

City of Sebastopol City Council Regular Meeting Minutes

Meeting of April 4, 2017

As approved by the City Council at their regular meeting of April 18, 2017.

6:00 pm - Convene Regular City Council Meeting, Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA

The public is advised that pursuant to Government Code Section 54957.5 all writings submitted to the City Council are public records and will be made available for review.

Please note that minutes are not verbatim minutes and are meant to be the City's record of a summary of actions that took place at the meeting.

Notice: All resolutions and ordinances introduced and/or adopted under this agenda are waived of all reading of entire resolution(s) and ordinance(s).

The Sebastopol City Council welcomes you to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

A notice of the meeting was posted by the City Clerk on March 28, 2017.

**6:00 pm            CONVENE CITY COUNCIL MEETING, Sebastopol Teen Center/Youth Annex, 425 Morris Street, Sebastopol, CA**

**CALL TO ORDER:** Mayor Glass called the meeting to order at 6:06 pm.

**ROLL CALL:**

Present:            Mayor Glass  
                      Vice Mayor Slayter  
                      Councilmember Carnacchi  
                      Councilmember Gurney  
                      Councilmember Hinton

Absent:            None

Staff:              City Manager/City Attorney Larry McLaughlin  
                      Assistant City Manager/City Clerk Mary Gourley  
                      Building Official Glenn Schainblatt  
                      Engineering Manager Henry Mikus  
                      Finance Director Ana Kwong  
                      Fire Chief Bill Braga  
                      Planning Director Kenyon Webster  
                      Superintendent of Public Works Dante Del Prete

**SALUTE TO THE FLAG:** Mayor Glass led the salute to the flag.

**PROCLAMATIONS/PRESENTATIONS:**

The following was presented:

- Years of Service Award
  - Rebecca Mansour – 10 years (Planning Department)
  - Patrick Innes – 30 Years (Fire Department)
- Proclamation Proclaiming April 2017 as Child Abuse Prevention Month – Requested by MOVES (Minimizing Occurrences of Violence in Everyday Society)

Colleen Fernald commented on the Proclamation as follows:

- Appreciates the comments of the speakers
- Discussed Sebastopol as Peacetown - Deliverables less than that
- Discussed victims of wars of choice
- Discussed the recent deaths in Syria
- City needs to do everything it can to change the policy
- Advocating for change
- Discussed sanctuary for 100,000 lives that have been lost
- City did not take action required after Obama administration
- Discussed the loss of her daughter to an act of violence
- Discussed callous loss of life - Not been rectified
- Do something for domestic lives here
- Influence policy
- Use leverage with other cities
- Shift paradigm
- Requested a resolution to fix the broken system that is allowing violence to happen here and abroad

**PUBLIC COMMENT:** (This is an opportunity for the public to address the City Council on items that are not listed on the agenda. This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to City Council business. Pursuant to the Brown Act, however, the City Council cannot consider any issues or take action on any requests during this comment period. Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council. The Mayor has the authority to limit the time allowed for speakers dependent on the amount of speakers in attendance. 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.)

ila Benavidez- Heaster commented as follows:

- Discussed revitalization - Saw it in our town at the Housing Subcommittee meeting
- Thanked Kenyon Webster for his presentation
- Thanked Mayor Glass and Vice Mayor Slayter
- Thanked the Mayor for the container created – people started to talk – people are well versed
- Discussed adding inter-generational to the topic
- Having place to live, work and be
- Discussed snippet on Pine Grove Square
- Recognize all are listening
- Exciting
- Commended the Mayor for her language
- Anchoring it with color and the whole process
- Thrilled to see the beginning

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- Thanked the subcommittee

Councilmember Hinton departed the dais.

