City of Sebastopol
Incorporated 1902

General Plan Advisory Committee

Meeting of December 9, 2015
6:00 P.M.

YOUTH ANNEX
425 MORRIS STREET
SEBASTOPOL, CALIFORNIA

AGENDA

ANNOUNCEMENT: Please turn off or silence cell phones and pagers during the meeting.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **COMMITTEE COMMENTS ON MEETING SUMMARY of: September 9, 2015**

4. **PLANNING DIRECTOR'S REPORT (Brief updates on Future Agendas, Action of Other Boards and City Council)**

5. **COMMENTS FROM THE AUDIENCE ON ITEMS NOT ON AGENDA** - This is for items *not* on the Committee agenda, but that *are related to the responsibilities* of the Committee. Comments are limited to three minutes. The Committee will receive any such comments, but under law, may not act on them. If there is a large number of persons wishing to speak under this item, speaking time may be reduced or the item may be moved to later in the meeting to allow agendized business to be conducted.

6. **Review of GPAC Draft General Plan-** The City's consultant, De Novo Planning Group, will present the draft GPAC General Plan for Committee review. The intent of the review is to provide any corrections or clarifications to the draft before it is forwarded to the Planning Commission and City Council.

    1. Consultant presentation
    2. Initial Public Comments (allocated 10 minutes, 2 minutes per person)
    3. Committee discussion
    4. Summary of input by consultant
    5. Public Comments (allocated 10 minutes, 2 minutes per person)

7. **ANNOUNCEMENTS FROM COMMITTEE MEMBERS/STAFF:**

8. **WRITTEN COMMUNICATIONS/INFORMATION:**
    1. Written community comments on General Plan issues that have been submitted to the Planning Department.

9. **ADJOURNMENT:** This meeting is the last planned meeting of the Committee.

Public Meetings
The City of Sebastopol wishes to foster a constructive, respectful, and open process through its meeting procedures. Public comment is encouraged. Members of the public have the right to speak on all agenda items under discussion by the Committee after being properly recognized by the Chair at a time deemed appropriate by the Chair. The Committee requests that members of the audience refrain from expressions of approval or disapproval (clapping, booing, hissing) of statements of other participants, which discourages the expression of a range of viewpoints, as well as lengthening meetings. Comments should be addressed to the Committee as a body and not the audience or any individual member, staff person, or consultant. This is an opportunity for members of the public to make statements regarding matters of concern about the agendized matter, and not unrelated matters. The procedure does not provide for members of the public to conduct discussions with the Committee, the consultant or City staff, unless specifically permitted by the Committee. Comments should be limited to 3 minutes or less. If this item takes more than 15 minutes, the item may be moved to the end of the agenda to allow Committee business to be conducted.

NOTES:
The Sebastopol General Plan Advisory Committee is a temporary city committee which consists of nine citizens appointed by the City Council. There are also six alternates who may replace regular members who resign in the course of the project.

The purpose of the Committee is to act as a representative community sounding board for the General Plan update process, to help identify issues and opportunities, and help shape the policy of a new preliminary draft General Plan. Following the Committee process, which is expected to take approximately one year, a formal draft General Plan, together with a draft Environmental Impact Report (EIR) will be prepared and released for public review and comment, after which the Planning Commission and City Council will conduct public hearings, revise the draft as appropriate, certify the EIR, and adopt the Plan. The City Council has final authority over the General Plan.

The Committee members are voluntary and serve without any pay as a public service to the community. The Committee procedures are intended to be consistent with the policy directives of the Sebastopol City Council.

STAFF REPORTS ON AGENDIZED ITEMS are available for review at the Planning Department during regular business hours and at the Sebastopol Library. Agenda materials are also posted on the City web site. Reports are generally issued and posted by 4 p.m. on the Thursday before the meeting. Interested persons are encouraged to review these reports.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the Planning Department prior to or at the Committee meeting; written materials submitted at least six days in advance of the meeting will be included in the Committee's meeting packet. The Committee requests that if possible, written materials be submitted to the Planning Department in time for the meeting packet which also allows them to be posted on the City web site; it is difficult for members to effectively review materials submitted during the meeting.

Disability Accommodations: If you have a disability which requires an interpreter or other person to assist you while attending this meeting, please call the City Clerk at (707) 823-1153.

