

City Council

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City of Sebastopol

January 22, 2018

MEMORANDUM FOR RECORD: Executive Summary – Actions of City Council Meeting of December 19, 2017
City Council interviewed the following for Design Review Board and Planning Commission:

CONSENT CALENDER ITEMS:

1. Approval of Minutes of December 5, 2017 City Council Meeting Minutes. **City Council Action: All items approved.**
2. Approval of Minutes of December 19, 2017 City Council Meeting Minutes. **City Council Action: All items approved.**
3. Approval and Receipt of Minute/Reference Orders for Calendar Year 2017 **City Council Action: All items approved.**
4. Approval of Receipt of Status Update of City Council Goals and Priorities (2017-2019). **City Council Action: All items approved.**
5. Approval of Rejection of Claim for Money or Damages Against the City of Sebastopol Filed by Michael Faulk Sebastopol Case #17-1151. **City Council Action: All items approved.**
6. Approval of Renewal of Lease from January 1, 2018 to June 30, 2018 for the Sebastopol Senior Center Located at 167 North High Street. **City Council Action: All items approved.**

STUDY SESSION:

7. Review and Discussion of a parking analysis prepared in conjunction with the 'Pine Grove Square' project concepts.
 - o Background: A City Council Subcommittee is reviewing the concept of redeveloping several City-owned downtown parking lots (the 'South Main,' 'Park and Ride,' and 'Chamber' parking lots bordered by Burnett Street, Petaluma Avenue, and South Main Street), with a mixed-use project that would provide needed housing, establish street-front commercial uses along the site's South Main Street frontage, improve circulation, and generate net revenue. Conceptual alternatives range from 51 units and 7,500 sq. ft. of commercial space, to 69 units and 12,550 sq. ft. of commercial space in an alternative concept. On-site parking would be provided to serve the uses. Existing public parking on the site would be removed; potentially, with any owner agreement, several privately-owned parcels including the Chamber of Commerce property might be incorporated into the project.
 - o Parking analysis: In June 2017 the City Council discussed the project concepts and directed that prior to proceeding with other consideration of the concepts, a parking analysis should be conducted to review current utilization of parking on the site and in the area, and how the concepts would affect parking. W-Trans, a traffic engineering firm, was retained to perform the study, which is now available for public review.
City Council Action: Presentation and public comment received.

INFORMATIONAL ITEMS/PRESENTATION: NONE

PUBLIC HEARING(S):

8. Public Hearing – Waiving of Further Reading and Introduction of Ordinance of a comprehensive update to the City's Zoning Ordinance to make a variety of housing-related amendments. The amendments include changes related to definitions, use allowances, general development standards, accessory dwelling unit standards, short-term vacation rental standards, temporary care unit standards, inclusionary housing provisions, small lot subdivision standards, and design review thresholds, and additional revisions. The intent of the revisions is to achieve consistency with the City's new General Plan, and facilitate housing production, availability, and affordability. The revisions have been recommended for approval by the Planning Commission. **City Council Action: Item continued to future Council meeting.**

9. Public Hearing - Notice is hereby given that the City Council of the City of Sebastopol has scheduled a public hearing to consider extension of a temporary urgency ordinance that allows the City's existing medical cannabis dispensaries to also conduct 'adult use' cannabis sales, pending completion of a comprehensive update to the City's cannabis regulations to address changes in State law. On December 19, 2017 the Council adopted an urgency ordinance allowing such use, for an initial term of 45 days; the proposed extension would be for 10 months and 15 days. **City Council Action: Extension ordinance adopted.**

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

10. Consideration of Approval of PG&E Owned Street Lights to be Replaced with New Warmer Color 3000 Kelvin LED Fixtures by PG&E. **City Council Action: The City Council did not support participation in the PG&E LED Streetlight Replacement Program.**
11. Report out of Caltrans Upcoming Construction Events and Consideration of Letter to Caltrans Regarding Notification to the Public of Such Projects. **City Council Action: This item was removed from the agenda.**
12. Consideration of Letter to Sonoma County PRMD on Revised Referral for PLP13-0023; 5300 Sebastopol Road, Santa Rosa **City Council Action: Mayor authorized to transmit comment letter conveying City's concern.**
13. Discussion and Appointment of Members to Staff Committee Appointments/Assignments and City Council Committee Appointment Assignments **City Council Action: Discussion and Appointment of Members to Staff Committee Appointments/Assignments and City Council Committee Appointment Assignments (City Administration). Committee assignments approved as discussed.**
14. Discussion and Action for Mayor to Designate Representative(s) to Vote in the Mayor's Absence at the Mayors and Councilmembers Association Meetings and City Selection Meetings for Calendar Year 2018 **City Council Action: Discussion and Action for Mayor to Designate Representative(s) to Vote in the Mayor's Absence at the Mayors and Councilmembers Association Meetings and City Selection Meetings for Calendar Year 2018 (City Administration) = Approved Vice Mayor Hinton and Councilmember Glass Designated to Vote.**
15. Discussion and Consideration of Approval of Setting City Council Meeting Dates for Calendar Year 2018 **City Council Action: Discussion and Consideration of Approval of Setting City Council Meeting Dates for Calendar Year – Meeting scheduled approved. 2018 (City Administration).**

ADJOURNMENT OF THE CITY COUNCIL MEETING TO THE SUCCESSOR AGENCY

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

CONSENT CALENDAR ITEMS:

16. Approval of ROPS 18-19 **City Council Action:**
17. Approval of Successor Agency Administrative Budget for FY 18-19 **City Council Action:**

ADOURNMENT

RECONVENE REGULAR CITY COUNCIL MEETING

CITY COUNCIL REPORTS:

18. City Manager-Attorney/City Clerk Reports: **City Council Action:**
19. 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): **City Council Action:**
20. Council Communications Received:
21. Future City Meeting Dates/Events (Informational Only): (See Agenda Below and City Web site for Up to Date Meeting Dates/Times)