APPROVED

City of Sebastopol City Council Regular Meeting Minutes

Meeting of May 17, 2016

As approved by the City Council at their special meeting of May 31, 2016

4:00 pm: Convene City Council Closed Session Meeting (Special Meeting Time), Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol, CA

6:00 pm: Convene Regular City Council Meeting, Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, Ca

The public is advised that pursuant to Government Code Section 54957.5 all writings submitted to the City Council are public records and will be made available for review.

Please note that minutes are not verbatim minutes and are meant to be the City's record of a summary of actions that took place at the meeting.

Notice: All resolutions and ordinances introduced and/or adopted under this agenda are waived of all reading of entire resolution(s) and ordinance(s).

The Sebastopol City Council welcomes you to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

- City Council Meetings are available in real time and archived on LiveStream.
  - Here is the link: http://bit.ly/sebcctv

A notice of the meeting was posted by the City Clerk on May 12, 2016.

4:00 pm: Convene City Council Closed Session Meeting (Special Meeting Time), Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol, CA

Call to Order: Mayor Gurney called the meeting to order at 4:05 p.m.

Roll Call

Present:	Mayor Gurney
	Vice Mayor Glass
	Councilmember Eder
	Councilmember Slayter
Absent:	Councilmember Jacob (excused per City Council approval of April 5, 2016)
Staff:	City Manager-City Attorney Larry McLaughlin

Public Comment (Prior to adjournment into Closed Session, the public may speak up to 3 minutes on items to be addressed in Closed Session). There were none.

Closed Session:

1. Conference with Legal Counsel - Anticipated Litigation
   Government Code Section 54956.9
   (City Manager/City Attorney)

City Council Action: No Report Out.
Minute Order Number: 2016-106

Adjournment of Closed Session: Mayor Gurney adjourned the closed session at 5:40 pm to the regular City Council Meeting.

6:00 pm Convene Regular City Council Meeting, Sebastopol Youth Annex, 425 Morris Street, Sebastopol, Ca

Call to Order: Mayor Gurney called the meeting to order at 6:15 p.m.

Roll Call

Present:	Mayor Gurney
	Vice Mayor Glass
	Councilmember Eder
	Councilmember Slayter
Absent:	Councilmember Jacob (excused per City Council approval of April 5, 2016)
Staff:	City Manager-City Attorney Larry McLaughlin
	City Clerk Mary Gourley
	City Engineer Joe Gaffney
	Engineering Manager Henry Mikus
	Fire Chief Bill Braga
	Planning Director Kenyon Webster
	Police Chief Jeff Weaver
	Superintendent of Public Works Emig

SALUTE TO THE FLAG: Mayor Gurney led the salute to the flag.

Mayor Gurney announced the KOWS hearing will be heard on May 31, 2016 at 6:00 pm at the Community Center.

Due to the amount of community members in attendance, Fire Chief Braga discussed the capacity for this builidng and stated that as the Fire Chief/Fire Marshall he can make the decision for the amount of people in attendnace to be able to stay for this meeting and that the meeting can be conducted with the following conditions:

- Center aisle needs to remain open
- Keep outside aisles open
- Showed exit doors in case of an emergency

Mayor Gurney announced there was no announcement or report out from the closed session.

Mayor Gurney requested Item Numbers 10 and 11 be moved to the end of the agenda after discussion of the Charter School item. The Council was in consensus.

PROCLAMATION(S)/PRESENTATION(S):
The following were presented:

- Proclamation Declaring June 2nd as Gun Violence Awareness Day
- Park Side School International Baccalaureate 4th Grade Student Presentation: A small group of three students decided to make presentations to local organizations on this theme, and will be making a presentation to the City Council.

PUBLIC COMMENTS: (This is an opportunity for the public to address the City Council on items that are not listed on the agenda. This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to City Council business. Pursuant to the Brown Act, however, the City Council cannot consider any issues or take action on any requests during this comment period. Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council. The Mayor has the authority to limit the time allowed for speakers dependent on the amount of speakers in attendance. It is the goal of the Council to conclude the public comments portion of the agenda within 30 minutes. If the public comment period exceeds twenty minutes, the presiding officer, typically the Mayor, reserves the right to reduce the time per speaker or carry over public comments to after all business items are completed.)

Melissa Weaver, EMF Safety Council representative, commented as follows:

- Discussed AB 2395
- Asked the Council to send a letter on this issue
- Stated ATT is requesting discontinuance of land line phone services
- County of Mendocino has written a letter already
- Asked City Council to put this item on the consent calendar for May 31st
- Read three bullet points of the letter (9-1-1-, medical emergencies/elderly; affordability and reliability)

Marty Stewart, 1418 Deer Lane, commented as follows:

- Opposes AB 2395
- Does not offer safe telecommunication options for users
- Cell phones not be sole option for 21st century cell services
- Affects poor, rural residents and others with few or no communication alternatives
- Cell phone systems have failed in major emergencies
- Cell phones pose threat to users
- In favor of retaining land line services

STATEMENTS OF CONFLICTS OF INTEREST BY MAYOR/CITY COUNCILMEMBERS FOR ITEMS ON THE AGENDA (This is the time for the Mayor or City Councilmembers to indicate any statements of conflicts of interests for any item listed on this agenda). There were none.

Consent calendar items are routine matters or matters which have been reviewed by the City Council previously. These items may be approved by one motion without discussion unless a member of the City Council requests that the item be taken off the consent calendar.

Vice Mayor Glass moved and Councilmember Slayter seconded the motion to approve Consent Calendar Items Numbers 2, 3, 4, 5, 6 and 7.

VOTE:

Ayes: Councilmembers Eder, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Jacob
Abstain: None

CONSENT CALENDAR ITEM(s):

2. Approval of Minutes of May 3, 2016 City Council Meeting Minutes (City Clerk)

City Council Action: Approved Minutes of the May 3, 2016 City Council Meeting
Minute Order Number: 2016-107

3. Approval of City Council Portion Only of Joint City Council/Planning Commission Meeting Minutes of March 8, 2016 (City Clerk)

City Council Action: Approved City Council Portion of the Joint City Council/Planning Commission Meeting Minutes of March 8, 2016
Minute Order Number: 2016-108

4. Approval of City Council Portion Only of Joint City Council/Planning Commission Meeting Minutes of April 12, 2016

City Council Action: Approved City Council Portion of the Joint City Council/Planning Commission Meeting Minutes of April 12, 2016
Minute Order Number: 2016-109

5. Approval of Resolution Declaring Weeds on Private Property a Public Nuisance and Setting the Public Hearing Date/Time (Fire Chief)

City Council Action: Approved Resolution Declaring Weeds on Private Property a Public Nuisance and Setting the Public Hearing Date/Time
Minute Order Number: 2016-110
Resolution Number: 6081

6. Consideration of Approval of Temporary Use Permits, Fire Works Stands (Fire Chief)

City Council Action: Approved Temporary Use Permits Fire Work Stands
Minute Order Number: 2016-111

7. Approval of Notice of Completion for Contract 2015-02 - (Argonaut Construction) for 2015 Local Streets Repairs (Spot Pavement Repairs) (Engineering Manager/City Engineer)

City Council Action: Approved Notice of Completion for Contract 2015-02 (Argonaut Construction) for 2015 Local Streets Repairs (Spot Pavement Repairs)
Minute Order Number: 2016-112

Tasha Beauchamp, Cittaslow, requested item number 8 be moved to later in the agenda.

DISCUSSION AND ACTION:

9. Discussion and Action (Follow up) on Safety and Traffic Improvements for Bodega Avenue (City Manager/City Engineer/Engineering Manager/Police Chief)

City Engineer Gaffney and Engineering Manager Mikus presented the staff report recommending the City Council Adopt a Minute Order authorizing staff to negotiate a purchase order for installing the additional signage and striping at three intersections on Bodega Avenue: Ragle Road, Nelson Way and Washington Avenue and Authorize staff to enter into an agreement with W-Trans for conducting a Safety Study for Bodega Avenue.

Mayor Gurney stated this item was discussed at the February 2, 2016 City Council meeting because of an injury that happened at this location and at that meeting the Council asked staff to return to the Council with various options and recommendations. Mayor Gurney questioned if staff solicited prices estimates and W-Trans was the only consultant that replied, but others wanted to and did not.

Engineering Manager Mikus stated this was under a timeline and the other consultants were not able to meet that timeline.

