

Director Svanstrom commented as follows

- Above moderate is 120% of median income or higher (Generally thought of as 'market rate')
- Low income is 80% or lower and very low income is 60% or lower of median income.
- We have a median income assessed that comes down from the state every year.
- It is posted on the county website.

Vice Mayor Rich commented as follows:

- I can tell you what that is for anyone family, because it depends upon the number of people in the family in terms of the calculation with what those exact dollar amounts are?
- What I was looking for was a reference point, family of four, what would a moderate income in the county be now

Director Svanstrom stated she would get that information.

Mayor Hinton commented I'm just wondering, is there a list of these sites besides on the screen tonight.

Director Svanstrom commented as follows:

- There is a full list of sites in the housing element, yes.
- I'm just going to point out the major ones
- Anyone can review the full list in the documents.

Vice Mayor Rich asked what the process was for tonight, and if there was a timeline, a time crunch.

Director Svanstrom responded:

- We are asking for you to adopt the resolution that would, that is in your packet.
- I believe it is page three or four of your agenda packet.
- That would adopt the Housing Element General Plan Amendment and also to certify the addendum for CEQA
- The reason we are able to do it with a CEQA Addendum, as noted in the staff report, is that there are no significant impacts identified beyond the General Plan EIR.
- It is an update to the housing element that is currently in effect.
- There are no new impacts from the updated Element.
- Any projects would be analyzed for CEQA when someone applies for a project approval.
- The resolution would allow staff to do minor adjustments, but there wouldn't be any adjustments to the main policies or to the map. It may be that we need to provide, say a metric or how many of these do you think you will be able to do throughout the cycle as the State has requested?
- There would be no changes to the map either.
- And then, hopefully, we are looking at having the certified housing element at the end of January.
- That is when the current housing element expires.
- There are a few potential issues if you don't have a certified housing element by January 31st.
- The one I am more concerned about is that you need a certified housing element to be able to apply for a lot of state and federal grant funding.
- I will note, as we go to discussion, I did hear from Councilmember Sandra Maurer.
- Went over this and she did request a change in language and asked that we include the reasonable accommodation would also relate to not only people with disabilities, and/or the special needs, such as sensitivities, severe allergies

- We process them simultaneously.
- For instance, the townhomes and habitat projects both had subdivisions, so they already needed to go to Planning Commission (and city Council)
- So, It didn't change the amount of time it took at all.
- The city ventures project will be the same way.

Vice Mayor Rich asked in terms of costs.

Director Svanstrom commented as follows:

- Typically about \$3000.
- That is based on the general cost to process those for staff time
- Staff displayed income levels on the screen

Vice Mayor Rich commented affordable would be the low income, correct?

Director Svanstrom commented as follows:

- So all of these are considered as affordable options - any of the categories.
- But you can provide Inclusionary Housing at your choice of income (providing a higher percentage for the moderate and fewer units if more affordable).
- For instance, moderate income requires 15% of the number of units. So city ventures has, they are proposing 80 units total, and they're going with the moderate income level so 15% will be moderate income.

Councilmember McLewis commented as follows:

- I've another just going back to the ADU and the permit required for the short-term rentals.
- Just doing a quick look myself.
- I am able to find a number that are in Airbnb.
- Do you know of any reasonable way to actually understand if people are not applying for those permits?
- I understand it is hard to be and the fact that we don't have a downtown hotel right now.
- We have been waiting for a long time [for the hotel] and we are, we do rely on tourism.
- Do you know other places actually monitor that and ensure that?

Director Svanstrom commented as follows:

- We do have a monitoring company.
- They let us know of any unregistered rental.
- Many of the listings sound like a whole unit or ADU, but often it isn't it's just a suite or guest house.
- It is called a host of rental, that means somebody is living there, we ask them to get permit.
- If it was a non-hosted rental, we have that conditional use permit they would need to get, but as noted earlier that isn't likely for a 'whole house rental (full time short term)' or an ADU.
- On Airbnb there are a heck of a lot of advertising where people make it sound like a full ADU but it is not.
- It is, there are some people who have guesthouse but they don't have kitchens, they are in a guesthouse (and those are considered hosted). They have a microwave or something in it.
- That is the big one that usually the guesthouse that does not have but they will still advertise it also as a form.
- There are also some ADUs that are rented that are just outside the city borders, which we don't control.

Councilmember McLewis commented as follows:

- Can you give us a sense of the staff time. A sense for how much we run into that.
- I see a lot of people in a lot of people constantly looking for places and help the people that live here?

Director Svansson commented to do that, yes, using the monitoring to make sure that we are, that we are tracking that and that they are long-term rentals.

Mayor Hinton commented as follows:

- I recall from a previous presentation, recommendations for marketing of ADUs that would actually cost the city money.
- And this is such a long document now.
- I recall the conversation, but I can't find where it's listed.
- I just want to make sure, by proving this document, that we are not approving budgetary items into the future.
- So I am wondering if that is listed still within this?
- I do recall something specific about the ADU units and how that is a free service now and it would cost in the future.
- Is that covered, and if so where
- And the financial support is in item C which is something that the city would only be committing to if the city fell behind its projections of permitting ADUs.
- I scanned through how many ADUs we did in the last eight years.
- Maybe you could review those numbers and how many ADUs you are projecting for the next eight years.
- It seems we are predicting more ADUs in the next eight years than we have produced in the last eight years.
- Is that correct? Do you have those numbers handy?

Director Svansson and Consultants commented as follows:

- We are projecting about 7 1/2 ADUs per year for a total of 60 during the planning period.
- We based on what was produced on average in the last four years.
- The new legislation the last few years (fees, parking, etc.) made it possible for people to develop ADUs
- You can't require parking for ADUs anymore.
- You can convert parking that is for the main unit, say, garage but you cannot require a replacement parking.
- So say you have a two foot single-family home that requires two parking spaces would you have a one car garage you can convert that one car garage to a ADU and you do not have to replace it.
- So that has changed greatly.

Mayor Hinton commented as follows:

- So your projection is that we will do more ADUs in the future. Can you answer my original question about committing money.
- So the only thing we have by approving this plan tonight is if we fall behind in our projections, is that we would have to provide it states specifically, this Napa ADU organization that we would support them or join them, I guess.
- Is that the only financial commitments within this?

Director Svansson and Consultants commented as follows:

- That is correct
- We also don't state what that funding level would be either to maintain flexibility.

Mayor Hinton commented as follows:

- In maintaining flexibility, are specifically saying, the reason I'm asking, is I am on their mailing list.
- In the recent stuff I have seen, is it really promoting right now is modular's? Like pre-fab houses, not custom builds.
- So does it state that organization specifically?
- Or can we make that more generic and just say that we will do marketing for ADUs if that is the goal?
- A lot can change in an organization in eight years.
- That might not be the best place for our marketing money or they might not exist or I don't really know.

Director Svanstrom and Consultants commented as follows:

- I think it would be appropriate to change to include "or other appropriate nonprofit organizations."
- And we may have already done that. I will have to speak to Elliott to pull that program up.
- I don't think that is a problem, but I think striking the program would be a problem with HCD because what would be adopted would be different.

Mayor Hinton commented as follows:

- I would like to add that language.
- I saw Elliott shake his head that it is not currently included.
- I want to make sure that we are not tying our hands.
- I have no personal knowledge of that organization and what its future may hold.
- So I want to make sure that the city has options.

Jane Riley commented as follows:

- I think that is a good change.
- We have no problem making that change.
- Just for your information.
- My firm also staffs the Napa Sonoma Housing Collaborative and that is funded by ABAG, that is the regional organization, would be putting money toward the Napa Sonoma Center and so the county and the city contributions would be smaller because if they are supporting that organization it would be smaller because of the collaborative support for the organization.
- I think that is why we were referencing that particular organization.

Mayor Hinton commented as follows:

- In the presentation , City staff mentioned that an individual Councilmember had contacted you about a change.
- You quickly verbalized what it was, but I wasn't quick that I could get it.
- That change has not been presented in writing.
- Would like to see that change.
- I think that change should be approved by the full Council, not a change added by an individual.

Director Svanstrom commented as follows:

- This is about code enforcement and reasonable accommodation procedures.
- And so this would be the highlighted area, I can read it. (showed on screen)
- So basically, it says that the fair housing act, the agencies provide reasonable accommodation in the application of zoning laws and other land-use regulations, policies, procedures for persons with disabilities.

- This often applies to things like an ADA ramp that might be in a set back, which we wouldn't normally allow but do to accommodate the disability.
- We do have a policy within our zoning for reasonable accommodations , the request is to change this to include "or other special needs, such as EMF sensitivities, severe allergies, chemical or fragrance sensitivities,

Mayor Hinton commented as follows:

- I want to finish my question here, which is really, I guess maybe to our city attorney.
- I am not understanding, by adding that, obviously, the law provides for ADA compliance.
- Does this mean that if a person that was wanting to rent or build, they have to take into effect someone who says they have an inner sensitivity.
- I'm a little confused by this, can you explain it

City Manager/Attorney McLaughlin commented as follows:

- The reasonable accommodation or special needs language.
- That is whatever the city deems it to be.
- So this is a statement of how our city might view special needs.
- Other examples are the elderly, for example.
- They might specify that they want to encourage housing for those special needs.
- What this language does is just a statement of what our city considers to be special needs that we think are important to accommodate in our housing.
- It's not the same thing as a disability.

