

DRAFT

**City of Sebastopol City Council Minutes
Of
Special Meeting of October 17, 2016**

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

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

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

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

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

A notice of the meeting was posted by the City Clerk on October 13, 2016.

**3:00 pm Convene Special City Council Meeting, Sebastopol Youth Annex/Teen Center,
425 Morris Street, Sebastopol, CA**

Call to Order: Mayor Gurney called the meeting to order at 3:05 p.m.

Roll Call

Present: Mayor Gurney
 Vice Mayor Glass
 Councilmember Eder
 Councilmember Jacob
 Councilmember Slayter

Absent: None

Staff: City Manager-City Attorney Larry McLaughlin
 City Clerk Mary Gourley
 Planning Director Kenyon Webster

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

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

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within 30 minutes. If the public comment period exceeds twenty minutes, the presiding officer, typically the Mayor, reserves the right to reduce the time per speaker or carry over public comments to after all business items are completed.)

Paul Fritz commented as follows:

- Proponent for Charter School not to move
- Not place for school
- Outside Urban Growth Boundary
- Urged Council to appear at Board of Supervisors Meeting
- School has alternatives
- Not place for the school
- Better part of community if stayed in town
- Not expand footprint
- 2:00 pm Board meeting
- Urged the Council for support

Mayor Gurney commented as follows:

- Councilmember Eder at direction of entire Council was at the Board of Supervisors Meeting
- Had subcommittee meetings on Charter School
- Discussed the letter dated October 11th concerning Council wide issues which was signed by the Vice Mayor as Mayor Pro Tem due to Mayor Gurney's absence

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

PUBLIC HEARING(s):

1. CONTINUATION - Public Hearing – Public Hearing on the Final Environmental Impact Report (FEIR) and Draft General Plan. The General Plan sets broad, long-term City policy in a number of areas, and may result in changes to land use and zoning designations, changes to the Zoning Ordinance, and revisions to other City codes. This meeting will continue discussion of the following topics:
 - Safety
 - Economic Vitality
 - Community Health and Wellness
 - Circulation Element
 - Land Use and FEIR

Consultants Beth Thompson and William Crenshaw were in attendance.

Councilmember Eder questioned what the intended goal is for tonight.

Mayor Gurney commented as follows:

- Finish review of draft augmented by Planning Commission comments
- Provide comments to consultants
- Hopefully finish by end of today's meeting on General Plan and EIR
- Scheduled for November 1st meeting – Council considering the adoption of the General Plan
- Best case scenario for today- review of all remaining chapters

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Councilmember Slayter commented it is the intent to finish the chapters and then move on to comments of the FEIR.

Councilmember Eder questioned if this is not finished at the November 1st meeting, is the November 15th meeting a last drop dead date.

Mayor Gurney commented as follows:

- Stated there is no drop dead date
- Discussed the open and transparent process
- Discussed having a thorough and authentic review
- Do what need to do to make sure Council has discussed thoroughly
- Put on November 1st agenda as a place holder
- See where at – at the end of this meeting

Councilmember Eder questioned if there are unresolved issues, can those be continued to November 15th.

Mayor Gurney commented as follows:

- Stated yes to November 15th
- Stated it can go even beyond that
- Discussed having public review
- Discussed having the community to have the opportunity to comment thoroughly

Planning Director Webster presented the staff report discussing the final chapters to be discussed and stated the issues today are to discuss if there are any revisions needed for the General Plan.

Beth Thompson stated a memo will be prepared to show revisions to the General Plan prior to the Council's consideration for adoption.

The Council discussed the General Plan as follows:

SAFETY:

Mayor Gurney opened for public comment.

Michael Carnacchi commented as follows:

- Discussed emergency preparedness
- Stated it would be nice for the actual item to include outreach to business owners and the Downtown Association
- Discussed having people be aware of the emergency preparedness plans and knowing where gas, electrical shut offs, etc. are located

Mayor Gurney commented as follows:

- Discussed the (BERT) (?) Business emergency response team committee.
- Stated she appreciates Michael Carnacchi's suggestion
- Stated it would be a good action item

Discussed Goals as follows:

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SA 1i – Councilmember Eder questioned if the City has an existing inventory of critical infrastructure in town.

Director Webster stated he believes the Fire Department and Public Works Department maintains this list.

Vice Mayor Glass questioned if the source of the figures is the USGS.

Ms. Thompson stated that is correct as well as the maps.

Vice Mayor Glass discussed the 1906 earthquake and discussed liquefaction in Sebastopol and stated she does not see it on the map.

Ms. Thompson stated the background report has more information and that it is also in the EIR.

Vice Mayor Glass stated she wanted to ensure that the map was from the USGS.

Ms. Thompson stated that a majority of Sebastopol does not show high levels of liquefaction. She stated there is a moderate area of susceptibility.

Vice Mayor Glass discussed SA 1j (damage from earthquakes) and questioned if we have a program like that and if so where are we providing the information.

Director Webster stated that he has seen handouts regarding retrofitting and re-enforcing buildings and stated the Building Department maintains a variety of emergency preparedness items listed on the City web site.

Vice Mayor Glass stated she wanted to ensure that this is on the new City web site.

Vice Mayor Glass discussed policy SA 2-13 (flood and storm water retention) and wanted to point out that this is one of the things that Permaculture talks about a lot of how to make yards recharged and encouraged these kinds of ideas and residential areas not just what the City is doing for storm water retention.

Councilmember Eder Discussed Goal 2, Policy 2-5 and discussed how this sentence ends with the term regulating construction but in Policy SA 2-9 below it disallows development and stated this is confusing.

Ms. Thompson stated this is unless there is the requirement. She stated this allows development under special circumstances. She discussed regulating which is looking at shorter term floods and the first one is broader and not just looking at the 100 year event.

Councilmember Eder commented on the discussion of semantics having a legal aspect and questioned if the term disallows has the same weight as prohibit.

Ms. Thompson commented she would find a word that may sound less awkward.

Vice Mayor Glass questioned how long the flood damage prevention ordinance has been in place.

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Director Webster commented that it has been in place for a couple of decades and that there has been a comprehensive revision in the last five years. He discussed that most of the Barlow is in the 100 year flood plain and had to go through a special permit process for their flood plain measures. He stated the Barlow has a complicated and labor intensive flood protection plan and discussed evacuations. He stated it is their responsibility to implement and if it fails, it is the Barlow's issue.

Vice Mayor Glass questioned if they qualify for flood insurance.

Director Webster stated they are probably paying an extra amount for flood insurance.

Vice Mayor Glass stated bringing up the issue of prohibiting in a flood zone actually makes sense.

Councilmember Slayter discussed what is listed in 2-9 and stated the flood plain construction is a type of construction that requires finished floors to be elevated two feet above base level and stated it is possible to build in the flood plain in a safe way. He stated he is comfortable with the language.

Mayor Gurney stated that staff also reviews the Barlow plan yearly. She stated she requested a drill but was informed that the plans are reviewed on a yearly basis.

Councilmember Eder discussed goal 2 and stated Barney Aldridge did a bone dry run which took about 8 hours.

City Manager McLaughlin discussed the formal testing at Barlow.

Councilmember Eder discussed SA 3-3 and wanted to ensure inter-operability with all County and State agencies. He stated he wanted to ensure that we are able to communicate with all County and State agencies.

Councilmember Eder discussed SA 3b and discussed consideration of maintaining a list of people in their jurisdiction who have permanent medical equipment in their home in case of a power loss and discuss providing generators.

Councilmember McLaughlin discussed having an emergency plan where retail outlets have such resources.

Councilmember Slayter discussed SA 3-6 and discussed including BERT with CERT to ensure the business community is included.

Mayor Gurney commented as follows:

- City needs to be ready to respond to rest of the community
- Not sure Bert is official name
- Emergency preparedness for business owners

Councilmember Eder discussed SA 4-3 which talks of high level fire service and discussed the 9 minute response time and stated he believes the ISO rating is lower than that.

City Manager McLaughlin stated the Fire Chief has a shorter response time goal than 9 minutes.

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Mayor Gurney commented that she would be worried of being too specific to have to go from a volunteer base to a full time paid fire staff. She stated the LOS level is high and the Council reviews this yearly during the level of service report.

Councilmember Eder discussed the Oakland Hills Fire and discussed the threads were incompatible and could not hook up to the hydrants and took those items out of action. He stated the City needs to ensure the City is compatible with surrounding mutual aid responders.

City Manager McLaughlin commented that it is part of the Fire Department's goal.

Councilmember Eder discussed SA 4k and discussed defibrillators and stated that the City should identify facilities where these should be installed. He stated that this could save people's lives and that they should be put in such locations as the Senior Center and City owned facilities. He suggested ensuring we have a list of where they should be installed and look to fund these.

