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JOINT MEETING OF THE CITY COUNCIL
AND PLANNING COMMISSION
MEETING OF: April 12, 2016
SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

DRAFT MINUTES

CITY COUNCIL AND PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF April 12, 2016

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

CITY COUNCIL AND PLANNING COMMISSION:

The notice of the meeting was posted by the City Clerk on March 30, 2016.

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

1. CALL TO ORDER:

a. Mayor Gurney called the meeting to order at 6:04 p.m.
b. Chair Doyle called the meeting to order at 6:04 p.m.

2. ROLL CALL:

a. City Council

Present:	Mayor Gurney, Vice Mayor Glass, and Council Members Eder and Slayter
Absent:	Council Member Jacob (excused)
Staff:	Larry McLaughlin, City Manager-City Attorney Mary Gourley, City Clerk

b. Planning Commission

Present:	Chair Doyle, and Commissioners Pinto, Fernandez, Fritz, and Jacob
Absent:	Vice Chair Kelley (excused), Commissioner Douch (excused)
Staff:	Kenyon Webster, Planning Director

3. APPROVAL OF PLANNING COMMISSION MINUTES of: (none)

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agonized business to be conducted.

There were none.

5. STATEMENTS OF CONFLICTS OF INTEREST

There were none.

6. PLANNING DIRECTOR'S REPORT (Update on Future Agendas, Action of Other Boards and City Council)

Director Webster provided the following updates:

- On the April 19 City Council meeting there are several items of interest, including contract award for design of the Local Streets bike lane project; a presentation from County PRMD on renewal and revision of Community Separator designations; and Preliminary Annexation Review of the Village Park/Tomodachi Park property.
- At the next Planning Commission meeting on April 26 there will be a hearing on a rezone request for a property on Bodega Avenue, and Preliminary Review for the proposed Piazza hotel project at the former 'lumber yard' site.

Commissioner Pinto asked when the Council would hear the appeal for the KOWS radio tower project. Mayor Gurney indicated it would be on the first Council meeting in May.

7. CONSENT CALENDAR (PUBLIC HEARING IF REQUESTED): None

8. DISCUSSION:

A. CLIMATE ACTION 2020 PLAN: Climate Action 2020 is intended to provide a comprehensive framework for local actions to address climate change. The Plan has been prepared in an inter-jurisdictional, collaborative process. The County, and all the cities in Sonoma County (excluding Santa Rosa, which has already adopted a plan) have worked together to produce the draft. Each jurisdiction has its own policy section and will decide which policy actions it wishes to adopt.

Mayor Gurney asked for a staff report.

Director Webster provided a brief introduction of the draft Plan.

Lauren Casey of the Regional Climate Protection Authority provided a detailed presentation of the draft Plan. She noted that proposed measures were described in Chapter 3 and suggested use of a one-page handout she provided to guide discussion of the proposed Sebastopol measures, beginning with the Building Energy measures.

Ms. Casey discussed the proposed Building measures, noting that they build from existing programs and requirements, and consist of proven and effective actions.

Mayor Gurney asked for comments on the Building measures.

Commissioner Fritz asked if the effectiveness numbers for mandatory PV installations in the report were derived from experience with the current City ordinance.

Ms. Casey answered in the affirmative.

Commissioner Fritz asked how the electric water heater measure would work.

Ms. Casey stated it would be a new measure, and could be implemented a number of ways, including development of an incentive program, perhaps in collaboration with Sonoma Clean Power or the Air District, or via a mandatory requirement for some types of projects.

Commissioner Jacob commented that the measure assumes that electricity is cleaner and more efficient than natural gas, and it may not be in all cases; and that this is a broad issue.

Ms. Casey stated that further local, state and national action is needed regarding power generation; and that electricity is generally a more green form of energy.

Commissioner Jacob asked if we should be switching to more electric on a local level.

Mayor Gurney commented that the proposed measures are a start and will be a major undertaking to implement.

Commissioner Fernandez stated wood stoves do not appear to be mentioned and asked why.

Ms. Casey stated that biomass energy generation was a small proportion of energy use; and that there were other programs such as Air District programs that address air quality issues associated with wood stoves.

Chair Doyle commented that he concurred with Commissioner Jacob's comments about natural gas versus electricity—it may be more efficient to use natural gas at a residence to heat water for example than using it from an inefficient electrical grid whose energy source may also be natural gas or be less green.

Ms. Casey concurred that there may be cases where natural gas was a superior choice; but that electric heat pumps are very efficient; and that this question merited further review.

Council Member Slayter referred to the chart on page 2-11 of the Plan that shows significantly 'greener' electric power from Sonoma Clean Power as compared to PG&E.

