



City of Sebastopol

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Planning Department

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PLANNING COMMISSION

MEETING OF: February 27, 2018

SEBASTOPOL YOUTH ANNEX

425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF FEBRUARY 27, 2018

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on February 22, 2018.

ANNOUNCEMENT: Please turn off all cell phones and pagers during the meeting.

1. CALL TO ORDER: Chair Fritz called the meeting to order at 7:04 p.m.

2. ROLL CALL:

Present: Chair Fritz, and Commissioners Glaser, Wilson, Doyle, Kelley, Douch (arrived at 7:06 p.m.), and Jacob (arrived at 7:07 p.m.)

Absent: Commissioner Fernandez(excused)

Staff: Kenyon Webster, Planning Director
Rebecca Mansour, Planning Technician

3. APPROVAL OF PLANNING COMMISSION MINUTES: February 13, 2018.

Commissioner Doyle amended the minutes.

Commissioner Doyle requested that staff make note of the need for follow up discussion on, 'Chapter 17.400 Procedures and Administration – General Provisions, A. 1. Multiple Approvals' when the revised draft Zoning Ordinance returns, as the phrasing in the minutes did not reflect accurately his recollection of the discussion.

Commissioners concurred that further clarification on the intent behind this may be needed.

Director Webster responded in the affirmative.

Commissioner Glaser made a motion to approve the minutes as amended.

Commissioner Wilson seconded the motion.

AYES: Chair Fritz, and Commissioners Glaser, Wilson and Doyle
NOES: None
ABSTAIN: Commissioners Jacob, Douch and Kelley

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive 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 agendized business to be conducted.

Alan Horn, a resident of Sebastopol, commented:

- Owns a business in Sebastopol.
- Is a military veteran who was trained in the use of radiation as a weapon of war.
- Is a member of the EMF Safety Network as well as a brand new organization called SCREAM (Sonoma County Radiation Education and Mitigation).
- Explained a number of handouts that he had provided to the Commission prior to the start of this meeting.
- EMF are extremely dangerous.
- We need to do what we can to reduce our exposure to EMF.
- A Use Permit application, submitted by Verizon, will soon be before the Commission.
 - This application would result in a massive increase of EMF throughout Sebastopol.
 - An environmental impact report should be required.
- PG&E has said that the science is inconclusive.
 - Given that fact alone, we should not be increasingly dramatically our exposure to EMF.
- The documents he provided show that the science is, in fact, conclusive.
- With regards to the recently received Verizon application for a Use Permit, he expressed having concerns with the application itself.
 - The application does not state the number of poles that will be equipped with these new radiation emitters.
 - Expressed public safety concerns over the potential for these poles to fall during a natural disaster.
- The radiation that will emanate from these needs to be addressed.
- Thanked the Commission for their time.

Linda Berg, a resident of Sebastopol, commented:

- Her entire life revolves around avoiding EMF.
- EMF is one of the largest health threats in the world right now.
- We are living in a manmade microwave oven.
 - Everyone is paying a lot of money for cell phones and wi-fi.

- These things are essentially killing everyone whether people want to admit it or not.
- People are functioning on an assumption that this stuff is safe.
- Policies are being ignored and are going unimplemented.
- The 'Safety Chapter' of the last General Plan, which dates back more than twenty years, has very specific language about minimizing magnetic hazards.
 - The Planning Department has completely ignored these responsibilities.
 - The fact that these have gone ignored is a travesty.
- Approving the Use Permit request that was recently submitted by Verizon would be a step in the wrong direction.
- The new General Plan calls for EMF exposure reduction as well.
- Spoke on the meter she carries which measures the unsafe levels in any given place due to EMF.
- Wants to educate the public on the danger of electropollution and electrosmog.
- We should be considering air space, not just land.
- We need to do more to bring down our dirty electricity.
 - Fluorescent lights are no good.
 - PG&E's SmartMeter has got to go.