Mayor Gurney replied the Council put pressure on staff to respond to a public injury. She discussed the $18,700.00 quote and questioned if this also includes the optional intersections and stated the Council needs to decide whether to add those two intersections. She questioned if W-Trans will be doing the warrant study and if they would be evaluating the possible effects of a stop light at those intersections.

Engineering Manager Mikus discussed the W-Trans proposal.

Mayor Gurney requested clarification and questioned if W-Trans will be evaluating a stop light.

Engineering Manager Mikus stated yes.

Councilmember Slayter questioned if the proposed improvements were developed with and input from designers of roadway improvements.

City Engineer Gaffney stated that the City staff did not solicit input for the striping diagrams. He stated this will bring the crosswalks up to current standards on striping and signage and stated it also adds approach striping.

Councilmember Slayter questioned if the Council does move forward on the study, he would not want to see the Council make well informed decisions and then have someone come along later and say that it is not heading in the right direction. He questioned if this is not the case as the City would be in in the position of having a standard design in the proposal.

City Engineer Gaffney commented that as far as the crosswalk and signage goes, the answer is no.

Councilmember Slayter questioned if the yellow paint versus while paint is that the yellow would be used because it is within a certain distance of a school.

City Engineer Gaffney stated the yellow crosswalks are adjacent to the elementary school.

Councilmember Slayter stated that there are projects in the Capital Improvement Program and that this allows the City the opportunity to piggy back projects and get projects that have been in the CIP for a while moving and crossed off so that the City is taking care of the community.

Engineering Manager Mikus commented that he does not want the Council to think that there is money out there waiting and stated that some of these projects are unfunded.

Mayor Gurney requesting the timeline on the striping and when the Engineering Manager will report back to the Council regarding the study completed by W-Trans.

City Engineer Gaffney stated the City has received a proposal from Striping Graphics to do the work and he will need to check with them on their schedule, but stated the time needed to complete the work would be less than one week.

Mayor Gurney questioned if City staff was not sure of Striping Graphics availability.

City Engineer Gaffney stated that this is a busy time of the year for companies like that, but believes it can be done quickly. He stated he would let them know this will win them brownie points in Sebastopol and believes Sebastopol can be moved up the list.

Engineering Manager Mikus stated their schedule indicates 7-9 weeks.

Vice Mayor Glass clarified if these projects area currently budgeted in the CIP but that the expenditure will take place in the next fiscal year.

Engineering Manager Mikus commented there are projects within the CIP that are laid out across the next five years that are desirable but not funded.

Mayor Gurney opened for public comment.

Katherine McNeil, Burbank Heights,

- Discussed Officer Fury's talk of pedestrian safety
- Sebastopol rates high in terms of accidents, deaths for City of this size
- Discussed article in Press Democrat
- Stated she was standing at intersection and stated their safety was the driver's last concern

- Stated she banged on the fender of the car to get person's attention at another crosswalk where this also happened
- Understand the financial aspect
- Understand not an easy thing to deal with

Nina commented as follows:

- Made the stop light signs
- Asked people to hold up their signs to show solidarity and stated interest has not flailed
- Passionate of issue
- Studied the staff report
- Disappointed that the drawing that shows Nelson Way and Bodegas Avenue did not label entrance to Burbank Heights and Orchard retirement complex
- Always should be listed on map as it is the crux of the issue and that is where we need the safety
- Gold Ridge Farm is also left off
- Adds to congestion there
- Miss seeing the word traffic light or stop light
- Understand politics can be very frustrating and long and change does not happen over night
- Chosen three intersections for improvements
- All pedestrian crosswalk markings have totally faded
- Why cannot we have the same intersection High Street currently is equipped with – pedestrian activated warning system by the Library
- Have that at that intersection for pedestrians

Tasha Beauchamp commented as follows:

- Speaking of daughter of someone who lives at Burbank Heights
- People want a way to get to the 7-11 complex
- Corner of Pleasant Hill would not make an easy crosswalk
- Entryway where Golden Ridge comes in at Bodega
- Back way to cemetery
- Nice way for seniors to go across there
- Nice crosswalk at that point
- If there were sidewalks, people would not have to go down to bottom of Nelson to cross
- Consider Golden Ridge also

Jenny, Valley View Court, commented as follows:

- Encouraged by the proposals that are being discussed
- Thanked Council for action taken to date and encouraged the Council to take further action
- Look at the speed limit

- 40 MPH within the City limits that starts right in front of French Garden and then lasts until cross Atascadero Creek Bridge
- Two blocks of 40 MPH
- Same in other direction as well
- If spend money as City, co-existing problem of speed limit would be natural to bring that two block area into compliance with 30-35 MPH speed limit
- Higher speed limit than allowed outside City limits

Ila Benavidez Heaster, 7777 Bodega Avenue, commented as follows:

- Commended the City Council
- Moved fast on this item
- Taking bigger picture not just little snap shot
- Area that is really linked
- Thanked Joe Gaffney for work
- Signs are not visible –taking care of that
- Thanked Henry Mikus for poking around and finding money
- Continue to make that a greater piece
- Not just about Burbank Heights
- It is about a corner that is not safe
- Make speed limit uniform
- On right track – keep going
- Trust the budget people to find money
- See where the City can tap into the County resources
- Seeing incredible work
- Stated Chief Weaver had this in his pocket and pulled this out
- Stated he is moving on it now

Carol Otis, Bodega Avenue, commented as follows:

- Thanked Chief Weaver and Council for installation of lights in the area
- Made a big distance going east
- Going west not a big difference
- Not completely solve the problem yet
- Recognize the whole corridor and slow people down
- Thanked the Council for their hard work and accomplishments
- Grateful

Mary, Ragle Road, commented as follows:

- Thanked the Council for time and attention to issue
- Discussed the 40 MPH speed limit
- Reducing speed limit through that corridor would be good

Kathleen, Bodega Heights,

- Would appreciate lights on the strip like the Library
- Stated we need something

- Does not need a signal but would like to have something that lights up

Mayor Gurney replied to public comment as follows:
- Sebastopol rated high for deaths and accidents
- Stated this report can be misleading

Chief Weaver relied to public comment as follows:
- Discussed the Office of Traffic Safety numbers
- State wide level office
- Get data from Switters
- Few issues that affect Sebastopol's numbers
    - Small town
    - Impacted by Highway 12 and 116
    - Traffic volume for size is very high
    - Impact number of cars here that have collisions
    - People call the police when needed and do respond
    - Take accident reports which increases reporting
    - Fatal and injury is the category – not differentiate
- Not look at number and assume that has resulted in someone death, hospitalization or grave injury

Mayor Gurney requested a response to the comments on 40 MPH speed limit.

Chief Weaver commented as follows:
- Important for Police Dept. to enforce speed limit with radar
- Have to meet certain requirement to use radar so not to create a speed trap
- If not set speed limit based on code, cannot use radar and for Sebastopol enforcement would be over
- Discussed example at Burbank Heights
- Speed limit is 25 MPH and police could not enforce it
- Law changed to classify it as senior zone and therefore can enforce it
- Discussed prevailing speed
- Hope to drop prevailing speed so when do next radar survey be able to drop speed limit down
- Discussed speed awareness signs

Councilmember Slayter questioned if the speed limits we have now are the lowest they can go for radar enforceability.

Chief Weaver stated that is correct. He stated there is no place in the City where radar is not allowed to enforce the speed limit.

Mayor Gurney questioned the cost estimate for a smart crosswalk with flashing light.

Engineering Manager Mikus commented the costs range from $50,000 to $250,000. He discussed pavement issues, ADA standards and electricity availability.

Mayor Gurney stated that W-Trans will study that as a possibility.

Councilmember Eder questioned if there is no surface applied materials.

City Engineer Gaffney stated those will not last more than a month.

Councilmember Eder questioned if the surface material will be reflective.

City Engineer Gaffney stated the striping will have glass beads.

Councilmember Eder stated if the Ragle and Bodega Avenue will have the existing signs relocated.

City Engineer Gaffney stated there will be new style signs installed.

Councilmember Eder questioned if the advance warning strips will have glass beads.

City Engineer Gaffney stated yes.

Vice Mayor Glass questioned if there are any statistics on solutions like this versus some of the more expensive ones.

City Engineer Gaffney stated none have been researched but W-Trans may have that information.

