

City of Sebastopol City Council Special Meeting Minutes

Meeting of January 31, 2017

As approved by the City Council at their regular meeting of February 21, 2017

6:00 pm - Convene Special City Council Meeting, Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, 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 January 25, 2016.

6:00 pm CONVENE CITY COUNCIL SPECIAL MEETING, Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA

CALL TO ORDER: Mayor Glass called the meeting to order at 6:03 pm.

ROLL CALL:

Present: Mayor Glass
 Vice Mayor Slayter
 Councilmember Carnacchi
 Councilmember Gurney
 Councilmember Hinton

Absent: None

Staff: City Manager/City Attorney Larry McLaughlin
 Assistant City Manager/City Clerk Mary Gourley
 Building Official Glenn Schainblatt
 Engineering Manager Henry Mikus
 Finance Director Ana Kwong
 Fire Chief Bill Braga
 Planning Director Kenyon Webster
 Superintendent of Public Works Richard Emig
 Captain James Conner, Police Department

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

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Mayor Glass commented as follows:

- Thanked Councilmember Gurney for sign that was presented tonight
- Read the sign to the audience
- Tumultuous week in this Country
- Discussed the values of our community
- Welcome all people in our Country
- Support Constitution of the United States of America
- Welcome all people here
- Immigrant herself
- Got green card to be here
- Naturalized citizen
- Important to recognize contributions of immigrants and those who make contributions to our society

Councilmember Gurney commented as follows:

- Aware of sign as shown tonight
- Contacted by former employee and friend regarding the sign
- Approached with interest to make awareness of the sign
- How to get distributed through town
- Discussed Sebastopol Downtown Association Meeting and distributing it there as well
- Universal message for community
- Thanked Councilmember Carnacchi for his help

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.)

Trisha Hoffman commented as follows:

- Lives in town
- Discussed meeting with people who are against Smart Meters
- Discussed installation of Smart Meters
- Discussed illness caused by Smart Meters
- Discussed extortion from PGE
- Discussed moratorium and having to pay a fee to opt out
- Questioned if the moratorium is in place for Smart Meters

Suzanna Lande, 7807 Washington Avenue, commented as follows:

- Walks a lot around town
- Discussed the block by Ives Park and stated there are places in the road that have been patched but now those potholes are dangerous

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- Stated a lot of elderly people walk in town
- Stated she does not want to fall or have them fall
- Asked the City to please fix these areas

Vice Mayor Slayter stated the Public Works Superintendent is in the audience and taking notes.

City Manager McLaughlin commented as follows:

- Discussed the Smart Meter Moratorium in the City
- Stated it has not been enforced since 2013 when the City received a letter from CPUC General Counsel stated the ordinance is illegal
- Stated it is not being enforced now
- City had an agreement with PG&E to not install meters voluntarily on their part
- Lasted through fall of this last year
- PG&E has recently Informed the City of installation of meters in City
- Residents will get phone call and letters from PG&E informing them of the installation
- Will have information on opt out
- CPUC stopped enforcement of ordinance

1. Consideration of program priorities and goals for 2017 and beyond (Continuation)

The City Council continued the discussion of the goals and priorities.

Vice Mayor Slayter questioned the sidewalk repair program.

Superintendent Emig commented as follows:

- Stated the City does not have a policy for his program
- Stated the City has a practice of fixing those that are seen
- Discussed working with property owners
- Take measures to highlight or make areas safe until can be completely repaired
- Have practice in place to mitigate tripping hazards

City Manager McLaughlin stated it is the responsibility of the property owner to fix the sidewalk and the City tries to get them repaired as we find them.

Councilmember Carnacchi suggested putting information in the water bill as to the responsibility of who repairs sidewalks.

City Manager McLaughlin stated it would be a good idea to make the public aware of the responsibility.

Superintendent Emig stated there is no policy in place, but that this would be a good item for the City newsletter.

Mayor Glass suggested public education on private property owner responsibility.