Councilmember Maurer commented as follows:

- Just to give some background about why this conversation came about.
- And that is, I found out that this general plan update replaces the previous general plan update that was adopted in 2015 for the 2016 general plan.
- So on page 41 of this document, it says action item D20, to encourage the development of housing designed to accommodate persons with EMF sensitivity.
- So this D 20 has been a part of the general plan, the housing element of the general plan for the last six years, seven years.
- And so if you look on page 41, you will see that in the middle row, it says incomplete and need addressed through reasonable accommodation ordinance.
- And then you go to the next box which is that the action is removed.
- It will be addressed under program D1.2 two ensure code enforcement and reasonable accommodation procedures sufficiently addressing disability and medical needs.
- So the program D-1.2 that was read to you would now included the term EMF sensitivity and other sensitivities to replace that lost d 20.
- So I hope that explains it.

Vice Mayor Rich commented as follows:

- Thank you for the conversation, but I continue to be confused.
- So we have an historical document that included of the city's intent to encourage the accommodation of those with these sensitivities.
- And now we have a document that Councilmember Sandra Maurer is suggesting needs to integrate that historical reference.

- But from what I heard from our Planning Director, it sounds like the new language is not a statement of policy to encourage the accommodation of these sensitivities but it sounded like it was much stronger language.
- Am I missing something?
- If you can help us understand why it is that this language, whether in fact, in this updated housing element.
- What discretion do we have?

Director Svanstrom commented as follows:

- It is up to the Council if you want to include it or not.
- It was not mentioned by name in the current document.
- It is mentioned in that reference, where the last policy is mapped over to the new program.
- Councilmember Sandra Maurer has requested that it be included in their request to settle that language out when we get a chance.

Vice Mayor Rich commented as follows:

- For our City Manager, city attorney, my question will be a follow-up on what Mayor Hinton was trying to ask on what it would place on individuals with our housing element.
- Other individuals, they are attempting to comply with the housing element, would be required to take on in order to accommodate these sensitivities?

City Manager/Attorney McLaughlin commented as follows:

- I understand this would be a statement that the city must demonstrate.
- That it has been encouraging housing opportunities for people with special needs, which the city, if this language was adopted, which the city defines as, including people with EMF sensitivities, et cetera.
- We would have to demonstrate we are encouraging housing of that type.
- I don't think it is specifically putting any obligation on any one developer or person who is proposing a project.
- The obligation is on the city to demonstrate that it has attempted to meet those housing needs and how did we attempt to meet it.
- This statement is , as I understand it, we have the experts on this call.
- Jane Riley and Elliott, they are on this call, and they have more familiarity with that.
- But that is how I understand it.

Vice Mayor Rich commented as follows:

- That allows me to ask the question, because I'm trying to wrap my brain about what this really means in practical terms.
- How we encouraged this accommodation the past?

Jane Riley commented as follows:

- City Manager is correct
- Two kind of parallel things going on here.
- I find the language that is proposed to be added kind of declarative of the city's existing policy and what they are attempting to do.
- If somebody came in and said I'm trying to access this housing unit, but I need to make these improvements to an order for me to be able to live there.
- And those improvements are going to include, you know, putting something out my window.

- I'm just making this up.
- That normally wouldn't be allowed in here.
- The city would say, okay, we consider that as a reasonable accommodation we are going to make so even though it violates our zoning code, so that you can access the housing, and have it approved for that is kind of the thing we are talking about is.
- That is different than saying the city will encourage.
- Although that was a policy in the fifth cycle housing element,, we can't do that anymore in the sixth cycle.
- We cannot say the city will "encourage" unless we come up with a specific program and funding and how we are going to encourage that.
- We can't be that wide open anymore in any of the programs in the housing element.
- And because the city is already doing kind of the intent of this program, we thought, the least harmful way to address this would be putting it in that kind of statement.
- This is what the city considers being covered under this type of regulation.

Director Svanstrom commented as follows:

- Page 71 of packet is the program regarding Reasonable accommodations
- I have done a couple of these, the latest example was reducing parking spaces so they could convert regular units to be ADA they needed more additional ADA parking to accommodate those so they had to reduce the number parking spaces by two or three spaces.
- That was approved by the staff as it was a reasonable accommodation.
- And so this is, the request for reasonable accommodation may include a modification or exception to the zoning rules, standards, practices, for the site and development with the use of housing when those regulations would eliminate regulatory barriers provide the person with a disability or other special needs such EMF sensitivities, severe allergies, chemical or figure sensitivities, the equal opportunity to the housing of their choice.
- That is the proposed change.

Councilmember Maurer commented as follows:

- I just wanted to clarify my thought.
- The difference from the current, the housing element that has been in place since 2016 or 2015.
- It says specifically to accommodate persons with EMF sensitivities.
- So the change is very different .
- The change is to accommodate persons with EMF or other sensitivities, chemical, et cetera.
- So it is basic stating what is law based on fair housing, fair housing laws in California.
- And so I am hoping that's clear.
- I just wanted to have that language in there because it was already in there the last round.
- I didn't want to lose that language.
- So that's that.

Vice Mayor Rich commented as follows:

- I do want to make sure I understand that we are not legally obligated.
- This is a city for our city attorney.
- It is my understanding that there is not a California law that legally obligates us to accommodate the sensitivities that have been listed here.
- We are choosing, as a city, if we support this, as a city Council, to insert this language.
- But if we could have your answer, city attorney, we are not legally obligated to include this, are we?

City Manager/Attorney McLaughlin commented as follows:

- I believe that our housing element would be perfectly legal and defensible if it did not have this language.
- However, there is an argument that has been made with the California housing law may require that you make accommodations for people with these special needs which were just enumerated by the Planning Director.
- But we believe that the housing element as it was drafted and put in the staff report is fully defensible.

Councilmember McLewis commented as follows:

- I just want to understand if we make, if we are making accommodations or, you know, encouraging accommodations and going beyond our zoning regulations, first of all, if that impacts someone was living next door and people request these types of accommodations, where does that leave them?
- What I guess, I'm trying to wrap my head around, you know, if we are going out side of the parameters, how does that impact others and what recourse do they have to that, you know?
- What is the process with that?
- How are they notified?
- How can they have any type of say in any kind of accommodation that goes beyond that zoning that might impact them?

Director Svanstrom commented I believe it would be only for the individual unit.

Councilmember McLewis commented as follows:

- I am wondering like, I think I live like six feet from another house.
- If there's some sort of fragrance or some sort of accommodation in that way, how does that, what recourse do neighbors have if they don't agree with that?
- If it is going beyond the actual zoning and property line?
- Do you know what I mean?

City Manager/Attorney McLaughlin commented as follows:

- I think it has to be considered in the development of property?
- Not already existing property.
- That has been developed and is being occupied presently.

Councilmember McLewis commented as follows:

- What if new neighbors are moving in
- You always wonder how things are going to go.
- That is why, understanding it is in development, that makes sense.
- There is no onus on the city, there is no recourse.
- How do we demonstrate that we are encouraging this?

Director Svanstrom commented as follows:

- So usually, the reasonable accommodation is a case-by-case basis.
- And how exactly this would work for EMF and fragrance is a little hard for me to envision this.
- I know of a couple of folks -- places where Burbank housing has accommodated someone in the town by protecting their units.
- I'm not an expert on this, for sure.
- But those units were being rehabbed at the time.

- They were just redeveloped.
- If that had not occurred, then there would, it would have been a different situation.
- The criteria and the findings for approval of a reasonable accommodation are outlined in the ordinance itself.
- So we are talking about here tonight is just a small part of that.

Mayor Hinton commented as follows:

- So if the responsibility is on the builder or rehab-er, and I just going to use EMF as the basis , the biggest thing I've heard about is smart water meters.
- Would using this language than say to the person applying for the permit, you shouldn't install a smart water meter?
- As I'm trying to figure out how practically this will affect developers or people trying to build housing to accommodate and is that a real thing?
- And my misspeaking here? Can you clarify?

City Manager/Attorney McLaughlin commented as follows:

- There is no encouraging language any longer.
- I just want to put that out there, folks.
- I think you could make an argument because they are assuming that a permit was needed for this development you are discussing.
- I think you could make an argument that the developer of the property would have to accommodate the needs of the person who has expressed their special need when you have it set forth as were talking about in your housing element.

Vice Mayor Rich commented as follows:

- As I see this discussion taking on a much greater scope that I was prepared to encounter today.
- What happens if we do not take action on this item tonight?
- What effect does that have on - Kari Svanstrom, what effect does it have on your timeline in order to complete the housing element?

Director Svanstrom commented as follows:

- We are on a tight timeframe.
- I would encourage if there is a way to approve the resolution tonight, that would be great.
- Our current housing element is certified and valid until January 31st of this year.
- If there is a gap, we may not be able to apply for funding for any grants that come up that are going to, that are going to require a certified housing element.
- That is probably the biggest potential impact.
- There is something called the builder's remedy.
- I think in Southern California and I will ask Jane to describe that one if you want.
- If we don't have a certified element, by June 30th, we still be subject to SB35 which we would otherwise not be subject to at this point.
- So that is a huge one, obviously.
- I don't think we would delay that long
- But there is a potential that we would not qualify.

