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City of Sebastopol

Mayor
 Sarah Glade Gurney
City Council
 Una Glass, Vice
 Mayor
 John Eder
 Robert Jacob
 Patrick Slayter

City Manager/City
 Attorney
 Larry McLaughlin
 City Clerk
 Mary Gourley

Meeting Date:
To:
From:
Subject:
Recommendation:
Funding:

Meeting of March 15, 2016
 Mayor and City Council
 Kenyon Webster, Planning Director
 Village Building Convergence 2016 Projects
 Review, Consider Conditional Approval of Selected Projects
 Currently Budgeted: ___ Yes ___ No x N/A
 Net General Fund Cost:
 If Cost to Other Fund(s),

Agenda Report Reviewed by:
 City Manager/City Attorney *[Signature]*

Introduction: This item is regarding proposed Village Building Convergence 2016 projects.

Background: In 2014 the Village Building Convergence (VBC) made a presentation to the City Council regarding the concept of facilitating 'city repair' or 'placemaking' projects in Sebastopol. These projects typically involve artistic installations, some that may be temporary and some that may be permanent, and may also include events. Other communities, such as Portland, Oregon have facilitated such activities for a number of years. In addition to contributing to community character and provision of art or amenities, an intent of the placemaking process is to build community by bringing neighbors and other community members together in a collaborative process.

In September 2014, with City Council approval, the VBC conducted a number of projects in an around Sebastopol, including several street murals, temporary installations in two public parks, work on the City Hall landscaping project, and a parade.

The Council was supportive of the general placemaking concept, and directed formulation of City policy and procedures. With Planning Commission input, Resolution 6037 (attached) was developed and adopted by the Council, which, in combination with other existing regulations, establishes the policy framework for reviewing placemaking proposals.

Under Resolution 6037, there are two classes of placemaking projects: neighborhood projects which may be subject to administrative approval; and other projects such as ones proposed for public parks, or proposed outside of residential neighborhoods. Projects conforming to the neighborhood requirements can be administratively approved; other projects involving improvements to public property need City Council review.

In this process, the VBC acts primarily as a facilitator, with specific projects or events proposed by community members.

The placemaking review process is still a work in progress, and it should also be noted that there is a wide range of projects or activities proposed that do not necessarily fit neatly into the Resolution or other standard permit processes. Thus, in supporting general placemaking and community objectives, the City has needed to be somewhat flexible in working with Village Building Convergence in processing their proposals.

Proposed 2016 VBC Projects: On January 14 of this year, the VBC submitted a preliminary project list to the City. The projects are planned for implementation April 15-23, 2016. This initial list included 12 potential projects in the City limits.

According to Resolution 6037, complete project applications should be submitted at least 90 days in advance of planned installations. Most of the project information initially provided was preliminary in nature, did not have specific design or event information, and did not include some other information listed in Resolution 6037. City staff provided comments on each project, identifying the need for more specific information on a number of projects, requesting demonstration of community outreach as required by Resolution 6037, and identifying issues with several projects.

On February 17 the VBC submitted an updated project list and additional project information. Several projects originally proposed were eliminated, and some were modified. 9 projects remain in this list. The list included projects that require Planning Commission review, as they are proposed for City park property. At this time, only one project appeared to require Public Arts Committee review. Varying levels of project information were provided. This affected the ability of the Planning Commission and Public Arts Committee to provide comments.

On March 9, after the staff report had been prepared, VBC provided updated information, which is attached.

Documentation of community support has not yet been provided for the projects. For neighborhood projects on public property addressed in part A of the resolution, petitions or other information showing community support should be provided showing at least 80% residents within two blocks support the project. Projects on private property should also provide documentation of owner consent. For other projects, petitions of support from residents or businesses in the project area should be provided.

No Encroachment Permit application has yet been provided. Per the Resolution, this is required for projects on the public right of way or public property, such as construction or improvements on City streets or other public property. One Encroachment Permit application can address all relevant projects.

Some projects such as Project No. 11, Kids Fairy Gardens, are ephemeral or more 'event' in nature and are not necessarily the kind of project contemplated by the placemaking Resolution, so applying all of its requirements may not be necessary. Under normal City procedures, such projects in a public park would need a Special Events Permit. At this point, no application for the 'event' type projects has been submitted. One such application can address all event projects.

For the prior VBC events, given the first-time nature of the event as well as the range of projects and activities, which would normally have required a variety of permits or approvals, the City Council provided a consolidated approval. It was anticipated at that time that future projects would follow a more standard procedure.

Planning Commission and Public Arts Committee: Several projects required Planning Commission or Public Arts Committee review. Commission and Committee comments are summarized in the project descriptions below.

Proposed Projects: Currently-proposed projects include the following. Planning Commission, Public Arts Committee, and staff comments are also provided.

Project 1: Repainting street murals. The original paintings were accomplished in the prior round of VBC projects. As this would occur on public property, an Encroachment Permit is a requirement of the Resolution. No application has yet been submitted. Since the works were previously approved and accomplished, it does not appear necessary for the project to provide petitions documenting community support, however consultation/notice with affected businesses and property owners should occur. The project is an artwork on public property. One member off the Public Arts Committee expressed concern about the quality of paint used in light of the rapid deterioration of one of the paintings. Staff noted that some of the deterioration was likely weather-related, with one painting having been accomplished shortly after a rain event.

Project 2: Nature Connection Youth Hub. The project description and locations are unclear. It appears this project is probably ephemeral in nature, but specific information is needed. Given the scale of what is described, a Special Events Permit appears needed if activities would occur in a City park. No application has been filed.

Project 3: Robinson Road. The March 9 submittal shows two alternative street locations for a roadway mural, and also provided a design. The submittal also identifies a bench and a mobile book exchange as part of the project. The bench would be located on private property. A petition of support is required. The mobile book exchange cannot be parked on a public street for longer than 72 hours unless the Police Department approves a limited exception approval. If the mobile book exchanges meets the definition of a 'trailer' under state law, it would need to be licensed by the State of California. Painting of the mural requires a Block Party Permit from the Police Department. If roadways are fully or partially blocked, a project representative is required to be on-site at all times the barricades are present. No block party application has yet been filed. Information on how the project will be executed should also be provided.

Project 4: City Bike Lanes. Withdrawn.

Project 5: Leland Street Farms. If on private property as appears to be the case, property ownership information and consent should be provided. A petition of support would be required if located on public property. Any structure also has to conform to setback, size and height limits of the Zoning Ordinance. No determination regarding conformance with code requirements is possible without submittal of a fully dimensioned plan. The March 9 submittal appears to show two structures (coffee/tea stand, and kiosk) that would violate Zoning Ordinance setback and height limits in the front yard setback area. The Zoning Ordinance standards state that an 'ornamental garden feature' may be permitted in a front yard, if located at least 5 feet from the property line, and is not more than 6 feet in height and 3 feet in width. The project should conform to these standards. Depending on the design of the built improvements, an Electrical or a Building Permit could be required. Planning Commissioners noted specific design information was lacking, and that there could be setback or other zoning issues. The project also proposes removal of an existing creek sign located in the public right of way. The existing placement of this sign appears appropriate and removal is not recommended.

Project 6: Natural Log Hives. In the original written description, project locations appeared not yet finalized; in prior comments staff had raised concerns about placement of this project in more urban parks, and suggested the Laguna Preserve might be more suitable. The updated exhibit indicates one location in the Laguna Preserve. Logs placed in the Laguna Preserve would need to be secured against flood movement. Planning Commissioners thought the planned location was workable. An Encroachment Permit is required; no application has been filed. More recently, VBC has indicated that the applicants are also seeking approval of a location at the Burbank Experiment Farm and possibly another location. No information about Farm approval for the concept or another location has yet been provided.

Project 7: Libby Park Green Path. A petition of support is needed. A statement complying with Resolution 6037 B. 9 is needed. An engineered design is needed that shows compliance with ADA requirements, and that identifies trees, irrigation, any utilities, and grades in the proposed construction area. It is City staff's understanding that the end of Washington is private property; proof of an easement or other legal documentation that authorizes public access in that area is needed, or proof that the area is a public right of way. No plans for referenced potential bench or kiosk have been provided. An Encroachment Permit would also be needed. Even if these elements could be provided, due to review requirements, it is unrealistic for this project to proceed per the overall VBC schedule. Planning Commissioners expressed support for the project concept.

Project 8: Bodega Avenue East-West Pathway. Pedestrian improvements at this location are desirable. However, this project would require engineered plans approved by the City; if public funds were used as described, would require compliance with public works contracting requirements; and would require an Encroachment Permit. The project appears to assume substantial City funding; no such request has been budgeted. City Council approval of this project and any City funding would be required. A petition of support is also needed per the Resolution. A statement complying with Resolution 6037 B. 9 is needed. Depending on the project design, it appears probable that written approval by the owner of the adjacent private property would be required. These requirements and considerations appear to make this project unrealistic relative to the planned VBC schedule. In addition, the applicants should be aware that the City has been in discussions for a number of months with an affordable housing developer about City assistance to a potential development on this property. Any such development would be required to provide the desired sidewalk. Planning Commissioners noted the need for a pedestrian improvement at this location but indicated they were unclear about some of the project specifics.

Project 9: Sebastopol Plaza Painting. Withdrawn.

Project 10: Community Loom, now Community Grief Space. The previous project description indicated that initially, there would be a ritual or ceremony. No details are provided regarding such an event and should be. This project appears to require a Special Events Permit; no application has been provided. The March 10 description and exhibits for this project also reference improvements or plantings. A specific proposal is needed before any such project could be authorized. Planting of willow cuttings in one of the pond areas appears to raise issues of how access to the planted area would be provided with steep-sided pond banks (if the area is proposed for on-going access, which is unclear); in addition, such plantings may not survive in the pond setting. A petition of support, and description of how the project would be accomplished are needed. Planning Commission review of any improvement project would be required. Both Planning Commissioners and Public Arts Committee members expressed support for the kinds of project ideas provided.

Project 11: Kids Fairy Gardens. This is similar to an event approved in the prior round of VBC projects, and would be ephemeral in nature. A Special Events Permit is required; no application has been submitted. The project does not appear workable on Apple Blossom weekend.

Project 12: Ives Park Corner. Withdrawn.

Analysis: Following the first VBC process, Resolution 6037 was developed by the Council and Planning Commission with participation by Village Building Convergence, and was intended to establish policies and procedures for subsequent processes. At this point, a number of the requirements of Resolution 6037 have not been addressed, including:

- Project information. The VBC, which relies on information submitted by community applicants to their process, has made efforts to provide project information. The resolution asks that complete information be provided at least 90 days in advance of planned installation. While some information has been provided, as noted above, some of the projects lack details.
- No applications for Encroachment Permit, Event Permit, or Block Party have been filed, as required for some projects by Resolution 6037. This can be addressed by submittals.
- Demonstration of community support. Petitions of support for the projects have not yet been provided, as required by the resolution for some types of projects. Staff does not believe this should be applicable for 'event' type projects, but it is a requirement for 'improvement' type projects if they are located on public property.
- Two projects, Libby Park Green Path, and Bodega Avenue East-West Pathway, would require engineered plans and other information. Addressing the identified issues in the VBC timeline is not workable.

Resolution 6037 anticipates that due to the nature of the 'placemaking' process and the wide range in types of projects, some type of consolidated approval may be appropriate. Several of the projects are event-type projects and can occur with an approved Events Permit; others can occur with an approved Encroachment Permit. This would require that VBC provide appropriate applications and information quickly in order to meet their planned timeline. One Special Events Permit application, and one Encroachment Permit application can cover multiple projects.

The City Council can consider approving selected projects, subject to submittal and approval of appropriate permits and other information.

Recommendation: It is recommended that the City Council receive a presentation from Village Building Convergence, and approve selected projects as follows, with the following findings and conditions:

Recommended Conditions for the Village Building Convergence Projects:

1. Provided complete applications are submitted no later than 15 days following City Council approval, the Council authorizes City staff to approve a Special Events Permit, and an Encroachment Permit for the events and projects specified below, subject to the following conditions. The City Manager is authorized to reduce application fees by up to 50% pursuant to City policy for non-profit organizations.
2. Insurance meeting the City's requirements shall be provided to the City no later than 10 days prior to the first event.