Colleen Fernald commented as follows:

- Discussed issues to be resolved with the police department
- Discussed the Santa Rosa Council meeting – issue of homelessness
- Discussed rent stabilization and rent caused eviction
- Discussed this should have been done in concert with Santa Rosa
- Discussed forces opposed to affordable housing may not have been able to overturn that so easily if that had happened
- Misstep in not agendaing that sooner
- Resulted in her being evicted and homeless
- Discussed being out of money and receiving her last water and sewer bill from the City
- Asked City Clerk and the City Manager/Attorney to work with her to discuss creative ways to repay bill instead of putting out in collections
- Repeatedly called City Hall
- Disrespectful not to have her call returned
- Cannot get a call back to discuss how to solve this \$400 debt
- City has a budget for basic services – questioned how that will be achieved at the rate the City is going now
- Discussed leverage of working together
- Rent, buy, watch Wag the Dog movie
- Lessons to be learned from this movie

The Mayor called for a break at 6:35 pm and reconvened the meeting at 6:42 pm.  
Councilmember Hinton returned to the dais at 6:42 pm.

Consent calendar items are routine matters or matters which have been reviewed by the City Council previously. These items may be approved by one motion without discussion unless a member of the City Council requests that the item be taken off the consent calendar.

Councilmember Carnacchi requested Item Number 5 be pulled from the consent calendar.

Councilmember Hinton moved and Councilmember Gurney seconded the motion to approve consent calendar item(s) number(s) 1, 2, 3, and 4.

**VOTE:**

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass  
Noes: None  
Absent: None  
Abstain: None

**CONSENT CALENDAR:**

1. Approval of Minutes of March 21, 2017 City Council Meeting Minutes (City Administration)  
City Council Action: **Approved the Minutes of March 21, 2017 City Council Meeting Minutes**  
Minute Order Number: **2017-076**

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2. Approval of Award of Contract for Traffic Signal and Lighted Crosswalk Maintenance (Superintendent of Public Works)

City Council Action: Approved Award of Contract for Traffic Signal and Lighted Crosswalk Maintenance  
Minute Order Number: 2017-077

3. Approval of Second Reading and Adoption of Ordinance 1102 to pre-zone and amend the zoning map for, the Village Mobile Home/Tomodachi Park property located at 6665 Sebastopol Avenue (APN 060-060-001) (Planning Director)

City Council Action: Approved Second Reading and Adoption of Ordinance 1102 to pre-zone and amend the zoning map for, the Village Mobile Home/Tomodachi Park property located at 6665 Sebastopol Avenue (APN 060-060-001)

Minute Order Number: 2017-078

4. Approval of Award of Contract to Badawi & Associates for professional auditing services; and authorized the City Manager to execute the related contract (Finance Director)

City Council Action: Approved Award of Contract to Badawi & Associates for professional auditing services; and authorized the City Manager to execute the related contract

Minute Order Number: 2017-079

- ~~5. Approval of Authorization for Mayor to Sign Letters of Support for SB 2 (Atkins) and SB 3 (Beall) (Vice Mayor Slayter/Planning Director)~~

~~• SB 2 (Atkins) The Building Jobs and Housing Act would generate hundreds of millions of dollars each year for affordable housing, emergency shelters and other housing needs, via a \$75 recording fee on specified real estate documents.~~

~~• SB 3 (Beall) the Affordable Housing Bond Act of 2018 places a \$3 billion general obligation bond on the November 2018 ballot to fund affordable housing and infill infrastructure projects.~~

INFORMATIONAL ITEMS/PRESENTATION:

6. Informational Presentation from Brian Vaughn, Director - Division of Health Policy, Planning and Evaluation (HPPE), Sonoma County Department of Health Services on efforts towards developing a countywide Safe Medicine and Sharps Disposal ordinance, policy options and recommendations, the timeline, and next steps. In October 2016 the Sonoma County Board of Supervisors directed the Sonoma County DHS and SCWA to draft a model SMD Ordinance, in cooperation with the Sonoma County Safe Medicine Disposal EPR Ordinance Collaborative. Sonoma County DHS, in partnership with the Collaborative, has developed a proposed SMD Ordinance draft for adoption in Sonoma County that could facilitate implementation county-wide. (City Manager/Engineering Manager)

Brian Vaughn, Director, Division of Health Policy, Planning and Evaluation (HPPE), Sonoma County Department of Health Services, provided a presentation to the City Council.

Mayor Glass asked for questions of staff or presenter.