Chair Fritz asked Ms. Berg to wrap up her comments as she had exceeded the allowable timeframe.

Ms. Berg comments continued:

- Referred to a bill in Oklahoma that lays the groundwork to remove all SmartMeters from a town there.
 - There is a global movement on this.
 - We can do it.

Paul McGavin, a resident of Petaluma, commented:

- His daughter is homeschooled and attends a school in Sebastopol two days per week for socialization.
- They do this because schools that have wi-fi are not safe.
- Is an expert on the subject.
 - Has received training on how to measure and mitigate microwave radiation.
 - Understands exactly how it works.
- Was very instrumental in getting a veto of Senate Bill 649 which would have given local communities no say over whether these kinds of antennas would be installed on poles in neighborhoods at some nominal price.
 - What this did was given back to local communities the ability to still work under the Telecommunications Act of 1996.
- The important point to consider is whether or not the applicant has shown that there is a significant gap in coverage to warrant the request.
 - If Verizon can prove that there is a significant gap in coverage through substantial evidence (actual meter readings, actual calls that cannot be made), they can then come in and preempt your local authority.
 - If the ability to make a phone call exists, and they cannot prove that there is a significant gap in coverage, they cannot preempt your local authority.
- People who take an oath of office to protect the constitutional rights to privacy and safety of its residents, are required to do so.
- Spoke on the health effects of microwave radiation.
- We're all electrical.

- The cancer of these towers is that they increase in size and with and number once you let one of them into a residential area.
 - These should be kept in commercial zones.
- Thanked the Commission for their time.

Hearing nothing further, Chair Fritz closed the public comment period.

5. STATEMENTS OF CONFLICTS OF INTEREST: There were none.

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

Director Webster provided the following update:

- At the last City Council meeting, the Council:
 - Introduced the first reading of the comprehensive cannabis ordinance.
 - In addition to what was recommended by the Commission, the Council added one more delivery allowance. Other than that, some less significant changes were made.
 - Second reading of the comprehensive cannabis ordinance is next, with an expected effective date in early April.
- At the City Council meeting on March 6, the Council will:
 - Consider an appeal of the Use Permit that was recently approved by the Planning Commission to allow an Anytime Fitness to operate at 131 South Main Street.
- At the City Council meeting on March 20, the Council will:
 - Conduct design review of a proposal, submitted by Armstrong Development, for a retail building on the CVS site.
 - The City Council's design review authority for this project comes as a result of litigation.
- At the Planning Commission meeting on March 13, the Commission will:
 - Consider a Use Permit application for two microcell installations on utility poles in the South part of Sebastopol.
 - Consider a Use Permit for Seismic Brewing which is proposed to go into the building which sits at the corner of Sebastopol Avenue and Morris Street in The Barlow.
 - Conduct Preliminary Review of a proposed development of 18 townhomes which is proposed for the vacant lot behind the bike store and paint store off of Sebastopol Avenue.
- At the Planning Commission meeting on March 27, the Commission will:
 - Consider the final draft of the full package of Zoning Ordinance text amendments.
 - Depending on how far the Commission gets on the draft Zoning Map tonight, this meeting may also include a Public Hearing on the draft Zoning Map.

Commissioner Kelley requested that Director Webster transmit a copy of the comprehensive cannabis ordinance, as introduced by the City Council, to the Commission.

Director Webster responded in the affirmative.

The Commission asked questions of Director Webster.

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

8. PUBLIC HEARING: (none)

9. DISCUSSION:

A. DRAFT ZONING MAP, PRELIMINARY REVIEW: Following adoption of a new General Plan, the Commission has been engaged in a comprehensive revision of the Zoning Ordinance. A new related element is corresponding revision of the Zoning Map to achieve consistency with both the new General Plan and the revised Zoning Ordinance. In addition, the Map revision project may address anomalies and inconsistencies in the current Zoning Map. The Commission will conduct a preliminary review of the draft Zoning Map, and may provide direction for revisions. A revised draft Zoning Map will be the subject of a public hearing scheduled for the Commission meeting on March 27, 2018, after which the Commission may make further revisions and forward the draft Map to the City Council, who will also conduct a public hearing prior to its adoption.