Councilmember Slayter questioned the Traffic Impact Fund balance and questioned as of March 1, 2016 is the balance around one million dollars.

Engineering Manager Mikus stated he does not know the answer to that.

Councilmember Slayter commented as follows:

- Talked of this item a lot
- Discussed comments from March 1st meeting
- Think there is a way to get the County involved to help fund their part of the problem
- Ready to move forward with striping as well as the study to include the optional intersections
- Short sighted if we do not look at all five intersections

Mayor Gurney concurred.

Councilmember Slayter moved and Mayor Gurney seconded the motion to adopt minute order authorizing staff to negotiate a purchase order for installing the additional signage

and striping at the three intersections on Bodega Avenue: Ragle Road, Nelson Way and Washington Avenue as well as the two additional optional intersections and authorized staff to enter into an agreement with W-Trans for conducting a Safety Study for Bodega Avenue.

VOTE:

Ayes: Councilmembers Eder, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Jacob
Abstain: None

City Council Action: Approved minute order authorizing staff to negotiate a purchase order for installing the additional signage and striping at the three intersections on Bodega Avenue: Ragle Road, Nelson Way and Washington Avenue as well as the two additional optional intersections and authorized staff to enter into an agreement with W-Trans for conducting a Safety Study for Bodega Avenue.
Minute Order Number: 2016-114

12. Public Hearing – Proposed General Plan Amendment and Zone Change to Change Designation from High Density Residential to Office, 7765 Bodega Avenue (Planning Director)

Planning Director Webster presented the staff report recommending the City Council conduct the public hearing and approve for first reading and introduction general Plan Amendment and Zone Change to Change Designation from High Density Residential to Office, 7765 Bodega Avenue.

There were no questions of staff.

The applicant Jerry Dippe commented as follows:

- Discussed his chiropractic office
- Discussed original approval so he could build his current office
- Discussed land was at some point rezoned for multiple dwellings
- Stated lately he and his wife want to work fewer hours and fewer days
- Would like to make the office building available to more services
- Wanted to go before Council to get general office rather than medical which limits the use of the building

Vice Mayor Glass questioned how many co-habitors would comfortably fit in that space.

Mr. Dippe stated there are quite a few rooms and stated it would depend on the practice. He stated right now there are three chiropractors at the building. He stated there is also a lot of off street parking.

Mayor Gurney opened the public hearing.

Hearing no comments, Mayor Gurney closed the public hearing.

Councilmember Eder questioned if taking this action tonight would not preclude the use of this for residential uses.

Director Webster stated a mixed use residential would be possible.

Councilmember Eder questioned based on the maximum conceivable occupancy by other users, is there adequate onsite parking for tenants and clientele.

Mr. Dippe stated yes. He stated he has 18 spaces and room for five more.

Councilmember Slayter moved and Vice Mayor Glass seconded the motion to adopt the resolution amending the General Plan and approve for first reading and introduction an ordinance making the Zone Change to Change Designation from High Density Residential to Office, 7765 Bodega Avenue.

VOTE:

Ayes: Councilmembers Eder, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Jacob
Abstain: None

City Council Action: Approved adopt the resolution amending the General Plan and approve for first reading and introduction an ordinance making the Zone Change to Change Designation from High Density Residential to Office, 7765 Bodega Avenue.
Resolution Number: 6082
Minute Order Number: 2016-117

INFORMATIONAL ITEMS/PRESENTATION:

8. Informational Item – Presentation by Cittaslow on Cittaslow Activities (Tasha Beauchamp)

Tasha Beauchamp presented an informational presentation to the City Council.

City Manager McLaughlin commented on the work that Cittaslow helps out with for the City of Sebastopol and how the work encompasses the City Council goals and thanked Cittaslow for their work.

Councilmember Eder discussed when Cittaslow approached the City, there was a lot of skepticism but stated every year it keeps getting better and that is very impressive. He stated Cittaslow has always delivered on what they say they are and almost always under budget. He stated he is very happy with what is going on.

Vice Mayor Glass commented that she is very amazed by what Cittaslow does and would like to know more of the trip that Cittaslow is going on to Portugal to represent Cittaslow.

Clare Najarian stated it is a great chance to represent our town and stated she is excited to go and meet people who are Cittaslow and let them know what we have been doing.

Mayor Gurney stated this is the once a year major convention.

Clare Najarian stated she will give a full report on her return.

Tasha Beauchamp discussed the great relationship Cittaslow has with the City Council.

Mayor Gurney stated she wanted to acknowledge Councilmember Jacob and City staff and is grateful to Cittaslow for taking on so much work.

Mayor Gurney opened for public comment.

Jim Wheaton thanked Cittaslow, the volunteers and City Council for funding Cittaslow. He stated skepticism is sometimes deserved and warranted in the beginning and then you get to watch it become great.

Mayor Gurney explained her reasons for submitting the Cittaslow application and its potential to unify the community and thanked Cittaslow for their work.

Vice Mayor Glass discussed the functions that a larger City has and stated part of those functions are carried out by Cittaslow and other nonprofits and stated that is what makes the town amazing. She stated she is so impressed with the website.

Tasha Beauchamp stated that this is all volunteer work.

Mayor Gurney thanked Cittaslow for the report.
City Council Action: None Required. Informational Only.
Minute Order Number: 2016-113

14. Discussion and Action of Sebastopol Independent Charter School Application Hearing on Mitigated Negative Declaration and Use Permit by Sonoma County Board of Zoning Adjustments (Planning Director)

Mayor Gurney stated the Council has a standing order to staff to alert the Council to County issues that may impact the City of Sebastopol. She stated the Council is doing what is a normal responsibility for our small City.

Planning Director Webster presented the staff report recommending the City Council discuss and provide direction to staff on the Sebastopol Independent Charter School Application Hearing on Mitigated Negative Declaration and Use Permit by Sonoma County Board of Zoning Adjustments.

Mayor Gurney disclosed that she has met with community members on this issue and acknowledged the many emails that the Council has received on this item.

Vice Mayor Glass stated she attended an event at the Charter School and spoke with members of the community as well as this item.

Councilmember Eder disclosed the many emails received and discussed the misperception that the City Council is opposed to the school and stated the Council is not. He stated this is a land use decision. He also discussed the misperception that the Council looked at this

economically and wanted to keep business downtown and stated that is not the truth. He stated the Council has expressed concern of water and sewer to the site which is outside the Urban Growth Boundary and City limits and questioned if it is possible for the City to draft an agreement for the City to say that they are not now or in the future will not be providing for these services.

City Manager McLaughlin stated it would be difficult to do as there may be a failure circumstance where it is impossible to provide water or sewer as the project currently proposes, then it is appropriate the request be made to the City at that time. He stated this project assumes they are going to have well water, dispose of waste and stated in those circumstances, the City cannot be compelled to provide those services outside its border.

Councilmember Eder stated in the event of failure, is it reasonably expected the City has adequate capacity to service that site.

City Manager McLaughlin stated he could not answer that tonight. He discussed costs as well as the status of infrastructure.

Mayor Gurney stated we cannot analyze tonight if we have the sewer capacity and water. She stated that she also feels that the Council feels misperceived.

The Charter School applicants commented as follows:
Chris Topham, Executive Director of Sebastopol Independent Charter School, commented as follows:

- Read a prepared statement with the following highlights:
- Discussed Council concerns
- Stated the school has met the concerns
- Parents want move
- Unification of classes
- Security of campus
- Discussed tone the Council heard
- Discussed size of new campus
- Relief not to drive through streets
- Discussed not having to use parks and cross streets
- Near bike path
- Discussed how Council spoke positively about the school
- Will miss aspects of downtown
- In best interest of school and City for school to move
- Want appreciation and blessing for move
- Expect continued positive relationship

Allyson Baker, mom at Charter School and Chair of Facilities Advisory Committee, commented as follows:

- Discussed the City Council's letter of opposition to the project that was sent to the County earlier