Vice Mayor Rich commented but if we work at to consider this item at our next meeting or the meeting, the first meeting in February, what that still meet your deadline?

City Manager/Attorney McLaughlin commented no, we will be out of certification as of the day after January 31st.

Jane Riley commented as follows:

- I want to be really clear.
- The city can do things that are not in its housing element.
- You don't have to have this in your housing element in order to do it.
- You can adopt a housing element tonight without the additional language that directs staff to go back and work out a way to put this in and bring it back to you.
- So you can add it at a later date.
- You don't even have to -- like I said, I think what we are trying to put in is declaratory of what the city is doing anyway.
- So you may be able to do it anyway without going back to the housing element review process.
- If you want it to be a policy or procedure program in the housing element you could add later.
- I would encourage you to move forward today to adopt, whichever way you have got the three votes.
- If you need to direct staff to do more later, then you can certainly do that.

Mayor Hinton opened the public hearing. General Plan Amendment to adopt the Housing Element

Calum Weeks commented as follows:

- I am with generation housing with affordable housing.
- This is definitely been a long and arduous road.
- And at this point, this is greater, you know, it is great with the community and we really appreciate that everybody has been engaged and involved.
- Waiting on this very complicated process.
- I would like to touch upon something that Vice Mayor Rich brought up earlier.
- The Planning Commission on December 13th, it was made very clear by Commissioner Fritts who is an architect, who shared his concerns about program a -- of the housing requiring -- eligible for a review process in commercial in downtown.
- Quite frankly, that just isn't realistic to my knowledge, we don't see that anywhere in the community.
- There is really no track record that demonstrates that that will have any success.
- So really, I would ask, if staff can really further provide additional comments as to how they do this to be feasible.
- But frankly, it is not going to have an impact.
- We would be like to create opportunities in the short run.
- What offers 20%.
- This can be offered at a later date.
- I would suggest maybe in the short run, you would consider putting in a sunset clause.
- So for three years, we allow by right commercial and downtown properties until 2025, 2026.
- Try this out and see if the developers would be interested in taking the separately of talk with developers and architects and all of them have said the exact same thing.
- This policy proposes absolutely absurd point no one will take action on it.
- I would really actually encourage, at a minimum, you kind of a loan yourselves with the county.
- The county allows 20% of units, they allow by right process.
- So really, I would ask consideration of that.
- Or if possible, you can consider this date.

- It is concerning that it is set so high.
- I would like to have a greater conversation, if possible, about that.
- Beyond that, we are pretty pleased with the housing element.
- Again, I'd like to thank everyone who was waiting on this process.
- I really appreciate your service.
- A special thanks and note of gratitude to our new Councilmembers for taking on their leadership in the city of Sebastopol.
- With that, thank you and have a great evening.

Margaret DeMatteo commented as follows:

- I am a renter in Sebastopol and I am the housing policy attorney of Legal Aid with Sonoma County.
- I've spent my entire career -- two working group.
- One in Sonoma County and one in the Bay Area at large for that was required for me to wrap my head around housing element lot.
- It is a current confusing and complex issue or series of issues.
- I encourage you to take a little bit of time if possible to fully and adequately consider it.
- Legal aid is a stakeholder in the community.
- We have special needs populations.
- We help seniors in low income tenants facing eviction and a number of issues in their current housing.
- Also help homeless individuals in Sebastopol get around barriers that prevent them from obtaining housing.
- The housing element is required to address the needs of special needs groups.
- These groups are seniors, homeless persons, lessee.
- Female, single held family households.
- Persons with disabilities, large families, and farmworkers.
- As was noted, legally, the Sonoma County chapter for housing applicants in Northern California, the public interest law review the first draft and submitted a letter, making several recommendations.
- It doesn't appear that any of these recommendations have been meaningfully incorporated into the revised draft.
- On the 13th, independent commission to reconsider submitting the amended draft without further amendments.
- I do appreciate that they added tenant issues to the educational outreach program, but educational programs are not going to get us to where we need to be to combat the housing crisis.
- So I would strongly encourage you to consider the fact that more Sebastopol residents rent as opposed to owning their homes.
- That is a fact that doesn't exist in other Sonoma County jurisdictions.
- So we recommend a longer list, any of a laundry list of options, to affirmatively for housing, as it pertains to renters and homeless persons, specifically including, but not limited to rental registry, rent stabilization, reasonable protections for these programs are important because as noted, in the draft, 20% of households spend 50% or more of their income on housing.
- That is considered severely cost burdens -- armor cost burden then owners.
- I could go on and on, but the draft speaks for itself.
- The to review the public input which should be incorporated into the programs of the housing element draft.
- Give this a little more time.

Kyle Falbo commented as follows:

- This process radically departed from the earlier process which had massive community input.
- Had a board of community members as opposed to the current approach of hiring outside consultants and using outside consultants to solicit from the public through means of surveys and other community outreach.
- We first addressed the specific comments from the HCD, including organizations represent lower income and special needs housing.
- I said that.
- So let's dig into this letter from legal aid.
- The housing advocates, public interest law NAACP August 25, 2022.
- That is to be cleared by accessible design techniques and how they will be applied where the geographic focus for people living with disabilities who not only have female-headed households in Sebastopol, but families that struggle to make ends meet.
- Considering 75% of the mill households had renters, more specific and concrete action must be taken to the housing elements to support these families and prevent displacement.
- Were going to use Woodmark and use the EMF it hit our targets.
- Sweet, carry on.
- Here's the problem.
- It is possible for EMF to meet some of the city need for affordable housing but the city needs reliable rental data to verify this as an occupied.
- And many times, EMF are occupied by family members who are rents or little rent at all.
- I will continue on there, but I need to pivot briefly.
- There is a mention of the objective design standards was listed as an ongoing process.
- But please, comment on the progress of this now defunct ad hoc committee which has yet to produce any reporting through the public to Council.
- No I want to jump back to the beginning of the housing element talk about some of the graphics they provide.
- Figure 2 is highly misleading in its attempt by using inconsistent vertical scaling is to suggest that the right of growth of Sebastopol matches that of the growth of Sonoma County.
- In fact, Sebastopol is broken nearly one third of the rate of Sonoma County.
- This of massive drop in population to those younger than 55 in the last 20 years, we have lost schools in our community.
- As a result of the loss of young population in our city.
- There is a severe lack of diversity in choosing last two decades -- actively excluding minority groups.
- Figure 9.
- That highlights how little growth has taken place in Sebastopol housing in the last decade.
- 61 that units have been added in the last decade.
- That is a growth of 1.8% of the total housing.
- Let that and confirming it.
- Despite radical increases the last housing element, Sebastopol can't seem to get developments to build here.

Angela Ford commented as follows:

- Historically, Sebastopol has been so inclusive and so caring about the health and welfare of our community members.

- To look at the general plan of 2016 where we are we were being encouraged to promote a livable environment for people with EMF sensitivities is a strong statement.
- This proposed language is a diminution of that.
- It is a demotion.
- It is a delusion.
- Of the spirit of 2016.
- I just want to speak out and strongly urge you to support the language and vote for the language that creates and continues, at the very least, our inclusive warm, welcoming nature here in Sebastopol, and in caring for the environment and our caring, especially of our city in need.

Linda Berg commented as follows:

- Yes, there is so many do-gooders in this area.
- We need to take care of them, instead of making them sick with radiation.
- We need to recognize the harm and danger of man-made radiation frequency and fields.
- We need to slam the brakes on this.
- With the waterless -- with the water meters but I asked the status last time of what that was.
- I am still hoping for an answer.
- Well, it is been several weeks, so I hope you can give me an answer tonight.
- And what the status of the wireless water meters is.
- The smart meters, the electric and gas meters, they came in, once again, like a bunch of Nazi storm troopers without our knowledge.
- We saw them in our home.
- You know, increasing the toxicity, the radiation which is so making us sick and killing us.
- We need to address the Senate needs to be addressed also in the housing element.
- As you know, I live in a shielded environment.
- Much of that is fenced, just to put shielding on the ceiling -- meters.
- Some of the electrical outlets in order to neutralize the radiation which has picked up in the wires on the walls because they act as antennas.
- But really, it is not that expensive to minimize our exposure to wireless radiation.
- But the big thing is we have got to stop kicking ourselves.
- So anyway, in order for us to all get on the same page with the wireless radiation to it.
- I recommend that everybody on the line take a look at the DVD that came out about 10 years ago or so called tape back your tower.
- That is a good common ground that, you know, it is easy to understand.
- That is take back your power.

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

City Council Discussion and/or Deliberations:

Councilmember Maurer commented as follows:

- I want to thank the public speakers, particularly the leg or perspectives on this.
- I believe that our Planning Director and due diligence in terms of preparation of this housing element.
- I understand there was some on comfortability or contention around the language that I asked to be included around accommodations.
- Frankly, that new language is for accommodations is a watered-down version of what was already in the 2016 housing element.