Mayor Gurney stated the City should be committed to buying items such as these and stated it is a great suggestion.

Councilmember Slayter discussed installing these at community facilities not just City owned facilities.

Vice Mayor Glass discussed SA 4-3 and discussed the sentence about reviewing and collecting adequate data on an annual basis in order to quantify evaluation of performance of a fire district and questioned if this takes into account the ISO issue. She stated it should be a goal to establish specific data that we are collecting on a regular basis so that we know our response time and questioned if we are funding the right kinds of things with the fire department. She stated we need to adequately continue to fund the Fire Department to ensure a high level of training and response time and collect a broad range of response and emergency data regarding fire department operations to adequately evaluate staffing and funding needs.

Councilmember Eder discussed SA 5-2 and questioned if we already assess the impact on emergency services by requiring a fee that is part of the permitting process for development.

Director Webster stated that there is a special annexation fee for police and fire and only an impact fee for emergency services and stated there is no special impact fee that goes toward emergency services.

Councilmember Eder questioned what would constitute a mitigating measure.

Director Webster stated an example would be the police department's review of something that includes a security plan.

Vice Mayor Glass discussed SA 5b and requested to add that this is a problem nationally. She stated that there are a lot of minorities that feel they are unsafe from police departments. She stated a lot of time has been spent speaking of policies and actions that the City takes to make sure that this is not the case in Sebastopol and discussed continuing the training programs and policies that the City's police department engages in to train our officers for emergencies such as mental health breakdowns.

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Mayor Gurney suggested adding a policy such as sensitivity training for our officers and discussed the "Listening for a Change" program. She discussed enhancing our relationship from the community to the police force individual and how the community relates to them individually.

Councilmember Ede discussed Goal SA 6 and discussed speaking with the State to find ways to reduce or prohibit the transportation by truck of hazardous materials through the downtown which is a State highway in both directions and providing a hazardous truck route around town.

Mayor Gurney commented as follows:

- Stated she is hearing two points
- Trucks with hazardous materials
- Alternate routes for other trucks
- Stated she believes this comes up in the Circulation chapter

Vice Mayor Glass discussed engaging with the State to identify routes for hazardous waste that are in less densely populated areas.

Ms. Thompson commented as follows:

- Discussed the policy not serving the City's needs
- Stated it can go away to be worked into other policies
- Stated it can be revised accordingly
- Discussed not having hazardous trucks going through the downtown
- Discussed alternate routes for trucks

Councilmember Eder discussed the following:

- Discussed having verbiage to acknowledge there is a prescription drug disposal program in the County
- Stated the City has a disposal location at the police station
- Discussed keeping pharmaceuticals out of the water stream
- Discussed concerns with vineyards and use of pesticides
- Stated he is not sure what to do with this one
- Stated it is a good goal with no teeth
- Not sure how to achieve in any tangible way

Ms. Thompson commented as follows:

- Stated the City cannot prohibit outside City boundary
- Stated wording can be included that the City work with the County
- Request the County add conditions to be placed on projects to not use those types of material

Mayor Gurney commented as follows:

- Future Councils will be working with many subjects with the County
- Stated people respond more favorably to items that start with photographs
- Nice from editorial point of view to lead with photo
- More inviting
- Gives reader idea of what it looks like
- Suggested use of historical photos

Ms. Thompson stated they can come up with appropriate photos.

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Economic Vitality:

Mayor Gurney discussed the introduction page and the photo of the corner building of Barlow and questioned what is to the right.

Ms. Thompson stated that is the Farmer's market.

Mayor Gurney suggested using a better photo or brighten this photo to identify what it is.

Councilmember Slayter suggested replacing the first picture with a building that is occupied and in business.

Ms. Thompson stated they may or may not have access for such photos but will check with the Planning Department.

Councilmember Slayter discussed EV 1-4 and EV 1-5 and suggested inserting through appropriate land use policies. He discussed 1-7 and stated the policy is very strong with the first sentence and suggested eliminating the second sentence.

Councilmember Eder questioned if the City maintains a data base of available developable property's and their zoning.

Director Wester stated the City has a list in their Housing Element of housing but does not have other lists.

Mayor Gurney discussing have a pending rental list.

Mr. Thompson stated EV 1 speaks to that.

Mayor Gurney questioned if the City has GIS.

Ms. Thompson stated yes.

Mayor Gurney discussed EV 1-4 and discussed the Planning Department might work with landlords to focus on the highest and best use of their properties. She discussed an outreach effort to optimize rental properties; discussed changing the culture in town of our relationship with landlords; and stated it could be a good cultural shift.

Ms. Thompson stated they could add to EV 6.

Councilmember Slayter discussed EV 1b regarding the CIR and stated the City does not have that process in place and questioned if required should be replaced with consider since the City is in the process of seeing how this will work.

Mayor Gurney stated there is an interest in this of something to aspire to.

Councilmember Slayter commented as follows:

- Stated he is not sure it is will be called a CIR
- Stated this may be a bit of a misnomer
- Not sure what we are going to call them and what they are going to be

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- May not be traditional CIR

Councilmember Eder commented as follows:

- Stated one chapter states consider doing something and another chapter states requires something
- Discussed being consistent

Ms. Thompson commented as follows:

- Discussed action – establishing requirements for that type of report
- EV 1b requires submittal of report
- Ensures requiring development to analyze those types of impact

Vice Mayor Glass commented as follows:

- Discussed adding a comment of encouraging a diverse economic base that does not rely unduly on any one single industry, recognizing that a diverse economy is a less susceptible sector to economic downturns
- Discourage over reliance on single economic sectors for economic well being
- Idea is not to become solely a tourist town, wine town, etc.

Mayor Gurney commented as follows:

- Concurs and does not want to be seen as only a medical marijuana town or medical services only
- Discussed having diversity

Vice Mayor Glass discussed EV 1-3 and stated that we should recognize that socially conscious businesses should pay a living wage or better to all workers and that failure to do so results in social, economic and environmental problems that become a burden to the community. She stated if we have a large number of jobs in this community paying \$10.00 an hour, those people cannot afford to live here and will begin community from such areas as Cloverdale which increases our Green House Gas emissions. She stated at \$15.00 an hour, someone could afford to rent a room based on the 1/3 rule of around \$750.00 a month but if people are making less than that, they cannot afford it. She discussed social and environmental impacts.

City Manager McLaughlin stated that a proposed policy is listed elsewhere in the General Plan

Councilmember Slayter read the proposed policy.

Vice Mayor Glass stated the issue is to consider the living wage ordinance to apply, but questioned if the City has a legal right to put in this requirement.

City Manager McLaughlin commented that there may be a legal issue with inserting that requirement.

Mayor Gurney questioned where the best place would be for this.

Vice Mayor Glass suggested that it could be placed in the CIR that if someone is coming in with a new business and have low wages which creates commuting and impacts the greenhouse gas emissions.

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Mayor Gurney commented as follows:

- Stated that it cannot be wrapped into a CIR that the City does not have yet
- Suggested a statement that the City wants to encourage sustainable wages for people to work and live here
- Stated the questionnaire and report may apply to bigger scale businesses rather than small scale businesses
- Culture want to support living wages and sustainable life styles

City Manager McLaughlin stated the consultant can review and investigate language.

Vice Mayor Glass discussed that businesses should pay a living wage; otherwise it could undermine the environmental goals.

Ms. Thompson suggested it is good as a stand-alone policy and the action can be to look at what can be done to expand the living wage ordinance.

Councilmember Eder discussed EV 1-6 and commented as follows:

- Discussed concern with comments
- Not see any ground floor residential uses in downtown
- Not sure how to achieve in this policy
- Not see apartment house where ground floor on Main Street
- Defined downtown or downtown core

Councilmember Slayter commented as follows:

- Stated he saw this here and noted to bring this up during the Land Use Chapter
- Stated it would be limiting to not allow a ground floor residential use
- Stated there are many sites in our downtown core zoning district where residential development is more appropriate than commercial development
- Deep lots
- Develop farthest away from street
- Anything commercial would be death to those spaces
- Not function well with that space
- Residential use highly appropriate in that location

Councilmember Eder requested an example.

Mayor Gurney stated the behind the old Ford building.

