



City of Sebastopol  
Incorporated 1902

## AGENDA

### MEETING OF SEPTEMBER 28, 2021

#### **CORONAVIRUS DISEASE (COVID-19) ADVISORY**

To protect our constituents, City officials and City staff, the City requests all members of the public to follow the California Department of Health Services' guidance and the County of Sonoma's Public Health Officer Order for the Control of COVID-19 restricting group events and gatherings and maintaining social distancing.

Consistent with Executive Order N-29-20, **in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available. Remote public participation is allowed using the ZOOM program.**

In order to minimize the spread of the COVID-19 virus, the City of Sebastopol is providing multiple alternatives to viewing public meetings and providing comments on items on the agenda. These alternatives allow the City to adhere to social distancing requirements, follow the Governor's Executive Order N-29-20 (which suspends certain requirements of the Brown Act), and provide a way for the public to provide public comment during the meeting.

#### **VIEWING MEETINGS ONLINE**

For this meeting, the City of Sebastopol will be utilizing the Program ZOOM which allows for audio and visual participation. An attachment to this Agenda will be published with the Meeting information.

Join Zoom Meeting

<https://us02web.zoom.us/j/88306903438?pwd=Y1RLaHJUc2ozZHZ3V1c4RkZCT2kyQT09>

Meeting ID: 883 0690 3438

Passcode: 001793

One tap mobile

+16699006833,,88306903438# US (San Jose)

+12532158782,,88306903438# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 883 0690 3438

Find your local number: <https://us02web.zoom.us/u/kb5CKYzsmn>

**6:00 pm      Convene Regular PLANNING COMMISSION MEETING (Zoom virtual format)**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. 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.
- 4. STATEMENTS OF CONFLICTS OF INTEREST**
- 5. SUBCOMMITTEE UPDATES**
  - a. Appoint Planning Commission Liaison to Climate Action Committee**

**b. Other Subcommittee Updates**

**6. PLANNING DIRECTOR'S REPORT**

**7. ADJOURNMENT (to be re-convened after Joint City Council/Planning Commission meeting)**

**6:30 pm Convene Special JOINT CITY COUNCIL / PLANNING COMMISSION MEETING (Zoom virtual format)**

**8. CALL TO ORDER**

**9. ROLL CALL**

**10. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA** – This is for items *not* on the joint City Council/Commission agenda, but that are related to the responsibilities of the City Council/Planning Commission. The Commission receives any such comments, but under law, may not act on them.

**11. STATEMENTS OF CONFLICTS OF INTEREST**

**12. REGULAR AGENDA ITEMS**

**a. Sixth Cycle Housing Element Kick-off Presentation**

**13. ADJOURNMENT**

**Reconvene Regular PLANNING COMMISSION MEETING (Zoom virtual format)**

**14. CALL TO ORDER**

**15. REGULAR AGENDA ITEMS**

**a. PRELIMINARY REVIEW – 333 North Main Street - Habitat for Humanity Townhomes –**

The applicant is seeking Planning Commission's input via a Preliminary Review for a four-unit townhome project located at 333 N Main St. Potential entitlements include a proposed subdivision, a use permit, and variances for FAR and parking minimums. (Note this is a Preliminary Review only, and no decisions will be made at this meeting. The applicant will need to submit a formal application to proceed with the project.)

**8. ADJOURNMENT:** This meeting will be adjourned to the next regular meeting of the Commission, to be held on October 12, 2021, at 6:00 p.m.

**PUBLIC HEARINGS AND PUBLIC COMMENT ON ITEMS**

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. Comments should be limited to 3 minutes or less. **Please see Attachment for public meetings to this agenda for how to do public comment during the Covid 19 emergency.**
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.

**STAFF REPORTS ON AGENDIZED ITEMS** are available for review on the City's website: <https://www.ci.sebastopol.ca.us/Meeting-Event.aspx> 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. 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. Public Comment can be emailed to the project planner listed in any notices, or [kvanstrom@cityofsebastopol.org](mailto:kvanstrom@cityofsebastopol.org).

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

**DISABILITY ACCOMMODATIONS:** If you have a disability which requires an interpreter or other person to assist you while attending this meeting, please call the Planning Department at (707) 823-6167 at least 72 hours prior to the meeting.