- But since our Planning Director and our city attorney and the consultants are comfortable with the different, with adding this different language, I ask that the Council accept this language as it is written.
- As it has been added two.

Vice Mayor Rich commented as follows:

- In general, I am very much in support of this housing element.
- I do think that the focus that we have heard from our speakers on the need for increasing our inventory of available properties, homes for rent and for sale in town is really important.
- I am hoping that with the provisions we see in this housing element and with the approach taken by our Planning Director and our Planning Commission, we will see that.
- So given our talent and leadership, I am comfortable in terms of the language in general.
- In terms of the proposed language that Councilmember Sandra Maurer has raised for us, I have concerns.
- There are two concerns, really.
- One is a transparency concern.
- That is something we all share.
- This language was for post was tonight as we were sitting in the city Council meeting.
- I am very uncomfortable in terms of the public and us, as decision-makers, pondering this in the moment , which is how I feel we are doing it.
- I know we could do it if we had to, but I personally am not comfortable with that approach.
- Especially given that we have now heard that we can come back to this issue, if we need to at a later date, and go forward with this housing element.
- Without jeopardizing the proposal that Councilmember Sandra Maurer has brought to us tonight.
- So the one piece of transparency.
- The other piece is, for me, one implications does this language have in terms of our community as a whole?
- Is it the right policy decision?
- Will it, that the Council has supported in the past?
- For instance, wireless water meters, which I support.
- There is just too much for me, personally, to ponder and to balance in the moment here.
- So that's how I see it.
- At this point in the evening, I will look forward to hearing what my other Council and fellow Councilmembers have to say.
- At this point, I am bound to my leaning is to approving it without the language that Councilmember Sandra Maurer has proposed, with the request that that language and issue be brought back to the Council at a later date.
- But I can be persuaded.

Councilmember McLewis commented as follows:

- I do support this language, in general, as well.
- Just from a practical perspective, I do have concerns just about the fact that we need for affordable housing for families, in general, here in Sebastopol.
- It is a concern for me. But in general, I do support this.
- I too have had thoughts about, just having this verbiage with the EMF and the accommodations brought here at the meeting and having to go back and forth about this.
- Not feeling as though I completely understand implications that it could have overall.

- I think it's, I'm just not comfortable with having it just thrown on us at the last minute like this and having to make a decision about a policy and a document, from what I understand, it is lasting for eight years.
- I think it deserves, you know, we all deserve to have a little more time to understand and wrap our Heads around implications it has but at this point, I come as well, I do it right verses, you know, just pushing it through tonight point so just that piece of it, I would be more comfortable, especially knowing we can go back to it, I am open to that, going back to it and having that discussion at a future date.
- But, you know, I'm not comfortable with something just at the last minute.
- That was a long document to read already.
- To wrap my head around it and come up with the questions and then, so at any rate, I'm good with in general, but what I would do is prefer to set that aside.
- That is where I am at this point.

Councilmember Zollman commented as follows:

- I want to thank everybody for bringing that up and protecting the stabbing housing that we have and protecting the renters.
- Moving forward, it would be all of us to put a little bit more effort in protecting renters to make sure that they actually have a solid place to live and if they have problems with their housing, knowing exactly where to turn to resolve grievances.
- There is that.
- I also do share what my other fellow Councilmembers have shared about entertaining the proposed language tonight.
- There are mechanisms.
- If anyone of us have proposed language, my understanding is you can send it to Mayor, and Mayor can send it out.
- We can use Mayor as a vehicle to give all of us advance notice.
- For the particular language we would like to have considered and give us some more time.
- So with that, I'm in favor of passing the general plan amendment and taking Councilmember to 29th language I see your head up, Sandy, but I'm going to go next and say I was interested, specifically, in some of the comments that were made by generation housing.

Mayor Hinton commented as follows:

- Since I have the luxury of being on the city Council previous, we did receive a number of letters from generation housing, including one on August 22nd.
- I pulled that backup to refresh myself.
- You know, generation housing, I think, in many ways, has -- on housing in the county.
- I thought it was really interesting that he brought up to 40% again.
- It has been discussed a number of times .
- And whether that is really doable for us.
- That is referenced on, let me pull up -- the opportunities for buyer right housing.
- He referred to Planning Commissioner Fritz on that.
- The 40% of units affordable and whether that is doable.
- So I think, when we talk about, as my colleagues have, coming back to this, it is not just about the language that was proposed tonight by one of the Councilmembers but it is a number of things that were brought up by our speakers.
- One is rental.
- People that rented our community.
- Two is the 40% threshold and mother that needs to be changed or adjusted.

- And then, as my colleagues have mentioned, the language.
- I frankly wouldn't have been, I would have been open to adding the sentence or other special needs and period.
- And leave it at that, but presented not even in writing to us.
- I was the one who had to ask a second time to understand it.
- And I would be in favor of approving the current document that we are looking at and bringing it back another time in the future for a variety of discussion points.
- I think the rental, the 40% threshold, and possibly, language.

Councilmember Maurer commented as follows:

- I would just like to clarify that I didn't like that sentence that was negotiation between myself have preferred to maintain the original language to develop housing for people with electrical sensitivity.
- I would've preferred to maintain that, but the Planning Director offered to define special needs groups.
- This was her proposal for defining and I agreed that this was okay.
- Although I did suggest using the word chemical for chemical sensitivities.
- So I am not sure if we approve this tonight, that it can come back.
- I'm asking, this is my question to the city attorney, City Manager, and the Planning Director.
- Is it true that we can go back to this proposed language, the accommodation language, at a later date, and that it would still be included in the housing element?

City Manager/Attorney McLaughlin commented I have not researched that specifically, but I am confident that the Jane Riley's advice in that regard would be correct.

Jane Riley commented as follows:

- I want to be clear that I didn't say that you could adopt the housing element and then go back and change the housing element itself without going through another round of review.
- Because if you go back to change the housing element itself, you would need to go through another round of hearings and HCD review with very limited exceptions.
- You could, however, add that language to the part of the code where it was proposed, which is in the reasonable accommodation ordinance .
- That doesn't have to go back to HCD for review.
- You could also make changes in your administrative policies and procedures that would not have to go to be clear on what I said there.

City Manager/Attorney McLaughlin commented as follows:

- I would agree with Jane Riley on that.
- The code she has referenced in the policies does not need HCD review.
- To put in the housing element, it has to go back to HCD.

Vice Mayor Rich commented as follows:

- I am wondering what would be the way to revisit those topics?
- We've heard that a code could include the sensitivity issue raised by Councilmember Sandra Maurer.
- How about the 40% figure?
- I mean, my impression is that the housing element, if it says, if it has a 40% foundation , that is what we have.
- We can't change that.

Director Svanstrom commented as follows:

- So the first, in terms of a rental housing policy, we did add to the education as the first step.
- We have a policy regarding educating the public, staff, and decision-makers on housing law.
- We have actually already been in touch with Margaret coming to the Planning Commission after adoption for that.
- To go to the Planning Commission first to do an education on the tenant rights and concern issues this spring so we can understand.
- There is a long list of potential things you could do.
- Just cause eviction, rent control, rental registries.
- Education on that first, and then from there, we will get into the Planning Commission and potentially counseling programs that you all want to implement.
- And then we go from there in terms of implementing.
- It doesn't need to be an hour housing implement to implement it.
- Just like the RV village that was done is nowhere in our housing element.
- We did it as a city because, you know, it was the in terms of the 40%.
- In my mind, one of those major policies that we have been working on, the workforce housing overlay.
- The 40% doesn't mean that you can't go below that 40%.
- The 20% or 40% whatever the Council might want to do.
- It is until the policies are adopted, they are not in effect, the city needs to develop the policy and regulations.
- We need to actually go forward and create the regulations that have the underlying policies in the zone ordinance which is the implemented measure.
- So the program of workforce housing overlay – this will identify additional opportunities where there may be by right housing with a 20%.
- I would hate to go to 15% or lower, because frankly, that means that anyone developing any housing anywhere with inclusionary can do housing, and so you have absolutely no control.
- And you also have no reason to encourage affordable housing to get that additional incentive.
- They have to do it anyway because of the inclusionary housing.
- The workforce housing is going to look at what policies are needed, where is it preferred to do that.
- That is really for how to do housing and that is more along the by right with the standards.

Vice Mayor Rich commented as follows:

- So just to be clear on this, it sounds like if the city Council wanted to pursue a housing by right policy, and set a 20% threshold or limit for that, this housing element would not prevent that?
- The housing element that was drafted currently, we could, in fact, be more lenient and make that decision later on?

Jane Riley commented as follows:

- The devil is in the details and the details are always work out, right?
- I think what Kari has in mind is when you get to implementing these programs, there'll be sites to let go at a lower level.
- And sites that you really want to preserve the higher level for.
- And that would be flushed out.
- Getting more information, we really dive down and start looking into that.

Vice Mayor Rich commented it sounds like city Council would have discretion to do that.

Staff stated that is correct.