3. The applicant shall designate a contact person for each event, and shall provide contact information to the City Manager, Police Chief, Public Works Superintendent, and Fire Chief at least 5 days before each event.
4. The City does not have authority over State highways, and this approval does not authorize any improvements to the State highways. It shall be the applicant's responsibility to obtain such any State approvals, if required.
5. The applicant shall provide written notice to any businesses or residents located within 150 feet of project sites at least 10 days in advance of events.
6. To the extent any projects involve street painting, no artwork shall be painted on or near any existing roadway markings.
7. No artwork shall be painted on the public street unless a concept drawing has been reviewed and approved by the City Manager.
8. Sufficient trash and recycling containers shall be provided by the applicant at the site of each event. Disposal shall be the applicant's responsibility.
9. Power washing shall not be used to prepare streets for any approved painting project. Methods used to clean or prepare streets shall be specifically approved by the Public Works Department.
10. The City accepts no maintenance responsibility for installations. If at any time, the installations are damaged or are in disrepair, the City reserves the right to make repairs, or to remove and dispose of installations at its discretion. If substantial repairs or removal is indicated, the City will make efforts to contact the applicant to afford them an opportunity to repair or remove the installation, unless there is an urgent safety situation.
11. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
12. The City Manager shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
13. The City Manager shall have the right to modify or initiate revocation of this approval at any time if any of the terms of such permit or the conditions of approval for said permit are violated, or for other good cause deemed necessary to maintain or improve the public right of way or to preserve and protect the health, safety and welfare of the public.
14. No sound may emanate from the uses or other operations which cause a disturbance or nuisance, or violate City noise standards.
15. No amplified music shall occur unless specifically authorized in permit approvals. At the direction of the Sebastopol Police Department, music shall be immediately terminated or otherwise modified at any time, upon a determination by the Department that it is causing an undue disturbance to nearby residents or businesses, or is unduly disruptive.
16. Any approved music at events shall be incidental to the primary project use. No separate entry fee shall be required for musical performances and the music component shall not comprise a primary use or activity.
17. All pedestrian and vehicular traffic shall be arranged and directed by the applicant in a manner that assures the safety of all individuals visiting or participating in the projects.

18. The City will make available barricades and traffic signs for the events or projects at no charge. The applicant is responsible for arranging pickup, placement, removal, and return of the barricades and signs to the Public Works Department. Two layers of barricades with reflective elements shall be provided for any street projects or events. Barricade layout shall not provide more than a 5' opening at any point. Once barricades preventing vehicle access to the work area are in place, the applicant shall ensure that barricades remain in place, and strictly enforce prohibition of operating vehicles within the pedestrian-only area.

19. The applicant shall assure that sufficient number and adequately trained volunteers or staff are available at each event to properly maintain traffic circulation and general control at all times.

20. The City Public Works Department may provide traffic-type signs at no cost. The applicant is responsible for arranging pickup, placement, removal, and return of any such signs. It shall be the applicant's responsibility to ensure that signage of such a scale and type suitable for reading by drivers, indicating the location and time of road and driveway closures, and directing locations of vehicle parking, shall be placed at road and driveway closure points. Identified parking locations shall not be on the movie theater property. Such sign locations, as well as such signage shall be modified for circulation purposes or for clarity, if directed by the Sebastopol Police or Fire Departments.

21. The applicant shall ensure that, with the exception of those features authorized by this approval to be temporarily closed, all other required accesses, driveways and parking spaces for such activity shall remain clear and unobstructed, and be available and ready for their intended use at all times.

22. The applicant shall maintain plans to ensure appropriate and safe circulation. The applicant shall be responsible for all traffic control during event, including set-up and tear-down of equipment needed for execution of traffic control plans, including but not limited to traffic barricades.

23. There shall be no vending of alcoholic beverages at events.

24. The following are specific actions and requirements for proposed projects:

Project 1: Repainting street murals. Approved, subject to submittal of a complete Encroachment Permit application, and submittals demonstrating community notification, particularly to affected businesses and property owners.

Project 2: Nature Connection Youth Hub. Approved, subject to submittal of a complete Special Events Permit application that includes specific information about the event.

Project 3: Robinson Road. Approved, subject to provision of specific project design, location, and construction process information, an Encroachment Permit application if proposed to be located on public project as appears to be the case for the mural, and a petition of support as required by Resolution 6037 if the project is on public property. If on private property, documentation of property owner consent is required. If the mobile book exchange is a 'trailer' under State law, a DMV license shall be obtained. Any public location for the mobile book exchange shall not affect sidewalk access to the extent of creating an ADA issue. If placed on a public street, the mobile book exchange shall not remain at any one location for more than 72 hours, unless a limited exception is approved by the Police Department. If the murals are to be located on a public street, a Block Party Permit is needed from the Police Department. If streets are partially or fully blocked, a project representative shall be present at all times the barricades are present to monitor traffic conditions and any other issues.

Project 4: City Bike Lanes. Withdrawn.

Project 5: Leland Street Farms. Approved, subject to the following requirements. A specific plan for any coffee stand or kiosk, including location, shall be submitted to the Planning Department, and shall conform to Zoning Ordinance standards. If on private property, property owner consent shall be provided. If on public property, an Encroachment Permit and a petition of support pursuant to Resolution 6037 is required. If electrical improvements are proposed, an Electrical permit is required, and depending on the design of the kiosk or other built improvements, a Building Permit may be required. Removal of the creek sign currently in the public right of way is not approved.

Project 6: Natural Log Hives. Approved, subject to the following requirements. The current version of the project is understood to be one location in the Laguna Preserve. Logs placed in the Laguna Preserve would need to be secured against flood movement. An Encroachment Permit is required; a petition of support is waived given the location and limited scope of the project. An informational/warning sign shall be provided at the location, subject to the prior approval of the Planning Director. If a location at the Burbank Experiment Farm or other locations are proposed, proof that the Farm or other owners have approved the installation and an informational/warning sign is required, and an Encroachment Permit is also required for public property, which includes the Laguna Preserve and the Experiment Farm. Locations in urban parks or near active areas are not approved.

Project 7: Libby Park Green Path. This project is not approved due to the need for an approved, engineered project design and additional information.

Project 8: Bodega Avenue East-West Pathway. This project is not approved due to the need for an approved, engineered project design and additional information.

Project 9: Sebastopol Plaza Painting. Withdrawn.

Project 10: Community Loom, now Community Grief Space. Approved, subject to a Special Events Permit. With submittal of a specific plan, willow planting may be reviewed and approved if determined appropriate by the Planning Department, but no other improvements are authorized.

Project 11: Kids Fairy Gardens. Approved, subject to a Special Events Permit. The project shall not occur on Apple Blossom weekend.

Project 12: Ives Park Corner. Withdrawn.

Attachments:

March 9, 2016 VBC project proposals and exhibits
Resolution 6037

2016 Sebastopol Village Building Convergence: Weaving Hearts and Hands

**Project Proposals March 9th Updates for the
2016 Sebastopol Village Building Convergence
For City Council Review and Advisement**



The following projects are being proposed for the Second "Annual" Sebastopol Village Building Convergence being held April 14-24 2016.

These projects have been proposed by local residents and have shown that they all will serve the community in some form or another. Some of the projects are temporary or ephemeral in nature where others are of a more permanent nature. There is also an upkeep project of the street murals on McKinley Street which is to be expected every year by the nature of some projects. These repeat or upkeep projects have already been approved and I would assume they would not be subjected to much review at this point. You will also notice that there are a couple numbers that are not present due to the initial applications not being seen through in a couple cases.

I apologize that I cannot be present at the Council meeting this coming Tuesday when they will be reviewed but Cassandra has agreed to go in my place.

I would happy to attend the following Council meeting if there are further questions that I could assist with.

As before, if there are any questions about the following project proposals please contact me, Sebastian Collet directly rather than the individual project leaders.
Sebastiancollet@gmail.com cell: 707-548-7113.

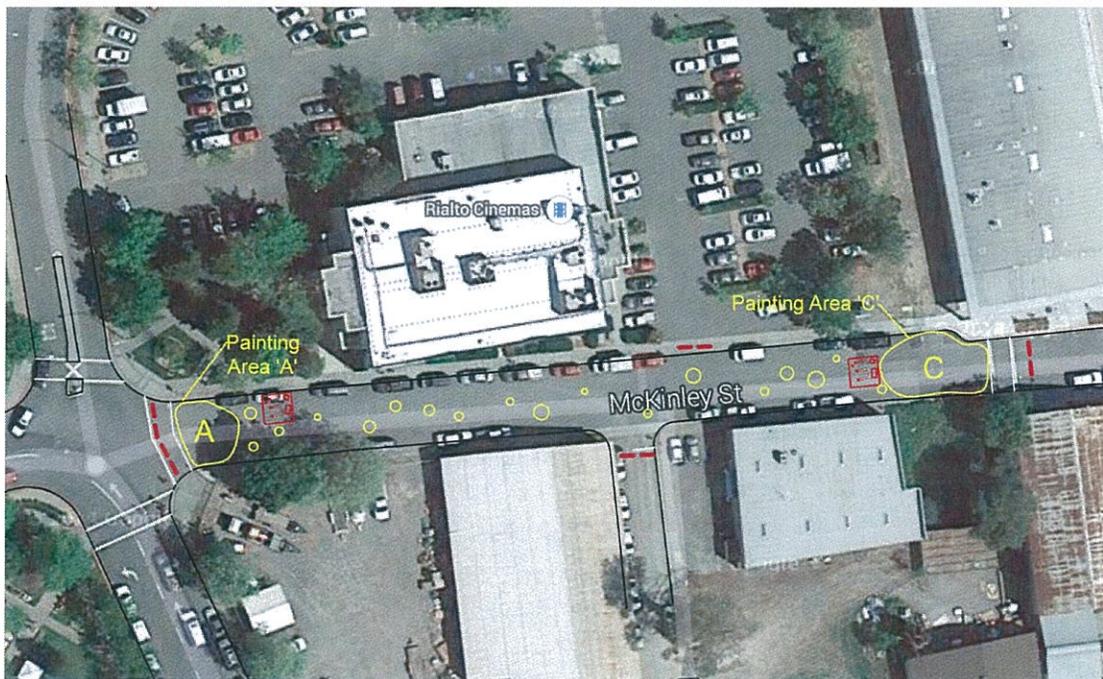
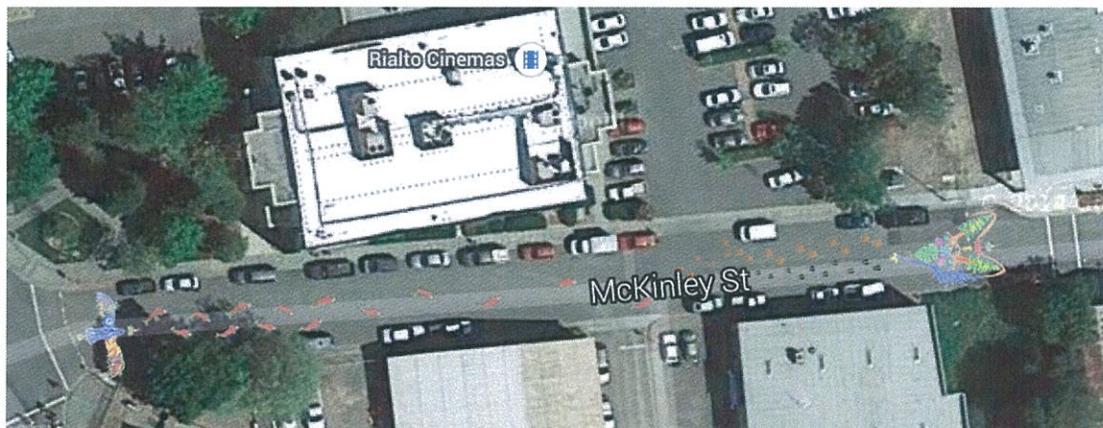
Thank you from Sebastian and the rest of the Village Builder Team!