- Discussed the concerns and responses to the concerns as follows:
- Emergency services
    - Review of emergency vehicle access
    - Went to Fire and Police Departments
    - 5-6 incidents in last twenty years
    - When move outside UGB, Sphere of Influence and City limits, first responders move to the Sheriff Department and Graton Fire District and Twin Hills
    - Decrease in burden of emergency services
- Addressed issue of sewer and water
    - School has no intention and will not seek expansion of city utility services to the site
- Discussed school site search history
- Explored every available site in the City 5 acres or larger and put offers on 5-6 of them
- Made contact with all adjacent neighbors
- Stated Morris Street was not looked at favorably by the City Council
- Discussed Pine Crest campus
- Discussed traffic
- Project decreases traffic in Sebastopol
- Removes 80 trips a day
- Handed out a package to the City Council that shows traffic volumes and stated Sebastopol Charter does not create very much traffic
- 2.3 percent of 17,000 cars
- Discussed pedestrian and bicycle access
- Discussed pedestrian and bicycle collisions but stated it is not a function of schools but of dangerous locations
- Worry of traffic
- To have Class 1 trail is something the parents have been aware of and appreciate
- Surveyed parent body
- Strong indication that parents feel they are going to be more likely to walk or bike to school at new campus than at current campus

Bob Haroche, Sebastopol Charter School parent, commented as follows:

- Twenty year dream to bring students together in one location called home
- Discussed vision of single campus
- Stated not an extraordinary dream
- Children have recess on postage sized playground or cross streets every day to go to a public park
- Times have changed
- Discussed drugs, harassment, lewd solicitation by adults
- Speak on behalf of parents – love the City
- Reside here and shop here and choose to educate children here because of the value of the City
- Not sure where to find another suitable site

- Done exhaustive searches
- One school parent who opposed project, not identified a site in town
- Addressed concern of urban sprawl
- Discussed General Plan exempts schools from the UGB
  Concern is not supported and contradicted by the City's governing land use document
- Discussed the concern of depriving the downtown core of business concern – not true
- Not abandon building and leave empty – entertain interest and offers from entities to bring green business and senior housing to downtown
- Addressed concern of trail crossing – not true – one of the few crossings where traffic will stop
- Crossing will not pose a danger
- Asked the Council not to divide this community
- Not take aim at public education
- Stated this is a good project
- Show support for school and many families by helping with actions to continue to provide quality public education in safe natural and inspiring environment

Mayor Gurney opened for public comment.

Sarah Margolis, Shawn Court, commented as follows:

- Raising third generation Sebastopol children
- Went to SEUSD as child
- Business owners in Sebastopol
- Sebastopol Charter School brought high caliber people to Sebastopol
- Hope to bring high tech energy to Sebastopol
- School important part of that offering
- Featured on ABC on beyond the tank Friday night
- Bring public relations to the City
- Support move to new campus
- Strengthens the school

Laurie Hartsook, Fifth Grade teacher, commented as follows:

- Came to Sebastopol for Waldorf education for children
- Sebastopol Charter School is leader in movement for Untied States
- Show other Charter schools that they can have their own land for children to run and play
- In spirit of Cittaslow, grow food, bike to school have gardens
- Class participated with City and bicycle coalition and bicycle safety, looking forward to children

Will commented as follows:

- Worked in movie industry

- Found out about the school
- Brought family here
- Expressed support for the school
- Looking forward to moving the school to the new location
- Hope Council understands the school's concerns and how important this is

Eric commented as follows:

- Father of two children
- Discussed reducing danger of kids on the street
- Children in a young age can be with grownups under one campus and this would help them
- Younger kids would be able to see the older kids on the campus

Jim Wheaton commented as follows:

- Agree with reasons why people move here
- Former President of Charter Foundation
- People are committed to the town
- Joined GPAC
- Understand best use for this area
- Watched the process of public and private people coming in to develop things
- Discussed the history of how hard it has been
- Getting best neighbors if the school is moved to the Hurlbut property
- Encourage the Council to make all honest and thoughtful analysis
- Stated there are always problems
- With this community stated this is the best solution
- Asked the Council to support their application

Jeff Roth commented as follows:

- Discussed the current campus
- Stated the rooms are too small
- Discussed space concern
- Discussed gardening component and plot being donated by private citizen for the children
- Discussed it takes twenty minute walk through City streets
- Stated new campus takes care of that problem
- Discussed time away from school
- 5 families in class that are in Santa Rosa
- Discussed round trips currently being taken
- Discussed new route to take

Ruth commented as follows:

- Neighbor of new property
- Pass property on bike, car and foot

- Excited school having so much of that land to be open space and to have garden and farm
- Not want to take children to two different schools
- Drive is long through town
- Kids will be walking and riding bikes to school

Susan Olsen commented as follows:

- Neighbor
- Live on East Hurlbut
- Discussed children laughing and playing
- School wonderful neighbor to have
- Glad there will be a school there
- Perfect use

Nick Sanders commented as follows:

- Concur with previous speakers
- Notion of long term security for the Charter School
- Discussed closure of Charter Schools due to tenant space
- School diligent in looking for solutions
- Stated this is the only thing that has worked
- Discussed the long view and vision
- Community is great
- Worth considering what this town will look like in the future years
- Charter School surviving in the district

Jennifer Jaffe commented as follows:

- Have deep roots here
- Grew up going to school here
- Hard to watch children not have those things
- Spend a lot of time walking with the children
- A lot of dangers when thinking that the children may have to stay in this space
- Cannot control what goes on in the public space environment
- Parents are committed
- Make this work

Matt commented as follows:

- Public School teacher
- 13th year as parent at Sebastopol Charter School
- Believe in Waldorf curriculum
- Type and quality of human being that will be produced by united campus should transcend any pitfalls
- This school is producing great people

Barbara Phillip commented as follows:

- Office administrator and founding parent
- Stated the school has worked hard these last twenty years
- Discussed reputation of school
- Address change
- Change is not easy and not something embraced all the time
- Sad to see this divide our community
- Sebastopol Charter loves Sebastopol
- Support Charter School applicants and previous speakers

Antje Bojarsky, First Grade Teacher at Sebastopol Charter School commented as follows:

- If on campus, fourth graders will be studying husbandry
- Discussed lab science
- Ecology
- Sustainably
- Outdoor education
- Moved to Sebastopol for Charter School
- Thanked the Council for chances taken
- Charter School is such a project
- Whether in or outside City limits still Sebastopol

Barbara Sackett commented as follows:

- Represents the little guy
- Lives on Hurlbut
- Have concerns about this project
- Not opposed to having a school there
- Concern is scope of this massive project
- Appreciate comments that this is a land use issue
- Issue is with use of land and what it was intended for
- People are going to start using East Hurlbut as cut through
- Human nature will take easiest and fastest route
- As Charter of Sebastopol Union School District, would like to see Sebastopol Charter School be more representative of ethnic diversity that is currently enrolled in Sebastopol Unjoin School District especially in Parkside
- Giving that as food for thought
- Put in as part of dream

Chuck Sackett lives on Hurlbut commented as follows:

- Was not notified of this project
- Discussed the letter of the applicant
- Discussed substantial development component
- Stated house and cow on this property now
- Stated noise level is an occasional moo from the cow
- Roads are country roads
- No curb or sidewalk

- During rain, pedestrians have to walk in the street
- Cannot argue and debate safety of life
- Discussed 360 cars for drop off and pick up
- Not include kitchen, janitorial or maintenance staff
- Cars will ingress and egress over the bike trail
- 600 times cars entering/exiting over the bike trail
- Figure is repeated in the afternoon
- Helped plant trees on this property
- Stated safe haven is at risk and is a nightmare
- If County allows this, it opens up the bike trail to be opened up in other places as well
- Project should happen in City limits
- Project should be denied at this location

Jonas Goldstein, parent, commented as follows:

- Moved to Sebastopol from east coast
- Introduced to Charter School
- Will be a neighbor on East Hurlbut
- Experiences the traffic on that street
- Walk that street every day
- Walk in middle of street
- Excited to work with the community and work with the neighborhood to mitigate that traffic
- Not a question of how much traffic but the right traffic
- Wanting to have conscientious drivers
- Feel as community do what we can to enable a safer vessel for this school

Sarah Press commented as follows:

- Thanked the neighbors for stating their opposition to the plan
- Stated tis reminds everyone to be considerate when going to the school
- Can send kids on the bike trail to the new campus
- Discussed cars -300 students at the school
- Stated most of the kids are with siblings
- Stated parents try to carpool as much as possible
- Most on foot or bicycle
- Not near 200 cars a day
- Hope survey of the parents would be true

Ally, parent, commented as follows:

- Thanked the Council for the long night and listening
- Lives in Rohnert Park
- Drives 25 minutes to bring child to Charter School
- Cannot afford to live in the City
- Charter School is changing the world one child at a time