Director Webster commented as follows:

- GPAC went through same process
- May be sites that may be appropriate for residential development
- Not right on Main Street frontage
- May be deep lots to accommodate this

Councilmember Eder commented as follows:

- No ground floor residential facing or having front doors facing streets
- Understand what is being said

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- Stated on the downtown core City streets, we are trying to create streetscapes and pedestrian friendly streets and putting residential uses on the ground floor facing the City street seems a lost opportunity

Vice Mayor Glass commented as follows:

- Discussed that these locations may be viable for seniors.
- Stated ground floors can service a senior
- Stated she is thinking of the exception as opposed to the rule

Councilmember Eder commented as follows:

- Trying to increase density and promote housing
- Allowing on the ground floor in downtown in places that face City streets are contrary to our goals

Director Webster commented as follows:

- Stated it says maintain where needed
- Trying to state what has been articulated

Councilmember Eder stated if it is required and there is no other way to do it, can they get dispensation from the City.

Director Webster commented it would depend on the wording of the General Plan but that the details may be spelled out in the Zoning Ordinance.

Councilmember Eder commented as follows:

- Discussed the hotel proposal
- Adding rooms to project – on ground floor but internally accessible
- Is this what we want to see across the street from the plaza
- Fearful housing is hotter commodity to build now than retail
- Therefore someone could buy property and build apartments on corner and all be ground floor apartments

Mayor Gurney commented as follows:

- Policy allows wider interpretation
- Vitality factor is what is important
- Might mean having a business off a sidewalk
- Others – might mean having a residence there where people are going in and out
- Populating downtown at sidewalk level
- Way written allows both possibility rather than excluding housing completely

Councilmember Eder questioned if a developer wanted to buy the Brown Street property and in reading the General Plan, what would stop a developer from building housing and not a mixed use development.

Director Webster stated that it might depend on how the Zoning Ordinance is interpreted and that the standard is applied to different situations. He stated if it was just this policy and the project was non-discretionary, and the zoning allowed for it then it might be possible. He stated for a discretionary policy, it would be an interpretation of what is appropriate.

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Councilmember Eder discussed the CVS project and stated they used our rules to hang us. He stated that if in the future, a developer came to the downtown and wanted to develop and build a 2-3 story apartment house, is the City protected from this happening.

Ms. Thompson commented as follows:

- Discussed including an action to consider appropriate areas for where nonresidential use would be required on the ground floor
- Can come up with an action that ties to the Zoning Ordinance
- Stated the Zoning Code can speak to what is developed in the downtown

Mayor Gurney commented as follows:

- Remember back to Walker and South Main/Petaluma
- Live work on South Main Street side
- Two story attached housing
- What was developed does not reflect they are across the street neighbors
- Good mix
- Mix may create vitality
- Policy is good one if to go forward with zoning ordinance and that it says what it is that we want it to say

Councilmember Eder commented that he would prefer that the developer asks for permission for an exception rather than have the opportunity right at the front.

Ms. Thompson stated having that in the Zoning code allows for that.

Vice Mayor Glass discussed EV 1-9 and commented as follows:

- Encouraging collaboration between those organizations
- Everyone is getting siloed
- Duplicate activities
- People do not exchange enough information
- Want to De- silo
- Discussed EV 1b and questioned what is the definition of large scale

Ms. Thompson commented as follows:

- Stated this was discussed with the GPAC
- Discussed the developer not having to interpret the General Plan
- Stated if the wrong square footage is picked, it could have something smaller than CVS come through
- Stated this leaves the City a large scale for flexibility
- Stated they could not come up with a catch all figure

Councilmember Eder discussed EV 2-5 as follows:

- Stated Cittaslow is working on an inventory of what businesses people want to see in town
- Create a data base of desired businesses and services that are unrepresented
- Looking for people to come to town and set up shop

Ms. Thompson stated it is the intent of those two actions to identify what it is that the City wants and how to bring them to town.

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Vice Mayor Glass discussed EV 2-5 and discussed discouraging over-supply of like businesses in a single sector that could result in inter-business cannibalization.

Mayor Gurney suggested finding a different word.

Councilmember Eder discussed Community Health and Wellness and stated there is an over-concentration of alcohol and questioned if there is room to discuss consideration of a cap on the number of liquor licenses in the downtown core.

Director Webster commented as follows:

- Stated the alcohol section is in the Zoning Ordinance
- Stated some cities do have formulas
- Stated there could be limits
- At this point Sebastopol not had significant issues with alcohol outlets (kinds associated with liquor stores and low income neighborhoods that become crime centers) that would be the location that there would be limitations on liquor licenses or types of licenses in a geographic area

Councilmember Eder questioned if a wine tasting room needs a liquor license.

Director Webster stated that is correct.

Councilmember Eder discussed if Healdsburg has a mechanism to prevent all store fronts on Main Street becoming that.

Director Webster commented that Healdsburg did talk of that and that it has also come up at the Planning Commission. He stated the City chose to take a wait and see attitude but could recommend some type of limitation at a point where the City felt it appropriate.

Councilmember Eder stated the City needs to be proactive about this as wineries can come in and pay higher rents to landlords.

Mayor Gurney questioned if that would be done with the Zoning Ordinance amendments or in the General Plan.

Director Webster commented that the City could consider whether limitations or certain types of alcohol outlets are appropriate in the Zoning Ordinance update.

Mayor Gurney questioned if this was a policy or action.

Ms. Thompson commented that it should be an action item for the City to consider limitations on certain types of uses.

Councilmember Slayter commented as follows:

- Planning Commission is an advisory body to the City Council
- Interested in that body being proactive and start the discussion of alcohol licenses
- Stated he would like the Planning commission to be proactive and start the process without the City Council needing to say more

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Mayor Gurney stated it sounds like all of this Council would like the Planning Director to bring this issues up to the Planning Commission.

Councilmember Eder discussed the social impact of bars and wine tasting establishments versus pizza parlors.

Mayor Gurney opened for public comment.

Michael Carnacchi commented as follows:

- Page 9-5
- EV 3-3
- Discussed the Downtown Plan
- Page 38 – 22 years behind schedule
- Page 9-6 action EV 3A – strike periodically

Councilmember Eder discussed EV 3-1

- Complaint all along
- Gateways
- Recognizing and supporting and acknowledging that all three combined are economic core of Sebastopol
- Not operating in vacuum each individually
- People at north end of town feel in different place

Mayor Gurney discussed creating a more united approach and discussed collaborative marketing.

Councilmember Eder discussed EV 3-4 and questioned from where is the connectivity.

Ms. Thompson stated this is to ensure connectivity is available from neighborhoods throughout Sebastopol.

Councilmember Eder questioned if we want to say to the downtown business district from all areas within the City's district.

Mayor Gurney commented as follows:

- Discussed having this say "to the business district"
- Want people in town and to stay connected
- Want people riding bikes

Councilmember Slayter discussed replacing downtown with business districts.

The Council was in agreement.

Mayor Gurney commented as follows:

- Some of our difficulties are that private property owners have control over their property and can choose to do nothing if that is what they choose to do
- Power and interest does not extend everywhere

Mayor Gurney discussed EV 4 as follows:

- Suggested putting tourism at the end

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- Market
- Service
- Tourism
- Not want to lead with tourism
- Hub of West county for commerce and providing services and tourism is in there but not priority sound bite

Vice Mayor Glass suggested working in gateway to the coast.

Ms. Thompson stated that could be added.

Councilmember Slayter discussed action EV 4c and suggested striking "more".

Councilmember Eder discussed EV 5-2 as follows:

- Discussed encouraging
- Know in the 70s downtown lost 4-5 significant buildings
- Replaced with ultra-mediocre buildings in their place
- Where does the City get the baseball bat to hit the developers over the head and say cannot knock down this old building because it is more economically viable to build a brand new one
- Ford dealer is a great example
- Brought new life to that building

Ms. Thompson commented as follows:

- Discussed bullet items
- Historical structures
- Encourage voluntary preservation
- Could develop historic buildings ordinance
- Get into difficult situation where buildings cannot be retrofitted or rehabilitated
- Can end up with buildings that are not habitat able or not in use
- Think of way to add some teeth to this without encouraging buildings to not be used
- Add policy or action in cultural or historical section to strengthen

Mayor Gurney discussed the fee schedule and discussed a historical registry fee.

Councilmember Eder commented that if a Sebastopol business across the street from Screamin Mimi's bought that building and wanted a better return and wanted to knock down that business and build a three story building, what is to protect that building now.

Director Webster commented as follows:

- Stated it depends on whether it is subject to discretionary review
- Potential of cultural resources analysis
- If subject to Design Review and exempt from CEQA, analysis may not occur unless the property was on a historical list or designated landmark
- Discussed updating the cultural resource

Mayor Gurney stated we cannot rely on CEQA.

Councilmember Eder stated the building could be at risk.

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Director Webster stated that is correct.

Mayor Gurney opened for public comment

Marsha Sue Lustig commented as follows:

- Suggested language that the City of Sebastopol is committed to the preservation of existing historic stock
- Could give the message that the City is committed to the creation of an inventory or other policies
- Stated a clear statement could be that we say we are committed to the preservation of historical buildings and that lets developers know that you may choose restoration over demolition

Ms. Thompson suggested an action with supporting policy but stated the language is appropriate in COS 10-5.