Councilmember Gurney commented as follows:

- Suggested adding information on fence height as well
- Suggested adding information on managing foliage as it goes on to the sidewalk

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Mayor Glass commented as follows:

- Suggested having the City's information person (outreach coordinator) working with the Departments to come up with a one page sheet of general information for the public on items such as: responsibility of sidewalk repair, code compliance, general information of height limits in front yards, foliage onto sidewalks, etc.
- Suggested a one page flyer for the public

Vice Mayor Slater commented as follows:

- Discussed 2.1.7. - Explore the concept for a new City Hall and / or new Civic Center Building City Council Sub-Committee (Pine Grove Square)
- Stated this is part of the conversation that the sub-committee is having
- Suggested leaving it as a stand-alone goal as it is relevant to the other goals
- 2.2.4. – Change wording to “provide”

Councilmember Gurney commented as follows:

- Discussed 2.2.5. Stated this was accomplished but is it is in litigation; however cities are allowed to move forward
- Discussion of circling around idea of sub-committee to explore City wide implementation of our Chapter in that regional plan

Mayor Glass commented as follows:

- Suggested discussion on policies
- Suggested idea of sub-committee reviewing policies and suggesting alternates if any
- Questioned if this would be a community committee

Councilmember Gurney commented as follows:

- Discussed a community wide committee
- Suggested a community that had its own life and did its own activities; however, she stated that the City is not there yet
- Not sure as Councilmember this year, with the time available to be action plan champion
- Wondering if Council would be interested in directing idea to Planning Commission
- See if interest to form temporary sub-committee on the Planning Commission who could include the public
- Committee could discuss how to figure out the approach to future implementation ideas of our own for the City

Mayor Glass questioned if that is part of the Planning Commission's purview.

Director Webster stated yes, that the Planning Commission has been part of the process and had an introduction to this plan.

Councilmember Gurney commented as follows:

- Discussed being part of the SCTA/RCPA
- Discussed getting statistics
- Suggested a committee to work on this item
- Suggested the committee invite the community to be a part of the committee

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- Important not to drop off work plan

Mayor Glass suggested wording as follows: “explore possibility of Planning Commission taking leadership of implementation plan.”

Councilmember Carnacchi stated that the Planning Commission is inundated with work on Zoning Code changes and suggested asking them if they are willing to do this work.

Councilmember Gurney stated the idea is to ask the Planning Commission to explore taking on this sub-committee and coming back in a couple months with recommendations.

The Council was in concurrence with the proposed language.

Vice Mayor Slayter commented as follows:

- Suggested rewording of 2.2.3.: Continue to explore opportunities for dedicated bicycle and pedestrian thoroughfares within the City
- Stated this is largely within the implementation of the bike/ped plan

Councilmember Gurney commented as follows:

- Stated there has been a lot of Council discussion on Class 1 trails
- Conversations ended up with the conclusion that there is nothing feasible right now

The Council was in concurrence with the proposed wording.

Councilmember Hinton discussed 2.3.3. and suggested adding coordination with the SMART train routes and suggested wording as follows: “Ensure bus schedule coordinates with the SMART schedule.”

Councilmember Gurney commented as follows:

- Stated this is a separate item than the SMART train
- Stated SMART is doing coordination now
- Discussed routes to connect to Cotati
- Stated this item relates to the jitney in town not having enough stops
- Sonoma County Transit runs the jitney
- Route 24 bus
- Difficulty is number of citizens would like to have more stops and stops in different locations
- Public has stated they would use it more if it were more available
- Discussed doubling the routes
- Suggested: As representative to SCTA – work with other members to see if we can put together a community meeting of public transit to work with SCT to understand what we would really like in current jitney and what people would like different than that (such as electric trolley)

Mayor Glass commented as follows:

- Like idea of expanding jitney service
- Make more viable and coordinated
- Discussed walkable community
- Make jitney more accessible – encourage people to use it
- Community meeting a good idea

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Councilmember Hinton stated she would work with Councilmember Gurney on this item.