CITY PROJECT: 1 – REPAINTING STREET MURALS

Applicant: Sebastian Collet

The plan for this project is to repaint the Spirit Bird and Fish on McKinley St. on Sunday, April 17th. Then on Thursday, April 21st the Spirit Canine would get repainted with help from the brook haven art class.

Both projects require closing the street as a block party permit and require appropriate barricades and permission/outreach to the businesses on this street that would be affected.



McKinley Street Barricade and Painting Plan

Key

-  Barricade
-  Paint Station

CITY PROJECT: 2 – NATURE CONNECTION YOUTH HUB

I have no further information from this group other than that they will focus a substantial part of their process at the Grange Hall itself.

1. Did you Participate in the 2014 Sebastopol Village Building Convergence?

Not formally, 1Revolution brought a group of kids together to chalk and enjoy the festivities.

2. Please list names, addresses, phone numbers and email addresses of your core group of leaders (at least 2 people). How do you think each of these individuals will be personally involved (potential role, time commitment, skills offered, etc.)?

Brianna Bohnett - bc.bohnett@gmail.com - 805 798 7318

Paul Lambrecht - paul@1rev.org - 707 827 6202

3. Describe your general vision for this project.

I am very excited to bring nature connection tools to the VBC. I envision a nature connection and youth hub. This means, having an area where we can host games, nature/bird sits, teach skills, map, tie knots, the works. I see it as a vibrant place for kids/teens to go when they're bored, and a place for all ages who want nature activities. I would also like to host a guided walk/hike in one of the local parks.

4. Where is the potential site located?

at VBC and local park

5. Do you have a sense of the costs and needs?

Not much to fund, other than cost of gas if we bring a group out on a nature walk and art materials.

6. To what extent are other neighbors already involved in this vision?

We have 100 or so past 1Rev participants. We want to grow as a community ally for recreation and nature education.

7. Tell us about the project neighborhood:

Everyone!

8. What do you see as the biggest strengths among your community relevant to this process?

We are engaging to the whole. We would provide questions, games, outlets for people who are beginners in their nature connection/awareness journey but want to learn more. We bring in "Nature" to our place as part of our community.

9. Do you foresee any potential challenges?

Gaining people's interest

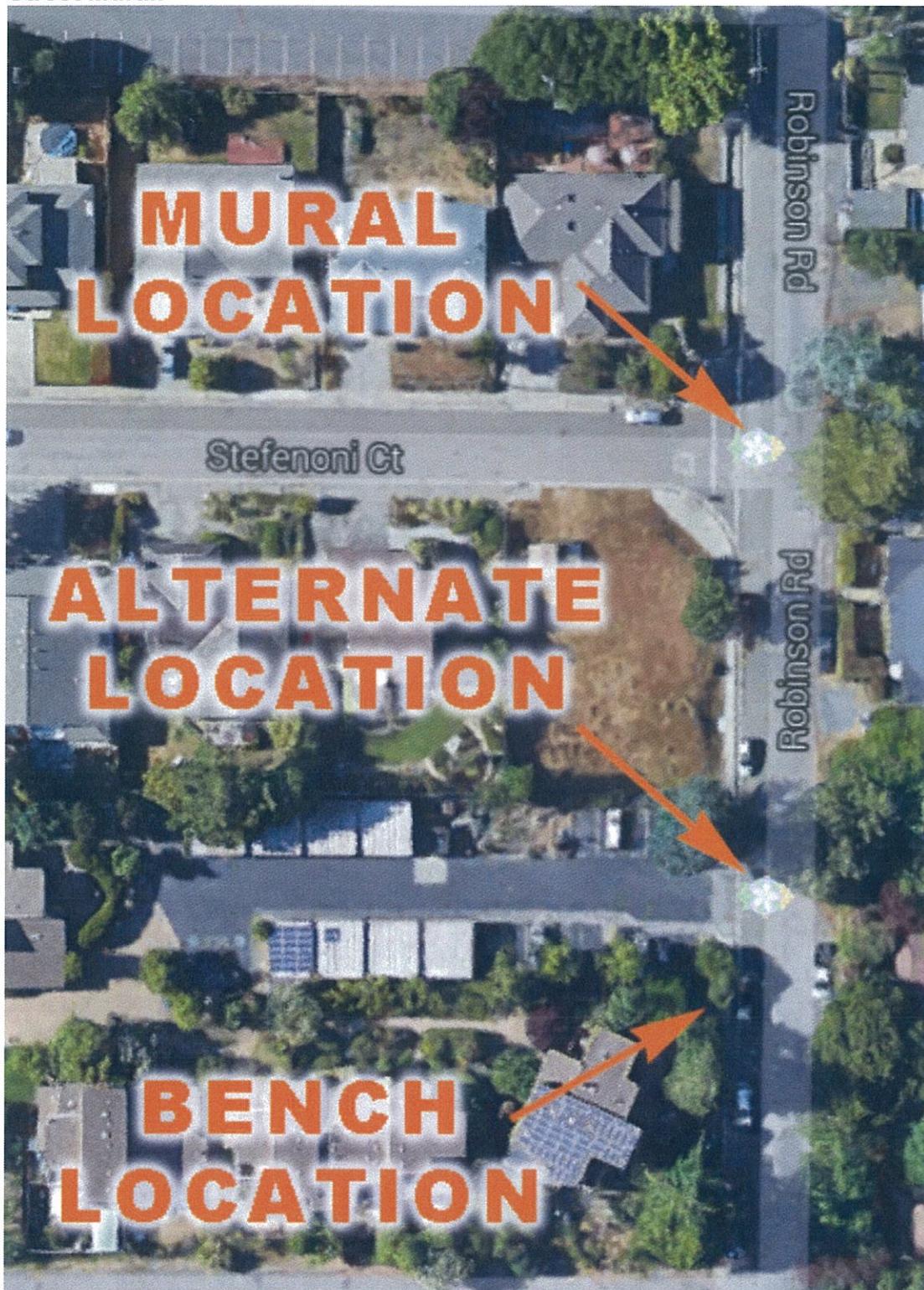
10. Do you or your neighbors have specific strengths/skills that pertain to this project?

We are Wilderness Guides who work with all ages by profession to keep people safe and stoked on nature and learn from group process.

CITY PROJECT: 3 – ROBINSON ROAD Street Mural and Mosaic Bench

Applicant: Maggie Flemming

Street Mural:



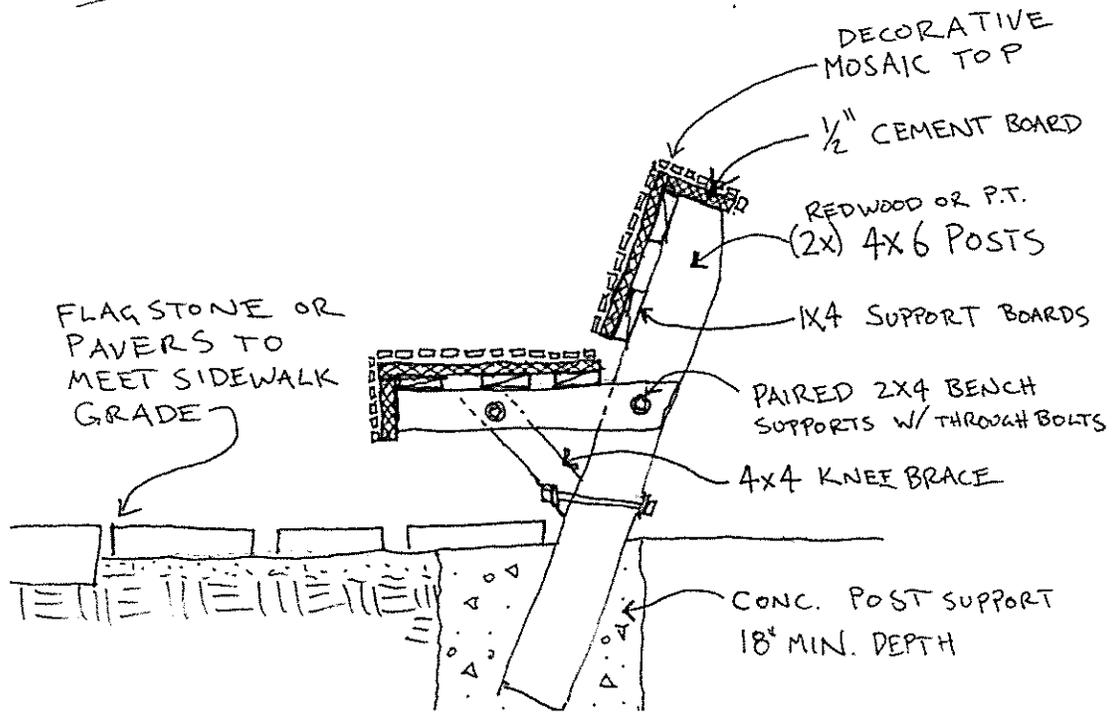
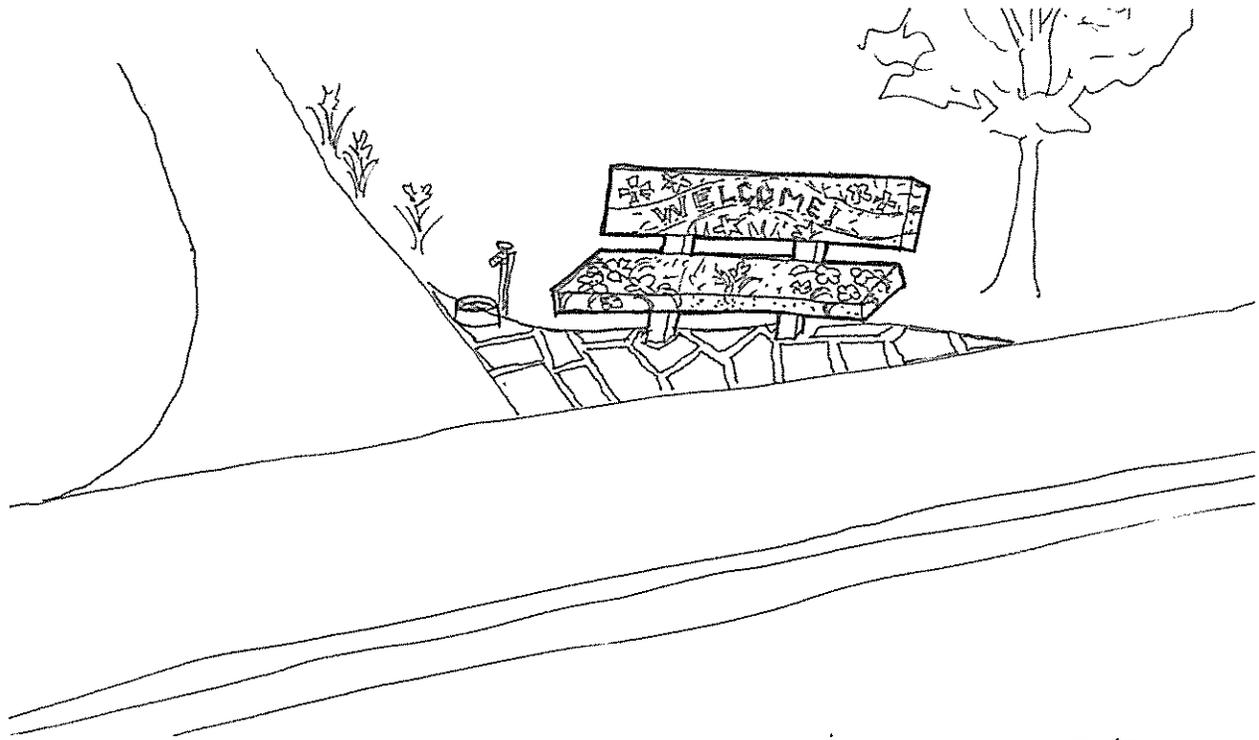
2016 Sebastopol Village Building Convergence: Weaving Hearts and Hands

The street mural being proposed is original artwork by Robinson resident Dana Vallarino. It depicts an apple blossom and some honey combs. The location is right at the end of Stefenoni Ct. on Robinson Rd. The proposal would be to barricade off the area for painting concurrently with a block party street closure on Saturday, April 23rd. This project has a substantial number of supporters in the immediate vicinity already.