For more information regarding the General Plan Advisory Committee Agenda, please contact the Planning Department (707) 823-6167, or see the General Plan Update web site at: http://sebastopol.generalplan.org or the City's web site at www.ci.sebastopol.ca.us. For copies or to review all written documents relating to items listed on the agenda, please visit the Planning Department's office during regular business hours. The Planning Department's office is located at City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472 or call 707-823-6167.

TO:	Sebastopol General Plan Advisory Committee (GPAC)
FROM:	Ben Ritchie and Beth Thompson, De Novo Planning Group
SUBJECT:	General Plan Advisory Committee Meeting Summary from September 9, 2015 (Land Use #2)
DATE:	November 30, 2015

This memo provides an overview and summary of the input received during the September 9, 2015 GPAC meeting on the topic of Land Use. The GPAC meeting on September 9th provided an opportunity for the GPAC to continue its discussion of the Land Use Map, and to provide comments and input on the Land Use Policy Set. As with all of the elements in the Preliminary Draft General Plan, the Land Use Element reflects the input the GPAC provided on the policy set during its review.

Initial Public Comment

- GPAC should reconsider all of the requests from the previous meeting to include additional parcels within the SOI. This would provide more housing opportunities.
- Request for GP noise data.

GPAC Input and Discussion

- Verify in Circulation Element that we have actions/policies to reduce/revisit parking standards across the board in all zoning districts- particularly in Downtown Core and Light Industrial areas.
- The Vacu-Dri site should be focus for new industrial job growth.
- Leave the Barlow land use designations as-is.
- Establish a minimum FAR for new major development in the Downtown Core.
- Revise Action LU-4a to more closely match language in existing GP. Add more standards and priorities re: what the city is looking for:
    - Reduce sprawl
    - Protect bio and ag resources
    - Protect groundwater recharge areas and watersheds
    - Ensure quality development
    - Protect riparian corridors
- Look at new policies that support and facilitate congregate housing.

- Add new goal or policy/action to encourage and incentivize property owners to convert unused office space to residential uses.
- Define "secondary uses" in the Zoning Code.
- Change max FAR in Light Industrial from 0.55 to 0.75.
- Change max FAR in Community Facilities from 1.0 to 2.0.
- Add parking and lot coverage requirements to Action LU-1a.
- Revise Action LU-3b (GMO) to allow up to 50 units per year; provide for a 2-year rollover of unused units; cap total new units at 750 over the life of the GP; and exempt Downtown Core from annual unit allocation, but not the 750 total unit count.
- Revise Action LU-6b to reference micro apartments and allow tiny houses in any district that allows residential uses.
- Miscellaneous text revisions and clean up to various policies and actions.

MEMORANDUM

TO:	Sebastopol General Plan Advisory Committee (GPAC)
FROM:	Ben Ritchie and Beth Thompson, De Novo Planning Group
SUBJECT:	December 9, 2015 Meeting – Final GPAC Meeting
DATE:	November 30, 2015

INTRODUCTION

December 9th will be the final meeting of the General Plan Advisory Committee. The GPAC's efforts have been instrumental in the creation and development of the Preliminary Draft General Plan Update.

The December 9th meeting is an opportunity for the GPAC to provide feedback, input, and edits to the entire Preliminary Draft General Plan. All of the Policy Sets that have been developed and reviewed by the GPAC over the past year-and-a-half have been finalized, formatted, and compiled to create the Preliminary Draft General Plan. The Policy Sets now include introductory paragraphs and supporting information in the form of text boxes with key terms and graphics. Additionally, an Introduction Chapter has been prepared, along with a General Plan Implementation Element. The Implementation Element lists all of the Actions contained throughout the General Plan, and identifies the City department responsible for implementation of the Action, and identifies the general timeframe for implementation of the Action.

This final GPAC meeting will provide an opportunity for the GPAC to review the Preliminary Draft General Plan in its entirety, and to provide feedback and edits to the complete draft document.

On November 19th the City and the consultant team hosted a community open house workshop. The Open House provided the public with an update on the work completed on the General Plan to-date. It also provided an opportunity for the public to comment on key issues, gain a better understanding of how the General Plan is coming together, and provide input on policy issues and priorities. This memo includes a summary of the input and questions received during the Open House.

This memo also identifies the next steps that will be undertaken as part of the General Plan Update.