Councilmember Gurney stated this bus service is subsidized and we do not have the ridership and suggested wording as follows: "Explore ways to gather community input regarding improved local public transit."

The Council was in concurrence with proposed language.

The Council discussed combining items 2.3.3. and 2.3.4.

Mayor Glass opened for public comment.

A member of the audience commented as follows:

- Discussed sidewalks
- Discussed visualization of visitor core
- Met with Dante Del Prete and walked the City
- Looked at trees and sidewalks
- Discussed pear tree and sidewalk in front of Silk Moon
- Asphalt patch put in
- Lose aesthetics
- Do repair so City maintains some decorum for people who come here
- Stated we want visitors to come again
- Trees on Bodega Highway are sunburned on trunks
- On tour with Lynn Deedler and walked the town as well
- City should protect new trees
- Discussed no bike racks in the City
- Town looks shabby
- Fix sidewalks and trees
- Will get big bang for bucks
- Discussed calling the City and being referred to Becky Duckles, City Arborist
- Spoke with her but the trees were not replaced for two years
- Stated the City is not well served by individual who said trees are not dead but the individual did not inspect the trees
- How get effective feedback
- Strategic and tactical plans
- Raise visual of City

Mayor Glass commented as follows:

- Information should be duly noted by staff
- Stated this is information that is part of the Council's work program (goals)
- Need to talk of how we are going to address these issues
- Stated the City is not discussing how to solve the problems tonight, but noting the goals of the Council

Councilmember Gurney commented as follows:

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- Issues are larger than the goal
- Town called shabby many times
- City needs to get to the spot improvement program
- Get a lot of concern of trees and look of trees
- Have streetscape issue addressed
- Trees tiny and not attractive
- Want to focus on getting from shabby to attractive downtown
- Need to start getting going on this

Mayor Glass commented as follows:

- Discussed liaison with Downtown Association and liaisons with other community organizations
- Think of taking all these pieces of information (shabby town comments, façade improvement program, need for sidewalk improvement) and have the liaison work with people who are downtown all the time and come up with checklist or memo (wish list) of what needs to get accomplished

Councilmember Gurney commented as follows:

- Stated the comments should address what would work for the façade improvement program
- Stated those items may be separate from what would work for their private property

Mayor Glass discussed needing ways to spiff the City up.

Vice Mayor Slayter commented as follows:

- Discussed design standards
- Discussed tree standards
- Discussed street trees
- Suggested revision of the design standards and tree ordinance
- Sub-committee established and can work on this

A member of the audience discussed the sign ordinance and the downtown look.

Councilmember Gurney commented as follows:

- Stated the City has a sign ordinance
- Stated there is a Board that deals with signage
- Stated there is an issue of temporary signs staying there longer than temporary signage allows

City Manager McLaughlin discussed the efforts of City staff on enforcement of these signs.

Mayor Glass commented as follows:

- Stated this is a good example of something that intersects with different departments, ordinances and issues
- Someone can take leadership on this and that person is the one who pulls all the resources together

Councilmember Carnacchi commented as follows:

- Discussed outreach with new businesses and renewals

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- New businesses need to be informed and realize that the City has sign ordinances have sign ordinances and different steps involved to get signs approved
- Suggested doing more outreach

Mayor Glass commented as follows:

- Suggested putting this into the work plan
- Suggested referring Councilmembers who are liaison or on committees that are related to particulate issues as we go through this to take up the cause of action
- Discussed the façade improvement program that is available

Councilmember Gurney commented as follows:

- Stated that list may not be their problem but may be a City wide problem that could be addressed
- Have input on what would be a viable façade improvement program
- Have downtown that looks shabby – how to address that

Councilmember Carnacchi discussed the mural by David Gordon.

ila Benavidez-Heaster commented as follows:

- Board made decision to no longer have those sandwich board signs
- Stated that information may not have filtered to the Council yet
- Stated the Board dislikes the sandwich board signs

City Manager McLaughlin discussed support of local business versus enforcement of sandwich board signs.

