



City of Sebastopol
Incorporated 1902

PLANNING COMMISSION
MEETING OF NOVEMBER 28, 2017

7:00 P.M.

YOUTH ANNEX
425 MORRIS STREET
SEBASTOPOL, CALIFORNIA

AGENDA

ANNOUNCEMENT: Please turn off or silence all cell phones and other electronic devices during the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES of: November 14, 2017

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the Commission agenda, but that are related to the responsibilities of the Commission. The Commission receives any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agendaized business to be conducted.

5. STATEMENTS OF CONFLICTS OF INTEREST

6. PLANNING DIRECTOR'S REPORT (Update on Future Agendas, Action of Other Boards and City Council)

7. CONSENT CALENDAR (PUBLIC HEARING IF REQUESTED): (none)

8. PUBLIC HEARING

A. ZONING ORDINANCE UPDATE: On November 14, 2017, the Commission conducted a Public Hearing and began its review of comprehensive Zoning Ordinance amendments intended to implement policies of the new General Plan as well as discussions at the City's Housing Subcommittee meetings, and make other policy, procedural, clarification, and organizational changes. The revisions propose creation of several new Zoning districts, make numerous changes to facilitate housing development, propose lower parking requirements, and create or modify requirements for food trucks, beekeeping, community gardens, vacation rentals, inclusionary housing, car washes and service stations, and commercial outdoor barbeques as well as other provisions. Revisions are also proposed to procedural provisions, including modifying the Subdivision Ordinance to allow Planning Commission approval of minor subdivisions. The Commission's recommendations on the amendments will be forwarded to the City Council for final action. Review will continue at the November 28 meeting.

B. ZONING ORDINANCE UPDATE: The consultant and staff have developed supplemental potential Zoning Ordinance revisions regarding response to the Sonoma County fire emergency, and potential future emergencies, for the Commission's review and comment.

C. **COMPREHENSIVE CANNABIS ORDINANCE UPDATE:** At 9:00 p.m. or later, the Commission will conduct a public hearing on a comprehensive update to the City's cannabis ordinance. The City has existing allowances for medical cannabis dispensaries and collectives, as well as allowances for personal growing by medical cannabis patients and caregivers. The amendments to the Zoning Ordinance would replace these regulations, and would include revisions to achieve consistency with new provisions of State law as a result of both State legislation and a voter-approved initiative. The proposed ordinance would allow a variety of both medical and adult-use cannabis-related businesses, and would also include provisions consistent with State law regarding allowances for personal growing of cannabis. The ordinance would allow adult-use sales at the City's two existing medical cannabis dispensaries, if they also obtain required State licenses. Cannabis businesses would be required to have security and odor control measures in place.

9. **DISCUSSION:** (none)

10. **WRITTEN COMMUNICATIONS:** (none)

11. **ADJOURNMENT:** This meeting will be adjourned to the next regular meeting of the Commission, be held on December 12, 2017 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

PUBLIC HEARING:

The City of Sebastopol wishes to foster a constructive, respectful, and open process through its meeting procedures. Members of the public have the right to speak on all public hearings under discussion by the Planning Commission including consent calendar items, after being properly recognized by the Chairperson. The Commission requests that members of the public refrain from expressions of approval or disapproval (clapping, booing, hissing) of statements of other participants, which discourages the expression of a range of viewpoints, as well as lengthening meetings. The following is the hearing process:

1. The Chairperson opens public hearing.
2. Presentation of Staff Report from the Planning Department.
3. Commission Questions of Staff.
4. Presentation by the Project Applicant, Questions of Applicant from Commissioners. Applicant presentations should generally be limited to approximately 10 minutes or less.
5. Comments from members of the public. At the commencement of the public hearing, if you wish to speak, please come to the podium, or if no podium is available, raise your hand. After recognition by the Chairperson, it is requested that you give your name and address before beginning your remarks. Comments should be addressed to the Commission as a body and not the public or any individual member, staff person, or applicant. This is an opportunity for members of the public to make statements regarding matters of concern about the agenda item, and not unrelated matters. The procedure does not provide for members of the public to conduct discussions with the applicant or Commission, unless specifically permitted by the Commission. Comments should be limited to 3 minutes or less.
6. The Chairperson may request that the applicant or staff respond to specific issues raised in the public comments.
7. The Chairperson closes the public hearing, but reserves the right to re-open the public hearing later that evening.
8. The Planning Commission deliberates on the project. Commissioners discuss the project; applicant or public comment is not permissible unless allowed by the Commission.
9. The Chairperson may re-open the public hearing to give the public or applicant the right to comment on the Planning Commission deliberation or bring forth new information to the Commission.
10. The Planning Commission takes action on the project by making one or more motions to approve, condition, deny, or continue (schedule further consideration for a future meeting) the matter.

11. Appeals may be filed of official actions upon filing of an appeal form and payment of the applicable appeal fee. Such appeals, including the appeal fee, must be filed within 7 days of the action. Appeals will be heard by the City Council.

NOTES:

The Sebastopol Planning Commission consists of seven (7) citizens appointed by the City Council for four-year terms. The Commissioners are voluntary and serve without any pay as a public service to the community. The Commission acts within the requirements of State and Federal laws, and within adopted standards of the Sebastopol Zoning Ordinance, Subdivision Ordinance and other regulations, and the policy directives of the Sebastopol General Plan. Each of the local regulations was adopted by the City Council with public input after noticed public hearings. Actions on project applications occur within the context of these community laws and policies.

The Planning Commission considers a range of requests for development permits, appeals, and planning policy matters, and conducts public hearings of many of its agenda items. Due to the number, complexity and public interest associated with some agenda items, meetings of the Commission can be lengthy. The Commission makes every effort to proceed as expeditiously as possible; your patience and understanding is appreciated.

Consent Calendar Items will be approved at one time without discussion unless a member of the public or the applicant wishes to speak regarding the item, or a Planning Commissioner requests discussion of the item. If such a request is made, that item will be heard after the balance of the Consent Calendar has been voted on.

No new items will be presented after 10:30 p.m., with the Planning Commission adjourning no later than 11:00 p.m. This time may be extended beyond 11:00 p.m. only by the affirmative vote of a majority of the Planning Commission.

STAFF REPORTS ON AGENDIZED ITEMS are available for review at the Planning Department during regular business hours and at the Sebastopol Library. Agenda materials are also posted on the City web site. Reports are generally issued and posted by 6 p.m. on the Thursday before the meeting. Interested persons are encouraged to review these reports, which evaluate proposals relative to adopted laws and policies.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the Planning Department prior to or at the Commission meeting; written materials submitted at least six days in advance of the meeting will be included in the Commission's meeting packet. The Commission requests that if possible, written materials be submitted to the Planning Department in time for the meeting packet which also allows them to be posted on the City web site; it is difficult for Commissioners to effectively review materials submitted during the meeting. The public is advised that pursuant to State law, written submittals to the City are public records, will be made available for public review, and may be posted on the City web site.

ACTION BY THE PLANNING COMMISSION on most matters occurs with the affirmative votes of a majority of members present.

DESIGN ASPECTS OF PROJECTS considered by the Planning Commission must also be approved by the Design Review Board. For more information on this process, contact the Planning Department staff.

DISABILITY ACCOMMODATIONS: If you have a disability which requires an interpreter or other person to assist you while attending this meeting, please call the City Clerk at (707) 823-1153.

For more information regarding the Planning Commission Agenda or Development Permit Procedures and Standards, please contact the Planning Department (707) 823-6167, or see the City's web site at

www.ci.sebastopol.ca.us. For copies or to review all written documents relating to items listed on the agenda, please visit the Planning Department's office during regular business hours. The Planning Department's office is located at City Hall, 7120 Bodega Avenue, Sebastopol, Ca 95472 or call 707-823-6167.