- Her child will be with same teacher for ten years
- Hate to see that not happen because of land problems
- Hard to capture what see in the classroom and what see child getting each day
- Worth the 25 minute drive
- Worried kids are at a site that is being rented and someone wants to build an auditorium there and the school only has one year to figure this out

Paul Fritz commented as follows:

- Former parent opposed to the project
- On Facilities Committee and Foundation
- Daughter at school for nine years
- Fabulous experience
- Credits the schools education
- Fortunate found the Charter School
- People came to school in its current location
- Argue school is the people of the school
- That is what makes the school
- Does not matter where the school is
- Know there are challenges
- Know there are options
- Presented options a month before school went into contract
- Feel not the best site for a school
- On GPAC and Planning Commission
  Create compact walkable oriented City
- Need to reduce transportation miles
- 50% of GHG comes from transportation
- Change land use patterns
- Need to stop drive to everywhere culture
- Not the right site

Mary Goodenough commented a follows:

- Supports project
- Have all the answers right here
- Amazed by Sebastopol community
- Moved here for the school
- Global thinker
- Long term health of Sebastopol to have a school like this as a focal piece

Kathy Oetinger commented as follows:

- Discussed the General Plan
- Discussed the West County trail
- Challenge is to preserve the trail for future generations without nibbling away at it bit by bit
- For animal and migration of life not just bicyclist and pedestrians

- Create a new crossing to what used to be a railroad track is concerning
- Let the County know it is not appropriate to continue nibbling away at the pathway
- Not appropriate to residents that the school should dictate traffic planning in the area
- County should have overall plan to divert new traffic and eliminate new crossings by having traffic plans that divert traffic from the trail
- Our pedestrian and cyclist transit
- Should not be seen as a road that does not have value
- Discussed urban boundary and greenbelt and referral area
- Define what the referral area is and come to agreement with the County as what is expected for that area

A member of the audience who is a doctor commented as follows:

- Seen how children are getting sicker
- 1 in 20 children have chronic medical diseases
- A lot from lack of movement
- Give children the opportunity for move movement and more development for their bodies
- Opened a second practice to address these concerns
- Supports a unified campus

Lisa Walser, teacher at Charter School, commented as follows:

- Discussed recess at the public park
- Nice to have a regular school yard
- Live off Harrison Grade
- Drive Graton and Occidental every day
- County roads full of potholes
- Can solve the problem of how to make the drop off safe
- Can work together to make it safe
- Thanked the Council for hearing the school
- Any obstacles like septic or water or bike trail, can work together to make it possible

Bruce, 1075 Hurlbut Avenue, commented as follows:

- Retired educator
- Supportive of education and Waldorf School is fine institution
- Land use issue
- Heard nothing in discussion of sound wall
- Herd nothing of portable classrooms
- According to plan project is going to be four phase plan
- First phase includes remodel of home and placement of 8 portable classrooms
- Not until phase four which the plans calls for 12 year build out might see permanent structures on the property
- Well studied is the intersection of 116 and Rodota trail
- Little concern given to intersection of East Hurlbut and Hurlbut

- Traveled intersection for over 40 years
- Dangerous intersection
- If adding an additional 80 trips, parents will use rear entrance
- Wrong use for this property
- Request the Council send their opinion that relates back to their 2014 letter

Jane Ermini, 1292 Hurlbut, Applaud parents

- Retired teacher
- This has not brought community together
- Broken a community in Sebastopol
- Sad it has broken up the education system in Sebastopol
- No one goes to neighborhood schools any longer
- Problem with wall being put up at the new site
- Sad not rented out Pine Crest
- Beautiful site there
- Hope get other students that are of other color in school

Deborah Holbrook, 471 Pleasant Hill Avenue North, commented as follows:

- Supports all the comments of the parents
- School is providing the community with an incredible asset
- Providing values reflected of the community
- Appreciate the Council's diligence in reviewing projects and thoughtfulness and diligence in reviewing this one
- Hope make support more meaningful

A member of the audience commented as follows:

- Heard concerns of neighbors
- Cannot speak to land use
- Stated this is for the greater good
- This is for all the children of community
- One unified campus where not taking trips on public spaces
- Discussed child being hit in the crosswalk

Bob Haroche commented as follows:

- Spoke with neighbors
- Would like to talk to other neighbors
- Discussed the easement for the trail
- Stated the Salmon family granted the right of way for that one condition of getting easement for that trail
- Discussed easement to serve property
- Worked with Sonoma County Regional Parks
- Discussed the sound walls – do not want but County wants
- Defer conversation on this to after the hearing
- Portables – in phase two

- Kids dropped off all over the place – legitimate concern – condition of approval implement traffic mitigation plan
- Prohibition of parents dropping off kids other than designated drop off spot
- School trains the parents on this issue

Mayor Gurney commented as follows:

- The City does not have the authority to say yes or no to this project
- Comments can be submitted to the County
- Married to a public school teacher
- Kids went to a public school
- Kids never went to the same school
- It is not a hard thing to do to have children at different schools
- Concerned about this perception of opposition to the school by the Council
- Stated the Council supports the school
- Stated the school adds to the community
- Changes the world one child at a time
- Top issue: Safety
    - Drivers
    - Pedestrians
    - Bicyclists
- Stated the intersection at the trail and the entrance to school is a significant issue tonight
- What is the statement the Council wants to make on this interruption to the trail
- Stated we are the hub of the trail system
- Do not see a way for this population to get on a bike and ride all the way to the campus
- Stated Ragle Road is dangerous
- Discussed the Norlee and Danmar Crossing at Highway 116
- Not convinced that people will not drive to the campus
- Safety is a big issue
- Congestion is an issue but is predictable
- Would like the Council to figure out a response to that and how to speak it to the County
- Disappointed no expression of the school community wanting to collaborate with the City on these issues
- Discussed working together to put pressure on the County
- Transit safety is important (sidewalks, cyclists, drivers)
- Working a local streets network for bike trails
- Stated this remains the top issue
- Discussed the north end of town (CVS store, empty bank building) and questioned what the community would like to see
- Stated there is a lot here to collaborate on
- Want to work in that partnership way to have solutions and work as a team to get something out of the County

Councilmember Eder commented as follows:

- Reiterated that this is about land use
- Parents are dedicated to school
- Want what is best for the kids
- Have to separate that issue
- Discussed Analy and stated that there were a number of activities that took place on the Joe Rodota trail which was not the best environment for grade school children
- Police Department bought electric motorcycle to have a health a stealth presence on the trail
- Questioned the current statistics

Chief Weaver commented as follows:
From time to time issues of drug and alcohol and less than desirable behavior have been identified on the trail
Staff has worked with Analy administration and Regional Parks
Stated it ebbs and flows
Stated last year was good
Stated the Police Department does get complaints of this type of behavior on the bike trail

Mayor Gurney questioned on the West County trail or Joe Rodota trail.

Councilmember Eder stated he was discussing the West County trail.

Councilmember Eder commented as follows:

- A lot of little issues about this proposed project
- Stated there are issues to him personally as to why he cannot support this application
- Discussed the entry point to the school goes across the trail
- Discussed Mrs. Salmon granting an easement and does not believe that she envisioned this sum of cars crossing that every day
- Discussed the last minute notation that if a school does not go here then a ten house subdivision can be built
- Stated you cannot compare the impact of a subdivision to the amount of car trips to the school
- Stated they are not in the same universe
- Discussed that this speaks to the continued attitude of the dominance of transportation of cars
- Discussed human nature
- Stated it would be shocking if the trail was never blocked by the queue at the light
- Stated it is shocking that the County is in agreement with crossing the trail
- Discussed the County's opposition to the similar issue with the Dairyman's project
- Discussed chipping away at the trail which is a highly segmented amenity
- Stated the trail belongs to everyone in the County