WORK EXERCISE FOR DECEMBER 9TH

During previous GPAC meetings, all of the topics addressed in the General Plan Update were discussed in detail. The input provided by the GPAC, including the detailed edits and revisions to the Draft Policy Sets, has been incorporated into the Preliminary Draft General Plan.

The December 9th meeting provides the GPAC with an opportunity to review the entire Preliminary Draft General Plan and provide specific feedback and input. Each member is asked to read the entire Preliminary Draft General Plan and be prepared to discuss the following:

1. Is the document clear, understandable, well formatted, and easy to follow?
2. Are there any key definitions or concepts that should be added as call-out boxes to improve the readability of the Draft General Plan?
3. Is the overall look and feel of the Draft General Plan acceptable?
4. Are there any additional edits or changes that should be made before the Draft General Plan is forwarded to the Planning Commission and City Council for review and comment?

OPEN HOUSE WORKSHOP SUMMARY

Approximately 50 people attended the Open House. The workshop began with a presentation by the consultant team that provided a summary of the GP Update process, explained the role of the General Plan, and then transitioned into an informal workshop with various stations that identify and explain key General Plan issues and approaches (circulation/traffic, land use, economic development, conservation, etc.).

Many workshop participants asked questions and provided input on key issues they think should be addressed in the General Plan Update. Some participants filled out comment cards in order to provide written comments.

In general, the issues and concerns raised by the public during the workshop were similar to the issues and concerns raised during the initial public visioning workshops at the outset of the General Plan Update.

The most prevalent questions and comments focused on the issue of downtown traffic congestion. Many people expressed support for a bypass solution, coupled with some frustration over the lack of tangible options for short-term solutions. Many people expressed interest in returning to a 2-way street system downtown to ease traffic speeds and promote economic vitality.

A summary of some of the input and questions received during the Open House Workshop is provided below (in no particular order).

- Permeable pavement should be provided in all new development to support groundwater recharge.
- 2-way streets (downtown) should be emphasized in the GP. We should plan for ways to reconfigure Main Street and Petaluma Ave. for traffic calming and encouraging economic vitality on those streets.
- Provide for more open space and preserve undeveloped small lots for pocket parks.

- Sebastopol needs more affordable housing in the central downtown area. Make this a GP priority. Also provide for more co-housing opportunities in the SOI.
- Concern over increased traffic on local collector roads. Commuter traffic should continue to be concentrated on the State Highways, and local roads should remain rural and free from pass-through traffic.
- Areas within the SOI should be changed from Light Industrial to Rural Residential (near Elphick and Sparks Rd.). This would provide a more compatible land use pattern and avoid industrial use nuisances near existing residential areas.
- Street modifications downtown should be considered in order to improve traffic conditions. Right-of-way acquisition may be the best solution in some cases and should not be avoided in order to construct roadway improvements and improve downtown traffic flows.
- Focus on Healdsburg Ave. gateway from Murphy to High School Road. Work with Caltrans to slow and mitigate traffic by a boulevard approach. Bulb-outs at red-zone no parking, lower lighting and wider sidewalks on the north side of the street. The model could be borrowed from Hwy 12 at El Verno near Sonoma.
- Traffic noise is problematic, especially from uphill traffic.
- Work to create a pocket park on the corner of Murphy and Healdsburg Ave.
- Consider internal bypass solutions in addition to bypass solutions that move traffic outside of Sebastopol.
- What is the Sphere of Influence and Urban Growth Boundary?
- How does the timing of GP adoption influence local efforts to put a UGB renewal measure on the ballot?
- Why is the Sphere of Influence proposed to expand?
- What are the potential changes to the industrial area designated in the southeast portion of the SOI?
- The proposal to allow increased noise in the downtown area is concerning.
- There is already plenty of noise in the downtown area and more noise may affect residents in the vicinity.
- Why are some of the smaller parcels with single family, historic homes near downtown proposed for high density uses?