Vice Mayor Rich commented as follows:

- Encouraging renters.
- I think that has been answered too.
- It sounds like the three items that have been raised by Legal Aid and by generation housing, Calum Weeks, and by others, and this discussion, both public and city Council, could be addressed later on, even if we approved the housing element as proposed tonight?

Staff stated that is correct.

MOTION:

Councilmember Zollman moved and Mayor Hinton seconded the motion to approve General Plan Amendment to Adopt the Housing Element Update 2023-2031 by approving a Resolution of the City Council of the City of Sebastopol certifying the general plan environmental impact report addendum for the California Environmental Quality Act (CEQA) and adopting the draft housing element general plan amendment.

Mayor Hinton called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Maurer, McLewis, Zollman, Vice Mayor Rich and Mayor Hinton
Noes: None
Absent: None
Abstain: None

City Council Action: Approved General Plan Amendment to Adopt the Housing Element Update 2023-2031 by approving a Resolution of the City Council of the City of Sebastopol certifying the general plan environmental impact report addendum for the California Environmental Quality Act (CEQA) and adopting the draft housing element general plan amendment.

Minute Order Number: 2023-011

Resolution Number: 6501-2023

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

11. Designating Voting Delegate and Alternate(s) to Vote in the Mayor's Absence for the 2023 Sonoma County Mayors and Councilmembers City Selection Committee Meetings and Sonoma County Mayors and Councilmembers Board and General Membership Association Meetings (Responsible Department: City Administration)

City staff presented the agenda item recommending the City Council Consider Designating Voting Delegate and Alternate(s) to Vote in the Mayor's Absence for the 2023 Sonoma County Mayors and Councilmembers City Selection Committee Meetings and Sonoma County Mayors and Councilmembers Board and General Membership Association Meetings.

Mayor Hinton opened for questions.

Vice Mayor Rich commented how frequently, in your experience, Mayor Hinton, have we had to dip down below the Mayor and Vice Mayor, for these needs

Mayor Hinton commented as follows:

- In my six years, I do not believe we had to go past the Mayor or Vice Mayor.
- There was always one that has attended.
- Many times, the majority, if not all of the Council, has attended, including the assistant City Manager and City Manager.

Vice Mayor Rich commented where these meetings when they have been in person

Mayor Hinton commented as follows:

- They rotate between the cities. The cities host them on a rotation.
- Sebastopol has hosted previously
- I believe we were lined up to host earlier this year and that meeting was changed to a virtual meeting
- We have not had one in person meeting for some time

Vice Mayor Rich commented are they all within Sonoma County

Mayor Hinton stated yes

Mayor Hinton opened for public comment.

Linda Berg commented as follows:

- Concerning the leadership and representation here, I have a strong hope for new leadership.
- Somehow, they can find a way to let someone else represent this town
- I have zero faith in the Mayor and the Vice Mayor.

Mayor Hinton responded to public comment as follows:

- Just to address the public comment tonight.
- Generally, these votes are pre-discussed and discussed at a regular city Council .
- Just because the Mayor is making the vote, it has already been predetermined in almost every instance, unless something unusual happens on the floor.
- This is not, by the Mayor making the vote, it is generally, as mentioned, always pre-discussed and voted on by a full Council.
- That is been our protocol and Sebastopol in the past and I expect that to be our protocol moving forward.
- So with that said, generally speaking, the Mayor makes the vote, the Vice Mayor backs up, and then we are discussing tonight what order we would ask for a third and a fourth and a fifth backup.
- That might have to do with how often looking at the meetings, they are in the evenings, that you might anticipate attending this.
- Or we could go in Alphabetical order as we do with our vote calls currently.

City Council Discussion and/or Deliberations:

Vice Mayor Rich commented as follows:

- I think that we just to go Alphabetically. That would just be my proposal.
- Either that or we randomly choose virtual straws or something.
- So that's my thought. But I am open to discussion.

Councilmember McLewis commented I was just going to say I'm open to Alphabetical or just asking everyone.

Councilmember Zollman commented I definitely plan on attending so I am definitely interested good by them also happy to Alphabetical. Whatever works easiest.

MOTION:

Mayor Hinton moved and Vice Mayor Rich seconded the motion to approve Designating Voting Delegate and Alternate(s) to Vote in the Mayor's Absence for the 2023 Sonoma County Mayors and Councilmembers City Selection Committee Meetings and Sonoma County Mayors and Councilmembers Board and General Membership Association Meetings in the order as listed below:

1. Mayor Hinton
2. Vice Mayor Rich
3. Maurer
4. McLewis
5. Zollman

Mayor Hinton called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Maurer, McLewis, Zollman, Vice Mayor Rich and Mayor Hinton
Noes: None
Absent: None
Abstain: None

City Council Action: Approved Designating Voting Delegate and Alternate(s) to Vote in the Mayor's Absence for the 2023 Sonoma County Mayors and Councilmembers City Selection Committee Meetings and Sonoma County Mayors and Councilmembers Board and General Membership Association Meetings in the order as listed below:

1. Mayor Hinton
2. Vice Mayor Rich
3. Maurer
4. McLewis
5. Zollman

Minute Order Number: 2023-012

Mayor Hinton noted she would not be in attendance at the February 9, 2023 Sonoma County Mayors and Councilmembers Association Meeting.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council.

Power point or visual presentations for public comment shall not be permitted unless approved by the Agenda Review Committee two weeks prior to the requested meeting date.

Speakers may not "yield" a portion of their allotted time to others.

The Mayor has the authority to limit or extend the time allowed for speakers dependent on the number of speakers in attendance.

The Mayor can poll the members of the public for an indication of the number of people wishing to speak, then call on individuals to speak.

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.

The City Clerk will monitor the time for public comments and inform the speakers when the time limitation has been reached.

The Mayor could survey the members of the public, as appropriate, to move agenda items up or back to address the members of the public items of concern.

Public participation is encouraged on all public agenda items.

Council and staff will treat participants and each other with courtesy. Derogatory or sarcastic comments are inappropriate.

The public will likewise be encouraged by the Mayor to maintain meeting decorum.

In Council meetings when citizens are agitated, the Mayor may call a short recess to calm the situation.

If a member of the public is unable to attend the Council meeting, written communications may be sent to the City Clerk by e-mail or by regular mail. Communications received after distribution of the agenda packet will be made available to the Council at/or as soon after the meeting.

Angela Ford commented as follows:

- I'm here representing the constituency of people in this community.
- We are 62 and over. We are 24% or 33%. Somewhere in that range.
- We are a significant number of people.
- We are usually in bed. I would be in bed with my book right now.
- There is no way of telling the ends of these meetings.
- I just want to let you know that I think this really needs to go back to its original place.
- It doesn't belong at the end of a long meeting.
- I also consider the young working families, people that have to get up early in the morning, they can't stay to share a concern.
- We are sort of like your forager and the scouts on the ground with issues that are of importance to various groups of people in our community.
- So even though it is sort of a pain in the butt sometimes, I think it is really important that we continue to be a Democratic inclusive community.
- So that's my pitch.
- Let's just continue to be exclusionary unless do this and reverse back to the beginning of the meeting.
- Also, one other point is, any comments that do come in ahead of time before the beginning of the meeting, help to inform the conversation.
- When it is coming here at this point, it is two weeks before anybody's even thinking about what was being said at this hour of the night.
- I am just letting you know, there are a lot of us that really aren't able to participate in this Democratic process without your support and moving it to the beginning.

Kyle Falbo commented as follows:

- I would like to address moving public comment to the end of the agenda
- It manifested itself into what we would've expected and here it is at 10:00 P.M.
- The attendance has dwindled down considerably, considering who was here previously
- The audience is less likely to hear what the public has to say.
- Secondly, I just need to reiterate my question, which is specifically that there was a now defunct ad hoc subcommittee that was tasked with updating the objective standards for our committee.
- But because of late meetings that would continue to ignore their reporting out of ad hoc subcommittees, whenever actually gotten up date from that committee.
- So I would like to know the progress of that ad hoc committee.
- Where we are in terms of updating our objective standards that allows us to not be subject to SB35 as well as other Senate bills that would restrict the ability of our community to regulate appropriate housing in our community.
- Thirdly, the Mayor was quick to try to correct my statement that yes, this Council did vote on July 28 2021 to approve \$8000 for the re-stripping and the re-signage of a one-way street on Palm Avenue.
- There was, in addition, a request to bring back further information. But no, the Council, did in fact, vote to approve that budget for that task.
- It was additionally, in the minutes, of our meeting July of this year, 2022, which was very specific in asking that the adjustment to the budget for this Palm Avenue improvement was to include the sidewalk gap filling.

- It was confirmed that yes, this was the scope of the project, including the updating or filling the sidewalk caps. This is the funding and the amount for that.
- It is still not clear to me why in two cases we have clear direction as to this very simple infrastructure improvement and yet we still can't get to these capital improvement projects years later.
- The projects are not being updated.
- That is one way to save money is to just keep pushing these things out.
- You're not spending the money. Then you have more money for capital improvement in the future.