EV 5

Councilmember Slayter discussed EV 5 title of businesses.

EV 6

No comments.

EV 7

Councilmember Slayter suggested the use of provide and discusses ease of use and more user friendly. He stated that it needs to be user friendly in all City documents.

Councilmember Eder stated intuitive is a user friendly term.

EV 7-3

Councilmember Slayter suggested replacing continue to maintain a budget reserve policy.

EV 7 an action

The Council discussed the inclusion of adding trends and forecasts.

Vice Mayor Glass discussed the living wage and having it in other areas.

Ms. Thompson discussed the first goal expanding the existing living wage.

Community Health and Wellness

Mayor Gurney commented as follows:

- Starts without a photo
- Pedestrian – mean residents or just comfort or safety

Councilmember Slayter commented as follows:

- Discussed emissions
- Automobiles and fossil fuels linked
- Inserting from fossil fuels transportation sources

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Vice Mayor Glass discussed inadequate incomes.

Mayor Gurney discussed adding health in all policies and not just in land use.

CH W 1 E

Vice Mayor Glass commented as follows:

- Wondering about including middle income family
- Work force families
- As City we have done a good of low income housing, but work force and middle income are missing

Councilmember Eder stated he will soon be an elderly person and does not like being identified as a special need group.

Councilmember Slayter suggested either elders or seniors.

Vice Mayor Glass stated she would rather see elder than senior.

Michael Carnacchi commented as follows:

- Policy CHW 4-2
- Should say eliminate unsafe rather than minimizing
- Including libraries
- Action CHW 4g – EMF levels – questioned when was the last time under EMF level of antenna by City Hall
- Policy CHW 6-2
- Discussed second and third hand tobacco smoke
- Not sure what is third hand tobacco smoke
- Should just be smoke and strike tobacco
- Second hand marijuana smoke is equally as hazardous to lab rats

CHW 2

Vice Mayor Glass stated she did not see that we had anywhere in here access to support for non-tradition or alternative medicines.

Mayor Gurney suggested alternative medicines.

Ms. Thompson stated CHW 2E – does address this.

CHW 3

Councilmember Eder discussed urban Ag and urban farms and questioned the legal uses for those two activities anywhere in the City limits or UGB.

Director Webster commented as follows:

- Stated there are some allowances for community garden type uses
- Discussed the CERES garden at O'Reilly
- Code section to allow for that
- General Plan calls for greater allowances for that
- Not extensively addressed in zoning ordinance

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Councilmember Eder commented as follows:

- Thinking of specific location
- Wondering if talking of gardens not talk of urban farms
- Sounds more extensive
- Private and community gardens
- Term urban ag and urban farms – doorway for this

Mayor Gurney questioned if the Global Student Embassy garden is okay and not industrial as what is being discussed.

Councilmember Eder discussed gardens at the skate park.

Councilmember Slayter stated he does not want to see every inch of a single family residence become a farm that is for profit and stated that is not appropriate in town.

Councilmember Eder commented as follows:

- Discussed double lots
- Grow huge farm
- Is that we want in residential neighborhood
- Not what want
- If private consumption or church or friends – that is ok
- If commercial activities - concerned

Mayor Gurney commented as follows:

- Discussed generating income from a property like that
- People can grow their own vegetables
- Questioned if there something in the Zoning Ordinance that would prohibit that from becoming a business
- Discussed the red shack on the street that is doing this

Director Webster commented as follows:

- Small scale commercial farming is a permitted use
- Most of the residential areas of Sebastopol to not have those allowances
- Discussed only having the home garden situation
- Stated the City does have a couple of Ag zones that do allow small scale commercial Ag activities

Vice Mayor Glass commented if someone is doing something like growing Ag products for retail or wholesale, does this fall under the home based business ordinance.

Director Webster commented as follows:

- Stated yes
- Stated there are limitations that apply to most areas of town
- Not allowed to do commercial activities outside a building
- Stated the rule is no outside Ag in most of the Sebastopol neighborhoods except for a couple of large lots

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Vice Mayor Glass questioned if someone had concerns, could the Council add to that particular ordinance to add more permitting requirements for a permit including checking in with neighbors and questioned if staff could manage that kind of situation.

Director Webster stated yes.

Councilmember Eder voiced concern of the inclusion of language that is possible seen as encouraging that.

Ms. Thompson commented as follows:

- In context of goal
- Not want to address urban Ag
- All residents shall have access to health and nutrient food
- Discussed community gardens
- Discussed local Ag
- Discussed not an urban farm
- Community and private garden language
- Encouraging gardening and not farming operation

Vice Mayor Glass commented as follows:

- Policy that is going to deal with water issues regarding watering
- Support gardening and people use of water for gardening and rain water storage and grey water but penalizing people for using too much water
- Discourage from dumping a lot of water on lawn but enable people to use water for gardens
- What kind of policies in that arena
- Encouraging gardening and yet policy that discourage it (water policies)

Mayor Gurney stated it may be in the conservation chapter.

Ms. Thompson stated she is not sure how to address this in terms of how water is used.

Councilmember Slayter discussed the water conservation ordinance and stated at that time he specifically asked that the growing of food be struck from the list of things that people were not supposed to be doing.

Mayor Gurney stated that former Mayor Kyes insisted that home food production is a priority and was in favor of people growing their own foods to be resilient and do in water conserving way.

Vice Mayor Glass stated that water is not mentioned in the list and may need to be added there.

Ms. Thompson stated that she will come up with language.

Vice Mayor Glass discussed the impact of insuring that residents have access to food.

Councilmember Eder discussed CHW 3-4, Action CHW 3e and suggested striking the words new and existing which immediately precedes convenience stores and does not want the appearance of encouraging that.

CHW 4

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Mayor Gurney suggested minimize may be changed to eliminate. She also questioned when was the last time the cell tower at City Hall was measured for EMF.

Director Webster stated there is a requirement in the ordinance to do this every ten years and stated there have been enough modifications to the tower, which this has been complied with.

Mayor Gurney stated the Planning Department files would have this information.

Councilmember Eder questioned if the City has any jurisdiction over telling PG&E where to locate electrical infrastructure.

City Manager McLaughlin stated that he thinks our franchise agreement allows them to make that choice as well as CPUC restrictions as well. He stated that local jurisdictions have no jurisdiction over regulating utilities in a public right of way.

Councilmember Eder discussed the City having policies but no jurisdiction. He suggested that CHW 4-1, insert in terms of science based.

Vice Mayor Glass suggested striving to minimize where possible and where we have jurisdiction.

Councilmember Jacob suggested that if it is removed and minimizing EMF in general it might solve the problem.

Councilmember Eder questioned why only some places are suggested.

Mayor Gurney stated this is related to repair and new construction and suggested an affirmative action where there is an obvious opportunity.

Councilmember Eder questioned why we are making a distinction.

Councilmember Slayer stated he is fine leaving this language in and suggested doing research to see if it is legal.

City Manager McLaughlin commented as follows:

- The City cannot legislate the location of a cell tower; however, the City has an ordinance that references aesthetic as criteria
- Can assert some authority under present ordinance
- May be possible to strengthen that section

Mayor Gurney questioned why say we cannot if there is some way we can.

Ms. Thompson suggested wording such as when legally viable.

Mayor Gurney commented as follows:

- Suggested leaving this in
- If right, have it covered

Ms. Thompson discussed that the Planning Commission is recommending a new action but it is not in the packet provided.

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The Council discussed the Planning Commission language as follows:

Councilmember Slayter – not in agreement

Councilmember Eder and Mayor Gurney – in agreement

Vice Mayor Glass stated the language is specific enough and is saying what we want to do

Councilmember Slayter commented as follows:

- Worry this becoming a contentious community referendum
- Should this go forward the CPUC become the nicest agency and suddenly there is a giant brew ha ha whether or not to allow these types of facilities
- Said since start of discussion that he sees both sides
- Maybe people need to have right to have facilities on their property
- Other people have the right to not have them installed

Councilmember Eder stated this is similar to the GMO debate and takes away choices from those who don't want it.

Councilmember Slayter stated it takes away from those who do and stated there is no easy answer.

Mayor Gurney commented as follows:

- Can debate this
- Number of contentious issues in the General Plan
- Two way streets
- Alternate routes/Bypass
- Who knows what controversy will be gotten in to
- May be by some project that comes into town

Councilmember Slayter questioned if the entire thing includes the parenthetical such as smart meters being included.

Ms. Thompson stated that is correct.

Councilmember Slayter stated he will go with the majority but would like to see parenthetical removed.