- Discussed the County mitigated negative declaration of 400 students, and 600 car trips a day across the Rodota trail
- Stated the impact on the trail is indisputable
- Discussed gamut of traffic
- Issue – Sebastopol has made an effort to diminish the visibility of parking in our town
- Revising downtown design standards to have parking behind buildings
- Most visible thing of school is 92 space parking lot
- ½ acre of asphalt
- Difficult to understand not another location on a twenty acre site to put this parking lot
- Discussed the car show held at the O'Reilly parking lot
- Stated the front door of the school is the parking lot
- Discussed walking that trail today
- Saw exactly where the parking lot would be
- Not fair to subject trail users to a parking lot where there is now a field
- Puts an urban face to that location
- Suggested moving the parking lot – would go a long way to diminish the impact
- Discussed crossing at Danmar
- Discussed the left turn queue
- Lane can only accommodate 8-12 cars then it will get backed up into the traffic lane
- Same thing occurs in opposite direction
- Reality in terms of volumes of traffic
- Not addressed idea of having off site collection point and bussing kids to school
- Diminish car trips across trail
- Discussed the impact of the bike trail and stated this cannot be accepted
- Selfish
- Same feeling exists about the parking lot
- Not see where the County user of the trail basically has to walk past a parking lot where now none exists in a rural environment
- Parking lot belongs in a shopping center

Councilmember Slayter commented as follows:

- Addressed the easement
- Made calls to get information
- Sent emails to get information
- As best as he can understand about the history of the easements is that the owner of the property (Salmons) were involved in a dispute of right of way along the property (trail) and that there was litigation and the court awarded the homeowner a 70 foot easement across the trail at a location not specified and at the discretion of the property owner to record at some future date
- Stated he had a conversation with a knowledgeable person of this property and that it was understood that the easement only use by right was for a single family dwelling not a mixed use development, not business use and not education use

- Stated he does not know if this is a fact or not
- Because this is a really quagmire of legal stuff, not know where the truth is
- Addressed declining enrollment of the district in our area
- District wide enrollment (LOS report)
- 2010 – 1043 students
- Declined over five years to under 800 students in 2015
- Significant drop in enrollment
- Stated this tells him that there are empty desks in the district
- Realize that there have been negotiations between the Charter School and other campus entities (Pine Crest) and understand there have been problems
- Stated that he does not see not getting along as a good enough reason that all this money needs to be spent to build a school when we already have enough empty desks in the district to serve the number of students that we have
- Discussed the comment from a parent that our children don to have amenities of other schools and stated that the parents made a choice to send their children to the Charter School
- Discussed the Joe Rodota trail
- If keep chipping away at it, then what do we have left
- Concept of linear park – needs to be described as such
- Significant linear park and we need to treat it as such
- Not see any cars travelling through Ives Park
- Not want cars travelling across the Joe Rodota trail
- 3000 cars a week will be going across the trail
- Stated this is a lot of cars
- Important is the idea parents will be more apt to bike and walk with kids to campus
- Wished that was the case
- Wish we did not have this need to drive our kids to school
- Not see how this is not a drive to facility
- Great number of families with students at this school live on the other side of Healdsburg Avenue
- Not see how this evolve s into a situation where we have more people biking than walking when there is the perception that the trail is unsafe
- Asked the Police Department to provide the reports of issues with the downtown campus
- No report from school officials from unsavory characters in Ives Park
- Discussed things reported
- Discussed pedestrian/vehicle collisions
- Potential for pedestrian and cyclist interaction with automotive traffic at trail crossing is significant problem
- Not see where reduction will occur
- Shifting will occur
- Moving from one location to another
- Conflicts will remain
- Understand sound wall issue is complex

- Conversation will be held past the hearing
- Discussed the split campus issue
- House in dead center between two schools on the route that everyone travels
- Drag for parents to have to drive to both
- 12 minute walk between campuses
- Understand lease situation and a solution needs to be found
- Positive a solution will be found
- Not best decision for school and community to have this school on the north end of town

Vice Mayor Glass commented as follows:

- Acknowledged that the school is a magnet for our town
- Multiple people have spoken this evening of moving to Sebastopol because of the excellence of this school
- Seeing declining enrollment
- Look like hip Oakmont
- Want to be attracting young families to this town
- School a great benefit to this town
- Exceptional school
- Applaud the school
- Great asset for town
- Hearing issues of the school
- Support school
- Understand dream and dream of a single campus
- Think evident being on a single campus will work better for the school
- Better for communication; having kids have play space; curriculum offered
- Does not mean there are not things that could be improved with proposed project
- Concern of trail issue and traffic issue
- What can be done about the trail alignment that could mitigate this problem to still have trail but eliminate issue of traffic going over the trail
- Notion of a bus
- If all of this traffic and concentrated amount of student body in town, can the school make a commitment to a small bus and eliminate a fair amount of car trips
- Discussed GHG
- Discussed a bus system or partner with school district to bus kids around school
- Suggesting some ways that could perhaps address some of the issues that the trail safety and trail crossing issues and traffic issues that could make this a better project
- School huge asset to town
- What can the City do to help make it a better project
- Mitigate some of the problems that have been brought up
- Some addressed but some more thoughts need to be had to make it better still
- Need to figure out a way to make it work

Mayor Gurney questioned if there has been any discussion with O'Reilly about coordinating with the parking lot and using it as a drop off.

Councilmember Eder stated he walked there today and stated there were quite a few empty parking spaces.

Mayor Gurney commented as follows:

- Stated the parking issues have to be dealt with
- Discussed an arrangement with O'Reilly to use parking lot
- Not be as opposed to kids crossing rather than cars
- O'Reilly would have to be a good neighbor
- Crossing the trail is problematic
- Not know what is the most cost effective solution
- Crossing of bike trails and the conflicts it creates
- Disruption of linear park
- Risk of setting a precedent of trail chopping
- Discussed improvements to Ragle Road
- Relocating Parking Lot to make it less visible
- Discussed conflict of Danmar
- Questioned if the proposed use of easement for school is actually within the legal history of that easement
- Discussed declining enrollment
- Discussed comments made by the applicant of water, wastewater, storm drain, emergency services
- Stated her concerns revolve around the trail

Councilmember Slayter commented as follows:

- Discussed traffic in general
- Surprised when looking through the documents about the traffic study
- Mill Station /Highway116 intersection was the only one studied
- Inadequate for traffic study for project of this important
- Heard that time and time again in other projects
- Traffic study inadequate
- Error conservatively and study more
- Not know how bounds were set
- All traffic intersection comments issues still exist

Mayor Gurney commented as follows:

- Concern – a lot of parents will be commuting through town
- Our roads are where accidents can happen
- If school is located there is may result in higher incidents at Danmar and 116 and the City will have the responsibility to address this in our planning
- Say now that is a concern and do not have means to deal with it
- Ragle, County and Mill Station need to be studied

- Not ride bike on these roads

Councilmember Eder commented as follows:
- Expressed his comments about walking the trail at O'Reilly today
- Discussed the number of empty parking spots
- Shipping/Receiving Department have some uses of spaces
- Room to expand parking lot
- Any way to mitigate hundreds and hundreds of car trips across that trail would remove a major obstacle
- Left turn lanes going into that facility and right turn lane does not have enough capacity to deal with that number of cars
- Sheriff responsible for providing law enforcement (on paper)but in reality the Sebastopol Police Department would be first on scene

Chief Weaver commented as follows:
- Only reason violence in progress at the school is when the Police Department would respond
- Otherwise the police would never go out
- Estimation and hope would be that response would be non existent

Councilmember Eder commented as follows:
- Graton Fire District would be the first agency of response
- Questioned in real world scenario who is most likely to be on scene first

Fire Chief Braga commented as follows:
- Site does fall within Graton Fire District
- Have auto aid agreements to assist them
- Automatically go out on calls in their district
- Sebastopol is closest to the site and would be first responders for fire service
- Would be requested by Graton to assist them with all calls to that site

Councilmember Eder questioned if Sebastopol would be the first on scene.

Fire Chief Braga stated that is correct.

Mayor Gurney commented as follows:
Provided a summary of the comments expressed such as:
- Traffic study in adequate
- Queue issue on Highway 116

Vice Mayor Glass commented as follows:
- In defense of school wanting to move is that traffic is problematic now
- Stated this is just moving traffic
- Not see as a huge issue
- How can we mitigate or make the traffic problem better

- What can we do to make this location better

Mayor Gurney commented as follows:
- Only answer is to relocate the entrance to East Hurlbut
- Neighbors will not like that at all
- Assume that was considered for site planning for school
- Expensive improvement to that road
- Could potentially solve issues with disruption with trail
- Interest in writing letter to the County
- Council directed staff and Mayor to write the letter before

Councilmember Eder commented as follows:
- Reduced the number of concerns expressed in previous letter
- Letter should capture the concerns tonight accurately
- Concerns have not changed on some of these matters such as the trail
- Added idea of parking lot
- Move forward on crafting of letter that expresses those remaining issues
- Not know how much weight County gives to concern
- As representatives of the entire City of Sebastopol, the County has the duty to express those concerns to the County, similar to those last times
- Concerns to the County similar to last time
- When the County receives the letter, they can pursue it with the City

Mayor Gurney questioned if the County has ever contacted the City to talk more or does the letter not carry much weight.