Director Webster noted that Ms. Thompson of De Novo Planning Group couldn't make it as she was sick.

Elise Carroll of De Novo Planning Group was present.

In response to questions that were raised on conflicts of interest at the last meeting, Director Webster commented:

- In speaking with the City Attorney, there is a legal provision that states that broad discussions relative to rezoning of larger areas would not constitute a conflict of interest.
- However, that is not really what we're doing with this map.
- Commission members should recuse themselves based on the 500' radius for their property and abstain from voting on any related matter.
- If there is an obvious conflict, the Commission member should abstain from discussing that particular piece.

Director Webster discussed process and provided an introduction.

The Commission asked questions of Director Webster throughout their discussion.

Director Webster asked to hear from the Commission on Zoning District, 'RA'.

The Commission asked questions but had no comment.

Director Webster asked to hear from the Commission on Zoning District, 'RSF-1'.

Commissioner Doyle commented that the colors are not distinct enough.

Commissioner Doyle commented that Stefenoni Court should not be in this district.

Director Webster concurred that 'RSF-1' does not make sense for these lots, and commented that changing the zoning of Stefenoni Court to 'RSF-2' or other, to indicate that the lots are actually smaller in size and that many of them have duplexes on them, would be appropriate.

Commissioner Doyle suggested that Stefenoni Court be rezoned to, 'RM-M'.

Hearing no support for rezoning Stefenoni Court to 'RM-M,' Director Webster suggested that rezoning Stefenoni Court to, 'RSF-2' or 'RD' may be appropriate.

Chair Fritz commented:

- The duplex, no-duplex zoning is very bizarre.
- We have way too many zoning districts.
 - Would like to combine some of the districts.
 - Doesn't see why, 'CO,' 'CG,' and 'O' can't be combined.
 - Suggested that some of the residential zones be combined as well.

Commissioner Doyle commented:

- Does not support allowing duplexes in 'RSF-2'.
 - Duplexes should be maintained in specific areas.

Chair Fritz commented:

- Suggested that duplexes be allowed in a new zone.
 - Said zone has been referred to in prior discussions as, 'RSF-3'.

Commissioner Glaser commented that the General Plan has eleven categories and the Zoning Ordinance has 18 zoning districts.

Based on the definition of a 'duplex,' as he understood it, Commissioner Glaser disagreed with Commissioner Doyle on placing a restriction on duplexes in 'RSF-2'. He explained that in his understanding, a duplex would mean a shared wall between units, which he didn't believe would change the nature of a neighborhood.

Commissioner Doyle responded:

- Explained that the definition of a 'duplex' is when two units are on one parcel.
 - Because of that, duplexes tend to be rentals.

Chair Fritz noted that they could also share a wall.

Commissioner Doyle commented:

- Would be interested in having a discussion about a zone that may allow a zero lot line on one side, instead of requiring a small lot subdivision as has been the case.
- In terms of zoning districts, 'RSF-1' and 'RSF-2' should remain.
 - The other residential zoning districts should be discussed further.

Chair Fritz commented:

- 'RSF-3,' 'RD,' and 'RD-2' should be combined into one residential zoning district.
 - We need one residential zoning district that will allow multiple housing options.
 - It should be more dense and closer to our downtown.

Commissioner Doyle commented that the much discussed, 'RSF-3' wouldn't be named, 'RSF' because it would not be a single-family residential zone.

Commissioners concurred.

Chair Fritz commented that the 'RSF-3' zoning district could allow single-family, duplex, triplex or fourplex developments.

Commissioners concurred.

