

**City Council**

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Vice Mayor Patrick Slayter  
Michael Carnacchi  
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Neysa Hinton

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**City of Sebastopol**

## CITY COUNCIL MEETING AGENDA

MEETING OF JANUARY 17, 2017

6:00 pm – City Council Regular Meeting

As a courtesy, please turn off all cell phones, electronic devices, and pagers during the meeting.

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.

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

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

City Council Meetings are available in real time and archived on LiveStream.

- Here is the link: <http://bit.ly/sebcctv>

6:00 pm            CONVENE CITY COUNCIL MEETING, Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA

CALL TO ORDER

ROLL CALL

SALUTE TO THE FLAG

PROCLAMATIONS/PRESENTATIONS

Years of Service Award

- Michael Sansone – 5 Years (Police Department)
- Tracy Peters – 20 Years (Police Department)

**PUBLIC COMMENT:** (This is an opportunity for the public to address the City Council on items that are not listed on the agenda. This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to City Council business. Pursuant to the Brown Act, however, the City Council cannot consider any issues or take action on any requests during this comment period. Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council. The Mayor has the authority to limit the time allowed for speakers dependent on the amount of speakers in attendance. It is the goal of the Council to conclude the public comments portion of the agenda within 20 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.)

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

### CONSENT CALENDAR:

1. Approval of Minutes of January 3, 2017 City Council Regular Meeting (City Manager/Assistant City Manager/City Clerk)
2. Approval of Minutes of January 10, 2017 City Council Special Meeting (Goals and Priorities) (City Manager/Assistant City Manager/City Clerk)
3. Approval of Request for Proposals for Construction Project for Repair of Bodega Avenue/High Street Intersection (Engineering Manager)
4. Approval of Adoption of Resolution Determining that Police Sergeant Michael Nielsen is incapacitated within the meaning of the Public Employees' Retirement Law (Finance Director)

### INFORMATIONAL ITEMS/PRESENTATION: NONE

PUBLIC HEARING(s): NONE

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

5. Discussion and Action for proposed amendments to the Zoning Ordinance, to increase maximum height allowances in the CD Downtown Core District from three to four stories, and to amend parking requirements in the Zoning Ordinance to allow applicants to file a Use Permit application to request greater flexibility in the use of tandem, valet, and compact parking in specified circumstances. The height amendment request is consistent with policy recommendations in the draft General Plan. These code revisions have been requested by the applicant for the Hotel Sebastopol project, which involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation at 6828 Depot Street. (Planning Director) (This item was rescheduled from the City Council Meeting of November 1, 2016).
6. Appeal of Design Review Board Approval of the Hotel Sebastopol Project; 6828, 6826, 6824 Depot Street, 215, 225 Brown Street. Project involves development of a two- to four-story 66 room hotel and related uses. Applicant: Piazza Hospitality Group. The Design Review Board approved the overall design of the Hotel Sebastopol. (Appellant: Lynn Deedler) (Planning Director)
7. Discussion and Action of Mid-Year Budget Review Adjustments/Discussion and Action of Re-Prioritization for Capital Improvement Projects (Finance Director/Engineering Manager)
8. Consideration and Recommendation to SCTA/RCPA Liaison of Names/Applications Received for Citizen Representative on Climate Action Advisory Committee to Provide Expert Citizen Input on Implementation of the Climate Action Initiatives (Councilmember Gurney)
9. Discussion of Receipt of Letter of Resignation of Alexis Persinger (Design Review Board and Public Arts Committee) and Direction to Staff for Unscheduled Vacancy (City Manager/Assistant City Manager/City Clerk)

### CONVENE MEETING OF THE SUCCESSOR AGENCY FOR THE FORMER SEBASTOPOL COMMUNITY DEVELOPMENT AGENCY (The City Council Acts as the Successor Agency)

Agenda Items shown under this heading are items that the City Council of the City of Sebastopol will be considering solely in the capacity as the Successor Agency for the former Sebastopol Community Development Agency.

CALL TO ORDER

ROLL CALL

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### DISCUSSION AND ACTION ITEM(S):

10. Discussion and Action for Approval of Successor Agency Administrative Budget for FY 17-18 (Finance Director)
11. Discussion and Action for Approval of the Annual Recognized Obligation Payment Schedule (ROPS) 17-18 (Finance Director)

Adjournment of Successor Agency Meeting  
Reconvene Regular City Council Meeting

### CITY COUNCIL REPORTS:

12. City Manager-Attorney/City Clerk Reports:
13. City Council Reports/Committee/Sub-Committee Meeting Reports: (Reports by Mayor/City Councilmembers Regarding Various Agency Meetings/Committee Meetings/Sub-Committee Meeting /Conferences Attended and Possible Direction to its Representatives (If Needed) on pending issues before such Boards):
14. Council Communications Received:
15. Future City Meeting Dates/Events (Informational Only): (See Below)

### CLOSED SESSION:

Roll Call

Public Comment (Prior to adjournment into Closed Session, the public may speak up to 3 minutes on items to be addressed in Closed Session).