Vice Mayor Glass discussed CHW 5e and discussed including Sebastopol's first peoples and that this is the largest Native American settlement in California.

CHW 6

Councilmember Eder commented as follows:

- Delete word tobacco and reduce exposure to all sources of second and third hand smoke
- Seattle – recreational cannabis legal – cannot produce any kind of smoke of multi-family residential units
- People can only afford to live in apartments
- Stated if the State legalizes recreational cannabis – cannot smoke in apartments

City Manager McLaughlin stated that cannabis is exempt from this restriction under the current ordinance.

Councilmember Eder stated that could be an issue.

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Councilmember Eder commented as follows:

- Discussed the wood smoke ordinance and wood fires
- Stated these are harmful
- Discussed smoke from wood burning devices

Director Webster stated that he recalls there is some reference to it in the General Plan.

Ms. Thompson stated there is nothing specific referring to wood smoke.

Vice Mayor Glass commented as follows:

- Discussed rides for drunk people being offered in the City
- Program for people getting rides when drunk
- Get people out of cars and home when should not be driving

Mayor Gurney stated she appreciates the focus on youth.

Councilmember Slayter discussed CHW 6-1 as follows:

- Discussed alcohol consumption
- Not sure that is strong enough
- Add policy
- Relates specifically to underage individuals
- Continue to support measures to eliminate underage drinking and drug use and tobacco
- Need policy
- Calls out underage component

Mayor Gurney commented as follows:

- Proactive value in our community
- Health action committed to this
- Committee stay with teen prevention
- Important to community

Mayor Gurney called for a break at 5:57 pm and reconvened the meeting at 6:15 pm.

Chapter 3

Circulation

Councilmember Eder questioned if the upper photo is applicable.

Councilmember Slayter stated it is Analy at High School Road.

Mayor Gurney commented as follows:

- Discussed recognizing the potential future that could include self-driving cars which could include a different use for real estate
- Discussed driveways
- Discussed lots
- Stated streets may not need as much public parking
- Not know how that fits in with this specifically

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Director Webster suggested monitoring the development and implementation of self-driving cars and consider appropriate policy changes as situation develops.

Mayor Gurney stated that is a good thing to include.

Councilmember Eder stated he is curious if the consultant has done any recent work or in progress of something that addresses this.

Ms. Thompson commented that this has not been addressed but that they are working on a plan that has a transit note that encourages future vehicles types such as self-driving cars.

Mayor Gurney commented as follows:

- General language is a good start
- Not go far and deep and wide as like
- Keep it in mind the possibilities

CIR 1

Councilmember Slayter discussed the conversation of Level of Service and questioned if CEQA has eliminated LOS as mitigation or is that still in flux.

Mr. Thompson commented as follows:

- Stated it is still in flux
- In order to use metric (VMT) need to have standards
- Average VMT calculations for different uses
- Not in system yet
- CEQA LOS still good method to use however way General Plan looks at it, it looks to the LOS
- See if roadways are properly configured to accommodate a new project
- LOS as tool but not as deciding factor

Councilmember Slayter commented as follows:

- Discussed LOS
- Proper way to do planning
- LOS has been in many communities the sole determinate on whether or not a project was viable or even worthy
- Many pages that talk of other things
- LOS looks like moving out the door
- Not sure what is filling that void
- Now seeing new General Plan is not taking into account there is something new coming
- LOS leads to sprawl because developers look for sites that are easy to drive to

Vice Mayor Glass stated that in the old days, the LOS was how able to say no cannot put in that 300 unit subdivision and stated it has it pros and cons.

Councilmember Eder commented as follows:

- Stated that he remembers that CVS who stated that why they could not put a second story on their building was that it would violate CEQA and the LOS
- Discussed LOS being violated
- Agree with Councilmember Slayter
- CEQA not designed to use LOS – promotes sprawl

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- See LOS relegated as appendix as being referred to
- Use to determine the impacts on the projects
- Move away from how to deal with automobile
- General Plan should say evaluate projects based on their merits irrespective of traffic impacts
- Only way to solve our traffic problems in town is to make the traffic so miserable that eventually people figure it out and go a different way
- If LOS chart used as reference in appendix – it can be used as a guideline
- To have LOS so predominately featured in General Plan- need to migrate away from that

Vice Mayor Glass stated she disagrees and stated traffic is the number one issue and does not want to say to constituents – the City will fix tis by making it so much worse.

Councilmember Eder stated he is talking of through commuters.

Vice Mayor Glass commented that we need ways to and stall too much additional traffic until other things get into place and not just count on something that will be here in ten years, but phase things in that does not affect the entire population.

Mayor Gurney commented as follows:

- Keeping future in mind of different vehicles
- Plan all we want and think of neighborhood streets
- Bottom line – if out of town and driving through town and Main Street red – routing traffic through neighborhood streets

Councilmember Eder commented as follows:

- Council is in agreement a big goal is more dense urban environment downtown
- More residential
- Affordable housing downtown
- How do we realistically expect to add 2-3-4- story buildings with a lot of people living in them while maintain our LOS at these antiquated levels
- Concern of urban fabric of town
- Downtown dynamic environment
- Let traffic chips fall where they may
- Take a way back seat to the merits of the development not the traffic impact that it causes
- Should not be driving factor

Ms. Thompson commented as follows:

- LOS going out of usage
- Vehicle oriented LOS
- OPR coming up with different standards
- Shifting world
- Document that comes out will help us to monitor those shifts and see how we might update our own planning

Mayor Gurney opened for public comment.

Michael Carnacchi commented as follows:

- Discussed CIR 1b

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- Alternate routes
- Do sooner than 20 years
- Get together town hall type meeting
- Get experts together
- Talk of possibility of by pass or alternative route
- Get Chamber of commerce to reach out to Cloverdale Chamber of Commerce
- Discussed carbon emissions
- Discussed self-driving cars
- 5 years out
- Reach out to Tesla and have them put their input in if do a specific plan for Sebastopol for street system want that would be supportive of self-driving cars.

Ms. Thompson commented as follows:

- Discussed the LOS issue
- Reorganize
- Add to policy CIR 1S
- Not intended to dissuade density and intensity of the downtown
- Community economic development and social fabric is more important than LOS
Something that identifies community pride and this is information that the Council can use in looking at projects but not necessarily in a way to approve a project
- Make more clear policy that does not impede ability to maintain LOS when want to add and allow to have project in downtown

Director Webster commented as follows:

- Suggested changing Policy CIR 16 – could be to keep first sentence and delete most of the rest of it
- Allows consideration of levels of service whatever they are
- Not saying there is an absolute LOS threshold
- Could consider for a particular project seems appropriate to understand what the impacts will be
- No be so rigid as this language
- Could look at impacts
- Not got level of detail or rigidity

Mayor Gurney suggesting using economic vitality and stated both are good suggestions.

Councilmember Slayter commented as follows:

- Policy 1-7
- Like idea of reorganizing
- Worry of future Council and Planning Commission turning this 180 degree
- Putting that policy earlier and closer to the front end and also clearly delineating that LOS is only a method to assist decision makers in evaluating automotive traffic
- Not the primary decision maker for a project
- Using LOS to only measure the motion of automobiles is appropriate or not appropriate

Councilmember Eder stated the LOS is provided merely as a reference tool to determine the level of vehicle impact as created by the project to assess traffic impact fees and stated in no case shall it be used to restrict or deny a project.

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Vice Mayor Glass commented as follows:

- Stated she disagrees
- Struggle in this town has been to keep out growth in balance with quality of life in this town
- If get to LOS of F in every intersection in downtown agree with densification with downtown and housing downtown but the question is quantity
- Quantity of tourism
- Quantity of development
- Could be too much of a good thing
- Level F in gridlock
- Families and people who live here quality of life significantly deteriorated
- If cannot have choice of saying no to something because it will put our traffic situation to be so bad and no one will live here any more
- Residents are not going to be happy
- Agree with densification
- Agree with going up
- Don't agree with idea just make this all happen at once and ignore impacts
- Things have to be phased in, in a way that we can accommodate that growth in way that it is not miserable to live here
- Fight has been for 25 years in this town

Mayor Gurney commented as follows:

- Suggestion is to make LOS not an exclusive rejecting factor
- Language preference more for Councilmember Slayter's than exclusive wording of Councilmember Eder
- Discussed phase in of Diamond Lumber Yard
- Not have fast processes
- Not a lot of projects that are big
- Not a lot of big projects at the same time
- How small and limited we are in terms of potential and entrusted in development proponents
- Going slowly as is
- 25 years for Diamond Lumber yard to sit there
- Slow phasing in

Councilmember Eder commented as follows:

- Questioned how not to develop in this town so that it does not get worse
- Discussed CIR 1-2
- Multi users segregated trails and paths
- Need to bring its own category
- Policy CIR 1-5
- See reference to avoiding dead ends or cul de sacs or streets that do not go anywhere
- Policy CIR 1-3 and 1-5 – people and bikes come first and cars come second
- Have it followed after LOS seems contradictory
- CIR 3-3
- City should be looking at concept of road diets and narrowing streets
- Widening of roads should be discouraged
- Policy CIR 1-15

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- Need to look at all projects for logical emergency vehicle access
- CVS – illogical access
- Page 3-5
- Action CIR 1b
- Heard from residents on Ragle Road dead set against this
- Questioning if that is a good road to be referenced in this document
- Page 3-6
- CIT 1g
- Add word schedule after traffic impact fee
- Makes it sound like set fee
- Page 3-7
- CIR 1q
- References Complete Streets Committee – suspended – not sure include if body will no longer exists
- Irrespective of automotive impacts
- Want to put bikes and peds ahead of cars

Mayor Gurney commented as follows:

- Wording too exclusive
- Want to create the possibility that that can happen but not have to happen
- Evaluate if LOS is a priority detriment that is going to take away from the benefits of the project or the benefits so great not worry of LOS determination
- Balance of Council
- Not have to be one certain way

Councilmember Eder commented as follows:

- In all cases automotive impacts should be considered as subordinate to
- Heard for last four years is that people in this town hate traffic but they are hungry for ped/bike/walkable environment
- Anything we do to keep pushing car to forefront in any decisions moves away from that goal

Mayor Gurney commented as follows:

- Language stronger than consensus of group
- Balance those factors
- Want balancing element in language

Councilmember Eder stated he disagrees.

Mayor Gurney stated it is a good improvement to add and recognize.

Councilmember Slayter discussed CIR 1-18 as follows:

- Discussed the shaded box
- Not sure shared space is a concept that Sebastopol is ready for
- Not sure where used
- Eliminate that policy and shaded box

Mayor Gurney discussed a recollection of a GPAC conversation and stated it seems futuristic.

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Ms. Thompson commented as follows:

- Discussed the conversation at the Planning Commission
- Stated there were two minds on this
- Could be chaotic
- Other is that this has been implemented in other places to be shown where people are more considerate
- Makes people more aware of what is going on
- Any transition to a shared space environ would need to be well advertised and de marked
- Not create a situation where more dangerous

Mayor Gurney commented it might have been a more pedestrian fluid area with less emphasis on cars (Barlow) if had been planned.

Councilmember Slayter commented as follows:

- Discussed eliminating collector and local streets here
- Discussed CIR 1B
- Discussed by pass east/west
- Should it be mentioned
- Consider adding
- Abbott Avenue spelled incorrectly

Mayor Gurney commented as follows:

- More strongly worded than intended
- Not heard Ragle Road street stay way is
- Heard unsafe (County portion)
Ped/bike have zero space
- Want route to be informal regional by pass
- Particular want it to be safe road
- Need to coordinate with City of Santa Rosa (Fulton Road and Hwy 12) directing cars to Occidental
- Policy 1-20
- Impacts of 12 and 116
- If we want to make statement in opposition of density in the West County
- Discussed comments of current campaign

Councilmember Slayter commented as follows:

- Discussed the potential developments outside of City limits
- Discussed CIR 1D
- Roadway improvements
- Given last Council meeting talked of traffics and warrants and traffic counts
- Not know if any improvements are warranted
- Any problem with including them

City Manager McLaughlin commented as follows:

- Thought these are in the CIP program for some future time
- Use of Traffic Impact Fees for priority projects
- Thought that is where they came from

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Director Webster commented as follows:

- Not sure if all come from the CIP
- Can change word to consider

City Manager McLaughlin commented as follows:

- Can change to consider
- Attempt to list projects for which understood these are where projects that were going to happen

Councilmember Slayter stated they may all need to be listed in the Capital Improvement Program.

Mayor Gurney questioned if we need the Hawk beacon to be called out specifically.

Director Webster commented as follows:

- Discussed that this was in discussed in the context of the hotel project
- Discussed staff evaluation was Hawk become not consistent with Street Smart Sebastopol design
- Require Street Smart Sebastopol improvement
- Conflict with that General Plan language and having be more flexible and general to all for crossing improvements rather than specifically for Hawk

Mayor Gurney stated she agrees with that.

Vice Mayor Glass stated she is interested in seeking and actively lobbying for collaboration between SCTA, School District, the City and other agencies to maximize resource sharing in order to facilitate better public transportation and was to utilize funds in more collaborative way.

Mayor Gurney stated it is important in terms of maximizing resources and coordination in terms of services, timelines, routes, etc.

Councilmember Eder discussed CIR 1f and suggested listing of planning department and public works as part of process and questioned if this includes police and fire departments review of development projects.

Director Webster stated that they are part of the review process for certain projects and can add a reference to those departments.

Councilmember Eder discussed CIR 1-7 and stated that it sounds like it is moving in direction of removing, modifying CIR 1-6 which talks of LOS and stated that CIR 1-7 is moving to forefront and 1-6 regressing and questioned if this was an accurate characterization.

Mr. Thompson stated that is correct and that the LOS is used as a decision making tool and giving flexibility to determine how using LOS.

Councilmember Eder stated that CIR 1-10 refers back to 1-6 and requested that this be modified.

Mayor Gurney stated the internal references will need to be checked by the consultant.

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Mayor Gurney discussed 3-13, Action 2h, and suggested better language and is interested in suggesting to the SCTA to have two separate routes in town and twice the service.

Councilmember Slayter questioned if this would be removed if funding becomes available.

Mayor Gurney commented as follows:

- Funding available now for increased transit service
- Go ask for it and grab it
- Want something that is faster and more efficient and up to two routes in town

Vice Mayor Glass commented as follows:

- Not think we will get people to use transit in town until we have time frames
- Be realistic
- Demand and assert that we want realistic time frames to make transit usable

Mayor Gurney discussed 3-14, Action 2, and stated Health Action is updating its plan now and suggested leaving the dates out.

Mayor Gurney discussed Action 2T and stated she understands this has been and is the practice.

Director Webster stated that is correct.

Councilmember Eder discussed CIR 2-8 and 2-9 and suggested that either be combined and flipped / reversed or just reversed. He discussed 2-1, and suggested incorporating the latest best practices for conflict points and stated high visibility may not be best thing years from now. He discussed 2-16, conscious to alternatives to automobiles and discussed 2-17 and questioned if the City of SCTA provides.

Director Webster stated the SCTA provides.

Councilmember Eder questioned if it is our job to build them.

Director Webster stated it should be SCTA and not our job to build them.

Councilmember Eder discussed the list of abbreviations and questioned what a Class 4 trail is.

Director Webster stated it is on the street but separated by a bike lane and is protected.

Councilmember Eder discussed CIR 2g and suggested inserting word multi user between Class 1 and trails and stated this only refers to bike facilities here. He discussed CIR 21 and stated he wants to eventually incorporate those into the bike and pedestrian master plan when it is updated.

Mayor Gurney stated that can be added as a follow on action.

Councilmember Eder questioned if we have a safe routes to school plan in existence.

Mayor Gurney stated yes.

Councilmember Eder discussed CIR 2s and suggested incorporating current best practices.

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Mayor Gurney stated she does not know if it is stated but is interested in not interrupting our Class 1 trails with car crossings and questioned if we needed a policy statement to that.

Councilmember Eder stated we have numbers of existing examples and do not need to create additional ones.

Mayor Gurney discussed discouraging any car crossings of trails.

Councilmember Slayter stated he is in favor of that.

Vice Mayor Glass commented as follows:

- Think it is a good policy and should be in category of encourage or promote
- Not know how to make it never happen
- If trail never crossed by street it would imply it would be ring around outside of town
- How make it never crossed by street

Mayor Gurney commented as follows:

- Talking of existing trails
- Open space
- Not have development be put there to have cars coming across that trail
- Stated we are our own designer of trails

Councilmember Eder discussed existing or newly created trail in town, and stated all we can say is to discourage external development that impacts vehicle trail conflict points.

Mayor Gurney discussed preserving those regional amenities from conflict points of cars.

Councilmember Eder discussed Action 3d as follows:

- New truck route plan
- Add and provide signage as required

Ms. Thompson suggested adding associated signage also.

Councilmember Slater commented as follows:

- Important to have statement to minimize the number of curb cuts and driveways
- Pedestrian issue as well as urban design issue
- Minimize number of curb cuts or sidewalk crossings by vehicles
- Parking regulations
- Sliding scale metric to provide electric vehicle chargers

Mayor Gurney commented as follows:

- Not sure if want to let go of reduce number of curb cuts
- Important not planning for cars but planning for pedestrians

Councilmember Eder discussed CIR 4-4 and stated it makes reference to LOS standards.