Commissioner Doyle noted the likelihood for greater public outcry if significant rezoning.

Commissioner Glaser commented:

- In Sunnyvale, instead of changing the zoning, the City Council made a provision in the city for the neighborhood to petition for constraints on the neighborhood.
 - It can work.

Commissioner Doyle commented that he would not support that approach.

Commissioner Glaser commented:

- If we're looking to make more housing opportunities available for people, most of our city is zoned RSF-2.
- Increasing the density by decreasing the lot size won't necessarily change the nature of the neighborhood, or make more housing available.
- Flag lots are not an ideal way to do housing.

Commissioner Doyle commented:

- Agreed on the need for creation of a residential zoning district that will allow for a variety of housing options, particularly in areas that are closer to our downtown.
- Making smaller lots will give some opportunity over time for greater density.

Director Webster commented:

- The Commission can direct the consultant to take a good, hard look at combining 'RSF-3,' 'RD,' and 'RD-2'.
 - Consider parameters about lot size that relate to density allowances.
 - Circle back to the text amendments in the Zoning Ordinance for standards to ensure that what they come up with makes sense.
 - If it does, perhaps some of the residential zoning districts
 - The same may be true for commercial zoning districts, 'CO,' and 'O' as they are very similar.

Commissioner Doyle commented:

- Referred to the parcels along First Street that are recommended to be rezoned from 'RR' to 'RSF-1'.
 - Some of these parcels would be large enough to subdivide.
 - By this change alone, we're gaining the potential for development.
- Referred to a corner property on Leland Street, between First Street and Jewell Avenue, where a property owner wanted to do a lot split some years back.
 - Commented that the requirements are too onerous for development in a semi-rural area.
 - Due to the requirements and the costs associated with them, the project was never developed.

Director Webster responded that the matter of those requirements could be initiated by the Planning Commission for future discussion outside of this process. Alternatively, a land owner could request that those requirements be reviewed.

Chair Fritz commented:

- Referred to a number of non-conforming lots in the 'RSF-2' zoning district, most of which are in our older neighborhoods, and commented that it would seem to make sense to pull them into 'RSF-3'.

- He identified the area on the map as, Florence Avenue, Huntley Street, High Street, Calder Avenue, and Hayden Avenue, as have a lot of nonconforming lot sizes.
- Rezoning them would allow them to be brought into compliance.

Commissioner Doyle commented:

- In response to Chair Fritz, he expressed not being in support of rezoning Florence Avenue.
- The areas of West Street, Snow Street, Strout Avenue, Pitt Avenue, and the bottom half of Wilton Avenue have a lot of multi-family housing.

In response to a questions, Director Webster commented that most of the parcels that are marked on the Zoning Map as being legal nonconforming are not proposed for rezoning.

Commissioner Douch commented:

- Opposed to rezoning legal non-conforming lots, as Chair Fritz suggested, because they're quite spread out.
- Supports combining like districts as appropriate.
- Expressed unease about changing the zone of large chunks from low density to high density.
- Rezoning the properties along Johnson Street to be in conformance makes sense because it is already a dense area.
- Likes Director Webster's earlier suggestion.

Circling back to their earlier conversation, Commissioner Jacob commented that Stefenoni Court doesn't feel at all like 'RSF-1'.

- Stefenoni Court feels more like 'RSF-2'.

Chair Fritz concurred on Stefenoni Court feeling more like 'RSF-2'.

Director Webster asked if there was consensus among the Commission to rezone Stefenoni Court to 'RSF-2'.

Commissioners agreed to rezone Stefenoni Court to at least 'RSF-2'. The other option would be changing it to, 'RD' due to the number of duplexes in the neighborhood.

Commissioner Jacob commented:

- Would like to have less legal nonconforming properties.
 - Would like to change these legal nonconforming properties to conforming properties, as much as possible.