- Concern regarding the conversion of small farming, open space parcels on Leland Street to high density residential uses as these parcels represent Sebastopol's unique character and development with residential uses would result in the loss of this special, unique resource.
- Concern regarding the potential for high density residential development between Leland Street and Bodega Avenue to impact the creek in that area.
- Tiny houses need to be allowed.
- Provisions for emergency shelter and similar types of housing are important.
- There is currently a lack of affordable housing options, but also concerns over increased density.
- Need to change name of hospital on maps to reflect recent re-opening.
- Local affordable housing providers are currently renting to non-residents, which should be fixed. Priority for affordable housing should be given to locals.
- Revisit Land Use notes from GPAC to verify if GPAC directed that the General Commercial and Office designations be combined.
- Add pedestrian-scale streetscape enhancements to Healdsburg Avenue from Murphy to Safeway.
- Seek bypass solutions (most want eastern bypass outside City, one referred to a western option outside City, and one provided details on how to create bypass within the City using collector streets).
- The Circulation Element does not solve downtown auto circulation problems and bypasses are infeasible.
- Need to refer to "Street Smart Sebastopol" study and its identified improvements.
- Need to implement more traffic calming; prioritize low-cost traffic calming solutions like edgeline striping.
- Concern about how many collector streets are shown on diagram (specifically, Elphick and Lynch should not be collectors)
- McKinley and Brown should be one-way streets: McKinley eastbound one-way from Petaluma Ave to Brown, McKinley westbound one-way from Morris to Brown, and Brown one-way southbound.
- Laguna Park Way can handle more traffic and should be emphasized as a traffic carrier.
- Woodland Avenue is too steep to be a designated bike route.

- High School Road has a huge cut-through problem, speeding problem, and safety problem, maybe a safe routes to school plan is needed to identify improvements.

- Vigorously coordinate with Caltrans and Sonoma County to implement a bypass solution.

NEXT STEPS IN THE GP UPDATE PROCESS

- **Joint Planning Commission/City Council Workshops:** *January 12th, February 9th, and March 8th, 2016.*

  The Planning Commission and City Council will hold a series of three joint workshops to review and comment on the Preliminary Draft General Plan. Each workshop will focus on 3-4 General Plan Elements, and the Planning Commission and City Council will be asked to provide specific feedback and direction on the contents of the Preliminary Draft General Plan.

  These workshops will be open to the public, and will be publicly noticed as soon as the dates and times are finalized.

  The intent of these workshops is to receive final direction on the content of the General Plan and to receive direction to distribute the Draft General Plan for a 45-day public review and comment period.

  Public Review of Draft General Plan and Draft Environmental Impact Report: *Estimated to be in late spring or early summer, 2016.*

  The consultant team has begun work on the Draft Environmental Impact Report (EIR), which is required under the California Environmental Quality Act (CEQA). The Draft EIR will analyze and disclose potential environmental impacts associated with implementation of the General Plan.

  The Draft EIR and the Draft General Plan will be released concurrently for a 45-day public review and comment period. The public is welcome and encouraged to submit comments on both the EIR and the Draft General Plan during this period.

  General Plan Finalization and Adoption: *Estimated to be in fall, 2016.*

  Following the public review period for the Draft General Plan and Draft EIR, all comments received will be presented to the Planning Commission and City Council for their review and consideration.

  The consultant team will prepare the Final EIR, which will include all comments received on the Draft EIR, written responses to these comments, and any minor changes or corrections to the Draft EIR analysis and contents.

  The Planning Commission and City Council will direct the consultant team to make changes, if any, to the Draft General Plan in light of the public comments received.

  The Final General Plan will be presented to the Planning Commission and City Council for adoption, and the EIR will be presented for certification.

GREENBELT ALLIANCE

SCCA
Sonoma County Conservation Action

November 19, 2015

Mayor Patrick Slayter and City Council Members
Planning Director Kenyon Webster
General Plan Update Committee
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472

RE: Renewal of Sebastopol Urban Growth Boundary in 2016 and General Plan Update

Dear Mayor Slayter, Council Members, Director Webster and General Plan Update Committee,

With the City of Sebastopol's General Plan Update well underway and the upcoming expiration of the voter-approved Urban Growth Boundary at the end of next year, Greenbelt Alliance and Sonoma County Conservation Action would like to take this opportunity to offer these comments and concerns for your consideration and possible action.

We truly appreciate that the City of Sebastopol was among the first cities in Sonoma County to adopt an Urban Growth Boundary (UGB). The city's voters passed the measure with a supermajority of 66 percent in 1996. Since then, Sebastopol has continued to demonstrate a strong commitment to growing within the limits of the UGB while protecting natural areas, farm lands and open space within and outside its boundaries.