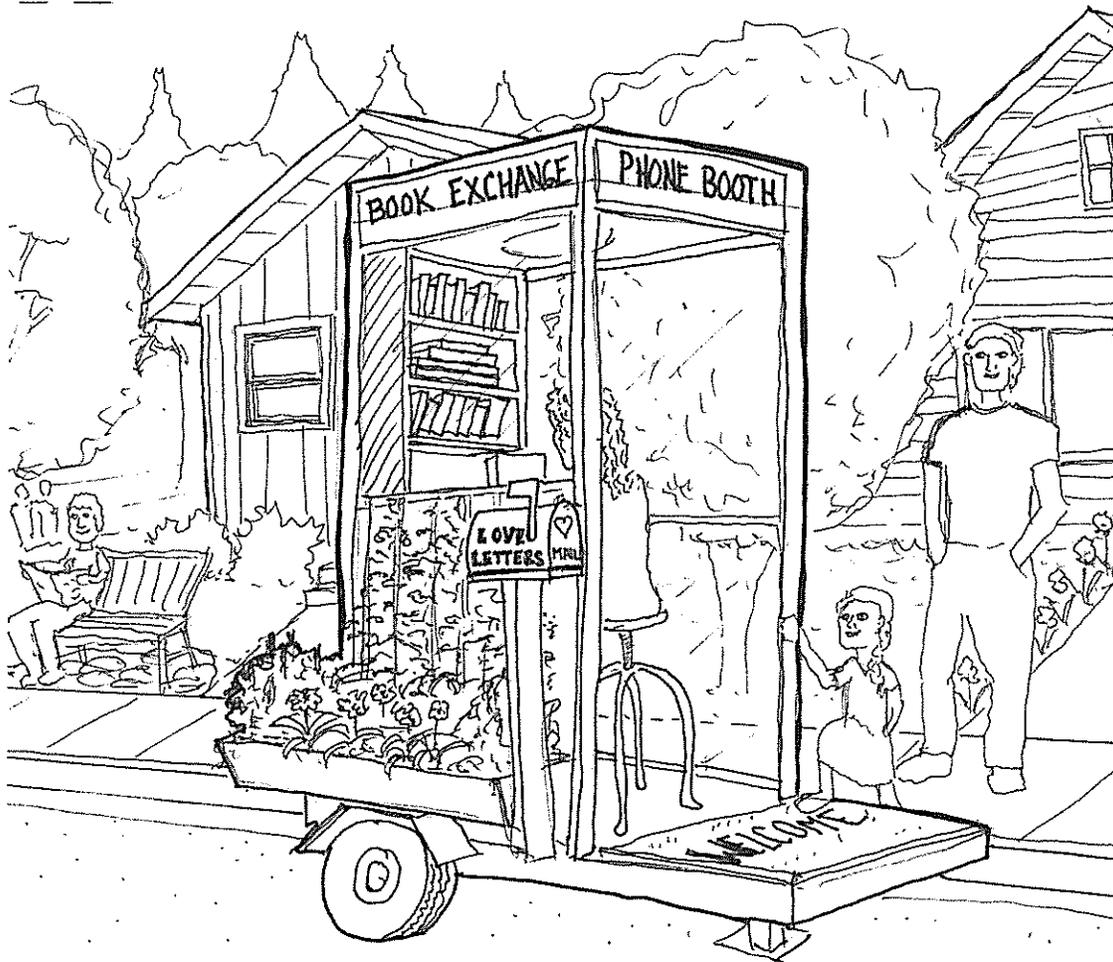
2016 Sebastopol Village Building Convergence: Weaving Hearts and Hands

The bench being proposed is located on private property at Two Acre Wood Cohousing. It is a simple wood frame bench that will have a mosaic surface. The mosaic will be a community effort but initial ideas are flowers and the word Welcome. Other ideas were trees and bee



CITY PROJECT: 3 – ROBINSON ROAD Mobile Book Exchange
Applicant: Sebastian Collet

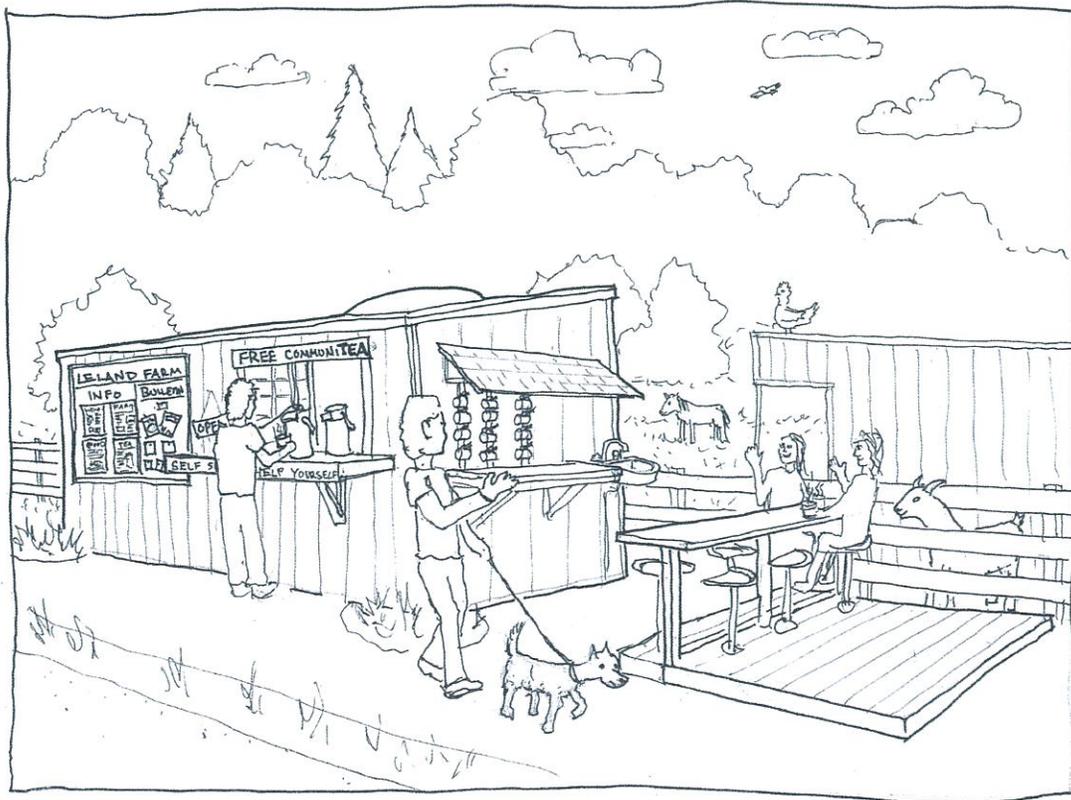
Initially Robinson Rd. Neighbors were planning to transform a phone booth in to a book exchange on an individuals property, but now the project is being proposed on a mobile trailer instead. This mobile placemaking trailer would move around periodically and frequently live on private property. As this project is a trailer rather than any sort of permanent installation, this is being provided more as a courtesy than as a request.



CITY PROJECT: 5 - LELAND STREET FARMS

Applicant: Nancy Prebilich

Location Map below for location on Leland, See Exhibit A for project details.



2016 Sebastopol Village Building Convergence: Weaving Hearts and Hands

CITY PROJECT: 6 – NATURAL LOG HIVES

Applicants:

Dave Harris - 415-744-4045

Patricia Algara- <http://baselandscape.com/>

Michael Joshin Thiele- <http://gaiabees.com/>

See Exhibit B for updated details

We are going to place 3 Natural log hives in key locations in and around Sebastopol. The hives will be constructed at Chimera by hollowing them out with chain saws and then trucked to the places to be installed.



CITY PROJECT: 7 – LIBBY PARK GREEN PATH

See Exhibit C.

Applicants:

Jonathan Greenberg 707-829-2022

AJ Levis 707-861-0669

Kai Lewis 707-758-3699

BROOKHAVEN PARK GREEN PATH (BPGP)

Build a green green path through Brookhaven (BPGP) park connecting the Pleasant Hill Ave N. sidewalk to the end of Washington Avenue so that people can walk through the park and enter the area via sidewalk instead of mud and wet grass, and so people in wheelchairs, and baby strollers can have the park more accessible to them. Potential inclusion of bench or small info station/kiosk.

CITY PROJECT: 8 – BODEGA AVENUE EAST-WEST PATHWAY

See Exhibit D

Applicants:

A.J. Levis

Jonathan Greenberg 707-829-2022

Kai Lewis

The Bodega Avenue East-West Pathway

About 20 yards west of Gold Ridge, the Bodega Avenue sidewalk abruptly ends. It sends pedestrians and cyclists over a muddy, highly challenging, dark walkway, or directly into 35 mph traffic . With no sidewalk across the street, this situation makes the nearest shopping and food places for hundreds of residents, and all the seniors and disabled at Burbank Housing, virtually inaccessible.

Making our city more pedestrian friendly and more accessible for strollers, wheelchairs, the disabled, the elderly, and cyclists will deliver an important benefit to our neighborhood, and city, both socially and ecologically.

CITY PROJECT: 10 – COMMUNITY LOOM has evolved into a Community Grief Space

Applicants:

Jeffrey "Whitebear" Domagalski 707-887-8702/707-293-0385 whitebr@juno.com Planted the seed & encourages diverse community involvement, design ideas, drip irrigation, ritual co-leading, grief support, committed to ongoing involvement.

Shepard Bliss 707-829-8185 3sb@comcast.net Community elder, grief counselor, networking, design ideas & committed ongoing involvement.

Craig "Star" Williams 707-823-2724 - Architect, inclusivity expert, materials donations, grief support & committed to ongoing involvement.

Rebecca Williamson gardenhealing1@gmail.com - Plant recommendations, youth liaison

Sebastian Collet – Design and construction support

A safe Nature based place where community members can express their grief verbally & thru varied artistic expressions prompted by cues available at the site. Also a place where community grief rituals can be held. Benefits are initially intended for emotional well being which in turn creates a healthier more vibrant community in all ways.

This project consists of planting willow will eventually grows into a special Grief Place for community to come together and process grief. The site being proposed is at the Laguna near the Peace Garden in a former sewage treatment pond that has long been abandoned. What the group expects to accomplish during the VBC is a ritual or ceremony around grief, and possibly the initial planting of willow in a 50' Diameter circle that would be trained over years to grow into a beautiful place creating shade and habitat and providing a space for small gatherings or peaceful solitude.

See **Exhibit E** for more information.



CITY PROJECT: 11 – KIDS FAIRY GARDENS

Applicant: Maggie Flemming

This will be a repeat of our previous project. We will read a story about fairy gardens and encourage participants to make their own fairy village. We will provide some natural materials for construction and participants may bring or source other natural materials from the site. The installation will be temporary as the materials will all be biodegradable. The project will benefit the community by connecting children to the local park and supporting their creativity.

It is currently being planned for Sunday April 24th by the Community Center and Peace Garden.