Commissioner Doyle commented:

- Expressed not having a problem with nonconforming uses.
 - At least you'd know that neighborhoods wouldn't be brought further into nonconformance because those uses don't conform to the underlying zoning to begin with.
 - Allowing nonconforming uses to become conforming means that the use will then be allowed by right for all of the properties in the zone which could lead to a radical change.
 - Properties that are legal nonconforming are legal.
 - Trying to legalize nonconforming properties is the wrong thing to look at.
 - Nonconforming uses should not influence their discussion at all, unless there is a prevalence in an area, in which rezoning may make sense.

- We need to look at how we want the land use to be going forward.

Vice Chair Douch commented:

- 'Duplex' should be dropped from 'RD' and 'RD-2'. They're just residential zones that allow for a variety of housing options.
- Duplexes cannot be constructed in 'RSF' districts.

Commissioner Doyle commented:

- 'RD' and 'RD-2' could be combined and renamed 'RM' for residential, multiple family.
- Ms. Thompson indicated that elimination of 'RM-M,' as there is only one property that is zoned that way, may be appropriate.
 - Perhaps 'RD' and 'RD-2' could become 'RM-M'.

Chair Fritz commented that he doesn't understand the need for a 'RD' and an 'RD-2' zone.

Commissioner Doyle expressed difficulty discerning between some of the colors on the draft Zoning Map.

Vice Chair Douch commented:

- Suggested reducing the minimum lot size of 'RD' lots in order to eliminate 'RD-2', unless 'RD' is eliminated.
 - Proposed removal of 'RM-M' and 'RD-2'.
 - Retain 'RD' or eliminate it and create a zoning district that would encompass multiple housing options and name it 'RM' for residential, multiple family.

Chair Fritz commented:

- In response to Vice Chair Douch, our residential zoning districts would be 'RSF-1,' 'RSF-2,' 'RM' for residential, multiple family and 'RM-H' for high density, multiple family.

Commissioner Doyle commented that Ms. Thompson wanted the Commission to discuss where an 'RSF-3' might be applied.

Commissioner Glaser commented:

- Zoning should be based on density, not on the nature of the buildings.

Commissioner Doyle commented:

- Because the costs to build are so high, developers will opt to maximize their development potential to the fullest extent that the zoning will allow.
- The reasons for zones is to fend the density.
- If we change a lot of parcels to 'RM', they'll eventually be built out to the maximum that the zoning will allow.
 - The size of the lots will be the limiting factor.
- Zero lot lines are not that desirable.

Chair Fritz agreed with Commissioner Doyle on the size of the lots being the controlling factor.

Director Webster stated that there appeared to be consensus on:

- Not having the 'RD-2' zone.
- Consolidation of 'RD,' 'RM-M' and 'RD-2' zones.

Commissioner Doyle commented that the Commission needs to study these issues more.

Director Webster commented:

- Another map will come back for the Commission to study further and public notices will be sent out.
 - Or, if the Commission would prefer, the map can come back for another round of preliminary review prior to public noticing.

Commissioner Glaser referred to square footage for lot size and asked if one could also specify square footage per residence.

Commissioner Doyle commented that he would not support that.

Director Webster responded that yes, it could be possible to specify the square footage per residence.

Vice Chair Douch commented that that is where density comes in.

Commissioner Glaser commented:

- Clarified that he was suggesting requiring a certain number of square feet for the lot based on the number of residences.
 - Using the number of square feet of lot per residence to induce contractors to distribute their density with different housing options.

Commissioner Doyle responded:

- That would just be adding another regulation.
- Lot size is still the controlling factor along with requirements such as setbacks, height, parking, etc.

In response to Commissioner Glaser, Vice Chair Douch commented that he believed the solution to be apparent without the need to do that by going to an, 'RM' and an 'RM-H'.

Commissioner Doyle commented:

- The addition of an, 'RM-L' may also be appropriate.
- Our existing 'RM-M' hasn't been used.