At the July 8, 2015, General Plan Update Committee meeting attended by Greenbelt Alliance, the panel agreed unanimously that the renewal of the UGB by voter approval was a priority. We both plan to attend the November 19 GPUC Open House tonight and the final meeting on December 9 and offer our comments related to the UGB and General Plan as appropriate.

This letter focuses on the renewal of the UGB before it expires at the end of 2016. In the interests of supporting Sebastopol's continued leadership on good planning and smart growth, we urge you to take action to ensure the renewal of the voter-approved UGB before it expires at the end of 2016.

In recent months, while researching the UGB, meeting with planning staff, and consulting with allies, it came to our attention that the timing of the General Plan Update and associated Environmental Impact Report is

potentially misaligned with the timing for renewal of the UGB. The General Plan Update and associated EIR may not be completed in time for the August 8, 2016, deadline for a ballot measure. If this is not addressed, it could jeopardize the city's intent to place a UGB renewal measure on the ballot of the general election in 2016.

Fortunately, there are a number of options that the City Council, the Planning Department and the residents and voters of Sebastopol could consider to ensure that the UGB is renewed on time and does not expire.

Given the value and importance of renewing the UGB, completing the General Plan Update and finalizing the EIR, Greenbelt Alliance and SCCA urges the City Council and the Planning Department to consider taking these actions as soon as possible:

1) Agendize the range of options for UGB renewal that address legal, planning and voter options at the earliest possible City Council meeting or perhaps consider a special study or working session; ensuring that the date of the meeting provides ample time to implement the best options.

2) Consider fast-tracking the UGB renewal process that is currently a part of the slower moving General Plan update.

3) Place the UGB renewal before voters prior to expiration of the policy

Thank you for considering our suggestions. We look forward to supporting the renewal of Sebastopol's UGB and completion of the General Plan Update in collaboration with the City Council, Staff and Commissions.

Sincerely yours,

Teri Shore
Regional Director, Greenbelt Alliance
tshore@greenbelt.org
707 575 3661

Denny Rosatti, Executive Director
Sonoma County Conservation Action
denny@conservationaction.org
707 571 8566

From: **Patty Anderson** pattysueanderson@yahoo.com
Subject: Noise Ordinance
Date: November 17, 2015 at 8:35 PM
To: kwebster@cityofsebastopol.org

Dear Mr. Webster,

I am unable to attend the GPAC open house this week, so I am writing with some concerns about the Noise Ordinance that I hope you will share with that discussion group on Thursday night.

I was surprised and dismayed to read the suggestion that downtown businesses may be allowed to occasionally exceed the normal standards of the Noise Ordinance. The implication seems to be that residential neighbors of downtown Sebastopol deserve less protection from noise than others do. This could not be further from the truth. In fact, neighbors of downtown already experience undue noise due to ever-increasing outdoor performances offered by businesses to increase their bottom line.

The constraint that normal noise standards may only be exceeded on weekend nights admits that neighbors will be kept awake, apparently not a concern if they don't have to work the next day. Quoting the ordinance: "Noise is typically defined as unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity." I would include sleep on both accounts.

Please assure that all residents of Sebastopol have equal protection under the city's Noise Ordinance.

Sincerely,

Patty Anderson

From: **BARBARA DUNHAM** bdunhamseb@sbcglobal.net
Subject: Fw: Hopmonk feud | Sonoma Sun
Date: November 23, 2015 at 10:12 AM
To: kwebster@cityofsebastopol.org

Dear Mr. Webster:

Please find attached above a link regarding Hopmonk noise control issues in Sonoma. Would you please pass this on to members of GPAC prior to the December 9th meeting?

I live approximately three blocks from Hopmonk and am very concerned about any changes regarding noise control in the downtown area.

Thank you,

Barbara Dunham
411 Eleanor Avenue
823-2318

On Sunday, November 22, 2015 6:45 PM, "wdr2@sonic.net" <wdr2@sonic.net> wrote:

Here is what the neighbors of the Hopmonk in Sonoma have experienced...

http://sonomasun.com/2011/06/16/hopmonk-feud/

Sound familiar?

Bill

SONOMA VALLEY SUN
The Community's Independent Voice

Letters to the Editor

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Hopmonk feud

Posted on June 16, 2011 by Submitted

Editor: This is regarding what has become a feud between the new beer tavern Hopmonk and the neighborhood residents

Everyone involved, Planning Commission, tavern owner, neighbors, seems to have lost sight of what is at stake here. It is not the volume of the music, nor is it the number of hours, or which days it plays, but where the music goes that matters.