Councilmember Slayter discussed CIR 1-6 and suggested replacing lots with parking facilities. He also discussed CIR 6-5 and suggested eliminating schools as school districts are separate from cities.

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He stated that certain projects may be approached to have a reduced or increased parking standard and stated rather than a hard firm line in sand it can be sliding scale depending merits of project and what parking level should be.

Ms. Thomson suggested provides all parking needs of development with using as few spaces as possible.

Vice Mayor Glass commented as follows:

- Troubled by things in this section
- In favor of idea of overall parking district
- Encouraging concept of park once and walk
- Parking solutions part of district as opposed to every merchant having to worry
- CIR 6g and f
- Talk of hourly rates
- Message to people there
- Government pay for publicly owned amenities
- Not charge for parking

Mayor Gurney commented as follows:

- Now know why we do not provide room for pedestrian travel in parking lots
- Safety in parking lot design

Vice Mayor Glass discussed space between facilities where people may want to walk through.

Land Use Element

Councilmember Slayter commented as follows:

- Discussed Auto sales and repair
- Incongruent with current land use and practice
- Permitted by use permit feels more appropriate

Ms. Thompson stated the Zoning Ordinance remains the document for use permits to say if it should say allow rather than permitted.

Councilmember Slayter questioned if there is housing in other zones that are allowed by use permit.

Director Webster stated in the Industrial Zone there is 100% affordable allowed with a use permit.

Councilmember Slayter stated the use permit gives power to the City. Councilmember Slayter stated Open Spaces and Park Lands need to read the same.

Councilmember Slayter discussed 2-8 (mortuaries).

Director Webster commented that the Zoning Ordinance does not refer to any allowances for mortuaries but stated it should be a permitted use.

Councilmember Slayter discussed deed restrictions.

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Director Webster commented that there is an issue that people are building new accessory structures and they may lack a full bathroom but have everything else and can easily be converted. He stated that some cities require deed restrictions.

Councilmember Slayter questioned if other types of cannabis operations (i.e. medical should be listed here).

Director Webster commented as follows:

- If the measure passes local jurisdictions would still maintain authority as to whether to allow recreational sales and how to do that
- Other State rules that have been passed recently that are about medical cannabis
- Do not know recreational use will pass
- Appears localities will have discretion on what they choose to allow on that context

Councilmember Slayter questioned if it would not be prudent to include.

Mayor Gurney stated it can be included if it is legalized. She discussed 1-2 Policy of infill and stated she is curious between that and the map figure 2-1 and questioned if there is any place in the General Plan that identifies opportunity sites or infill sites.

Director Webster stated just the Housing Element.

Mayor Gurney discussed Figure 2-1 and stated she does not know how the PDAs are mapped.

Director Webster commented as follows:

- Map not conflict
- Is particular geographic area as proposed PDA
- Not full-fledged PDA
- In records
- Does include more than just than the downtown

Ms. Thompson stated that she can look at the ABAG map and make sure it does not conflict with it. She suggested encourage uses associate with PDA (with call out box of ABAG PDA Map)

Mayor Gurney stated this is important for funding.

Vice Mayor Glass discussed if the City has an agriculture designation and is that a zoning designation and not land use.

Director Webster stated that is correct.

Vice Mayor Glass questioned if LDR or VDR may qualify for agriculture in zoning.

Director Webster stated yes.

Councilmember Eder discussed page 2-3, last sentence, and stated the word generally is vague.

Councilmember Slayter discussed the requirements for height limits and provided an example of a situation which explains this scenario.

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Councilmember Eder stated he interprets this differently and stated it is awkward.

Councilmember Eder discussed 2-4, Community Facilities, and Maximum FAR and discussed the Library and City Hall and questioned if the Library expanded, would this be restricted to two story building of complete lot overage on the first floor.

Ms. Thompson stated if the lot coverage is complete then yes and stated that some portion of the setback could go above as long as it is not over the total floor area

Councilmember Eder questioned what is driving the 2.0 FAR.

Ms. Thompson stated it is way to identify amount of development that can occur on a lot.

Councilmember Eder stated it makes it even more liberal in terms of height.

Mayor Gurney stated in other words, it can be denser, and stated we may want that.

Councilmember Eder stated he does not see what the harm is in going to a greater FAR.

Councilmember Slayter discussed FAR of 3 and 2.

Councilmember Eder commented that the City should have discretion.

Ms. Thompson stated this can be addressed when the Zoning Code is updated and is the appropriate place to address that.

Councilmember Eder discussed 2-7 and suggested changing to amend as needed or as required.

Ms. Thompson stated it can say that.

Councilmember Eder discussed small FAR 2.0 and discussed looking for density for downtown.

Mayor Gurney discussed the definition and encourage maximum.

Councilmember Eder commented on the CVS building and questioned if there is a reason not to increase the FAR.

Ms. Thompson commented not if it is directly related to major new developments.

Director Webster commented as follows:

- Policy elsewhere in General Plan
- In downtown two story development is mandated
- Would not allow a single story 1.0 project

Ms. Thompson commented as follows:

- Discussed conflicts
- Description of central core downtown core area
- Always have FAR of 1.0 minimum

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- Either remove or add new major development language if want to be consistent
- Stated this should have been updated

Councilmember Eder discussed the Miller Oil site which is a prime candidate and has no room for parking, has two sidewalks on its sides, discussed the Minimum 1.0 –cover whole lot and questioned if it would be in conflict with this.

Mayor Gurney commented as follows:

- Policy downtown minimum of two story
- FAR goes out the window

Director Webster commented as follows:

- Discussed the two story
- Discussed density
- Discussed substantial amount of square footage

Mayor Gurney stated this is not relevant in the downtown core.

Councilmember Eder suggested being consistent. He stated the concept this Council wants to see is more density in downtown and a minimum two story buildings.

Ms. Thompson stated the Zoning Code could be revised for a minimum height of two story.

Ms. Thompson discussed 2-8 - wine tasting establishments.

Councilmember Eder questioned if we want to add this in the downtown core or deal with it all over town.

Mayor Gurney suggested why not deal with it all over town and stated it is not just about the downtown.

Vice Mayor Glass discussed the bullet point list and questioned if the word small urban farms still in that bullet point list.

Ms. Thompson stated yes.

Vice Mayor Glass suggested deleting that word.

Councilmember Jacob discussed Ag land for people who have property to encourage farming for those properties.

Ms. Thompson stated that can be addressed in the Zoning Code. She stated that having it removed from this bullet does not preclude it from those areas in the Zoning Code and can keep the uses in the zoning designation.

Vice Mayor Glass questioned if someone built a two story, does it have to be ADA.

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Councilmember Slayter stated it is on a sliding scale and depends on the size of the building, whether new or retrofit, not automatic that it has to have it and that it does not always require an elevator. He stated it does need to be ADA compliant.

Vice Mayor Glass commented as follows:

- If we are only thinking about two story or multi story building
- Density in downtown
- Need to be mindful of not gentrify our downtown to point that existing merchants go away
- More stories mean more expensive construction

Ms. Thompson stated this can be addressed by establishing language for new development through the Zoning Code.

Councilmember Eder stated that if more than 50 percent of a building is lost, isn't there something applied to this building.

Councilmember Slayter stated if a residential structure is damaged, it would be allowed to be rebuilt.

Mayor Gurney opened for public comment.

Michael Carnacchi commented as follows:

How much high density residential not in old General Plan

- Some along Bodega Avenue
- Think about traffic
- Page 2-8
- Third bullet point
- Consider – better used as developed

ila Benavidez-Heaster commented as follows:

- Downtown core will automatically be changed to central core throughout the document
- When talking of density
- Not sure where it comes up
- Nancy be here shortly to discuss her property
- Go back to issue of density
- Planning Commission left it at need letter from owner for Nancy's property to be rezoned
- Curious when that will come in
- Appreciate speaking of gentrification
- Not know what question to ask when talking of revitalization
- Not think understand revitalization
- Not being addressed

Councilmember Eder discussed 2-11 LU 2-6 and questioned is this would extend utilities to a County park.

Mayor Gurney stated that language is old and needs to be updated to match the current UGB language.

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The Council discussed transportation; Smart Train Corridor and looking into things from ABAG into Sonoma County in Sebastopol perspective and a relationship to transit and other services.

Mayor Gurney discussed County development within the last four years and County sprawl and suggested a strong statement from our point of view of not wanting the County to develop more.