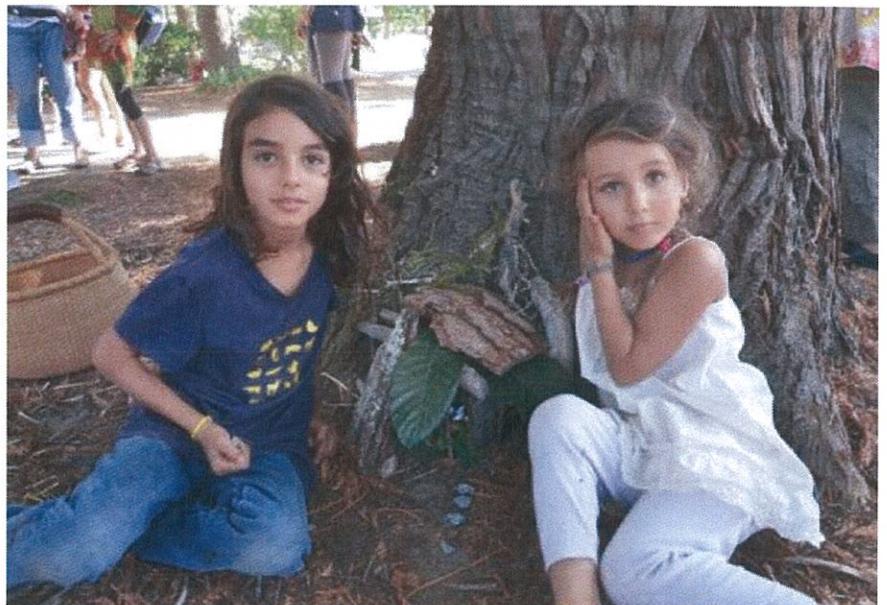
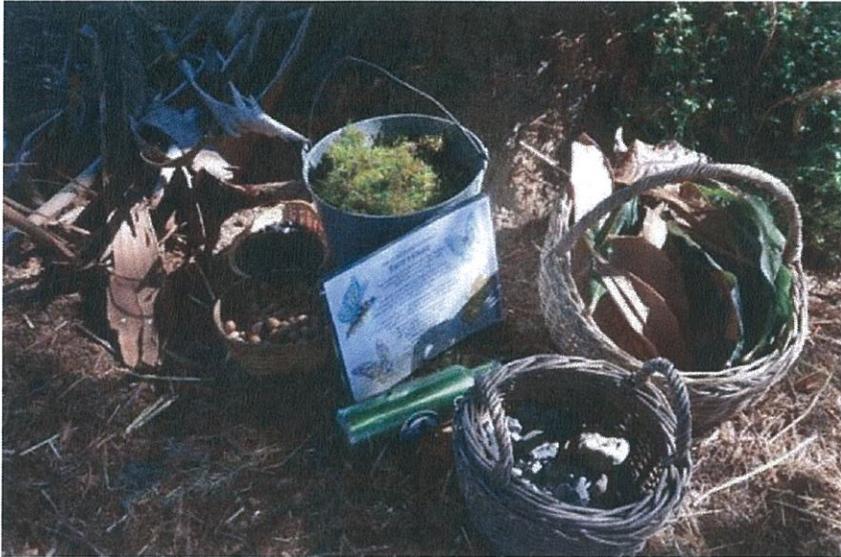


Exhibit A – Project 5

Village Building Convergence Place-making Project: “Leland St. Farm” Community Coffee/Tea Stand & Information Kiosk

Submitted by:
Nancy Prebilich & Daniel Swid

Project A: Community Coffee/Tea Stand

Over the past two years, “Leland St. Farms” has increasingly become a walking/bicycle destination for local residents and their guests. Attracting visitors of all ages, the daily interaction with the local farm animals has proven to be both educational and therapeutic as friends, neighbors, and visitors come together to share in an experience rarely seen within an “urban” setting. Not only has it organically become a community gathering spot, the increased foot traffic and activity has given way to a dramatic reduction in high-speed vehicular traffic. To further nurture the positive attributes of the farm and increase road safety, the community has demonstrated overwhelming support for a “Coffee/Tea Stand.”

We have selected a location on the southeast street-side corner of the property owned by Nancy Prebilich (7600 Leland), where there currently stands a small shed next to a chain-link fence and a steel-plate covered drainage ditch. We have selected this sight for a number of reasons: 1) it is close to the Leland/First St. intersection and visible from Jewel Ave. 2) it provides a quiet protected space with a scenic view of the farm animals on the corner of First/Leland St. 3) while additional temporary seating may be added, the fence-line to the west must remain accessible for private vehicle access 4) beautification of the current industrious structure.

Nancy has offered to maintain the coffee/tea stand, utilizing her private shed as the central housing for electricity, service, and supplies. In exchange, the VBC will assist Ms. Prebilich in bringing electricity from her home to the shed by preparing the trench from the house, through the field, across the footbridge, and to the shed. VBC will also help to construct a community bar seating area. As illustrated in the attached photos, the VBC will build a 9'(L) x 4' (H) x 2' (W) covered café bar with attached stool seating in place of the existing chain link fence. The unit will utilize the existing galvanized pipe that currently supports the chain link and will be one cohesive unit so as to not interfere with access to the drainage ditch cover plate.

(See photos A-F2.)



A. Example design



B. Attached Seating



C. Utilization of old farm equipment as design elements



D.



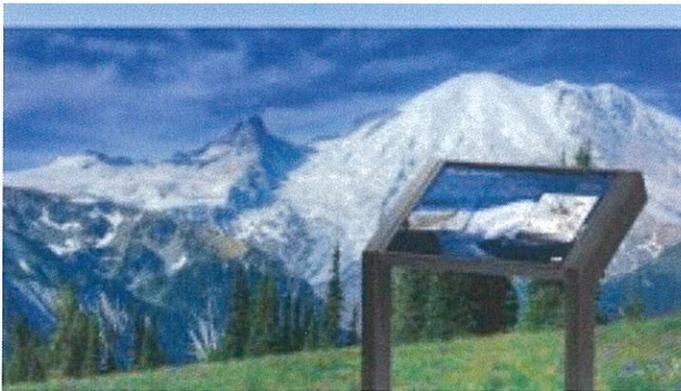
E.



F.

Project B: Information Kiosk

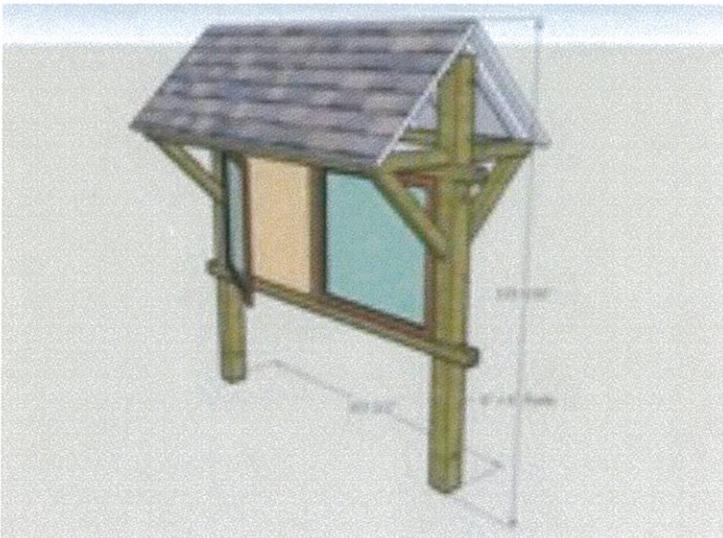
The community would like to see an informational kiosk that will replace the existing “Calder Creek” sign with something that is more aesthetically congruent with the natural surroundings, while also providing information on the local area history and up-to-date information on the farm animals (names, breeds, uses, etc.) and activities. The kiosk will stand approximately 5’ tall with a pitched roof and a low, slightly tilted, glass-covered information box at about 3’. The rustic wood framing will allow enough space on one side to duplicate the image and text of the current “Calder Creek” sign. Neighbor and local artist, Joan Murray, has agreed to do the artistic rendering and wood carving. Ms. Prebilich will curate the kiosk. (See photos G-I)



G.



H.



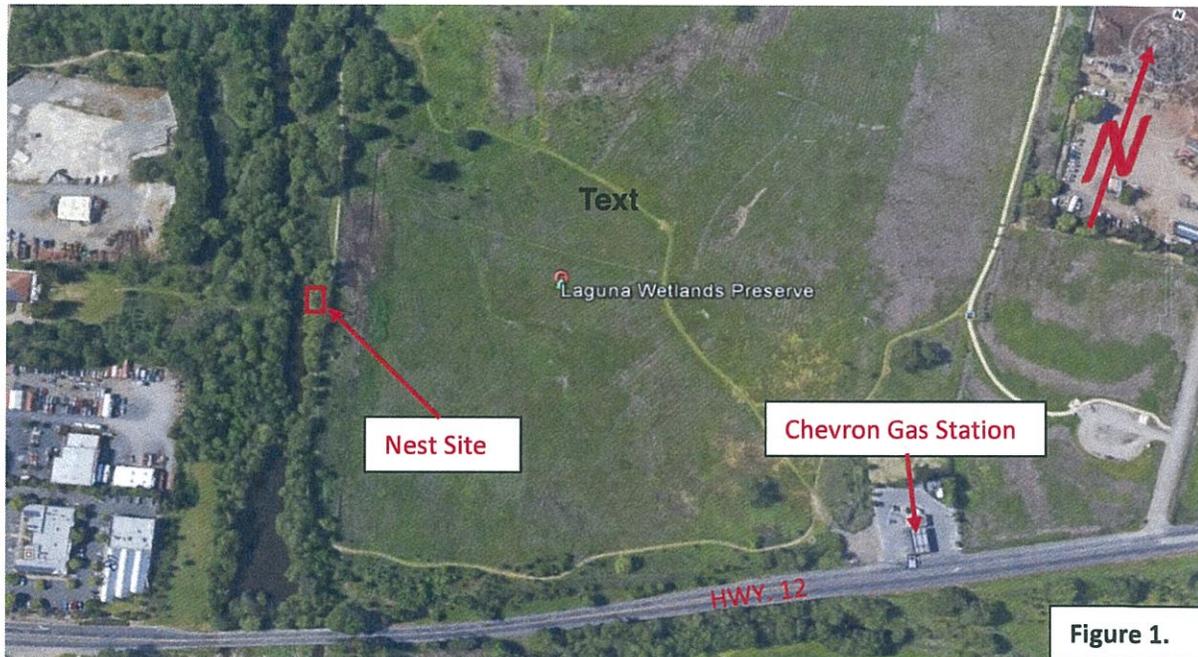
I.

Exhibit B

Wild Honey Bee Nesting Habitat Laguna Wetlands Preserve

Introduction

This guide is intended to provide the City of Sebastopol with information on the location and installation of a wild honey bee nesting habitat in a somewhat remote area of Laguna Park. [See Fig. 1] The date of installation will be during the Village Building Convergence in April 2016. The term “nesting habitat” verse “bee hive” is appropriate to describe the shelter to be installed as the term bee-hive carries an idea of honey harvesting, no service or harvesting of the nest will occur. The purpose of installing a nesting habitat for bees will be to attract *Apis Mellifera* to the park and provide a natural range for them to thrive without human interaction.