16. Conference with Legal Counsel – Existing Litigation:  
Sebastopol Hills Alliance for Rural Preservation v. City of Sebastopol  
Government Code Section 54956.9  
(City Manager/City Attorney)

Report out of Closed Session  
Adjournment of Closed Session

**ADJOURNMENT:** The meeting will be adjourned to the Special City Council Meeting on Goals and Priority Setting to be held Tuesday, January 31, 2017 from 6:00 pm to 9:00 pm to be held at Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol, CA. The next Regular City Council Meeting will be held on Tuesday, February 7, 2017, at 6:00 pm, at the Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA.

Disabled accommodations: If you have a disability which requires an interpreter or other person to assist you while attending this meeting, please contact the City Clerk 24 hours before the meeting at (707) 823-1153 or email at [mgourley@cityofsebastopol.org](mailto:mgourley@cityofsebastopol.org).

### City Council Public Comments

Members of the public have the right to speak on any item on the City Council Agenda. If you wish to speak about a matter not on the published agenda, please make your comments during the portion of the meeting designated for Public Comments. This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Please note that, with some exceptions, the City Council is not permitted to engage in discussion or take action on non-agendized matters. However, the Council may respond briefly to public comments, refer matters to staff; ask questions for clarification, or schedule matters for future agendas. Public is advised to limit discussion to one presentation per individual. Comments are limited to a maximum of three minutes; step to the podium and state your name and address for the record. It is the goal of the Council to

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conclude the public comments portion of the agenda within 30 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.

### CONSENT ITEMS:

The City Council Agenda may include items on a consent calendar. Consent calendar items are routine matters or matters which have been reviewed by the City Council previously. These items may be approved by one motion without discussion unless a member of the City Council requests that the item be taken off the consent calendar. Items removed from the consent calendar will be taken up upon completion of action on the remainder of the items on the consent calendar.

### PROCESS FOR ITEMS ON AN AGENDA:

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 a conflict of interest for the agenda item).

Mayors opens the item

Council receives Staff Report from the Responsible Department or Report from Councilmember

Council asked Questions of Staff or Councilmember

Mayor Opens for Public Comment/or Public Hearing

Mayor Closes Public Comment/or Public Hearing but reserves the right to re-open the public hearing

Item returns to the Council for deliberation and action

For copies or to review all written documents relating to items listed on the agenda, please visit the City Clerk's office during regular business hours. The City Clerk's Office is located in the lobby of City Hall, 7120 Bodega Avenue, Sebastopol, Ca 95472 or call 707-823-1153.

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City Council Agenda, Minutes and staff reports without attachments can be viewed at the City's website:

[www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us). Click on the City Council tab.

SB 343 - Any writings or documents provided to a majority of the City Council after distribution of the agenda packet regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure, will be made available for public inspection at the City Clerk's Office, Sebastopol City Hall located at 7120 Bodega Avenue during normal business hours. If supplemental materials are made available to the members of the City Council at the meeting, a copy will be available for public review at the City Hall City Clerk's Office, 7120 Bodega Avenue during normal business hours.

These writings will be made available in appropriate alternative formats upon request by a person with a disability, as required by the Americans with Disabilities Act.

To receive the City Council Agenda by e-mail, provide your e-mail address to the City Clerk's office, or e-mail your request to [mgourley@cityofsebastopol.org](mailto:mgourley@cityofsebastopol.org)

### Future City Meeting Dates/Events (Informational Only):

January 18, 2017	4:00 pm	Design Review Board
January 23, 2017	9:15 am	Agenda Review Committee meeting
January 24, 2017	7:00 pm	Planning Commission
January 30, 2017	9:00 am	Planning Commission and Design Review Board Interviews/Appointments
January 31, 2017	6:00 pm – 9:00 pm	City Council Special Meeting Goals and Priority Setting – City Hall Conference Room
February 1, 2017	10:30 am	Public Arts Committee Meeting
February 1, 2017	4:00 pm	Design Review Board Committee Meeting
February 7, 2017	6:00 pm	City Council