

Manager Mikus commented as follows:

- This is a new grant application for HUD source money
- Discussed the process

Mayor Slayter commented as follows:

- Can the City continue with saving funds for a few years then doing the project at a later time
- Discussed accumulation of funds

Manager Mikus stated he does not believe that can be done.

Mayor Slayter questioned the housing funds being tied up by CDC.

Manager Mikus commented the County is working on re-writing the contract documents on how the money can be spent and reimbursed.

Mayor Slayter discussed reprioritizing the youth annex and city hall and increase the amount for city hall to \$120,000.

Councilmember Gurney commented as follows:

- Discussed the youth annex as having more public use
- Number of public purposes beyond meetings and government
- Youth annex hosts a number of public purposes beyond meetings and government use

Manager Mikus commented as follows:

- Discussed the process with CDC and TAC
- Suggested putting in the first choice and then second choice project

Councilmember Hinton commented as follows:

- Youth Annex has more use
- Concerned when in a competitive grant application where the homeless is a priority, the application needs to make clear that the Youth Annex is important
- City council meetings held here
- Youth Annex is used as the City Council Chambers
- Discussed application from competitive stand point
- How it is written is important

Mayor Slayter concurred that the Youth Annex is used as the City Hall Annex.

The Council was in consensus to prioritize the projects as follows:

1. Youth Annex
2. City Hall

Manager Mikus commented as follows:

- Not limited to just one grant application

- Can negotiate for other projects

Mayor Slayter requested clarification.

Manager Mikus commented as follows:

- Finite amount of funds
- Discussed needs for certain projects
- Did multiple projects last year based on multiple sources of funds
- Money is not lost for Park Village

Councilmember Hinton commented as follows:

- Discussed these projects veering off because of hold at Park Village
- Not sure how competitive our application is
- Suggested applying for multiple projects
- Do one application for Youth Annex
- One for City hall
- One for Park Village
- Get money if homelessness is a focus

Manager Mikus stated the City would need to have a project ready for Park Village which the City does not have at this time.

Mayor Slayter commented as follows:

- Discussed submitting two applications in priorities as follows:
 - Youth Annex
 - City Hall

Via Mayor Glass moved and Councilmember Gurney seconded the motion to direct staff to return to the City Council meeting of December 17, 2019 with two resolutions and applications for submittal for the Application of Grant Requests to the Sonoma County Community Development Commission for CDBG, HOME, or HEAP funds as follows:

- Two applications to be submitted in Priority as follows:
 1. Youth Annex/City Hall Annex
 2. City Hall

VOTE:

Ayes: Councilmembers Glass, Gurney, Hinton and Mayor Slayter

Noes: None

Absent: Councilmember Carnacchi

Abstain:None

City Council Action: Approved direction to staff to return to the City Council meeting of December 17, 2019 with two resolutions and applications for submittal for the Application of Grant Requests to the Sonoma County Community Development Commission for CDBG, HOME, or HEAP funds as follows:

- Two applications to be submitted in Priority as follows:
 - Youth Annex/City Hall Annex

o City Hall
Minute Order Number: 2019-274
Resolution Number 6274-2019

Vice Mayor Glass commented that “HOME” stands for the Home Investment Partnership Act.

8. Public Hearing – Public hearing to consider adoption of amendments to Zoning Ordinance Chapter 17.220, Accessory Dwelling Units, to be compliant with State Law. (Responsible Department: Planning Director)

Planning Director Svansson presented the agenda item recommending the City Council hear the item, open the public hearing, receive public comment, and approve for waiving of further reading and introduction of ordinance to adopt amendments to Zoning Ordinance Chapter 17.220, Accessory Dwelling Units, to be compliant with State Law. Director Svansson also read the following language into the record as requested by the Californians for Homeownership in regard to Junior Accessory Dwelling units (JADUs).

Language: for 17.220.030(D), “A junior accessory dwelling unit shall be located within the walls of an existing or proposed single family residence.” and, for 17.220.030 (E) “A junior accessory dwelling shall include its own discrete entrance, separate from the main entrance to the structure. A permitted junior accessory dwelling may include an interior entry to the main living area and may include a second interior doorway for sound attenuation.”