Vice Chair Douch commented:

- We could go ahead and eliminate 'RM-M' and create an 'RM'.

Commissioner Doyle commented that alternatively, the Commission could retain 'RM-M' and rezone properties to that zoning district instead of creating a brand new one.

Vice Chair Douch concurred.

Commissioner Doyle commented:

- We would then need to take a better look at what the multiple family zoning districts currently mean, and what they could mean.

Vice Chair Douch commented:

- With regards to the proposed 'RM,' the Commission would need to figure out whether the minimum lot size of 5,000 square feet is appropriate.
- In addition, the Commission would need to further explore the proposed 'RSF-3'.

The Commission concurred.

Commissioner Doyle commented:

- The issue with 'RM' is that we'd need to understand what would be proposed to be in it and what the existing neighborhoods are in terms of a potential disruption to the feel of those neighborhoods.
 - We'd also need to look at what the land use designation is for those various lots.

Chair Fritz commented:

- The minimum lot size in 'RM-M' is 6,000 square feet.
- The minimum lot size in 'RD' and 'RD-2' is 5,000 square feet.
- Given that, he suggested dropping the 'RM' to 5,000 square feet.

Commissioner Doyle concurred and commented that it may be best to refer to the proposed 'RM' as 'RD' for purposes of their discussion to not add unnecessary confusion.

Director Webster concurred.

Commissioner Doyle commented:

- Right now 'RD' allows single-family and duplex.
- The Commission could change 'RD' to allow single-family, duplex, triplex, and fourplex developments, reduce the minimum lot size, and leave it at that.

Director Webster stated that there appeared to be consensus on:

- The discussed type of consolidation, as appropriate.
- Retaining 'RD'.
- Eliminating 'RD-2' and 'RM-M'.

The Commission concurred.

There was a general consensus among the Commission to remove the housing type from the district names (i.e., RD-2 and RD Districts, Duplex Residential).

Director Webster asked to hear on:

- Any additional comments from the Commission on Zoning District, 'RSF-1'.
- Comments from the Commission on Zoning District, 'RSF-2'.

The Commission agreed that the three properties at the end of Brookside Avenue that are zoned 'RSF-1' should be changed to 'RSF-2' to be consistent with the surrounding area.

- Commissioner Glaser abstained from this discussion due to a conflict of interest.

Director Webster commented that the Commission had pretty well discussed 'RD' and 'RD-2' and asked for any further comments.

There were none.

Chair Fritz noted the variety of zoning districts on Leland Street and commented that it didn't feel right.

Commissioner Glaser concurred and responded that those properties are very rural right now.

Commissioner Doyle expressed difficulty discerning between the colors for 'RA' and 'RM-M' on the draft Zoning Map.

For the five parcels north of Leland Street, west of Jewell Avenue, and southeast of Bodega Avenue, the Commission agreed to rezone them to 'RSF-2'.

- Commissioner Jacob abstained from this discussion due to a conflict of interest.

Director Webster asked for any further comments on 'RD'.

Commissioner Doyle asked if the parcels on the east side of Robinson Road should be rezoned to 'RSF-2'.

Vice Chair Douch said no because they abut 'RA'.

Commissioner Doyle concurred.

After additional discussion, the Commission agreed to leave the parcels on the east side of Robinson Road as is.

Director Webster noted that the Commission had already discussed 'RM-M' and asked for comments on 'RM-H'.

For the six parcels north of Washington Avenue, east of Huntley Street, and west of Bodega Avenue, the Commission agreed to change them back to 'RSF-2'.

Commissioner Doyle commented that the site, of the formerly proposed Laguna Vista project, should not be zoned 'RM-H' if the City is never going to allow high density development there due to the wetlands and ESOS policies.

- Suggested changing the zoning.

Chair Fritz suggested changing the zoning to 'RM-M'.

Director Webster responded that changing the zoning would be inconsistent with the General Plan. In addition, he stated that there are State laws about downzoning that we would have to look at.