Ms. Casey stated that more recent information shows an even bigger difference.

Vice Mayor Glass commented that she lives in a zero-energy home that was retrofitted, and that in that process, she learned that one should not 'silo' all the different methodologies. A better approach is scoring, that provides flexibility in making choices, stating that a holistic approach is best.

Ms. Casey concurred, and commented that there is a DOE energy assessment tool program that could be coupled with a checklist approach.

Vice Mayor Glass commented that vendors tend to be very 'silo'-like in their approach and often don't have an integrated perspective.

Mayor Gurney stated it appeared that there was consensus supporting a checklist/holistic approach as compared to an approach consisting of separate mandates.

Council Member Eder asked why RCPA wasn't taking more of an advocacy role for the jurisdictions to take action on these issues.

Ms. Casey responded that RCPA does not have jurisdictional authority to mandate measures, that its board consists of member agency representatives, and its role is to support its members and provide technical expertise.

Council Member Eder stated Sonoma Clean Power could be a model for an approach that brings agencies together for joint action rather than each being in their own silo.

Ms. Casey stated there is opportunity for joint efforts and common, County-wide policies, and that the Sonoma Clean Power model is being considered.

Mayor Gurney commented that as one of the Directors of the RCPA, her perspective was that this Plan was the first step, that a plan like this has never been done before, and that there is appeal to tailoring policies for each jurisdiction.

Mayor Gurney asked if members of the public wished to comment on this section of measures.

Hearing none, Mayor Gurney asked for comments on transportation and land use measures.

Ms. Casey provided an overview of the measures.

Mayor Gurney commented that Measures 8-11 were policies already reflected in the General Plan.

Commissioner Fritz asked for an explanation of Measure 11.

Ms. Casey reviewed the measure.

Commissioner Fritz stated most of Sebastopol's residential growth will be multi-family units, and asked if the percentage indicated should be higher.

Ms. Casey stated that the figure indicated was the percentage of development estimated to be in developments of 25 units or more.

Mayor Gurney stated there is relatively little multi-family development here.

Commissioner Fritz asked if the Housing Element goals were by unit type, or by income levels.

Director Webster stated they were by income level.

Mayor Gurney asked for discussion of measures 12-16.

Vice Mayor inquired about the analysis of sector energy use for transportation, was through traffic part of the numbers shown; and questioned how much impact Sebastopol transportation measures could have on trips that are out of its control.

Ms. Casey stated there is a lot of traffic between cities, which is why regional and state approaches to transportation make sense. She stated the traffic calculations were derived from SCTA traffic models.

Commissioner Fernandez asked for a description of the guaranteed ride home program.

Ms. Casey provided a description and noted Santa Rosa has done some implementation of this.

Commissioner Fernandez noted that traffic calming measures could increase congestion and create more pollution.

Ms. Casey stated the measure is suggesting traffic calming to facilitate pedestrian and bicycle modes, and that such measures should be employed in appropriate locations such as downtowns; and that they are believed to have a positive effect when appropriately implemented.

Chair Doyle stated he supports centralized parking, that maintaining adequate parking is important; and that any consideration of charging for parking would need advance notice to merchants.

Ms. Casey stated parking pricing can be very effective, but there are a range of measures available, such as preferential parking for electric vehicles or vanpools.

Council Member Eder stated that Sebastopol had parking meters in the 50's and 60's but he was not sure when they were removed.

Mayor Gurney asked if members of the public wished to comment on this section of measures.

Hearing none, Mayor Gurney asked for discussion of measures 17-20.

Ms. Casey provided an overview of the measures.

Commissioner Jacob stated that installing electric charging in single family homes was relatively simple, but that it is difficult to accomplish in multi-family buildings, and that regulatory action may be needed to facilitate this.

Ms. Casey agreed this is an issue, and that a pre-wiring requirement could be helpful.

Council Member Slayter stated that has been adopted in Sebastopol.

Commissioner Fernandez asked if there was an issue with ticketing of electric vehicles.

City Manager McLaughlin responded that at the public charging stations, the Police Department does ticket, that there was some review of this issue after the stations were first installed, but the policy has been clarified.

Council Member Eder noted there was likely very little construction equipment in Sebastopol, so a shift to electric equipment would likely have little impact; he expressed interest in exploring electrification of the municipal fleet, and that should be listed as a possible policy. He also noted that transportation is the biggest energy use sector, and stated therefore the biggest focus should be on a better public transportation system in the County; and also urban design actions like prohibiting cul-de-sacs should be considered.

Mayor Gurney commented that Sebastopol was only 8 miles from downtown Santa Rosa and there is an opportunity for an improved transit connection.

