

NOTICE OF PUBLIC HEARING

The City Council will consider an application from Mark Reece, requesting approval of a Conditional Use Permit, to operate an automated car wash at 6809 Sebastopol Avenue, a Tentative Parcel Map to subdivide an existing 1.51 acre lot into three commercial parcels, and a Variance to allow a reduction in the minimum floor area ratio below the requirement of the municipal code. The project includes the construction of an automated car wash with upstairs office space and the installation of a driveway to Barnes Avenue. The existing tire shop and oil change operation will continue onsite and are not affected by this application. File Number 2019-027.

The project was considered by the Planning Commission on September 22, 2020, October 13, 2020, and November 10, 2020; and voted to recommend that the City Council deny the project.

****GOVERNOR'S EXECUTIVE ORDER N-29-20****

RE CORONAVIRUS COVID-19

CITY COUNCIL MEETINGS WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.

In accordance with Executive Orders N-25-20 and N-29-20
The meeting of December 15, 2020 City Council will be held virtually.

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON BY ORDER OF THE SHELTER IN PLACE DIRECTIVE.

City Councilmembers and staff will participate in the meeting virtually, while practicing social distancing, from individual remote locations.

The City Council will consider this on:

Tuesday, December 15, 2020
At or after 6:00 pm

Anyone interested may attend virtually by phone or computer and be heard at this meeting. Zoom Information will be available 72 hours prior to the City Council meeting.

VIEWING MEETINGS ONLINE

For this meeting, the City of Sebastopol will be utilizing the Program ZOOM which allows for audio and visual participation.

SUBMITTING COMMENTS BY E-MAIL

For Items Listed on the Agenda: Members of the public may provide public comment for specific agenda items by sending comments to the City by email at info@cityofsebastopol.org.

Such email comments must identify the Agenda Item Number in the subject line of the email. Comments should be received by **12:00 pm on Tuesday December 8, 2020 for comments to be included into the staff report.** **Please email comments for inclusion into the staff report to:** rmansour@cityofsebastopol.org

Submitting comments for inclusion into the public record during the City Council Meeting. Members of the public may provide public comment for specific agenda items by sending comments to the City by email at info@cityofsebastopol.org to be included as part of public record for this item. Such comments shall be received No Later Than 4:00 pm on Tuesday December 15, 2020.

You may also leave a voice mail that will be made a part of the public record (but will not be read into the record). Please call 707-823-1153 to leave a message (by recording or comments provided

verbally to City staff). If recorded, your voice mail will be transcribed by the city and provided to the City Clerk as a public record but will not be read into the minutes at the City Council meeting. Comments should be received by 4:00 pm of the meeting date.

No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the December 15, 2020 City Council Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend. Anyone interested may attend and be heard at this meeting.

The Environmental Coordinator has determined that these applications are a Project under California Environmental Quality Act (CEQA) and an Initial Study was prepared. The results of the Initial Study concluded that a Mitigated Negative Declaration should be approved if the project is approved. The identified mitigation measures relating to cultural resources and noise impacts are incorporated into the conditions of approval.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Sebastopol at or prior to the public meeting.

A copy of the application is available for public review on the City's web site www.ci.sebastopol.ca.us/Meeting-Event. A copy of the staff report will be made available the Thursday before the scheduled meeting at the website above.



Mary Gourley, Assistant City Manager/City Clerk, MMC