Director Svansson also noted that the Planning Commission discussed changes to the definition of ‘street side yard’, which is the secondary front yard of a corner lot, so that there was no confusion that this is still a front yard. These changes are not in the staff report; Director Svansson noted there is not currently a definition of ‘street side yard’ in the Zoning Ordinance, and recommended adding the following language to the definitions, and changing the references to street side yard as follows:

Add “‘Secondary front yard’, which means the secondary yard fronting a public street on a corner (exterior) lot”; and, change the references to match in tables 17.20-2, 17.25-2, 17.30-2, and 17.32-1.

Mayor Slayter opened for questions.

Councilmember Gurney commented as follows:

- Appreciates change to secondary front yard
- Discussed page 3 – how many multi-family parcels are there with the potential for increasing density with multiple ADUs or two story ADUs

Planning Director Svansson commented as follows:

- Not sure of the total number of multi-family parcels
- Many multi-family have carports, not sure if those are included under state law as they are not enclosed spaces
- Take a look at legislation

- Garages could be converted, as can basements, but there are not a lot of buildings with basements in town

Councilmember Gurney commented as follows:

- Discussed if there is a lot of potential in our community to make those parcels denser
- Discussed conversion of those spaces
- Discussed garages and carports
- Carports can be separate from the building
- Some carports have just a roof
- Questioned if they could be enclosed as ADUs

Director Svanstrom commented as follows:

- Stated they could be converted
- Stated someone could demolish a carport and build in that space
- Not require parking space to be replaced
- There are a number of those in town

Councilmember Gurney commented as follows:

- Discussed carports
- Can carports be converted (with those that have housing on top)

Director Svanstrom stated that is correct.

Councilmember Gurney commented on garages that are enclosed below housing.

Director Svanstrom commented as follows:

- Can be converted
- Can do that under State Law for single family homes

Councilmember Gurney discussed garage spaces for housing and use of less cars.

Mayor Slayter commented as follows:

- Discussed conversion of parking spaces in order to allow for construction of ADUs
- Discussed single family dwellings with ADUs
- Discussion conversion of both bays of the garages

Director Svanstrom commented as follows:

- Stated that could be done currently
- Most garages are less than the 850 square feet allowed for an ADU

Mayor Slayter commented as follows:

- Discussed removal of two parking spaces (garages)
- Questioned if those do not need to be replaced

Director Svanstrom commented as follows:

- Stated that is correct
- Driveway would need to be maintained as parking

Mayor Slayter questioned if this is creating a legal non-conforming situation.

Director Svanstrom commented that is corrected based on State Law.

Mayor Slayter commented as follows:

- This does not conform to our current zoning
- Remove parking and add additional residential load
- Can be in negative parking category

Director Svanstrom commented as follows:

- Discussed nonconforming structure
- Discussed if fire – redevelop with current code
- Will need to research how that would work if the nonconforming aspect was created that way if want clarification

Mayor Slayter commented as follows:

- Discussed page 21
- Discussed impact fees
- Discussed no impact fees for 750 square feet or less for ADUs (staff stated that is correct and stated that anything over that would be based on proportion)
- Discussed if that would work for future ADUs or conversions (staff stated that this would need to be reviewed as there were quite a few ADUs built in during the time frame and the City would need to review fees for conversion)

Mayor Slayter commented as follows:

- Discussed page 19 of 26
- DRB approval for windows
- Adjacent neighbor to the windows
- Impacted neighbor by the windows
- No parking requirement (use word once)
- Discussed fire sprinklers
- Not sure copesetic with what new fire code requires

Director Svanstrom commented as follows:

- Discussed current laws
- Plans are reviewed by experts (Building/Fire)
- Discussed Fire Chief requirements for sprinklers

Mayor Slayter commented not wanting to build into the code conflicting language.

Councilmember Hinton commented as follows:

- Page 3
- What is considered close to transit

Director Svanstrom commented as follows:

- Discussed that this was part of the Part of 2016-2017 legislation
- Within half mile of walking to transit

Mayor Slayter opened the public hearing.

zen commented as follows:

- Solutions to housing lies at our feet
- Solutions to housing lies in the ground
- Underground 56-degree temperatures
- Discussed schematics
- Discussed underground pods

Hearing no further comments, Mayor Slayter closed the public hearing.

Council Deliberations:

Mayor Slayter this has been vetted by the Planning Commission and called for a motion.

Councilmember Gurney moved and Councilmember Glass seconded the motion to approve waiving of further reading and introduction of ordinance to adopt amendments to Zoning Ordinance Chapter 17.220, Accessory Dwelling Units, to be compliant with State Law.