Councilmember Carnacchi commented as follows:

- Questioned if the City only has one drop off safe med disposal site which is located at the Police Department – Mr. Vaughn stated that is correct
- Questioned if that location is monitored currently by DHS – Mr. Vaughn stated no – that the City is part of the sub-regional group and that it is monitored by the City of Santa Rosa

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Councilmember Hinton commented as follows:

- Questioned if this includes Sharps at this point – Mr. Vaughn stated no
- Questioned the current locations for disposal of Sharps – Mr. Vaughn stated there are a limited number of locations such as: central landfill; household materials program and a handful of other sites such as health care facilities

Vice Mayor Slayter commented as follows:

- Curious why Alameda took out Sharps – Mr. Vaughn stated they did not take it out, but it was adopted at a later time as the Safe Meds ordinance was already adopted
- Questioned if this was on the part of the County, would the oversight be by DHS – Mr. Vaughn stated yes
- Questioned how many additional staff are required – Mr. Vaughn stated that it would not take much and would be similar to how the restaurant inspections work now; stated the pharmacies would be charged a fee to cover the cost of staff; hope to have 100 percent cost recovery within three years; costs to jurisdictions would go away and the costs would be taken on by the pharmaceutical industry
- Questioned how would it work if the City adopted its own ordinance – Mr. Vaughn commented that it be through a resolution, ordinance or agreement where the City would agree to the County monitoring and overseeing the program
- Stated the end result is largely the same
- Stated it is a matter of what direction the City will go

Mayor Glass commented as follows:

- Clarified that the County is offering to do this and the City can delegate the implementation of this to the County at no charge to the City – Mr. Vaughn stated that is correct; that once the ordinance is adopted and once 30 days have passed since that adoption, the City can start billing the industry for the current program until the new program is developed – Would ask the City that if the City does get that money, to contribute those funds to the County until the 100 percent cost recovery is completed

Councilmember Carnacchi commented as follows:

- Questioned if the ordinance is before the City tonight or has it been signed – Mr. Vaughn commented that it is not yet signed and that he is not asking for approval of the ordinance tonight, but to take recommendations to the County Board

Engineering Manager Mikus commented as follows:

- Great program
- Long time coming
- In support of including Sharps

Mayor Glass opened for public comment.

ila Benavidez-Heaster commented as follows:

- 100% in support
- One location is not sufficient
- Many people cannot get to the police department
- Have a place to where people can take the medicine such as at Burbank Heights

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- Discussed Sharps
- Open up the number of sites available
- Discussed the Senior Center as a location and Senior Housing

Hearing no further comments, Mayor Glass closed public comments.

Councilmember Hinton commented as follows:

- Stated she is well versed in this subject
- Discussed this issue where she works
- Suggested that every pharmacy that sells prescription medication should take them meds back for disposal
- Suggested this as a requirement for major pharmacies in town
- Stated this should be the City ordinance
- Stated she knows that the Marin police department takes them in
- Stated the Marin police department takes in needles including ones that contain morphine and other medications that pharmacies are unable to accept
- Stated the pharmacy provides containers for Sharps and pills
- Stated this issue is very important
- Supports it 100%
- Suggested more locations

Councilmember Carnacchi commented as follows:

- First page of ordinance – A (1) - Pharmaceutical drugs allow us to live longer, healthier, and more productive lives – and suggested amending the wording to include: “when thoroughly tested, prescribed and properly used as recommended by a doctor or pharmacist.
- Discussed in 2015, there were 33091 opiate deaths in comparison to 37,000 plus car crashes and 36252 gun deaths
- Discussed street values of drugs
- Stated he is not sure those drugs get turned in

Councilmember Gurney commented as follows:

- Thanked Mr. Vaughn for the presentation
- In favor of the broader definition
- Including more is better
- Sharps is absolutely necessary
- Appreciate personal and professional information from Councilmember Hinton
- Agree there needs to be more collection sites
- Located near the population that would benefit from having them nearby
- Like edits from Councilmember Carnacchi
- This needs to be said out loud so as to not invite argument
- Practical to do one ordinance that is County-wide
- Suggested a consistent ordinance and delegating responsibility to DHS is practical
- Hoping to speed up time line