Director Webster commented as follows:
- County did reach out to City specifically on this item
- Followed up with documents
- Did receive the City's prior letter
- Reviewed it
- What they will do is up to them

Mayor Gurney commented as follows:
- Only analyzed their one intersection
- Did not cross into the City territory
- Look at connectivity of the system of roads
- Dismissed the City's concerns

Councilmember Eder moved and Councilmember Slayter seconded the motion to direct staff to write a letter with the Mayor's concurrence with issues discussed tonight to be sent to the county addressing concerns of the Council.

Discussion:
Vice Mayor Glass discussed concern with the tone of the letter.

Councilmember Slayter stated the letter should address the concerns.

Mayor Gurney commented that the previous letter was a good template and read portions of the previous letter that addressed similar concerns.

Councilmember Eder also suggested possible measures to mitigate issues.

VOTE:

Ayes: Councilmembers Eder, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Jacob
Abstain: None

City Council Action: Directed staff to write a letter with the Mayor's concurrence with issues discussed tonight to be sent to the county addressing concerns of the Council.
Minute Order Number: 2016-119

PUBLIC HEARING(s):

10. Public Hearing (Continuation) – Public Hearing on Mandatory Zoning Ordinance Amendments identified by the Housing Element (Planning Director) – This item was continued from the City Council Meeting of May 3, 2016.

Planning Director Webster presented the staff report recommending the City Council conduct the public hearing and approve for first reading and introduction ordinance Mandatory Zoning Ordinance Amendments identified by the Housing Element.

Mayor Gurney stated these items have to be done for consistency reasons.

Councilmember Eder discussed G 6 and stated that all design review for second units goes away and questioned if currently there is no design review for primary dwelling units.

Director Webster stated that is correct unless it is a new subdivision.

Councilmember Eder commented as follows:

- Discussed the downtown guidelines
- Discussed the need for strong language because all these protections are being mandated away
- Would like to see the City create objective standards subject to the administrative review to set goals to create residential and second dwelling unit design standards and that are strong enough to anticipate the results we are going to receive without any oversight.

Mayor Gurney suggested putting this on the pending list of the Agenda Review Committee.

Mayor Gurney opened the public hearing.

Hearing no comments, Mayor Gurney closed the public hearing.

Mayor Gurney moved and Vice Mayor Glass seconded the motion to approve for first reading and introduction an Ordinance approving Mandatory Zoning Ordinance Amendments identified by the Housing Element with the findings as stated in the staff report and listed below:
Section 17.300.030 C. of the Zoning Ordinance states that in making its recommendations, the Planning Commission shall determine whether the proposed amendment: a. Is compatible with the general objectives of the general plan and any applicable specific plans; b. is in conformity with public convenience, general welfare and good land use practice; c. will not be detrimental to the public health, safety and general welfare; and d. will not adversely affect the orderly development of property.

VOTE:

Ayes: Councilmembers Eder, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Jacob
Abstain: None

City Council Action: approve for first reading and introduction an Ordinance approving Mandatory Zoning Ordinance Amendments identified by the Housing Element with the findings as stated in the staff report and listed below:
Section 17.300.030 C. of the Zoning Ordinance states that in making its recommendations, the Planning Commission shall determine whether the proposed amendment: a. Is compatible with the general objectives of the general plan and any applicable specific plans; b. is in conformity with public convenience, general welfare and good land use practice; c. will not be detrimental to the public health, safety and general welfare; and d. will not adversely affect the orderly development of property.
Minute Order Number: 2016-115

11. Public Hearing – An ordinance of the City of Sebastopol, California, Re-codifying the Sebastopol Municipal Code (City Clerk)

CM presented the staff report recommending the City Council conduct the public hearing and approve for first reading and introduction an ordinance of the City of Sebastopol Re-Codifying the Sebastopol Municipal Code.

Councilmember Eder stated it is his understanding that the changes are non-substantive.

Staff stated that is correct.

Mayor Gurney opened the public hearing.

Hearing no comments, Mayor Gurney closed the public hearing.

Councilmember Eder moved and Mayor Gurney seconded the motion to approve for first reading and adoption an ordinance of the City of Sebastopol Re-Codifying the Sebastopol Municipal Code.

VOTE:

Ayes: Councilmembers Eder, Slayter, Vice Mayor Glass and Mayor Gurney

Noes: None
Absent: Councilmember Jacob
Abstain: None
City Council Action: Approved for first reading and adoption an ordinance of the City of Sebastopol Re-Codifying the Sebastopol Municipal Code.
Minute Order Number: 2016-116

REGULAR CALENDAR AGENDA ITEMS (DISCUSSION AND/OR ACTION) Continued:

13. Discussion and Direction Regarding Affordable Housing Proposal for Village Park Mobile Home Park (Planning Director)

Planning Director Webster presented the staff report recommending the City Council direct the City Manager to work with the Group of Advocates regarding their informational requests, and to initiate further discussions with the group and/or designated non-profit organization, with the initial goal of goal of determining of whether an Exclusive Negotiation Agreement is needed. If so, this would return for Council review and approval.

Councilmember Eder commented as following the proposal it stipulates City funds may be needed to bring the housing up to standards and questioned if staff knows if this is a large amount.

Director Webster commented as follows:

- Stated at one point, Burbank Housing provided some estimates when the City asked them to review managing the property
- Stated there were substantial needs identified in that evaluation
- Since then, some improvements have been done by the City
- A more current evaluation is necessary
- That report may say that there are other improvements that may be needed

Councilmember Eder questioned if it is a reasonable thing to think that the site is reasonably within those standards at this point.

Director Webster commented as follows:

- Stated the site will need to be investigated
- Will need to see what their opinion of the situation is
- Stated staff has transmitted some information to the group already
- If City were to perform some improvements, given the ongoing deficit, it may still be in the City's best long term interest to have it managed by another organization

Councilmember Eder commented that the City may still need to spend a lot of money to offset the current situation.

Councilmember Slayter commented as follows:

- Stated the proposal includes adding residents to the site

- Questioned given the current situation, would there be a fairly significant relocation liability with the residents should the City make a decision to end the housing use of that park
- Would adding new residents under different management (City leases property and is no longer the manager of the property and new residents move in) is the City liable for long term provisions of allowing them to stay there
- Is this adding liability with more residents and then some future Council decides to end the housing use, does this mean the City is on the hook

City Manager McLaughlin commented as follows:
- Mobile Home residency law is complicated
- Discussed relocation issues
- Stated he would say yes – the residents would fall under that protection
- Discussed present relocation and expense

Councilmember Slayter questioned if it is not possible to sign rental agreements with the tenants to limit the City's liability.

City Manager McLaughlin commented that there may be other options that the City is not aware of.

Mayor Gurney stated a manager of property can sign a lease with a renter and then the lease ends.

City Manager McLaughlin discussed the Mobile Home law and stated the tenant may not need a lease.

Gale Brownell commented as follows:
- Goal of loosely coordinated group is to have this master leased site operated by West County Community Services for affordable housing
- Manage existing and new residents
- Possible good fit for Sebastopol for local low income residents
- Request is time and staff attention to do due diligence to see if it can work
- Are issues of concern
    - Look into mobile home law
    - Mobile home relocation
    - See what the issues are
    - Concern of condition of property
- West County have resources for operation of property
- Discussed operations in its current form
- Look at condition, operating costs, supportive services cost, relocation, etc.
- Most on list in packet
- Give time to move forward as expeditiously as can to learn of these issues and then to talk with City staff of what found and what think they can do
- Bring back at later date with request for master lease

- Benefits: More affordable housing; less costs for lease; want to do as quickly as can
- Biggest concern is the financing of the whole mission
- Think with more residents property more at a cash flow situation
- Despite fact other non-profit looked at it, this groups thinks this has real possibilities
- Asking for City staff time to see if workable
- Introduced Donna Roper from West County Community Services who was available to answer questions

Mayor Gurney stated the need for information is deep and questioned concern for the confidentiality of the tenants.

City Manager McLaughlin commented that he does not believe there are any confidentiality issues.