Council Member Slayter commented on electrification of contractor equipment, that since little of it is based or used here, this would have minimal impact here, and that it seemed unrealistic to require of contractors. Regarding vehicle replacement, he stated the lifespan and invested energy needs to be considered, as well as the fact that replaced vehicles may still be used.

Council Member Eder stated there had been a recent notice from PG&E regarding a network of charging stations, and that it appeared ratepayers would be funding it.

Mayor Gurney asked for discussion of measures 21 and 22.

Council Member Eder asked if California already had a clean idle requirement for diesel vehicles.

Ms. Casey stated this measure would go beyond that requirement.

Commissioner Jacob commented that the effectiveness of idling restrictions depends on enforcement.

Ms. Casey stated RCPA will be discussing this with law enforcement staff.

Mayor Gurney asked if members of the public wished to comment on this section of measures.

Hearing none, Mayor Gurney asked discussion of measure 23.

Ms. Casey provided an overview.

Mayor Gurney asked about the percentage indicated.

Ms. Casey stated it was the goal for increasing diversion.

Commissioner Jacob noted green waste is currently trucked out of the County, and asked if there was a way to address this, to create a local site.

City Manager McLaughlin stated the Waste Management Agency is working on that objective.

Commissioner Pinto noted that for a major dam removal project on the Klamath River, the disposition of concrete debris was a significant issue.

Mayor Gurney asked if members of the public wished to comment on this measure.

Hearing none, Mayor Gurney asked for discussion of measures 24-27.

Ms. Casey provided an overview.

Council Member Eder stated he did not see discussion of water use by agriculture, such as the wine industry, which also creates traffic, land use, and native landscape impacts.

Ms. Casey stated that the Plan addresses uses that are connected to water systems, but not individual groundwater extraction situations, but there are County-wide efforts to address those issues. She also stated the Plan does not make changes in land use, and that the Plan's land use policies were based on existing General Plans.

Commissioner Pinto asked if landfills in the County had methane capture programs.

Ms. Casey stated that all landfills in the County had such capture systems.

Commissioner Jacob stated that in regard to water conservation, conservation can produce unfortunate pricing results—more conservation tends to lead to higher price rates. He asked how conservation can be incentivized.

Ms. Casey responded that the Plan does not address the complex topic of rate-setting. She did indicate that there may be other programs, such as one being implemented in Windsor which provides rewards for conservation.

Council Member Slayter asked why graywater measures are not proposed for non-residential uses.

Ms. Casey said she would look into that question.

Commissioner Jacob asked if the General Plan supported graywater policies.

Director Webster responded that it did.

Council Member Eder asked if rainwater capture should be a proposed measure.

Ms. Casey stated it would be considered part of the water conservation measures.

Commissioner Pinto asked if the proposed measures were developed in consultation with Sebastopol staff.

Ms. Casey stated that data was specific to Sebastopol, and that there was consultation with City staff.

Mayor Gurney asked for public comment.

Jorge Rebagliati asked what the Plan was trying to achieve, and stated it was not enough. He stated climate change is proceeding faster than predicted, and stated that eight years ago a document stated that tremendous action was needed, and that now is the time to implement the vision, and that Sonoma County should be GHG negative. He stated it was necessary to declare climate change a major disaster.

There was no other public comment.

Commissioner Pinto asked if actions could be listed by their effectiveness.

Ms. Casey stated this was done in Chapter 3 of the Plan.

Commissioner Pinto stated he appreciated the comments by a member of the public, and concurred that we may not be doing enough.

Council Member Eder asked if the analysis was saying that Sonoma County can absorb more growth, but with the proposed measures, there would be a reduction in GHG.

Ms. Casey stated that was correct.

Council Member Eder stated there is in effect a war for the planet going on, and there was a need to convene a 'Manhattan Project' to address this issue, and that the time is now. He asked why more communities are not moving in a common direction.

Vice Mayor Glass stated she agreed with Council Member Eder and the member of the public who spoke, and that the problem was getting political buy-in. She stated Sebastopol has more unity on this issue, can be aggressive, and can take leadership and show what can work.

Mayor Gurney noted Sebastopol's actions on promoting solar power, and asked the group to consider what may be the next action Sebastopol can take to show leadership on these issues.

There was nothing further.

9. PUBLIC HEARING: None

10. WRITTEN COMMUNICATIONS: None

11. ADJOURNMENT: Mayor Gurney adjourned the meeting at 8:15 p.m. The next regularly scheduled City Council meeting will be held on Tuesday, April 19, 2016, at 6:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472. The next regularly scheduled Planning Commission meeting will be held on Tuesday, April 26, 2016, at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director