Trish Hoffman commented as follows:

- Ives Park sidewalk uneven
- Not well lit
- People have to walk in the street
- Stated that is dangerous because of the potholes
- Questioned who is responsible for the sidewalk around Ives park – Superintendent Emig stated the City is responsible
- Discussed bus schedules
- Get from here to Stony Point – questioned if there is a way to get there by bus
- Not sure how the whole system is coordinated

Councilmember Gurney stated that a person can go to the Sonoma County transit web site and put in the route and it will show the bus schedule.

Superintendent Emig discussed the street scape and stated that as part of the ADA work being done by Caltrans, trees and benches will be included as well.

Mayor Glass questioned if the City has impact on what they are proposing.

Superintendent Emig commented as follows:

- Stated the City does have input

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- Stated the City has recommended similar type fixtures as downtown
- Be benches as part of project
- Will dress it up
- Opportunity to work on bricks and asphalt downtown
- Will be done in 2017

Councilmember Carnacchi commented as follows:

- Discussed 3.1.1. – Research and identify possibilities for access and/or purchase of the former concrete plant on Morris Street for connection to the Laguna de Santa Rosa
- Stated this is covered in the General Plan - Action CSF 2r: Explore the feasibility of the City purchasing the old cement plant property east of Morris Street and prioritize the establishment of a park and open space area for this site. The City should explore partnerships with private entities and other creative funding approaches that would facilitate this acquisition
- Discussed utilizing the General Plan
- Discussed Letter B in General Plan – 5-10 year range
- Stated it is discussed as being in progress

City Manager McLaughlin commented as follows:

- Stated the City continually looks as seizing opportunities
- Not planning to raise money to buy now
- Awaiting the opportunity and using the opportunity to acquire
- Stated this is ongoing

Councilmember Gurney commented as follows:

- Discussed 3.1.2. - Research and identify spaces for park areas in the southern quadrant of town
- Suggested assigning this to the Planning Commission as they are Parks group
- Use the Planning Commission as a resource
- Allow the Planning Commission to talk and figure out how to identify areas

Vice Mayor Slayter suggested adding wording as follows: “Research establishment of permanent parklets and pocket parks and grabbing the opportunity when it arises.”

The council was in concurrence with proposed language.

The Council discussed:

- 3.2.1 Create a Management Restoration Plan for the Laguna Preserve
- 3.2.2 Continue to enhance and maintain the clean-up of the Laguna Preserve

Councilmember Gurney discussed process for enacting the plan and taking section by section and working on sections one at a time.

Vice Mayor Slayter stated that enhancing and maintenance is part of the plan.

Councilmember Gurney commented as follows:

- Stated it is an important work plan
- Suggested having the Planning Commission involved as the Parks Commission
- Suggested they discuss the implementation of this plan

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- Stated it would be helpful to know where to start and how to start and the Planning Commission could have this conversation

Councilmember Carnacchi commented as follows:

- Discussed the General Plan
- Action COS 4a: Implement the Laguna Wetlands Preserve Restoration and Management Plan as the primary tool to achieve the community's objectives for habitat protection, restoration, and public access in the Laguna.

Councilmember Gurney suggested exploring the use of the Planning Commission for this item and not having a plan that just sits on the shelf.

Mayor Glass suggested the Planning Department also work with the Public Works Department on how to implement this plan.

Councilmember Gurney commented as follows:

- Stated this will take a lot of volunteer work
- Stated it will take education, training and commitment to do the work in a permissible and attainable way

Councilmember Carnacchi commented as follows:

- Stated this is why we have this document
- Questioned why we are coming up with different variables and creating a separate document
- Stated these all related to going through General Plan implementation
- Suggested going through the General Plan goals and picking what we can achieve and discuss how to achieve those
- Suggested doing this process differently
- Stated the General Plan goals align with these

Mayor Glass commented as follows:

- Discussed the previous process
- Stated these goals were done prior to the adoption of the new General Plan
- Stated the goals need to integrate into the General Plan
- Stated this can be step 1
- Discussed the addition of the General Plan references into the goals