There were no further comments on 'RM-H'.

Director Webster asked to hear from the Commission on Zoning District renaming.

The Commission agreed that the districts would need to be worked on further due to the fact that some districts were being combined.

Director Webster asked to hear from the Commission on 'CO'.

The Commission agreed to consolidate the 'CO' and 'O' districts.

Commissioner Doyle referred to 8086 Bodega Avenue and commented:

- It's currently zoned 'RM-H' and the draft Zoning Map has it changed to 'CG'.
- This property has an approval for a bed and breakfast inn.
- The land use designation is 'CO'.
- Asked staff and the consultant to follow look into what may be the appropriate zone for this parcel.

Director Webster commented:

- The zoning has to be consistent with the General Plan.
- Can flag this as a parcel where the General Plan map may need fixes, which could be part of a future map cleanup process.

Commissioner Doyle commented:

- Referred to the two parcels, one on each side of Bodega Avenue, on the west side of High Street.
 - They are proposed to be rezoned from 'O' to 'CD'.
 - Asked for discussion on the appropriateness of changing the district.

After some discussion, the Commission agreed to accept the proposed rezone to 'CD' as that would be consistent with the General Plan.

Director Webster asked to hear from the Commission on 'CN'.

The Commission expressed support for removal of 'CN'.

Director Webster asked to hear from the Commission on 'CM'.

Chair Fritz asked if this new zone for The Barlow area would be consistent with the General Plan.

Director Webster stated that it would as it is still an industrial district.

The Commission expressed support for creation of 'CM' as proposed.

Director Webster asked to hear from the Commission on 'CF'.

Commissioner Doyle commented:

- Referred to the expansion area of the Skategarden Park, which is on the east side of Flynn Street, and commented that that should not be zoned residential.

Chair Fritz noted that the General Plan still calls for high density residential there.

Director Webster responded:

- Can flag that as an area where the General Plan map may need fixes, which could be part of a future map cleanup process.

The Commission concurred.

Commissioner Wilson commented:

- The School District offices on Johnson Street should be 'CF'.

Director Webster responded:

- Can flag that as an area where the General Plan map may need fixes, which could be part of a future map cleanup process.

Chair Fritz asked if the 'CH' district was necessary.

Director Webster responded:

- Unless the General Plan poses a problem, could eliminate 'CH' by incorporating its use allowances, by Use Permit, into the 'CG' district.

- Will explore this further with the consultant.

Commissioner Doyle commented:

- Referred to 885 Gravenstein Highway North, which is currently zoned 'O' and is proposed to be rezoned to 'CG'.
- While changing it to 'CG' would be consistent and make sense, he recalled the Commission having approved an applicant's request to change the zoning to 'O' a number of years ago and asked staff to ensure that that change makes sense given the action taken by the Commission not that long ago.
- Suggested that a letter be sent to the property owner with notification of the plan to rezone.

Director Webster agreed on the property owner being notified and responded that he would look into the matter further.

Chair Fritz commented:

- Asked staff to look into a parcel at 116 and Hurlbut Avenue which is showing as having been included into our Sphere of Influence on the General Plan map.

Director Webster responded:

- Recalled that the Council decided not to include that parcel into our Sphere of Influence.
- Would look into that further.

Commissioner Doyle noted that we don't do rezoning for properties in our Sphere of Influence regardless.

Commissioner Jacob spoke on 'PC' developments and asked clarifying questions. No action was taken.

Commissioner Kelley commented on the importance of providing ample public notice.

The Commission agreed to proceed with a revised Zoning Map which will be the subject of a public hearing scheduled for the Commission meeting on March 27, 2018.

The Commission concluded their discussion of this item.

10. WRITTEN COMMUNICATIONS: (none)

11. ADJOURNMENT: Chair Fritz adjourned the meeting at 9:43 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, March 13, 2018 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director