Linda Berg commented as follows:

- First of all, I'm in total agreement with Angela and Kyle
- This public comment needs to be replaced back at the beginning of the meeting where it always has been.
- This is just one more example of the Mayor and the Vice Mayor not wanting to hear us.
- I have the experience of not being heard for years now. It needs to be moved back.
- Also, the accessibility of the city Council. The members need to be accessible
- Going to farmers market you know, the accessibility. It is a wonderful thing.
- It makes me really miss Michael.
- So aside from that, I would just like to remind the City Councilmembers that they are creating an increasingly toxic environment and are more in danger of EMF
- It is almost unbelievable with all of the information that I and the others have provided to the Mayor and the Vice Mayor, that they could still support this \$2.2 million.
- In addition to that, I would also like to point out the idea of building an environmentally safe building is nothing new.
- A building was specifically built to accommodate people who were EMF sensitive and chemical sensitive.
- They are way ahead of us. It needs to be done again.
- Sebastopol, well, they were leading the way until we got these Councilmembers now that are looking for people in other cities to find out what they are doing and following them.
- Not knowing that we are the ones who have been with environmental concerns.
- Anyway, I hope, I hope some of these people will see the light.

Mayor Hinton responded to public comments as follows:

- Just to address the public, as I stated at the last meeting, we are, I've got a number of feedback from the community about trying to stay on schedule and from members of the public that waited for hours for a specific posted agenda item only to have the meeting run so long that that agenda item was never heard, and they were notified at 9:30 or 10:00 at night.
- With this new change, I'm trying to balance the needs of the entire community. I just wanted to state that.
- Requested staff give an update on the Design Guidelines Committee during Committee Report Outs

URGENCY ITEM ADDED:

Agenda Title: Resolution of Support for Notice of Funding Availability (NOFA) Application. WCCS and the City will submit a joint Public Services application for \$40,000 to fund fifty percent (50%) of the Sebastopol Outreach Coordinator for FY24. The other 50% will be provided by the City of Sebastopol. The Sebastopol Outreach Coordinator will be an employee of WCCS.

City staff presented the agenda item recommending the City Council Consider approval of Resolution of Support for NOFA Application.

Mayor Hinton opened for questions.

Vice Mayor Rich commented as follows:

- Thank you, Planning Director Kari Svanstrom, for that information, apparently, on very short notice.
- I'm a big supporter of the outreach support coordinator.
- But I want to make sure, because I did hear the answer in your presentation, does this, with pursuing into approving the outreach coordinator for this next fiscal year?
- In other words, does it, in fact, if we pursue this, and request \$40,000, does that effectively obligate the Council to come up with \$40,000 for the outreach coordinator next fiscal year?

Director Svanstrom commented as follows:

- I believe it would.
- If you ask for \$80,000 which would be 100% of the position.
- That is where the alternative suggestion to what West County Community Services is recommending.
- Submitted either way, they feel it will be less competitive.

Vice Mayor Rich commented is West County Community Services willing to submit the application for the full \$80,000

Director Svanstrom commented yes, Tim Miller said that he would

Councilmember Maurer commented as follows:

- Can you clarify for us this \$40,000 that we are being asked to commit at this time.
- Is that above and beyond what the budget of Park Village?
- I know the city does fund an outreach coordinator and funds, in part, at least some of Park Village, around \$60-or \$80,000?
- So I don't know how much of that goes to the outreach coordinator and how much goes to the WCCS.
- Could you clarify what we do already?
- Then how this \$40,000 if it is part of that were not part of that?

City Manager/Attorney McLaughlin commented as follows:

- From the reimbursement that we have been giving West County Services for their services of their outreach.
- Of course, completely separate. Here, we discuss the budget. There is a committee for Park Village.
- They discuss the budget with West County Services and they come up with a budget figure.
- That is completely separate from the outreach.
- The full cost for the Sebastopol outreach coordinator, for that person, is \$80,000 a year.
- Or, I will say \$80,000 for the next fiscal year. That is what West County Community Services is looking at.
- The one advantage you may have in doing, if the city commits to a portion of it, is that that person would be committed to the city of Sebastopol as opposed to Sebastopol and any outlying areas.
- However, you know, again, if it is just north or south of the city, but it is being supported, generally around Sebastopol, I don't know if that would matter to Council?

Mayor Hinton commented as follows:

- I was curious if you know what the pot of money is that is available for these grant applications.

- I am wondering if it might make sense if we consider, if we submitting an application for half of the year, sensibly impact our next year budget? Doing that without committing to the match.
- Our fiscal year runs July 1 through December 31st.
- If they feel like it would be more competitive for the \$40,000 we could just submit an extension of the coordinator we have already funded.
- Do you know how big the pot of money is?

Director Svanstrom commented as follows:

- I do not. I can try to find it, although, when I asked him, he still is still honing in.
- He has several different funds. He is still working with the county as to which particular fund would be the one that they, that the goes under.
- The CDC staff actually kind of redirects funds to those
- I do know in the November round of funding that was done, there was a substantial portion of homeless funding that was not applied for and not granted.
- So that was kind of why we need to submit an application.
- We were told that the outreach position was not eligible for that.
- I am not quite sure what type of services are eligible for that.
- But he was being told that this would be, there is public service funding as opposed to capital, you know, capital improvements that this would fall under.

Councilmember McLewis commented as follows:

- Just to clarify. That's the question I had earlier in the discussion.
- In the paperwork, it says that they will apply for two positions but I just want to clarify that we, Sebastopol, will be responsible.
- We are not adding the position at all. Will not be responsible for that second position at all.
- Secondly, when you mentioned the \$80,000, that would be the complete total for our outreach coordinator and then they would apply for a different amount for what would go to West County and not our responsibility?
- If they did apply for the full amount, does that, I mean, does it matter as far as our budget if they actually awarded that and they received all of that money?
- So then we are not, it is not impacting our budget at all in the future?

Director Svanstrom commented as follows:

- West County Community Services is applying for support for two of these positions in rural West County.
- They are proposing that we apply funds for the Sebastopol personnel as a third person.
- So that is totally separate from the two, the two they are applying for that they would administer in West County themselves.
- So this is only talking to the one position that we currently support. That is like \$72,000 - That is what it has been in the past.

Councilmember McLewis commented then is the \$40,000 to fund half of that or they could apply for funding for all of it and really doesn't impact our budget in the future at all because we are fully funding that position.

Director Svanstrom commented as follows:

- That is correct. The question is, would we be competitive and get any money if we ask for all of it?
- Compared to, hey, were willing to pay for half of this position.

- Be paid for all of our general fund laws two years but never really tight budget, we're still willing to support it, but really needed help.

Councilmember McLewis commented mentioned they could actually fund less of it.

Director Svanstrom commented as follows:

- That is correct. They definitely have in the past but whether it was an overprescribed fund so they have more requests than they can then they have money available.
- What they usually do for that, because this has actually happens from funding they have been entitled, they will talk to the applicant and say, hey, we are considering recommending you for \$60,000 or \$30,000.
- Whatever it is. That's, you know, that's half of what you asked for.
- Would you still be able to do the project with that amount of money is usually what they ask.
- Obviously, they don't want to word to say a capital project.
- But for example, if you were awarded 50% of the ask, but it is still too much of a gap and they can't work the project, then, you know, that money never gets used.
- But with an average position, obviously, there are a lot of options.
- Whether it is, and probably, those questions would come in the city budget discussions.

Vice Mayor Rich commented as follows:

- Who is the decision-making body? Is it the continuum of care?
- Is it the Sonoma County Board of Supervisors?
- Who makes the decisions?

Director Svanstrom commented as follows:

- It is the supervisors.
- The initial recommendation goes to the Sonoma County Community Commission and the city and town advisory committee. That joint meeting.

Vice Mayor Rich commented is the continuum of care board involved in that stream of decision-making at all.

Director Svanstrom commented no, they are separate from that.

Vice Mayor Rich commented as follows:

- That is a relevant question because I have been present at discussions by the supervisors and by the continuum of care where they express their opinion regarding funding that benefits Sebastopol.
- So this allocation would ultimately go to the board of supervisors for approval, is that correct?

Director Svanstrom stated that is correct.

Vice Mayor Rich commented as follows:

- I understand Tim Miller's concern
- Would there be an opportunity, carry, so let's say that we join with West County Community Services to pursue this grant and as proposed by Tim Miller?
- We request partnering with him \$40,000.
- That this would be for fiscal year, not the current fiscal year, but for next fiscal year.
- Then what happens , I hope not, but hypothetically.

- Hypothetically, the City Council then decides to not fund that position.
- The outreach coordinator position.
- If that were the case, couldn't we, as a City Council, simply reject acceptance of that \$40,000?

Director Svanstrom commented you probably could however, it will affect your ability to get grants in the future with that particular organization.

Councilmember McLewis commented as follows:

- One question I have is, if we are concerned about this, is it possible to have discussion with the county to have them take on all three roles for us?
- Is it ever a possibility?