Councilmember Carnacchi commented as follows:

- General Plan should be first and foremost - especially with the amount of community time and work put into it
- Discussed how much Sebastopol community participated in the process of creating this document
- Stated the General Plan is the City's guiding document
- Stated it is confusing to have the General Plan goals and these goals

Councilmember Gurney commented as follows:

- 15 page document
- Top priorities for the next year or two

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- Council is picking those top priorities
- General Plan is 20 year document
- Good idea to include General Plan citations

Councilmember Carnacchi commented as follows:

- Suggested picking a General Plan action item and taking action on that item
- Stated that would receive little argument from colleagues
- Suggested doing this prior to coming up with goals for next time

Councilmember Gurney commented as follows:

- Citations of the General Plan help us get there
- Stated what is not helpful is to have the public read the General Plan but not know what the Council is going to do and what their goals are for the upcoming year

Mayor Glass commented as follows:

- General Plan – 20 year document
- Council needs to zoom in on what to do first
- Zoom in on what the priorities are now
- What resources do we have now to use to implement the goals

Councilmember Carnacchi commented as follows:

- Stated the goals are in the implementation plan
- Discussed the schedule of years as listed in the General Plan
- Questioned if the document is searchable

Mayor Glass opened for public comment:

Darrin commented as follows:

- Will need a lot more volunteers
- Have lost a lot of people
- Need a campaign to get more volunteers
- Get volunteer fatigue
- Cannot keep donating time
- On bus committee – went far but not far enough

Mayor Glass commented as follows:

- Thinks this is a pertinent issue
- Stated it pertains to a lot of items
- Discussed management of it with our non-profit partners

Councilmember Gurney commented as follows:

- Discussed the Mayor's breakfast
- Stated this is a topic that came up
- Discussed volunteer coordinator
- Discussed sharing of volunteer base
- Discussed Lend a Hand Day

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- Group of non-profits is forming quarterly meetings
- That group may be coordinating information, work projects that might draw all the people together

Mayor Glass commented as follows:

- Discussed if the budget sub-committee might put out some information and encourage some of the community partners to put a proposal together to address this issue
- Discussed need for ongoing volunteer coordination function

Vice Mayor Slayter commented as follows:

- Discussed 4.1.1. – suggested rewording as follows: “Improve and beautify the downtown plaza to create a people centric space for community events and gatherings.”

The Council was in concurrence with proposed language.

Councilmember Carnacchi commented as follows:

- Discussed 4.1.2.
- Discussed communication with the resident on Willow Street
- Discussed intersection on Willow Street
- Ives Park calls for A

Councilmember Gurney stated the Council knew that when it was discussed.

Mayor Glass commented as follows:

- Discussed 4.1.4.
- Suggested the following wording; “Evaluate public commons and land and identify opportunities to enhance benefits to the community.”

The Council was in concurrence with the proposed language.

Councilmember Gurney commented as follows:

- Discussed 4.1.5.
- Discussed base for volunteer work force
- Discussed 4.1.6 – Explore funding sources for implementation of the Way Finding Sign Program

The Council was in consensus with the proposed language.

Vice Mayor Slayter commented as follows:

- Discussed 4.1.8.
- Not sure this is a task
- Stated it is in the General Plan
- Stated this is something that we do
- Stated it is about all pollution

Councilmember Gurney discussed pollution such as noise, cars, light, etc.

Mayor Glass commented as follows:

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- Perform an annual review of taking into accounts of pollution, health hazards of our community
- What have we done to review what we have done safety issues for this year
- Agenda item each year
- Good thing to review
- Is something the Council should address

Councilmember Gurney commented as follows:

- Discussed that every decision should have health policies address
- Discussed a climate action checklist

Mayor Glass stated this is a good reminder of what we have done to improve safety.

Vice Mayor Slayter stated this is in the level of service report and suggested eliminating 4.1.8.