Ms. Brownell stated the names can be redacted.

Mayor Gurney stated this is a fabulous opportunity and concurs with staff giving their time and attention for due diligence on this item.

Vice Mayor Glass stated she is very enthusiastic with this moving forward and is a good opportunity to do something in this town about the housing crisis.

Councilmember Eder commented as follows:

- Disclosed that he met with Ms. Brownell and discussed the proposal
- Stated there may be some concerns in the future
- Opportunity to provide services
- Relieve City of burden
- Discussed Funding and criteria for this project

Ms. Brownell commented as follows:

- Members of the group of advocates aware of court case of New Jersey regarding community benefit and taxes
- Questions trade off of tax forgiveness for community benefit

Councilmember Eder stated the City has discontinued use of non-mobile residences there (apartments) and questioned if there are any envisioned plans of utilizing those apartments.

Mr. Brownell commented that they hope to use all of the permitted units and the property but that they have not looked at all the units.

Mayor Gurney commented as follows:

- Affordable housing is one of those topics that is related to any number of related election issues

- Important for people
- Council should engage to see if this could move our opportunities in town further to take care of our responsibilities in a more responsible way

Mayor Gurney opened for public comment. There was none.

Councilmember Slayter moved and Vice Mayor Glass seconded the motion to direct staff to work with the group of advocates perform due diligence on the proposal.
VOTE:
Ayes: Councilmembers Eder, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Jacob
Abstain: None
City Council Action: Directed staff to work with the group of advocates perform due diligence on the proposal.
Minute Order Number: 2016-118

15. Discussion and Action on the Request from Citizens for Healthy Farms and Families for endorsement of ordinance (Sonoma County Transgenic Contamination Ordinance which would prohibit the propagation, cultivation, raising, and growing of genetically engineered organisms in Sonoma County (Mayor Gurney)

Mayor Gurney presented the request and recommended the City Council discuss the Request from Citizens for Healthy Farms and Families for endorsement of ordinance (Sonoma County Transgenic Contamination Ordinance which would prohibit the propagation, cultivation, raising, and growing of genetically engineered organisms in Sonoma County.

Karen Hudson commented as follows:

- Came to talk to the Council on November 18, 2014
- Asked Board to put on their agenda
- Use as placeholder ordinance
- Board chose not to put into law
- Put onto ballot
- Have qualified for the ballot
- Asking Council to endorse the ordinance
- Draft letter to supervisors to enact into law
- Discussed process of the initiative
- Protect the farmers from having the crops contaminated from cross drift
- Discussed increased use of herbicides with GMOs
- Spraying is a big concern
- Discussed childhood cancer in Sonoma County
- Discussed use of Round Up in Sonoma County
- Time for ordinance to be voted into law and protect Sonoma County
- Protect economic integrity of our farms

Mayor Gurney questioned if there have been other cities who have endorsed this request.

Ms. Hudson stated no, but believe the City of Cotati will be placing it on their agenda.

Councilmember Eder questioned if the proposed ordinance is modeled on other similar to Mendocino County.

Ms. Hudson commented that the findings have been updated from an ordinance ten years ago and discussed exemptions listed in the ordinance.

Mayor Gurney opened for public comment.

Guy commented as follows:
- Read brief quote from Sustainable Pulse
- How many countries are prohibiting the growing of these crops
- Locally going from Santa Cruz to Humboldt with gap in Sonoma County

Marcy commented as follows:
- Read prepared letter
- Discussed super weeds
- In 60 million acres of crop land
- Uses of more toxic herbicides
- Read a quote from the letter
- Urged the Council to write a letter asking supervisors to enact into law

Pam Gentry commented as follows:
- Discussed active ingredients in Round Up
- Probable human carcinogens
- Discussed health affects
- Urged Sonoma County to be GMO free zone
- Asked to write letter to ask Supervisor to enact initiative

Lilith Rodgers commented as follows:
- Discussed her showing titled Rachel Carson Silent Spring
- Important in Sonoma County to be GMO free
- Discussed the development of a GMO blue grass seed
- If planted – pollen migrates into other fields and infects those fields
- Discussed dairy cows eating that grass

Mayor Gurney commented as follows:
- Discussed learning at a Grange event that this is in every bottle of wine and some beer now
- Stated she is in support of the request

- Important message to current and future Board of Supervisors to have safe and health agricultural practices
- Stated agriculture is the backbone of Sonoma County

Vice Mayor Glass commented as follows:

- Another important point made for our members of public and friends as not as concerned as the chemicals is that this County's land is very expensive
- Stated if we are going to sustain farming, our agricultural products have to command a premium price
- Stated this is also an economic issue
- We need to be competitive against other products that are made cheaper in cheaper areas where land is cheaper and more chemicals are provided
- Stated having this ordinance puts this County is an economic advantage

Councilmember Eder commented as follows:

- Stated he supports this ordinance
- Pragmatic to support the argument that this takes away the ability to spray fields, but inverse it deprives someone who wants to be an organic farmer have no choice
- Discussed being a cancer patient
- Discussed UCSF
- Stated an oncology nurse said "whenever you get cancer, not if"
- Believe it is environmental
- Logical to think that we are poisoning ourselves into being sick

Councilmember Slayter voiced concerns for asking for an endorsement to adopt this ordinance without going before the electors.

Ms. Hudson clarified the process of the ordinance.

Councilmember Slayter commented as follows:

- Impossible to have an informed conversation
- Hard to find unbiased information about it
- Read from NPR
- A lot of issues here raised such as economic and social that might outweigh the others
- Stated it would not be hard to go downtown and find different opinions on this issue
- Science seems to be moving in the direction to regulate
- Bigger picture issues are just that
- Like to see this move forward to a vote of the electorate of the County
- Wish to see this enacted
- Know this is an uphill battle
- Issue more complex than people can begin to understand
- Issues are important to residents of Sebastopol

Mayor Gurney moved and Councilmember Eder seconded the motion to write a letter to the County Board of Supervisors endorsing this ordinance.

Discussion:
Councilmember Eder stated the Board of Supervisors can enact this into law based on the number of signatures gathered.

Vice Mayor Glass discussed the issue of how this affects the economy.

Councilmember Eder stated this derives the huge industry built up over many decades and is a direct threat.

Councilmember Slayter stated he would like to see this go to the electorate for a vote.

VOTE:
Ayes: Councilmembers Eder, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Jacob
Abstain: None
City Council Action: Approved the County to write a letter to the Sonoma County Board of Supervisors endorsing the ordinance.
Minute Order Number: 2016-120

CITY COUNCIL REPORTS:
16. City Manager-Attorney/City Clerk Reports:
    - Special City Council Meeting May 31, 2016
17. City Council Reports/Committee/Sub-Committee Meeting Reports: (Reports by Mayor/City Councilmembers Regarding Various Agency Meetings/Committee Meetings/Sub-Committee Meeting /Conferences Attended and Possible Direction to its Representatives (If Needed) on pending issues before such Boards):
    - Mayor Gurney provided a written report on SCTA/RCPA.
18. Council Communications Received. There was none.
19. Future City Meeting Dates/Events (Informational Only): (See Below)

CLOSED SESSION:

Call to Order: Mayor Gurney called the meeting to order at 12:05 p.m.
Roll Call
Present: Mayor Gurney
Vice Mayor Glass
Councilmember Eder
Councilmember Slayter
Absent: Councilmember Jacob (excused per City Council approval of April 5, 2016)
Staff: City Manager-City Attorney Larry McLaughlin

Public Comment (Prior to adjournment into Closed Session, the public may speak up to 3 minutes on items to be addressed in Closed Session). There were none.
Closed Session:

20. Conference with Labor Negotiators (Government Code 54957.6)
City Designated Representative: City Manager
Employee Organization :(SEIU/Public Works)

Report out of Closed Session: City Manager McLaughlin stated there was no report out from this closed session.
City Council Action: No Report Out.
Minute Order Number: 2016-121
Adjournment of Closed Session: Mayor Gurney adjourned the closed session at 12:11pm to the regular City Council Meeting.

ADJOURNMENT: The meeting will be adjourned to the Special City Council Meeting to be held on Tuesday, May 31, 2016, at 6:00 pm at the Sebastopol Community Center, 390 Morris Street, Sebastopol, CA.

Respectfully submitted,

Mary C Gourley

Mary Gourley, CMC. City Clerk