It is the fact that the air space, the right to peace and privacy of fellow human beings has been violated. The harmony of a great neighborhood is being compromised.

The amplified outdoor music from Hopmonk barges – a noisome and unwanted guest – into other people's homes and backyards.

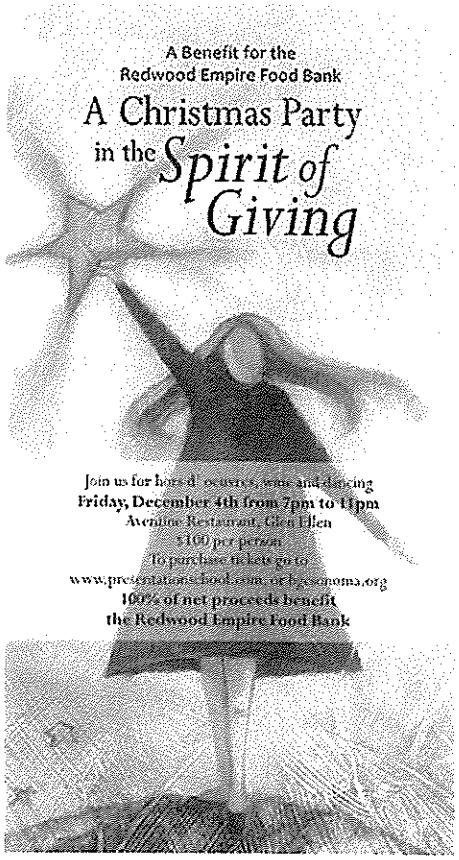
The owner of Hopmonk has received copies of the numerous complaints. And yet, like a bad neighbor, he insists on having his own way regardless of the – to use a war expression – collateral damage.

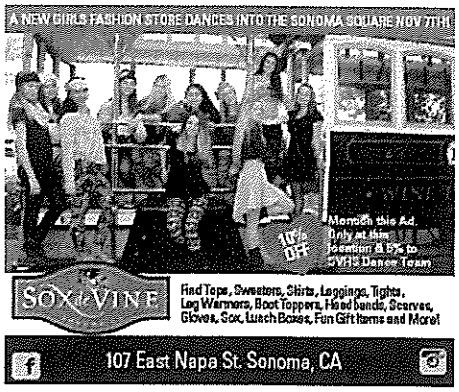
Is it fair for a business to run hotrod over the right of private citizens and destroy their peace? In their own homes?

All these people want is to be able to enjoy their backyard, or their home with windows wide open. They want to regain the sense of wellbeing they enjoyed before the tavern's amplified outdoor music started.

What is at stake here, is simply the "unalienable right" (to Life, Liberty), and the pursuit of Happiness."

Pierrette Duriez
Sonoma





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SONOMA COUNTY IS ONE OF THE MOST BEAUTIFUL PLACES ON EARTH. WE LIVE IN WEST COUNTY, TOWNSHIP OF SEBASTOPOL. I LOVE IT. SEBASTOPOL HAS ALWAYS BEEN ABLE TO MAINTAIN THE SMALL QUIET FRIENDLY PLACE THAT IT IS. WE HAVE BEEN FORTUNATE OVER MANY MANY YEARS TO HAVE EXCELLENT CITY COUNCILS. MAINTAINING THAT SMALL TOWN CHARM. WE'VE BEEN HERE OVER 30 YEARS. ITS NICE TO GET A FRIENDY SMILE AND HELLO IN THE MANY RETAIL SHOPS IN OUR TOWN. MANY ON A FIRST NAME BASIS. WANT TO EAT OUT? MANY PLACES TO CHOOSE FROM. NICE PARKS AND TRAILS. AND WE'RE JUST A SHOT FROM BODEGA BAY AND OCEAN BEACHES. WE HAVE SO MUCH TO BE THANKFUL FOR. GOOD THINGS ARE HAPPENING, OUR HOSPITAL RE-OPENED YEA! THE BURNED DOWN FEED STORE HAS BEEN BROUGHT BACK TO LIFE. THINGS ARE GOING WELL. LETS KEEP IT THAT WAY. AND PLEASE NO TO ADDED NOISE. IT WOULD BE A MISTAKE.

BILL & CARA ANSTEAD 407 ELEANOR AVE