Councilmember Carnacchi commented as follows:

- Discussed Action CHW 4G
- Action CHW 4g: Maintain data regarding the location, size, strength, and EMF levels of major cell and radio towers, public power facilities, including transmission and distribution lines, and other substantial public or community EMF sources in the Sebastopol Planning Area, to the extent that data and information is available.
- Questioned when was the last time readings were taken
- Stated he would like to see the data
- Questioned if the data being provided by cell phone tower providers was being compared with the data and information the City has received
- Stated if the numbers do not correspond, he would like this item to be a public hearing to discuss the reports

Councilmember Gurney questioned what does the ordinance state.

Director Webster commented as follows:

- Report is required ever ten years
- Most cell towers are modified earlier than ten years
- Receive updated information from the application
- No independent analysis

Councilmember Carnacchi commented as follows:

- Discussed that this was brought to his attention the cell tower that is over the library
- Discussed children using the library
- Discussed houses on the hill being impacted
- Discussed how EMF is spread over an area and not downward
- Suggested getting a consultant to review this cell tower
- Stated he knows of someone and stated it would be about \$90.00 an hour

Director Webster stated a consultant would need to be hired to conduct that study.

Councilmember Carnacchi stated he would suggest that as an agenda item to hire a consultant.

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Mayor Glass suggested that a Councilmember could put this into the budget process.

Councilmember Gurney questioned the costs to do this.

Councilmember Carnacchi stated he knew someone who could do this for \$90.00 an hour.

Councilmember Carnacchi suggested adding wording to build more volunteer opportunities.

The Council was in concurrence to remove 4.1.8. – Take into account the effects of EMF on the health of our community.

The Council discussed a nonprofit submitting an application for a volunteer coordinator during the community benefit process.

Councilmember Hinton and Councilmember Carnacchi discussed the community engagement fair that was held in Santa Rosa. Councilmember Hinton suggested organizing a volunteer event.

4.2.2. The Council was in concurrence with the proposed language “Foster a Sense of Community by Providing and Encouraging Participation in Community Events, Volunteering, and working with Non Profits to Support Local Events.”

Councilmember Gurney commented as follows:

- Discussed having a meeting for nonprofits similar to this in the future
- Do not have a nonprofit directory
- Stated that is a first step
- Stated this group needs to reconvene

Mayor Glass commented as follows:

- Some of the nonprofits do redundant services
- How collaborate more together to get more bang for the buck

The Council discussed 4.2.3 and was in concurrence to delete this item. “Work with community to expand farmer market opportunities”

The Council discussed 4.2.4. and was in concurrence with the changed wording. “Create a walkable downtown that improves connectivity, with emphasis on Main Street to Morris Street for unification.”

Mayor Glass opened for public comment.

Trish Hoffman commented as follows:

- Discussed EMF
- Discussed that there are other pollutions
- Lives across from stage at Ives Park
- Discussed noise during the day of the special events
- Would like to see some ordinance that the music is limited
- Discussed how loud music can be

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Darrin commented as follows:

- Grange is not in City limits
- No place in City limits to have meetings
- Recommend meeting in the plaza
- Stated the Plaza is the public space
-

The Council discussed 5.1.3. and was in concurrence with the language as proposed: "Conduct Town Hall Meetings on Matters of Interest to the Community as needed."

The Council discussed 5.1.5. and was in concurrence with the proposed language: "Engage in outreach to underserved communities to include in community processes."

The Council discussed 5.1.4 and was in concurrence with the proposed language: "Enhance the use of the City of Sebastopol Committees, Commission and Board."

The Council discussed 5.3.1. and was in concurrence to change customers to community.

Councilmember Carnacchi suggested a goal of making City Council meetings shorter.

Councilmember Gurney discussed the idea of having four shorter meetings a month.

The Council discussed 5.3.2. And suggested reviewing our community outreach policies, methodology and messaging.

Mayor Glass opened for public comment.