Director Svanstrom commented as follows:

- I'm not sure there would be outreach positions for the county.
- That is not generally how they operate.
- The issue these for nonprofits, usually.
- But I know they do some outreach, but I don't think in this type of work.
- Discussed potential funding and displayed the funds on screen

Councilmember Maurer commented as follows:

- I'm having a hard time wrapping my mind around this money here.
- I didn't receive this item until 5:20.
- Five minutes before I needed to be ready for the Council meeting, so I had no time to really study it or to talk to the City Manager about this.
- My understanding is that the outreach coordinator, Jennifer Lake, is doing a really outstanding job in her position.
- I've heard nothing but good things about the work she does and the work she does in coordination with someone at the police department.
- But so my question is, is this \$40,000 something that is already something that we annually pay?
- Or are we committing to this amount for the future?
- Or is this an additional funding request? Is this over and beyond what the city has already done in the past?

Mayor Hinton commented as follows:

- I'm going to go ahead and jump in as a budget committee member for the last four or five years.
- Maybe I can explain it. So Jennifer Lake Has been funded for the last two years.
- She works, technically, for West County Community Services.
- I believe, as another colleague pointed out tonight, we funded her current cost was for this fiscal year is around \$73,000.
- For the next fiscal year, which would start July 1st of 2023, that position is on the table all over again.
- As this new Council we have not committed to continue her services passed June 30th of 23, because we don't have a new budget yet.
- But this \$40,000 or asking for 100% of the funding, those are our options, would go against continuing her work in the next fiscal year.

Councilmember Maurer commented I don't understand asking for twice that.

Mayor Hinton commented as follows

- So we have two options of how to play it.
- One is, they are likely to grant, as he was on the screen, two small pots of money and a big pot of money.
- West County Community Services is saying they are more likely and our application would be more competitive to ask for a 50/50 match.
- But we could, as was pointed out, ask for the whole amount, and then they might come back to us and say, would you be able to fund her to take less?
- That's what we have to determine.

Mayor Hinton opened for public comment.

Kyle Falbo commented as follows:

- Discussed process
- Our Council continues to strained relationship with the city when it comes to its dialogue regarding homelessness and the decision-making regarding homelessness.
- Decisions have been made in a rushed manner.
- The Council is even admitted it, self admittedly, that they wished they had more time for more public input.
- So here we are in a situation with another decision that is related to homelessness and support services in our community and it is being rushed more so than any other item I've ever seen in terms of lack of the ability for public comment.
- I am not saying whether or not we should be in support or not be in support of this as a result of that.
- I'm just saying that, please, please, look for opportunities to not allow this to happen in the future.
- Of the narrative of our community and decision-makers, when it comes to these, when it comes to this particular topic
- I don't know if that means that we need to be more diligent in seeking out these sources in advance so with the knowledge that there needs to be public input on these types of decisions.
- Or if there needs to be decisions in place that I guess we are going to have to give up on this because we are notifying our citizens in a timely manner about these types of decisions to allow for public comment.
- I hope that you think about that as you continue to make these decisions in these rushed manners.
- Secondly, correct me if I am wrong, but I was under the impression that the funding for this position was coming specifically from TOT dollars that were being provided by the county, historically, over the last two years.
- That was somehow compensating us for the loss of the hotel
- If that is the case, and this funding stream was coming from those TOT dollars, maybe we should be discussing about the TOT dollars in the future., the future of those dollars suggests that we paid for this the last two years, this is an ongoing budget item.
- If not, what are our plans for replenishing those to two dollars in the future?
- Before you make these types of decisions in the continuing 70+ thousand dollars each year.

Linda Berg commented as follows:

- I agree with everything Kyle said. This is the way they do it. They get things right up and everybody is tired. Then they jam it through.
- And this is just routine. This is the way that it works.
- I would also like to remind you, city Councilmembers, you have a say on where public comment goes.
- Like you could suggest to the Mayor that the comment needs to back up in the front of the meeting.
- So also, I want to, don't be shy about asking for clarification on these issues.

- They don't understand what they are doing anyway.
- So it will benefit all of us to ask for clarification with the issues and what is going on.

Arthur George commented as follows:

- West County which is an ad hoc volunteer group.
- I want to welcome the new members of the Council and address the pre-existing Council numerous time.
- It is an ad hoc volunteer organization formed largely from the main churches, service organizations, libraries, and various interested activists but I think it is very important for the Council to make an affirmative step with this request.
- Knowing that this is a commitment for this position, to understand this , it is an outreach position.
- The Council has moved rather episodically, really.
- Over the last year or two, to deal with the homeless issue as it has come up, whether it has been a sweep of the Laguna, the sweep of Morris Street, the creation of the Horizon Shine Village, the existing Park Village
- It is important to understand the outreach coordinator position personally held by Jennifer Lake has been critical in resolving a lot of the on street issues relating to homelessness.
- This position is really critical for the continuing success of Sebastopol in addressing the unfortunate continuing problem of homelessness.
- Horizon Shine was funded just through the end of June with the threat of thousand dollar grant from the county board of supervisors.
- There was criticism from at least one member of the board of supervisors as to what Sebastopol itself was doing before it came to answer the county.
- I think it would be important to show the supervisors what Sebastopol is doing by funding this position and making a commitment to this.
- As the Planning Director said, it would really be a bad appearance if we were to request this money and then go back on the request and not fulfill the commitments that is required here.
- So I would urge the Council to move forward, to do what it needs to do and can do to fund this very important position.

Mayor Hinton responded to public comment as follows:

- I do understand this is short notice as some of these funding things to come up.
- I am sure the holidays might've impacted how this came to us at the last minute.
- But the reality is, it did come to us at the last minute and it is a grant opportunity that would benefit our city.
- So that is partly why I made the motion to put it on the agenda tonight.
- My recollection, regarding the TOT money that was brought up.
- The staff could correct me, but my recollection is usually pretty good.
- We negotiated or requested from our supervisor to help us mitigate the impact of losing the Sebastopol hotel when it was converted and taken over by the county with the home key project.
- We received approximately \$275,000 and a one-time grant that was loosely meant to cover both a homeless coordinator position, which we got in Jennifer lake, and two to three years of tot losses that we would have otherwise had as general in our general revenue accounts.
- I will say that that, I have to give credit where credit is due.
- Our supervisor went to bat for us on that in many other cities but I did hear from other elected officials in other cities.
- They do not get that grant funding, that money, from their supervisors. They were like what makes Sebastopol so special?

- So we were very lucky to get that money to help fund our first year of Jennifer Lake who, by the way, not only does homeless outreach, but also works very closely with our police department.
- In some of these tasks that, a lot of times, they is a lot to handle.
- We had been looking at that position prior to receiving that funding.
- That really helped us get that position going. But if I recall, it was not, there was no contract tied to the money.
- So when the money came to us, the Council had decisions of how to spend that money and it went into our general fund.
- It was a one-time situation that did cover, I believe, three years and the position.

City Council Discussion and/or Deliberations:

Vice Mayor Rich commented as follows:

- I am conflicted on this. The bootstrapping issue always causes me trouble.
- But and that's to the extent that we support this request.
- I think we are hearing pretty clearly from multiple sources that we are committing.
- We need to, in good faith, commit to spending the money for the homeless outreach coordinator for next fiscal year and the budget for next fiscal year has not been determined.
- So that is my hesitation and that causes me to think, well, okay, just don't go for it.
- This is a new city Council and this new city Council needs to be respected.
- In the decision-making needs to be thorough and we all know experience of seeing Jennifer Lake in action for two years and seeing the benefits that she brings to our police department and our community at large.
- In terms of addressing a very Face-to-Face, real level, the issues that we face as a community with the homeless population and our police and city Council and many others know how effective she is.
- That on the outside, also, I know that this position is effective and is cost effective and undoubtedly, has saved us money.
- In addition, on that side of the ledger, being offered, not saying no to grant money that a partner is offering to pursue an advocate for on our behalf, just goes against the grain for me.
- In terms of that, I think, okay, we have got to go for it. In terms of, so on balance, I am thinking we just go for it. My vote would be apply for the grant and embrace it and just do it.
- In terms of the amounts, I sat in on the supervisor's meeting where the most recent amount was allocated to the city of Sebastopol to allow the RV village to operate for the first half of this calendar year.
- There was not all of the supervisors, but there was one very vocal supervisor who said, hey, where's the money? Why is Sebastopol coming to us and asking for money? What are they doing? From a fiscal perspective. What are they committing?
- But that message was very clear in that meeting. I have heard similar messages from other decision-makers at the county level.
- So I think that is where Tim Miller is coming forward with the \$40,000 makes more sense.
- If you really want to get this money and have a good chance, don't go with your hand out again saying, we want money, unless you are going to match it and be willing to show you have a commitment and you are putting your money in.
- So long statement. My feeling is go for the grant. Go for the \$40,000 as Tim Miller has recommended.

Councilmember Zollman commented as follows:

- I have heard of the great effectiveness of Jennifer Lake, so I'm in favor of applying for the grant.
- What I think we have witnessed with Vice Mayor's report, the homeless are part of our citizenship.

- I think that we owe it to them to try to do what we can to make their lives a little bit better but as far as the amount, I have served in different capacities. I think partnerships go a long way.
- Instead of just asking for it, to show that we are going to continue to work in partnership with another entity, and this particular instance with this county, I think this goes a long way to show stability and the fact that we work well, basically, with others.
- I think we should go in with the matching part.

