



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

UNAPPROVED DRAFT ACTION MINUTES

DESIGN REVIEW & TREE BOARD
CITY OF SEBASTOPOL
MINUTES OF JULY 28, 2026

DESIGN REVIEW & TREE BOARD:

The notice of the meeting was posted on July 23, 2026.

1. CALL TO ORDER: Chair Langberg called the meeting to order at 3:37 p.m.

2. ROLL CALL:

Present: Chair Lars Langberg,
Vice-Chair Melissa Hanley,
Board Member Lynn Deedler,
Board Member Blake McDowall,
Board Member Marshall Balfe
Absent: Board Member Christian Macke
Staff: John Jay, Contract Associate Planner
Tori Henkel, Permit Technician

3. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:

a. Ben Lynch commented about his 488 Petaluma Ave Design Review project.

4. STATEMENTS OF CONFLICT OF INTEREST: Board Member Blake McDowall stated he worked with the applicant for Agenda Item 6A - 280 S Main Street Bonnie Bagels Sign Permit on his second submittal for this meeting per the last regular DRB meeting discussion. He stated that he reviewed the Municipal Code square footage and basic code guidance; he stayed impartial and did not help the applicant design the second submittal, nor did he tell the applicant what he thought would pass/not pass with the Board.

No opposition from the Board; everyone was okay with him voting on the item.

5. APPROVAL OF MINUTES: June 23, 2026

Board Member McDowall made a motion to approve the minutes of June 23, 2026, as submitted.

Board Member Balfe seconded the motion.

VOTE: 3-0-2-1

Ayes: Board Members McDowall, Deedler, Balfe

Noes: None

Abstain: Vice-Chair Hanley, Chair Langberg

Absent: Board Member Macke

6. PUBLIC HEARINGS:

- A. 280 S Main Street Sign Permit** - A public hearing for an application from Elliott Hogan on behalf of Bonnie Bagels & Co. The application is for a Sign Permit to allow multiple existing signs at 280 S Main Street and includes a request for a sign exception to exceed the maximum allowable sign area. (This item was continued from the regular June 23, 2026, meeting.)

Board Member McDowall made a motion to approve the option one (1) design, which includes removal of the free-standing poll sign within 30 days of occupancy and replacing it with landscaping.

Vice-Chair Hanley seconded the motion.

VOTE: 4-1-0-1

Ayes: Board Members McDowall, Balfe, Vice-Chair Hanley, Chair Langberg

Noes: Board Member Deedler

Abstain: None

Absent: Board Member Macke

7. REGULAR AGENDA:

- A. 6957 Sebastopol Ave** – Kindred Sign Permit Application

Vice-Chair Hanley made a motion to approve the sign exception as submitted.

Board Member McDowall seconded the motion.

VOTE: 4-1-0-1

Ayes: Board Members McDowall, Deedler, Vice-Chair Hanley, Chair Langberg

Noes: Board Member Balfe

Abstain: None

Absent: Board Member Macke

- B. Sign Ordinance Subcommittee Study Session** – Will Review Proposed Draft Ordinance was discussed.

8. SUBCOMMITTEE UPDATES

9. PLANNING DEPARTMENT REPORT was given by staff.

- 10. ADJOURNMENT:** Chair Langberg adjourned the meeting of the Sebastopol Design Review & Tree Board at 5:20 p.m. The next regular Design Review & Tree Board meeting will be held on August 25, 2026, at 3:30 p.m.