Location Selection

Great care was taken to identify an ideal tree to place the nest in. The nest to be installed will be a single hollowed out log secured horizontally in the crux of a tree, no maintenance, service or harvesting of the bee's byproducts will take place. The site selected is on the edge of a meadow in a wooded area, near water, away from traffic, food smells, and out of the direct path of travel through the park. [See Fig. 2]

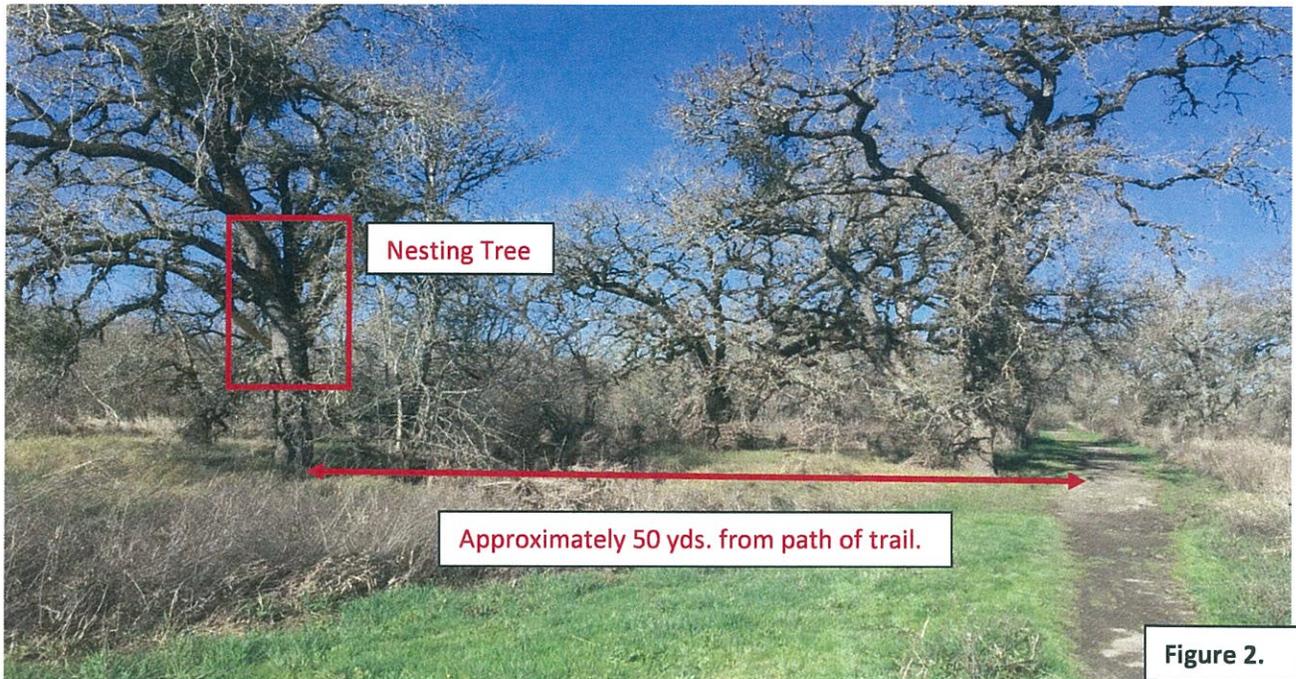


Figure 2.

Installation Specifications

In the natural world bee’s nests vary greatly in size and material quality. The design best suited for our Laguna Park installation will be a 10 gallon size nest, which is essentially two 5 gal. buckets sitting end to end. The nest is constructed by hollowing out a 10” core of an 18” diameter log and capping the ends with hatches. [See Fig. 3] The ideal wall thickness is



Figure 3.

4” of wood frame to provide optimum insulation and strength with two to three 3/4” dia. holes drilled through the sides for bee access. Depending on the type of wood used, the nest might weigh up to 200lbs. The nest will be placed approximately 15ft.

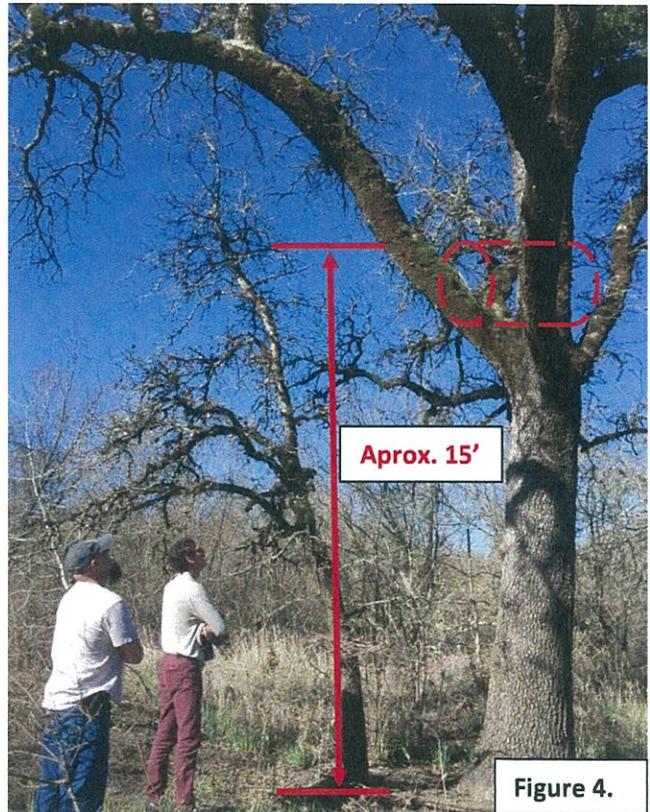


Figure 4.

off the ground. [See fig. 4] It will be necessary to drive a pick-up truck to the installation site and hoist the nest into place by rope and pulley. To minimize impact from vehicles, no boom trucks are to be used, only a single pick-up truck driven to the tree's location one time.

Finalized Project

On completion of the project an experienced apiarist will apply a special mixture of propolis as necessary to attract a queen. Once bees move into their new home the nest will provide a home for wild pollinator insects unfettered by animals and humans for many years to come. [See fig. 5]

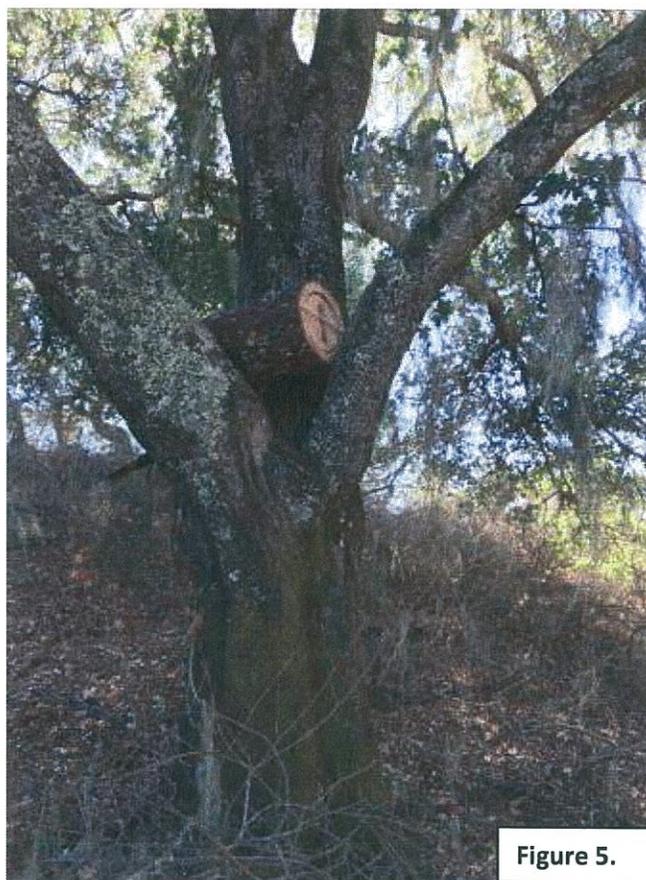


Figure 5.

Exhibit C

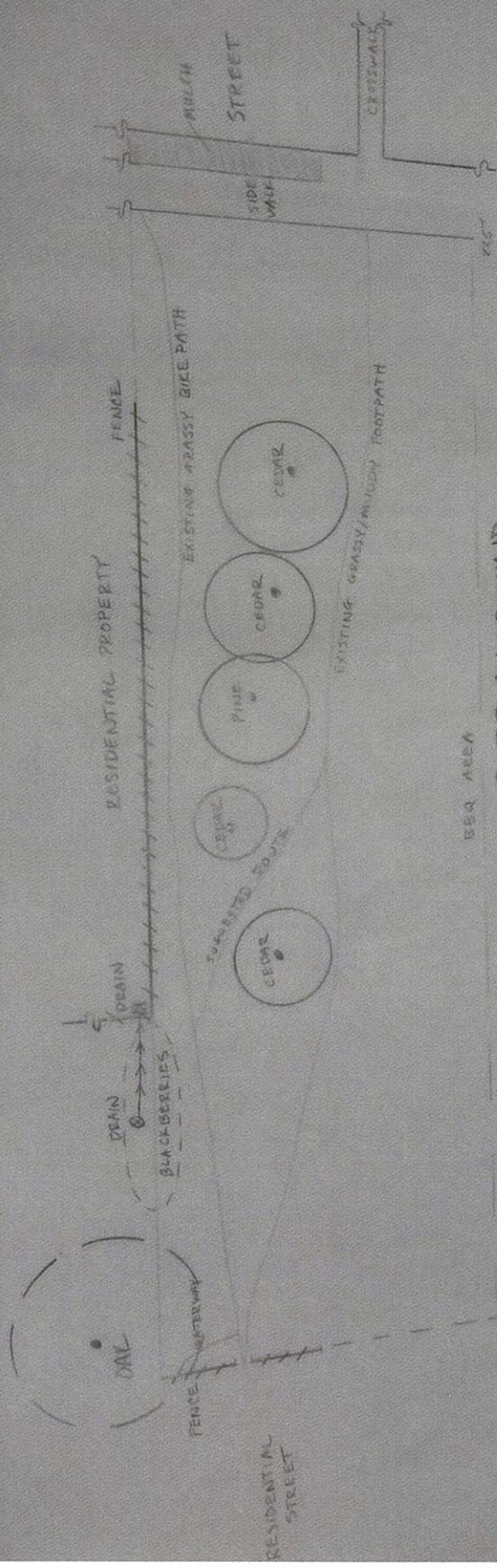


3-4" deep
3-4" wide
COMPACTED Base TO MATCH (E)

Improved drain access

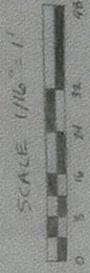


LOCATION APPROXIMATE



LIBBY PARK / SUPERPLAYGROUND SECTION

BBQ AREA



RESIDENTIAL STREET

FENCE

RESIDENTIAL PROPERTY

FENCE

EXISTING GRASSY BIKE PATH

EXISTING GRASSY/MUDGY FOOTPATH

CEDAR

CEDAR

PINE

CEDAR

CEDAR

DRAIN

BLACK-BERRIES

OAK

MULTHA STREET

SIDE WALK

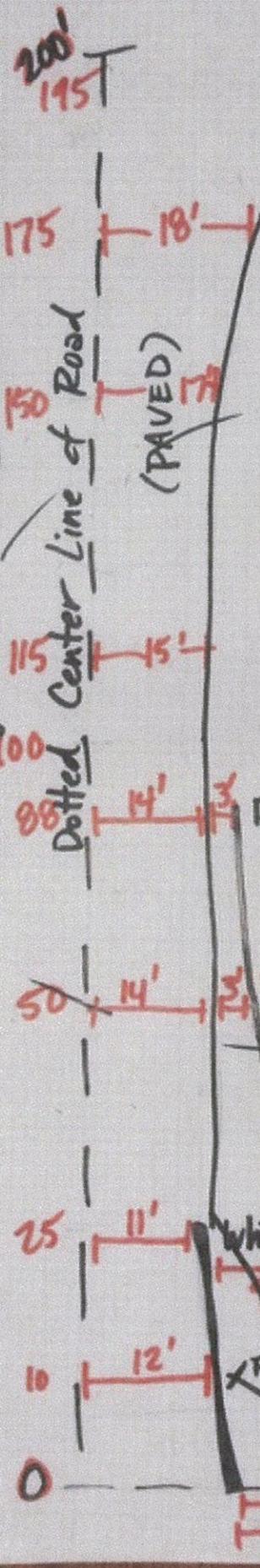
CROSSWALK



↑ PLEASANT HILL RD ↑

Fence @ 195' 28" from center line
Sidewalk starts (5' wide)

Bodega Ave



(PAVED)

● OAK

Retaining wall ends @ 88'
(3' tall) (16' long)

