-Chair Hanley
Absent: Board Member McDowall

5. **ADJOURNMENT:** Chair Langberg adjourned the meeting of the Sebastopol Design Review & Tree Board at 5:37 p.m. The next regular Design Review & Tree Board meeting will be held on November 24, 2026, at 3:30 p.m.