Vice Mayor Glass commented as follows:

- Sonoma County has highest miles per capita of roads of any ABAG county
- Cannot afford to be maintained
- Bad planning on part of County
- Not see policies continue this way
- See center City growth

Ms. Thompson suggested wording of encouraging the County to focus growth in urban areas along the 101 corridor and discourage that which exceeds City and local resources.

Mayor Gurney suggested relating that to County lands surrounding the City proper and want to state from Sebastopol centric point of view.

Vice Mayor Glass stated if people are questioning why we are not growing bigger, there are no resources to support density.

Ms. Thompson stated this goal and subsequent goal addresses this and can look at this as an issue that affects Sebastopol.

Councilmember Eder discussed if the Fire Chief is looking at different response standard than 9 minutes.

Director Webster stated that this is the national standard for fire departments.

Councilmember Eder questioned if the list bullet point in that group (Circulation element) – still applies.

Ms. Thompson stated this is the standard of traffic of what the City wants to see in terms of circulation.

Councilmember Eder discussed LU 3b and discussed carry overs and questioned if there are any concerns of someone combining multiyear allocations.

Director Webster commented as follows:

- Discussed the Growth Management Ordinance
- Stated the City has not hit the limits of the GMO
- Discussed carry over
- Currently 25 units a year allocation
- If only building one unit 24 carry over
- Then have 49 available for next year

Councilmember Eder discussed that the current General Plan provides for a two year carry over period and questioned if those 24 units would disappear in the second year if not used and if two

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years is not a very long time for carry over. He questioned if carry overs can be combined into one development.

Director Webster stated that could happen with larger properties.

Councilmember Eder questioned if this is a concern.

Director Webster stated under the current rule the max would be 50 is there was zero development.

Councilmember Slayter discussed definition of tiny homes.

Mayor Gurney stated she would like to get off the trade mark name into more generic planning term.

Ms. Thompson suggested small house.

Councilmember Slayter stated that minimum sizes need to be brought up in the discussion and recommending the Zoning Ordinance have a description of small homes.

Councilmember Eder discussed Goal 4 LU 4A (referral area) and questioned if this is something that would generate a map.

Ms. Thompson stated yes.

Councilmember Eder discussed Goal 4 as follows:

- Look at ensuring development to sphere of influence
- Add policy statement that expresses support for community separators and also the creation of additional community separators in the areas that are not handled right now

Mayor Gurney asked for public comment. There was no further comment.

Mayor Gurney questioned what congruent housing is.

Ms. Thompsons stated it means housing that is commonly referred to as continuing care for seniors.

Councilmember Slayter discussed Goal 7 LU 7-7 and discussed that this reads that it would be required rather than requiring.

Ms. Thomson commented as follows:

- Applies ot mixed use commercial office
- Nonresidential on ground floor
- Not be all residential
- Update it to be more clear

Mayor Gurney discussed wanting flexibility to consider residential on ground floor not require but not exclude.

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Councilmember Eder discussed LU 7- 5 and discussed the need to consider adding downtown to the design review standards and questioned if there is any periodic update to these.

Ms. Thompson stated these are specific standards and not part of this plan.

Councilmember Eder stated they are in the process of being revised and questioned if the existing ones are not part of the plan.

Director Webster stated they are not.

Councilmember Eder discussed LU 7-10 and questioned if we need any re-wording on this (prohibition on formula businesses).

Mayor Gurney stated she is not sure what balanced control means.

Director Webster stated that the intent is to acknowledge we have ordinance and we maintain that balance. He stated the language is not necessary.

Councilmember Eder stated that all new development should be consistent with the formula business ordinance.

Mayor Gurney questioned what if the ordinance is repealed.

Vice Mayor Glass stated the City would need to do a General Plan Amendment.

Mayor Gurney stated the City cannot approve something that is inconsistent with the ordinance.

Councilmember Eder suggested striking it.

Ms. Thompson stated that it means to maintain formula business ordinance and identifies provisions of the ordinance that need to be maintained.

Vice Mayor Glass stated this language was written prior to passage of the formula business ordinance.

Ms. Thompson stated the language is broad and suggested that it could be left in as is or be removed.

Vice Mayor Glass stated the word balanced is confusing.

Councilmember Eder discussed LU 9-2 (bigger water or sewer infrastructure for larger developments) and questioned if the Fire Department has a list of what is stored where. He stated he wanted to ensure we have an accurate picture of what the potentially toxic materials are in town, where they are allocated, what are the quantities, etc.

Mr. Thompson stated that is addressed in the Safety Element.

Councilmember Eder questioned if a specific plan for the northern area is in existence.

Director Webster stated no.

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Mayor Gurney stated this was an agenda item she brought forward earlier and there was no consensus on the Council to move forward.

Councilmember Eder stated it is unclear why the City adopt specific plan for north area and not south area.

Ms. Thompson stated the south area has more land that could be annexed and is in promoting the industrial uses and the north area has office light industrial and a planned development that applies to that area. She stated the City could consider studying that area.

Mayor Gurney stated she proposed this topic as an agenda item.

Councilmember Eder suggested doing a specific plan.

Mayor Gurney questioned if this was requesting to do a different action plan for Grav North.

Ms. Thompson stated this is a broader goal under Goal 7.

Mayor Gurney questioned what is the current status of the discussion of the two parcels that were discussed by the Planning Commission.

Ms. Thompson discussed the two parcels and showed on her laptop the parcels being discussed.

Mayor Gurney stated it is the parcel on Bodega Avenue and questioned if the frontage is on Bodega Avenue.

Ms. Thompson stated yes.

Mayor Gurney stated it seems odd a property in high density PDA would oddly be down zoned as exception. She discussed one route is to leave it as is, and the other is to approve the recommendation from the Planning Commission.

Councilmember Eder commented as follows:

- Questioned if the ultimate goal is to change it to rural residential
- Questioned if the Goal for parcel on Leland to ultimately rezone it again after this has been achieved
- Read minutes of August 24th
- Rezone to low density

Director Webster explained the zone change process.

Mayor Gurney stated when the Zoning Ordinance is updated to match this, there is the possibility of spot zoning in the middle of town. Mayor Gurney commented as follows:

- Not comfortable with that possibility
- Very specific to a particular owner
- Inconsistent policy to have odd island in middle of area that is part of PDA
- Not make good planning sense

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- If willing to allow the yellow to move northward realize exceptional spot zoning to even lower density with ag designation is what is the request in the future
- Not comfortable doing that in the middle of town
- Does not make sense
- Especially on the borders of the creek which feeds into the City park

Councilmember Eder questioned if the Planning Commission received the written confirmation.

Mayor Gurney stated the letter was presented to the Council but that it was not verified or had any personal contact with that individual.

Councilmember Eder voiced concerns about spot zoning and has concerns with that and setting precedent.

Mayor Gurney commented as follows:

- Difficulty with planning relating to individual people and present day uses
- Plan meant to be in effect for 20 years
- Mistake to personalize decisions in this way
- Not make planning policies this way
- Not making island

FEIR

The Council discussed the FEIR.

Mayor Gurney discussed the comments made tonight and questioned how this would relate to the FEIR.

Ms. Thompson commented as follows:

- None of the remarks would result in significant type of development or locations of development that are not envisioned in the DRAFT or Final EIR
- Conservative at looking at large amounts of growth
- Not see growth projected in EIR
- Numbers intentionally conservative to provide worst case analysis for CEQA purposes
- Changes discussed no significant bearing on EIR

Mayor Gurney discussed the land maps and stated the maps do not match up.

Ms. Thompson discussed the proposed land use map. She stated they received four comments on the FEIR from:

Caltrans; LAFCO; Nancy Prebelich and letter Sonoma County not specific to EIR

Councilmember Slayter discussed the Waste Water treatment capacity which is mandated by State. He discussed the City already has lessened its water use voluntarily and questioned if the waste water capacity – old higher use or newer use.

Mayor Gurney stated we have a contract based on gallon count.

Director Webster stated it is based on the number of gallons we send to the treatment plant.

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Mayor Gurney questioned the next steps.

Ms. Thompson commented as follows:

- Prepare memo
- Include PC edits
- Council can certify the EIR and adopt the General Plan if the memo is accepted and the comments will be integrated into the electronic and hard copy

Mayor Gurney questioned the time line.

Ms. Thompson stated she would try to have the edits this week in time for the November 1st agenda.

Staff stated this is currently on the consent calendar.

Mayor Gurney stated if a Councilmember wants to have this put on the regular agenda, to let staff know by Thursday October 20th by noon.

ADJOURNMENT: Mayor Gurney adjourned the regular City Council meeting at 10:30 pm. to the Regular City Council Meeting to be held on Tuesday, October 18,, 2016 at 6:00 pm at the Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted,

Mary Gourley
Assistant City Manager/City Clerk, MMC