3' road to wall

↑ PATH UPHILL ↑

White line ends @ 25'
9' white line to retaining wall

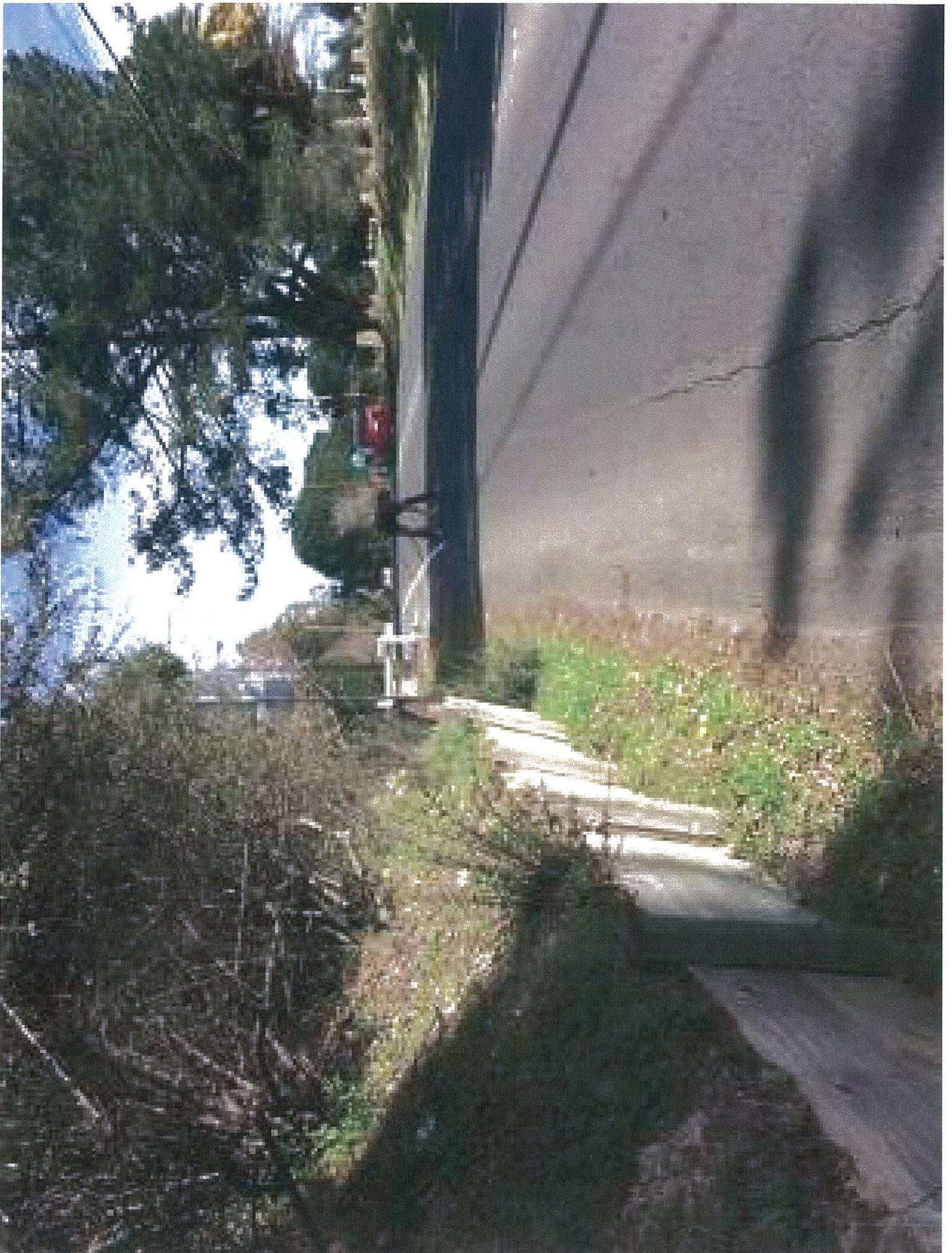
Fence
x 140°

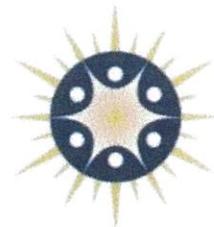
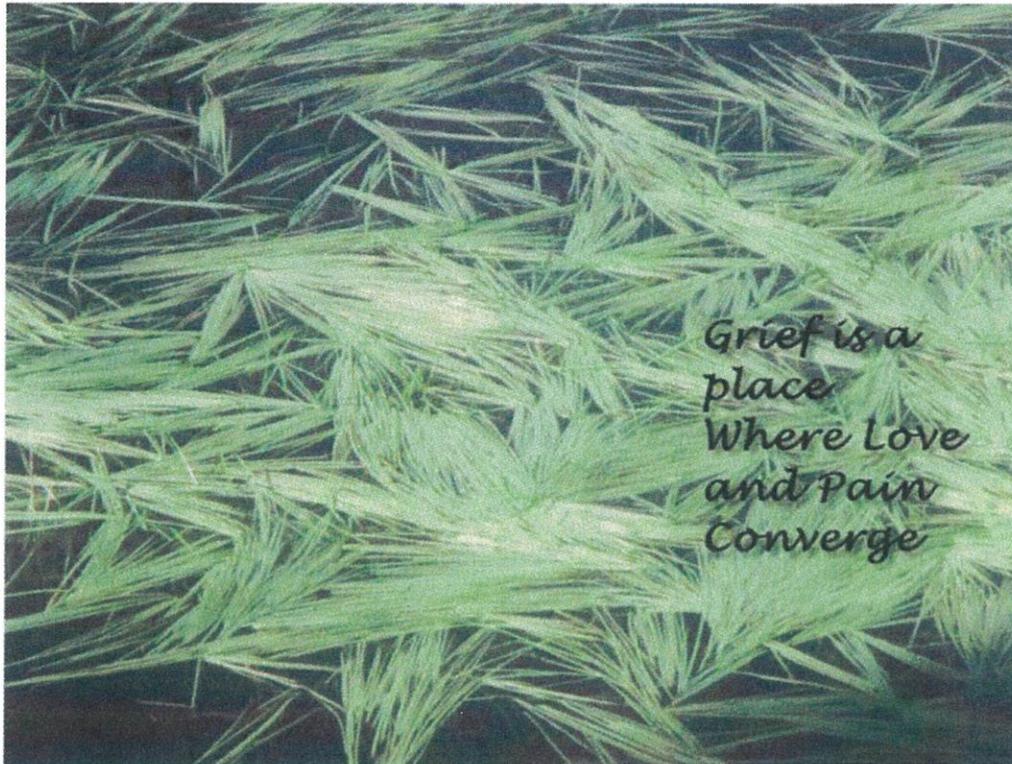
0 end of sidewalk

↓ GOLDEN RIDGE AVE ↓







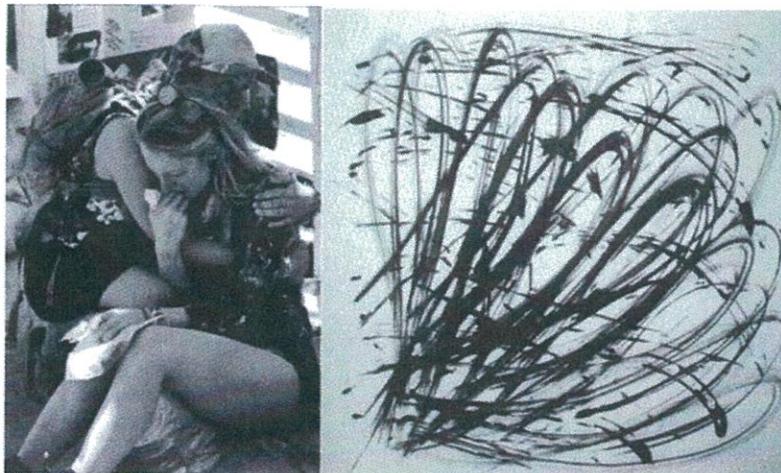


GRIEF PASSAGE
HEALING LIFE GARDENS
VILLAGE BUILDING CONVERGENCE



Art therapy and Botanical Interplay

This labyrinth is at the Teen Center on Morris Drive in Sebastopol, CA. It is a memorial to honor "young lives lost to the strife and troubles of our time".



HEALING LIFE GARDENS



Concepts

The Laguna park and environs in the vicinity of the Sebastopol Teen and Community Center is one of Sebastopol's ongoing focal points for gatherings of all kinds. From music and dance venues, civic functions, festivals to memorial gatherings, the spectrum of experiences is held in this rich nature environment.

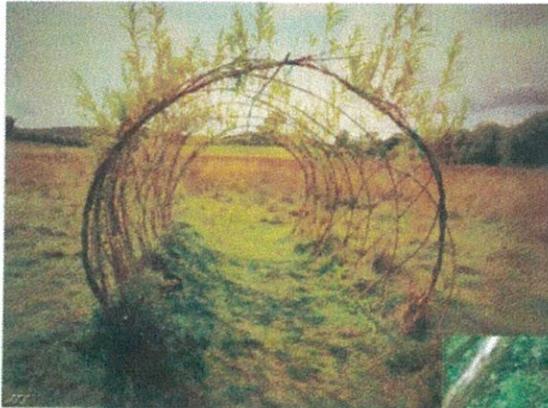
The existing site offer an ample variety open spaces, trails, parking, restroom facilities and many other supporting amenities.





There is a network of exiting improved walks and primitive / informal trails that connect human site arrival points to the variety of features and experiences that can be encountered here. Experiences can range from moments in contemplative solitude to collective celebration. The site has hosted various rituals and gatherings that reflect upon and deepen our personal experience of life, its comings and goings, our relationships and awakened presence.





Rites of Passage

Grief is both a personal and collective experience. Grief touches us all at various points in our journey. Whether mourning personal loss or experiencing the state of the world, feelings of grief are something that touch all of us.



EXAMPLES:



Willow Sculpture

Living willow structures or fences use live cut rods or withies, which are inserted in the ground and take root.

The Auerworld Palace

Architect Marcel Kalberer and his group, Sanfte Strukturen, re-envisioned the way living building materials and techniques can be used to design modern spaces - with willows.



1999



2002



2003

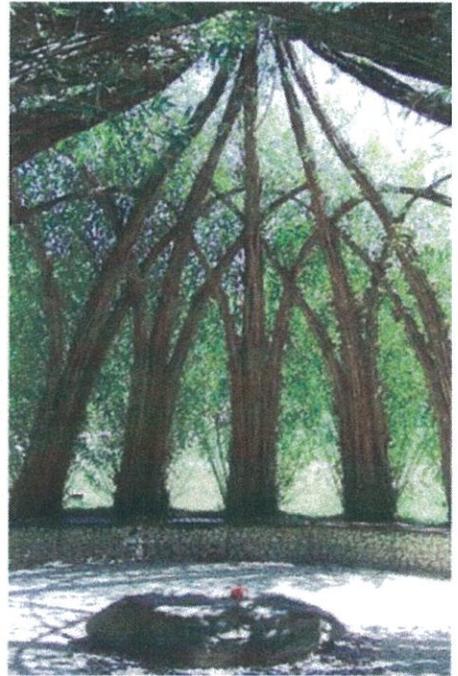


2004



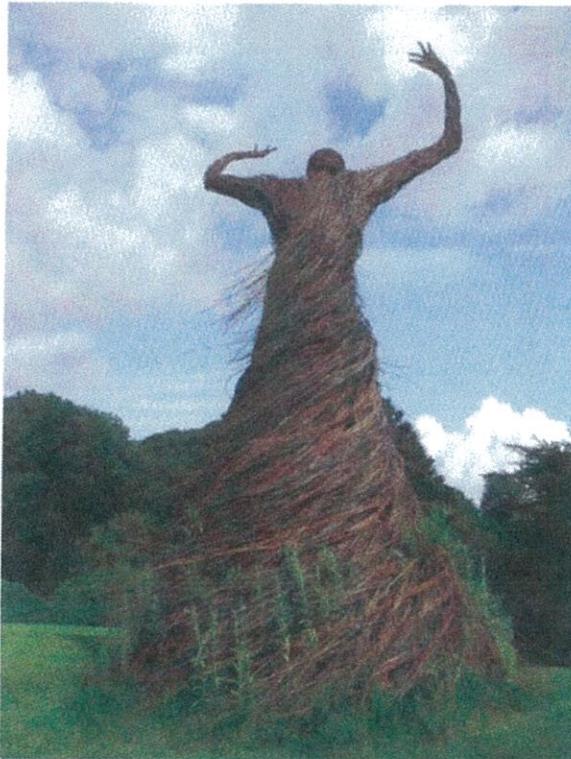
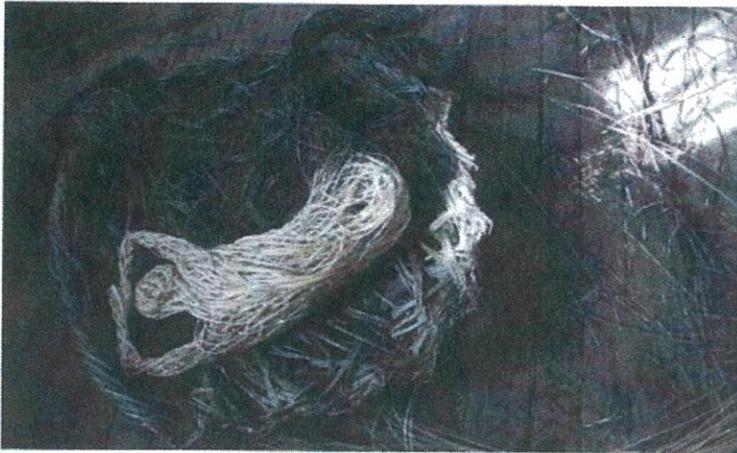
2012





Willow Sculpture

Willow sculpture may use green wood but the rods are not planted. Such sculptures should be preserved (with non-toxic methods) where outdoor art is to last more than five years.