Ila Benavidez-Heaster commented as follows:

- Discussed outreach
- Outreach critical
- Hold feet to fire on this issue

Suzanne Lande commented as follows:

- Discussed the Latino community
- Not entirely English speaking people
- English not primary language
- Suggested reaching out to them
- Homeless residents – long term – might not vote – reach out more than to the ones who vote

Mayor Glass commented as follows:

- Read the proposed language
- Discussed the Latino population
- Invisible community
- Heartened to hear of work with homeless

The Council discussed 6.1.2. and discussed revenue enhancement measures.

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Vice Mayor Slayter suggested adding the following language: "To analyze the adequacy of fire services and to budget for analysis in order to determine best long term plan for the fire department".

The council was in concurrence with proposed language.

Mayor Glass opened for public comment. There was none.

The Council was in consensus to remove 7.1. as the General Plan has been adopted.

Councilmember Carnacchi suggested adding language as follows: "Maintain and update the Downtown Plan as appropriate."

Councilmember Gurney discussed that the General Plan created areas that match the zoning map.

Councilmember Hinton suggested reviewing and establishing a created downtown plan to include updating the downtown plan and including development of a street scape scheme.

Councilmember Carnacchi read the following from the General Plan:

Action CD 2a: Maintain and update the Downtown Plan as necessary to reflect the urban design goals.

Updates to the Downtown Plan should:

- Include provisions for quality publicly-accessible open spaces at appropriate locations that enhance the pedestrian experience and attract people to the Downtown;
- Provide standards for the appropriate design, scale, and edge treatment to define, and create publicly-accessible spaces that positively contribute to the character of the area and provide public access to community gathering, recreational, artistic, cultural, or natural amenities;
- Recognize Downtown's unique character as the oldest part of the City, and leverage historic resources to create a unique urban environment for Downtown; and
- Respect and respond to on-site and surrounding historic character in proposals for development.

The Council was in consensus with the following language: "Goal: 7.2. - Review and establish updated downtown plan, including updating the downtown plan and developing a street scape scheme."

Vice Mayor Slayter discussed investigation of a preliminary hearing process prior to formal design review board application.

Director Webster stated there is a process in place but that it is the applicant's choice to limit it to staff, DRB, PC, or all bodies.

Vice Mayor Slayter questioned if this is on the fee schedule.

Director Webster stated it is a deposit account.

Councilmember Carnacchi questioned if the Huntley Square project had preliminary review and if so how did it get to Council.

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Director Webster stated that the Huntley Square applicant is asking for two things and would like to know if they have Council support before they move forward. He stated that this is not preliminary or project review.

The Council was in concurrence to delete 7.2.3. - Investigate City processes to encourage applicants to conduct preliminary review of applications in a public process to obtain early feedback from the community.

Mayor Glass opened for public comment.

Ila Benavidez-Heaster commented as follows:

- What is being said is critical
- Staff is encouraging this
- Questioned how the hotel project jumped from a community meeting to a full scale plan – stated this is difficult for community
- Understanding where to do intervention is the piece
- Where are we addressing revitalization
- Do not know questions to ask
- Not know what Hotel Sebastopol do – will revitalize town – how begin to ask those questions
- Genuinely concerned
- Not asking questions
- Mostly doing maintenance
- Need to in future play out what would that mean, what does that question sound like, where does it come from

Councilmember Gurney suggested working to look at jobs/housing balance.

Mayor Glass suggested wording to encourage businesses to support growth and prosperity and support local jobs. She discussed how this would work with the County, Regional Parks, etc., to attract the tourism we want.

Councilmember Gurney commented as follows:

- Could be business and services community wants
- Cittaslow doing community success survey

Councilmember Carnacchi discussed the General Plan and EV 5: “Enhance the City’s Existing Businesses, Encourage Start-up Businesses, and Support Home-based Businesses”

Vice Mayor Slayter stated this should not be on the task list.

Councilmember Carnacchi suggested taking these action items and doing them.

Vice Mayor Slayter commented that we need to focus on things that we can complete. He stated that many of these goals are aspirational.

Councilmember Gurney stated it is better to have more, do more and have more variety.

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The Council was in consensus to change wording for 8.1.1. as follows: "Develop Programs to Promote, Attract and Retain Local Businesses."