Discussion:

The Council discussed the additional language read into the record and clerical corrections.

Councilmember Gurney amended the motion and Councilmember Glass seconded the amended motion to approve waiving of further reading and introduction of ordinance to adopt amendments to Zoning Ordinance Chapter 17.220, Accessory Dwelling Units, to be compliant with State Law with the following amendments:

Clerical corrections and language discussed by the Planning Director in her report, and changes to the language related to windows near property lines.

Language for final sentence of 17.220.(D)(4)a was changed to: "Design Review Board approval shall be required for any windows that vary from the established standard if requested by a neighbor sharing a property line to the subject window(s)."

VOTE:

Ayes: Councilmembers Glass, Gurney, Hinton and Mayor Slayter

Noes: None

Absent: Councilmember Carnacchi

Abstain:None

City Council Action: Approved to approve waiving of further reading and introduction of ordinance to adopt amendments to Zoning Ordinance Chapter 17.220, Accessory Dwelling Units, to be compliant with State Law with the following amendments:

Clerical corrections and language discussed by the Planning Director in her report, and changes to the language related to windows near property lines.

Language for final sentence of 17.220.(D)(4)a was changed to: "Design Review Board approval shall be required for any windows that vary from the established standard if requested by a neighbor sharing a property line to the subject window(s)."

Minute Order Number: 2019-275

Ordinance Number 1129

Mayor Slayter called for a break at 8:10 pm and reconvened the meeting at 8:20 pm.

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

9. Discussion and Consideration of Adoption of Endorsing the Declaration of a Climate Emergency and an Immediate Emergency Mobilization to Restore a Safe Climate - *This item was continued from the City Council Meeting of Nov 19, 2019* (Requestor: Agenda Review Committee/Sunny Galbraith/Steve Pierce)

Mayor Slayter presented the agenda item recommending the City Council hear the item, open the and receive public comment, and approve Adoption of Endorsing the Declaration of a Climate Emergency and an Immediate Emergency Mobilization to Restore a Safe Climate.

The Ad Hoc Committee (Mayor Slayter and Councilmember Gurney commented as follows)

- Discussed the draft resolution
- Page 4 of 37
- Spoke to content changes
- Page 5 of 37
- Discussed funding
- Discussed legal concerns
- Discussed changes in red
- Position be discussed in task force and during budget review
- Need to know how to afford a position
- Know how task force is tasked and what responsibilities will be

Mayor Slayter opened for questions. There were none at this time.

Vice Mayor Glass commented as follows:

- Discussed Attachment A
- Questioned if these were items to be addressed later but would be part of the resolution

Staff stated it is listed I the resolution as an attachment.

Mayor Slayter opened for public comment.

zen commented as follows:

- Staff report filled with unsubstantiated claims
- Promotes scientific fraud Corporate socialist scheme
- Increased cost of energy
- Subsidizes billionaires
- Used as excuse to keep third world countries from getting electricity
- Uses fear to manipulate people with propaganda
- Discussed climate - Discussed carbon dioxide
- Weaponization and ionization of the atmosphere
- Came from Department of Defense records
- Senate and House resolutions
- Patents - Support solar
- Renewables skewing the energy market
- Fabricating a climate catastrophe
- Discussed aerosol sprays
- Discussed race
- California is a poor custodian of the environment

ila Benavidez-Heaster commented as follows:

- Appreciate effort and willingness to go where people are not willing to go
- Imperfectly perfect
- Making an effort
- Go forward
- It will be figured out
- People will say look what Sebastopol is doing
- Need to take risk
- Need to be okay with not being perfect
- Turned culture around at a large university
- Believed in moving forward
- Know the person within yourself and others
- Use your power
- Imperfection is perfect
- Willingness to go out and learn

Pete Gang commented as follows:

- Thanked the Council for addressing the elephant in the room
- Discussed resolution and declaration
- Resolution endorsing the declaration of a climate emergency
- Resolution declaring (Cloverdale, Healdsburg)
- Not know if verbiage is different
- Discussed section struck referencing assessing City (consumption of goods and services and tracking and reporting)

- Discussed RCPA – only looked activity-based emissions (in border of County) excluded all consumption-based emissions (travel, food)
- If exclude only choosing to look at half the picture
- Seems imperfect
- Makes sense that if we are setting a goal that we about to be able to track the progress of the goal

Thor commented as follows:

- Thanked the Council for moving this along
- Discussed the proposed position
- Discussed programs for subsidized skilled people to work for the City
- How is this going forward with the next steps
- Vision of where we are going next and how quickly

Sunny Galbraith commented as follows:

- Excited of City forming a subcommittee
- Wonderful place for community ideas and labor
- Hope process is begun soon
- Leaning consumption-based emissions to be part of the document
- Fits with zero waste goals
- Fits with shopping local goals
- Support multiple goals of City
- Tracking emission
- Education opportunity
- Partnership with Analy and other high schools
- Consumption and activity based

Steve Pierce commented as follows:

- Data collection
- RCPA only comes out with their data 4-5 years
- Lag time
- City can ask PG&E to give us consumption data
- Breaks it down - Gives breakdown on City facilities
- Not depend on RCPA staff or City staff time
- Need to have data request

Laura Goldman commented as follows:

- Thanked the Council
- Discussed alliances and partnerships
- Partner with schools, non-profits, and other businesses
- Inviting everyone's participation
- Get investment
- Do something

- Past point of no return

John Parry commented as follows:

- Meaningful
- Owns solar company
- Heading into climate crisis while as a young person - Drove him into this direction of alternative energy
- Urgency was there
- At point that it may be too late
- Thanked Council for doing this

A member of the audience commented as follows:

- Powerful
- You are us and we are you
- Doing this together
- Powerful and beautiful
- Nice to know this is a place a citizen can come and speak to people who hold the budget
- Thanked the Council for the additional paragraph of communities

Council Deliberations:

Mayor Slayter commented as follows:

- Discussed page 6 of 37
- Not know collection of data
- Discussed staffing requirements
- May have struck wrong part of paragraph
- Tracking and report – an important component
- Education – important
- Consumption of goods and services and activity based ghg emissions

Councilmember Gurney commented as follows:

- Stated the title came from the July draft the Council received
- Used title as previously drafted
- Revisions okay
- Make as useful as could be
- City did put into the document working with business -page 2 of resolution
- Discussed a stakeholder group such as zero waste - Wide involvement
- Assess, review and evaluate data
- Suggested wording “Including but not limited to”
- Activity important as consumption
- Discussed overlapping staff on some committees
- Discussed next steps
- Took on as second component to ad hoc work
- Resolution first

- Then Ad Hoc Group
- Be patient - Stay tuned - January time frame

Councilmember Hinton commented as follows:

- Discussed tracking
- PG&E report
- How is this tracked
- Goals and progress toward goal - How would we track this

Mayor Slayter commented as follows:

- Discussed energy uses
- Variety of sources
- VMT
- Ad Hoc looked at that as beyond the capacity of the RCPA while not looking at other way to collect the data
- Use students in learning mode to help with that is a useful suggestion

Councilmember Hinton commented as follows:

- Would be great if it could be included
- Put it into the level of service

Councilmember Gurney commented as follows:

- Discussed a subcommittee or task force
- Different interests - Group driving focus
- Volunteers doing much of the work
- Discussed composition of group
- Prioritize focus
- See how the Council wants to empanel a group
- Who applies
- Strengths and interest

Vice Mayor Glass commented as follows:

- Suggested including both consumptions based, and activity-based emissions is important
- Questioned if there is a reason the committee (RCPA) chose not to include in the Climate Action 2020 Plan
- Questioned if it would be too hard to do

Councilmember Gurney commented as follows:

- Cannot answer that directly
- Did four or five years ago
- Difficulty when move off the document that was contested

Planning Director Svanstrom commented as follows:

- No EIR certification to go off of

- Has had some conversations with RCPA
- Tools to assist - Do not have anything
- Problematic
- How to track is complex
- Discussed student with research time may be able to do this

Councilmember Gurney commented as follows:

- Discussed the climate action lawsuit
- Rely on RCPA - greater change to fund operations more
- May want to fund our own position

Councilmember Glass commented as follows:

- Data that could inform about consumption based is derived from the economic development board
- Balance of trade issue
- EDB collects some of that information
- Talk with Board of Supervisors to ask them to mandate the EDB to frame that information as they are already collecting it
- How much consumption is out of the local area or from overseas
- Important issue
- Localization of local economy
- Good for us in general
- Ask for that information framed in that way
- Get interns - Collect that information
- Important to what we are doing
- include in annual level of service report
- Discussed transportation
- No just about building road infrastructure
- Use money for helping to fund more free busses
- Lowering carbon foot print
- Using transit and making it more attractive to everyone
- Increasing number of people using transit
- Be done this year
- Language of new tax measure - Not just go to fixing potholes
- More accessible and equitable below carbon transportation infrastructure
- Specific tax measure
- Adaptation
- Resilience
- How adapt and be used for Morris Street issues
- Frame application for Federal and State Grants that have to do with adoption and resilience and lowering costs of flood insurance
- Look at doing in immediate future
- Stick with tracking consumption activity-based emissions

- Take regional action to get information needed

Councilmember Gurney commented as follows:

- Language for re-up measure M – Discussing at RCPA STCA January meeting
- Tricky balance of wording
- Work for all groups - Pot holes and climate activists for change people
- Thinking along those lines
- Like idea to use EDB and their information
- Not know if they can be specific to information rather than County wide
- Average by population- not sure averaging meets out priorities or tease out accurately

Councilmember Glass commented as follows:

- Use data by census tract
- Advocate to track by jurisdiction

Mayor Slayter moved and Councilmember Gurney seconded the motion to approve Adoption of the Declaration of a Climate Emergency and an Immediate Emergency Mobilization to Restore a Safe Climate as edited and empowered the ad hoc committee to continue to develop framework with task force or subcommittee to take on the work.

VOTE:

Ayes: Councilmembers Glass, Gurney, Hinton and Mayor Slayter

Noes: None

Absent: Councilmember Carnacchi

Abstain:None

City Council Action: Approved Adoption of the Declaration of a Climate Emergency and an Immediate Emergency Mobilization to Restore a Safe Climate as edited and empowered the ad hoc committee to continue to develop framework with task force or subcommittee to take on the work.

Minute Order Number: 2019-276

Resolution Number 6275-2019

10. Consideration of Holiday Gathering Date Change – City Council is asked to bring their calendars to this meeting to discuss a date change for the Holiday Gathering as approved by the City Council at their November 19th Council Meeting (City Administration)

Mayor Slayter presented the agenda item recommending the City Council hear the item, open the and receive public comment, and approve a date change for the Holiday Gathering.

Mayor Slayter opened for questions.

Councilmember Hinton suggested hosting the MC meeting in February.

Councilmember Gurney commented as follows:

- Is not intended to be done as a business/dinner meeting
- Social event – bring people to downtown

- Welcome in New Year
- Welcome new leadership
- Thank you for all hard work and let's work to having a good New year

Mayor Slayter opened for public comment. There were none.

Council Deliberations:

- Prefer Jan 9th
- Get invitations out
- Plan the event now

Mayor Slayter moved and Councilmember Gurney seconded the motion to approve a date change for the Holiday Gathering to January 9th, 2020

Discussion:

Councilmember Gurney asked each Councilmember to personally call their colleagues to follow up on the invitation.

VOTE:

Ayes: Councilmembers Glass, Gurney, Hinton and Mayor Slayter

Noes: None

Absent: Councilmember Carnacchi

Abstain:None

City Council Action: Approved a date change for the Holiday Gathering to January 9th, 2020

Minute Order Number: 2019-277

CITY COUNCIL REPORTS:

11. City Manager-Attorney/City Clerk Reports

City Manager/Attorney McLaughlin announced the City Holiday Luncheon, Thursday, December 12th at 115 am at the Wischemann Hall.

12. 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)

Councilmember Gurney reported on the following:

- Walks group finished 2019 with walk from Forestville
- Planning meeting for 2020
- Asked council to lead a walk
- Fun new ideas
- Zero Waste subcommittee meeting- Sunny acting as Chair
- Publicity for Poly ban; visiting restaurants; working with county wide group to track enforcement and compliance; new event permitting

Mayor Slayter reported out on the zero-waste subcommittee meeting.

13. Council Communications Received: None
14. Future City Meeting Dates/Events (Informational Only): (See Agenda Below and City Web site for Up to Date Meeting Dates/Times)

CLOSED SESSION: **None**

ADJOURNMENT OF REGULAR MEETING: Mayor Slayter adjourned the meeting at 9:35 pm.

Meeting was adjourned to the next Regular City Council Meeting which will be held on Tuesday, December 17, 2019, at 6:00 pm at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA.

Respectfully Submitted:

Mary C. Gourley, MMC, Assistant City Manager/City Clerk