Councilmember McLewis commented as follows:

- I appreciate everyone's feedback. I just have to say that I just can't fund on principal.
- I can't commit public money when there hasn't been enough public outrage.
- I mean, we have no idea what the budget is for next year.
- I know that we have a lot of outstanding financial needs for the fire department, for our staffing, for our parks department.
- Sebastopol has done a lot to serve the homeless community and I just, on a matter of just process, I can't vote for something in the future that the public is to have more input on this.
- Committing to something for the future that nobody has really had the opportunity to comment on and to assume that that is what we will be doing in the future without actually having a budget there.
- I just, I just take public process very seriously and I just can't see voting for something that we don't even have a budget for yet.

Councilmember Maurer commented as follows:

- In general, I would say that I am in favor of having a more fully informed and engaged public.
- There was very little time to process this for myself or for the other Councilmembers. Certainly not the public.
- However, the opportunity to obtain a grant of this size to fund Jennifer Lake's work, which I have heard only good things about, considering the situation with the homeless in our city, I think it's an important opportunity.
- I understand that sometimes these grants just pop up and you don't really, there is not a lot of time to bring it to Council before hand.
- So I think, and I also think about what it is like for this woman who is this outreach coordinator, Jennifer Lake, and I would like to help give her some job security.

Councilmember McLewis commented as follows:

- I just want to say I understand that things pop up but I think this happens a lot when it comes to voting on different services for our homeless services.
- Everything is last-minute. Everything has to be an emergency and those decisions have to be made in that matter.
- I just can't support that. I mean the last minute. This is a pattern.
- With a lot of different grants, I've never seen a grant in an emergency
- I just feel like it is important for me to say I think we need to respect the public and their feedback and their input on the process in general and not predict the future when we haven't even gone through budget process and I think it is important for her to be on record that this just continues to happen with these emergency decisions regarding these types of things.
- I just don't think that we should be voting on something that we don't even have any, have had time to discuss and allow the public to make public comments.

Mayor Hinton commented as follows:

- I'm going to be supporting this application tonight. I'm going to be supporting it for a matching grant.
- Have a lot of experience with County grants.
- I have served on the open space matching grant subcommittee for the last six years.
- I believe for us to be competitive, especially when West County is applying for two full-time outreach, to get a third in Sebastopol, which would be the fifth district, we will have to come up with our share of the funding.
- While it is last-minute, this position is a last-minute point the city is funded it for two years.
- There is no reason for me to think that this position would not continue.
- It is not just about the homeless. Our police department is in support of the position.
- It helps have a person who is qualified to come out when we have emergencies that deal of with more mental illness oriented.
- So this is, as far as I am concerned, this would be very likely to be included in our next budget.
- \$40,000 grant for a small city like ours would be hard for me to say no to.

MOTION:

Mayor Hinton moved and Councilmember Maurer seconded the motion to approve Resolution of Support for West County Community Services application to the Sonoma County Community Development Commission for Funding to support two outreach positions for rural West County, and is proposing that WCCS and the City submit a joint Public Services application for \$40,000 to fund fifty percent (50%) of the Sebastopol Outreach Coordinator for FY 23-24.

Mayor Hinton called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Maurer, Zollman, Vice Mayor Rich and Mayor Hinton

Noes: Councilmember McLewis

Absent: None

Abstain: None

City Council Action: Approved Resolution of Support for West County Community Services application to the Sonoma County Community Development Commission for Funding to support two outreach positions for rural West County, and is proposing that WCCS and the City submit a joint Public Services application for \$40,000 to fund fifty percent (50%) of the Sebastopol Outreach Coordinator for FY 23-24.

Minute Order Number: 2023-013

Resolution Number: 6502-2023

Mayor Hinton called for a break at 11:05 pm and reconvened the meeting at 11:08 pm

CITY COUNCIL/CITY STAFF REPORTS/COMMUNICATIONS/ANNOUNCEMENTS/FUTURE MEETINGS:

12. City Manager-Attorney/City Clerk Reports: (This will be either verbal or written reports provided at or prior to the meeting):

City Manager McLaughlin reported as follows:

- Discussed the weather report and incidents
- Senior staff, including our interim fire chief, have been on the coney operations calls which are also staffed by the weather service.
- So we are keeping closely advised on the potential flooding that is going to happen in the next few days.
- To clarify what you might read of some of the news reports, the actual forecast is the last forecast was that the Russian river may not reach flood stage.

- However, it is at least 50% possible that it will.
- That is the reason why you read in the newspaper headlines, flooding expected.
- That is because there is a 50% chance of the Russian river reaching flood stage, but the actual prediction is not that dire.
- However, we have put the borrower on notice and we have been in communication with the borrower.
- Reminding them to think about their flood preparation and to closely monitor the weather and we will continue to help advise them.
- Also, our interim fire chief has familiarized himself and is ready to respond for an evacuation that may be needed, including at Park Village.
- We hope that won't happen.
- I just wanted to clarify the weather forecast is 50/50 at this point.
- So it is not quite as dire as what the press said, but there is a distinct possibility of flooding, including possibility at The Barlow.

Mayor Hinton questioned the NOA report and it shows a prediction of 35 feet or so. It's was a prediction of the Russian River flooding going beyond its 30 foot flooding stage. Is that different?

City Manager/Attorney McLaughlin commented the prediction that has a 40 to 60% possibility. This morning's meeting, the actual prediction was 32 feet, slightly below.

Councilmember McLewis commented as follows:

- I was just wondering, as a matter of process, should the flooding occur, is there anything that is needed from us?
- I know I've worked in tandem with the community center and all of you in different capacities but in this role, is there anything that is needed from us?
- Or is it just merely information?
- I have been in communication with the community center and Mark and they are all aware of all of the different things to watch.

City Manager/Attorney McLaughlin commented as follows:

- We don't anticipate opening an emergency operation center, even if flooding does occur.
- It would be a limited emergency operation.
- So I don't think that there is necessarily a role for Councilmembers.
- We have a fully staffed operation center. We did not last time.
- During the 2019 flood, we only had a partially opened operation center.

Director Svanstrom commented as follows:

- The subcommittee is not defunct. It is absolutely still operational.
- We sign the contract with optic coast design consultant to help us develop those objective design standards. They started their work this fall.
- We had one in December and we have another one scheduled for Thursday at 12:00.
- They're kind of doing the peace and steps, the first was to do an sort of an existing analysis of here's the existing with forms in context.
- The committee has signed off on that in finalizing that.
- When that is done, we can certainly have that come to Council

Mayor Hinton commented as follows:

- Former Councilmember/Mayor Patrick Slayter set on that because I think he was invited because of his occupation.
- Are you looking to replace them with a Councilmember on that as a liaison?
- Are you guys fine just moving it forward with design review and Planning Commission and staff?

Director Svanstrom commented as follows:

- That is a very good question. It is a very technical committee.
- I think it is helpful don't know if it needs to be on the design subcommittee though.
- Frankly, I hadn't thought about that. I was sort of hoping there was a way to keep Patrick on that committee. But I don't know what that would entail.
- He has perspective from the Council perspective piece of it but he also has the very technical nature that the committee doesn't require, but it is certainly hope will.

Mayor Hinton commented as follows:

- I'm to suggest is we are doing committee assignments in two weeks, that you might want to think about that.
- I don't know if we would have a volunteer person, but if you think it is helpful or if you think it is not necessary, I will probably be asking you that in two weeks.
- There are lots of technical committees and working committees.
- We don't always have to have Councilmembers on those committees.

Vice Mayor Rich commented as follows:

- On the same topic, I would encourage you to coordinate with Larry McLaughlin if the ad hoc committee is interested in engaging him later.
- I am sure the City Manager could help you figure that out.

Director Svanstrom commented as follows:

- I do know the committee at its last meeting, that was what they expressed. That he could continue.
- I can talk with the City Manager on that.

City Staff announced the City Council Meeting Closed Session for Tuesday January 10th 2023 at 9:00 am as well as Agenda Review Committee Meeting for Wednesday January 4, 2023.

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)

(This will be either verbal or written reports provided at the meeting)

Councilmember McLewis asked about the status of the Fire Services Delivery Report.

City Staff commented we are going to release it to the full city Council and the next very few days. Then it will be we are going to recommend that it be discussed at an upcoming study session which topic we are bringing to agenda setting tomorrow morning.

14. Council Communications Received (Information/Meetings/Correspondence Received from the General Public to Councilmembers): There were none.
15. Future City Meeting Dates/Events (Informational Only): (See City Web Site for Up-to-Date Meeting Dates/Times)

CLOSED SESSION: NONE

ADJOURNMENT OF CITY COUNCIL MEETING

January 3, 2023 City Council Regular Meeting will be adjourned to the Special City Council Meeting Closed Session to be conducted Tuesday January 10, 2023. City Council Closed Session Meeting of January 10, 2023 will be adjourned to the Regular City Council Meeting to be held January 17, 2023 at 6:00 pm.

Mayor Hinton adjourned the January 3, 2023 City Council Regular Meeting at 11:20 p.m. to the next regular City Council Meeting to be held January 10, 2023 Special City Council Meeting Closed Session at 9:00 am. Zoom Virtual Meeting Format.

Respectfully Submitted,

Mary Gourley
Assistant City Manager/Attorney/City Clerk