The Council was in consensus to change wording for 8.1.3. as follows: "Promotion of Experience Sebastopol.com to increase visitors to the City."

The Council was in consensus to delete 8.1.5. - Research possibility of re-establishing Economic Development Position.

Councilmember Carnacchi suggested changing 8.1.6. as follows: "Review and update City's existing formula business ordinance."

Director Webster discussed exemptions of offices and stated it could be addressed in formula business ordinance or zoning ordinance provision.

Mayor Glass stated the goal is on the list to update the ordinances to comply with the General Plan.

Councilmember Carnacchi stated this is not specific to the General Plan.

Director Webster commented that it could be in the Zoning Ordinance update as a possible change to address this issue.

Councilmember Carnacchi commented that this should be in formula business ordinance review.

Councilmember Gurney stated if a Councilmember wants to review an ordinance and has an issue to address, that Councilmember can agendaize that as an issue to propose a revision to the current ordinance.

Mayor Glass stated that this may be updated in another section to update ordinances to comply with the General Plan.

Councilmember Carnacchi stated he would like to leave in the goal.

City Manager McLaughlin stated there is nothing in these goals that would preclude a Councilmember from initiating an agenda item.

Councilmember Hinton suggested that it remain with the Zoning Ordinance Updates.

The Council was in consensus to remove this goal.

Councilmember Gurney discussed the sub-committee that was created and having that sub-committee do the work and bring back information to the Council. She discussed the possible boundaries, united business district, potential business license fee increase, etc.

Councilmember Carnacchi discussed private parking lots and questioned whose responsibility falls to compliance for non-accessible spots.

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Director Webster stated that staff would review this in development review if someone were making changes; otherwise it would fall to the code enforcement official (Building Official).

Building Official Schainblatt stated if someone were altering a building, it would trigger the review.

Councilmember Carnacchi discussed complaints received regarding Whole Foods parking lot.

Mayor Glass suggested the following wording: "Encourage new and existing businesses to offer living wage to employees."

The Council was in concurrence with the new wording.

Mayor Glass opened for public comment.

Darrin commented as follows:

- Discussed a mascot in some cities to bring in revenue
- Create vitality in town

Vice Mayor Slayter discussed the work of the housing sub-committee.

Mayor Glass suggested wording as follows: "Engage with community on housing issues." And suggested review of City policies to facilitate a positive jobs/housing balance."

Mayor Glass opened for public comment.

Suzanne Lande requested clarification of affordable wage versus living wage.

Mayor Glass discussed affordable jobs, and if someone cannot afford to live on their wages, it is not an affordable job.

Vice Mayor Slayter suggested adding wording: "Analyze as appropriate, review and remove street signage within the City – sign litter."

Councilmember Gurney discussed Ted Luthin's inventory of inventory and photos provided.

Vice Mayor Slayter stated there is little of official City street signs as well.

Councilmember Hinton suggested adding this to Goal 2.

The Council was in concurrence.

Vice Mayor Slayter commented as follows:

Discussed additional wording: "Strengthen communication and interaction with Sonoma County, specifically the Fifth District Supervisorial Office"

The Council was in consensus to add the language.

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Councilmember Carnacchi stated that given the response of the Women's march that happened this year, 2020 is the 100-year anniversary of Women's suffrage and suggesting giving all City employees the day off with pay in order to celebrate and suggesting thinking of this during the budget process.

Councilmember Gurney stated this could be an agenda item and suggested a sub-committee to plan an event.

Mayor Glass stated she would like the City to continue our forward thinking energy policies and programs and keep that momentum going.

Councilmember Gurney suggested the Planning Commission review this and come back to the Council with recommendations.

Mayor Glass discussed protecting our community's privacy and Constitutional rights.

Mayor Glass opened for further public comment. There was none.

ADJOURNMENT: Mayor Glass adjourned the Special City Council Meeting at 9:40 p.m. 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.

Respectfully Submitted,

Mary Gourley
Assistant City Manager/City Clerk, MMC