Sculpture could be added over time as part of a walking, contemplative experience.

Along the path, just as in life's journey, special places invite us to pause, reflect, seek solitude, embrace connection with others, in the ebb and flow of experience.





*Something as simple as sitting
Peacefully among flowers
Gently holding us
all that is present
heals*



Resolution No 6037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL ESTABLISHING
PLACEMAKING GUIDELINES AND PROCEDURES

Whereas, there has been substantial interest in creating allowances for 'city repair' or 'placemaking' projects; and

The placemaking concept involves community- and neighborhood-based artistic improvement projects, which can include improvements on both public and private property. Projects may be temporary or permanent, and may have functional aspects, or may be purely artistic. In addition, activities may include events. Projects are usually organized under an umbrella non-profit organization that helps ensure that procedures and requirements are met. Generally, works are produced at no public cost and are not intended to generate revenue for sponsors. Rather, the intention is to build community relationships through the neighborhood-based process, and to improve community amenities. The concept also has the potential of building Sebastopol's unique artistic identity; and

In March 2014, the City Council received a presentation describing the type of process used for 'city repair' or 'placemaking' projects, and information about such projects that have been accomplished in other jurisdictions, including creation of a variety of public-oriented artworks and other improvements, and asked the Planning Commission to provide comments on potential policies and procedures; and

The Planning Commission reviewed the matter, and recommended that a simplified process be created for modest neighborhood projects, but that otherwise, generally, existing procedures should be utilized, with the authority of the City Manager to consolidate reviews when a diverse range of projects are proposed; and

At a public meeting on April 21, 2015, the City Council reviewed the Commission's recommendations, considered any public comment, and adopted the following placemaking policies and procedures:

- A. *Neighborhood Placemaking Guidelines.* The following guidelines shall apply to modest-scale neighborhood placemaking projects on local streets or their rights of way performed by volunteers, under the sponsorship of an organization or individual that assumes overall liability, and which may provide oversight. Potential projects may include street painting, benches, gardens and similar minor improvements, subject to review and approval by the Public Works Department, with major projects or those involving alteration of utilities requiring other approvals:
 1. As needed, City staff shall create guidelines and application forms for this type of permit.
 2. It is the City's expectation that Category A placemaking projects will generally occur on an annual basis and will be coordinated by a sponsoring or oversight organization.
 3. Complete applications shall be filed with the City at least 90 days in advance of any planned work. Unaffiliated proposals will be directed to participate in the annual process coordinated by a sponsoring organization, to the extent that such an annual process is planned.
 4. The established fee for a Single Contractor Encroachment Permit shall apply, however, if sponsored by a community non-profit, such fee may be reduced by the City Manager consistent with established City policy.
 5. The applicant shall hold the City of Sebastopol, its officers, agents, and employees harmless from any claims for damages to persons or property, including legal fees and costs of defending any actions or suits, including any appeals, which may result from permitted activity.

6. The applicant shall provide insurance coverage meeting requirements determined necessary by the City.
7. The intent of a proposed project and the likely outcome of such project shall be consistent with the goals of this Resolution and the Sebastopol City Council.
8. The streets involved with the project must be classified as Local Streets in the General Plan, and generally carry less than a combined 2,500 vehicles on an average day.
9. The applicant for a permit must provide to the City Public Works Department a petition of support for the proposed intersection, street, or public right of way modifications. The support petition must have signatures from each of the adjacent residents and at least 80 percent of the residents on the project street frontage(s) within two standard city blocks of the proposed project. The Public Works Department shall have the authority to modify the petition boundaries when considered appropriate. The Public Works Department shall verify the accuracy of the petition based on reasonably available information.
10. The applicant for a permit must provide the Public Works Department with a written description of the proposed improvements, including diagrams depicting how the intersection, street, or right of way will look when completed, description of materials proposed to be used, and how the work will be executed. The applicant must demonstrate that the project will be executed in a safe fashion, and how the project will improve, or at least maintain, traffic safety and the safety of individuals at or in the vicinity of the intersection, and that the project will not create storm water pollution, drainage, accessibility, or other issues.
11. The Public Works Department may approve a revocable Placemaking Permit authorizing construction and maintenance of the project as described and shown in the submitted diagrams, subject to any changes that may be required by the Public Works Department.
12. The permit shall be for use of the public right-of-way only, and does not exempt the applicant from obtaining any license or permit required by other ordinances for any act to be performed under this permit. Except as stated herein, the permit shall not waive any provisions of any City Ordinance, or provisions of State or other applicable law.
13. The permit shall not exempt any party from complying with all applicable traffic laws, including laws regarding pedestrians.
14. The applicant is not authorized to do any excavation, except as specifically identified and approved in the project plans. The applicant shall be responsible for protecting all public and private facilities placed in the public right-of-way, including underground utilities.
15. The applicant shall notify all households and businesses within four standard city blocks of the proposed project at least 30 days before the project installation date.
16. If street closures are necessary to perform improvements, the applicant shall obtain a Block Party Permit to close all legs of an intersection, for up to one block distance, in order to install the intersection modifications. Applicant shall use Type III barricades obtained at applicant's expense, and STREET CLOSED signs, to the satisfaction of the Public Works Department. No street shall be blocked for more than 12 hours in any 24-hour period unless specifically allowed by the Public Works Department.
17. Repair, maintenance, or installation of existing or future utility facilities in the right-of-way may require the applicant to reconstruct, move, or remove the project, or portions of the project, with all costs borne by the applicant.
18. The applicant shall work with all affected neighbors to resolve any concerns that may arise regarding the project. The inability to resolve such concerns may be grounds for revocation of this permit by the Public Works Department.
19. The applicant shall maintain, at no cost to the City, all aspects of the project during the term of the permit. If any nuisance condition is allowed to exist in the area of the project, the City may summarily abate such nuisance. The existence of a nuisance in the area of the project may be grounds for revocation of the permit.
20. All permits shall be revocable by the Public Works Department. The Public Works Department may revoke a permit for any cause. The Public Works Department may immediately revoke a permitted project no longer meeting this Resolution or the intent of City Council goals.

21. The applicant shall, at no cost to the City, remove all aspects and/or features of a project when either the permit expires or is revoked.
- B. *Other Types of Placemaking Projects.* Placemaking projects not qualifying for Category A permits shall be subject to existing City and State permit application and review procedures.
1. For example, under the Resolution establishing parameters for placement of monuments and public art on City property, for permanent public art projects, review by the Public Arts Committee and Planning Commission is required prior to City Council review; for projects in public parks, Planning Commission review is required in addition to Council review; for projects on City streets or right of way (other than Category A permits) an Encroachment Permit is required; for events on public property, a Special Events Permit is required; for projects on private property, building permits, Design Review, Temporary Use Permits, a Caltrans Encroachment permit, or other permits may be required.
 2. It is the City's expectation that major placemaking projects will generally occur on an annual basis and will be coordinated by a sponsoring or oversight organization.
 3. Complete applications shall be filed with the City at least 90 days in advance of any planned work. Unaffiliated proposals will be directed to participate in the annual process coordinated by a sponsoring organization, to the extent that such an annual process is planned.
 4. If sponsored by a community non-profit entity, any applicable application fees may be reduced by the City Manager consistent with established City policy.
 5. The applicant shall hold the City of Sebastopol, its officers, agents, and employees harmless from any claims for damages to persons or property, including legal fees and costs of defending any actions or suits, including any appeals, which may result from permitted activity.
 6. The applicant shall provide insurance coverage meeting requirements determined necessary by the City.
 7. The applicant for a permit must provide a petition of support for the proposed intersection, street, public right of way, park, or other City property modifications from area residents, businesses, and property owners. The City shall verify the accuracy of the petition based on reasonably available information.
 8. The applicant for any permit on private property shall provide proof of property owner consent to the planned improvements.
 9. The applicant for a permit must provide a written description of the proposed improvements, including diagrams depicting how the intersection, street, or right of way will look when completed, description of materials proposed to be used, and how the work will be executed. The applicant must demonstrate that the project will be executed in a safe fashion, and as applicable, how the project will improve, or at least maintain, traffic safety and the safety of individuals at or in the vicinity of any affected intersection, and that the project will not create storm water pollution, drainage, accessibility, or other issues.
 10. Any approval of a placemaking project does not exempt the applicant from obtaining any license or permit required by other ordinances for any act to be performed under this permit. Except as stated herein, the permit shall not waive any provisions of any City Ordinance, or provisions of State or other applicable law.
 11. The permit shall not exempt any party from complying with all applicable traffic laws, including laws regarding pedestrians.
 12. The applicant is not authorized to do any excavation, except as specifically identified and approved in the project plans. The applicant shall be responsible for protecting all public and private facilities placed in the public right-of-way, including underground utilities.

13. If the project involves a temporary street closure, the applicant shall notify all households and businesses within four standard city blocks of the proposed project at least 30 days before the project installation date.
14. If street closures are necessary to perform improvements, the applicant shall close all legs of an intersection, for up to one block distance, in order to install the intersection modifications. Applicant shall use Type III barricades obtained at applicant's expense, and STREET CLOSED signs, and other appropriate elements, to the satisfaction of the Public Works Department. No street shall be blocked for more than 12 hours in any 24-hour period unless specifically allowed by the City approval.
15. Repair, maintenance, or installation of existing or future utility facilities in the right-of-way may require the applicant to reconstruct, move, or remove the project, or portions of the project, with all costs borne by the applicant.
16. The applicant shall work with all affected neighbors to resolve any concerns that may arise regarding the project. The inability to resolve such concerns may be grounds for application denial or revocation of this permit by the City.
17. The applicant shall maintain, at no cost to the City, all aspects of the project during the term of the permit. If any nuisance condition is allowed to exist in the area of the project, the City may summarily abate such nuisance. The existence of a nuisance in the area of the project may be grounds for revocation of the permit.
18. All permits shall be revocable by the City. The City Manager may revoke a permit for any cause. The City may immediately revoke a permitted project no longer meeting this Resolution or the intent of City Council goals.
19. The applicant shall, at no cost to the City, remove all aspects and/or features of a project when either the permit expires or is revoked.
20. Generally, it is the City's intent that established permit procedures, including application requirements and reviews, be observed. However, the City recognizes that annual events may include a range of projects with different application and review requirements, and that in those circumstances, there would be benefit to a coordinated and consolidated review process. Therefore, the City Manager shall have the authority, as appropriate, to combine fee requirements and consolidate reviews and permit requirements, to the extent feasible and appropriate, when a diverse range of projects are proposed.

ADOPTED by the City Council this 21st day of April 2015.

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

Approved: _____

Mayor Patrick Slayter

Attest: _____

City Clerk Mary Gourley