Mr. Vaughn commented as follows:

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- Discussed he has received other feedback for the number of location sites
- Discussed police department locations
- Put preference on pharmacies before law enforcement agencies for locations
- Make sure in public places where people frequent
- Make as convenient as possible
- Discussed number of additional sites
- DHS reach out to pharmacies
- Could be more than one site in Sebastopol
- One site is minimum not maximum

Vice Mayor Slayter commented as follows:

- Questioned if sites are optional – Mr. Vaughn stated that the locations are volunteered
- Questioned if the City could make certain sites mandatory – Mr. Vaughn commented as follows:
  - Only one jurisdiction is mandatory (Santa Cruz)
  - Discussed this with San Francisco regarding their program
  - If the business does not volunteer, they have to advertise for their competitors
  - Has worked well for San Francisco
  - Not require pharmacies to participate
  - Incentive enough to have to advertise for someone else
  - Likely volunteer to come on board
  - Experience in other municipalities that have major pharmacies that they voluntarily sign on
  - Stated DHS will help and work with the pharmacies

Vice Mayor Slayter commented as follows:

- Producers – not know enough about this industry to comment but that it looks reasonable
- Discussed work products – include Sharps
- Sites number – the more the better
- Suggested hospitals, urgent care facilities, health centers, senior housing facilities, pharmacies, law enforcement, fire departments, etc.

Mr. Vaughn commented as follows:

- Stated the State regulates and limits the places that accept medications
- Stated there are certain areas that you can set boxes
- Stated there are a limited number of sites
- Can update an ordinance when regulations change
- Limitations are due to State regulations

Vice Mayor Slayter questioned if a box could be placed in a hospital.

Mr. Vaughn stated it could if the hospital has a pharmacy.

Councilmember Hinton commented on the risk of abuse.

Vice Mayor Slayter commented as follows:

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- The more sites the better
- Imagine what this would be like if we had a program for automobile manufacturers
- Imagine how that could change the environment and economy

Mayor Glass commented as follows:

- Questioned if putting disposal boxes in senior housing would not be viable – Mr. Vaughn commented that it may violate regulations, but stated DHS can do take back events
  - Stated this can be negotiated with pharmaceutical organizations
  - Stated DHS will reach out and get suggestions from the City on site locations

Mayor Glass commented as follows:

- Stated she is in agreement broader is better
- Stated Sharps need to be included
- More locations are better than less
- Like idea of take back events
- Address issues of senior housing
- Great if we had a consistent ordinance for the entire County
- Put something of events into suggested ordinance that the County would put forward

Mr. Vaughn commented as follows:

- Stated DHS will consider that
- Stated he has heard the following:
  - Broader definition
  - Inclusion of Sharps
  - As many sites as possible
  - Take back events

The Council received the report and provided recommendations for the proposed ordinance as follows:

- The broad definition describing who is responsible was the council's choice, which means including distributors.
- The council wished for sharps to be included in the collection program.
- The council encouraged including as many collection points as possible, rather than the minimal single spot.
- The council was approving of holding special events in the City for collecting meds and sharps.
- Council was comfortable delegating ordinance enforcement to DHS personnel.

City Council Action: No motion required. The Council received the report and provided recommendations for the proposed ordinance as follows:

- The broad definition describing who is responsible was the council's choice, which means including distributors.
- The council wished for sharps to be included in the collection program.
- The council encouraged including as many collection points as possible, rather than the minimal single spot.
- The council was approving of holding special events in the City for collecting meds and sharps.
- Council was comfortable delegating ordinance enforcement to DHS personnel.

Minute Order Number: 2017-081

PUBLIC HEARING(s):

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7. Public Hearing - To consider a variety of Zoning Ordinance amendments. The amendments include revisions to achieve consistency with the new General Plan as regards densities, floor area, development standards, definitions, and other topics. In addition, the revisions reorganize some portions of the Zoning Ordinance for ease of use, clarity, and internal consistency, and include other revisions to establish or modify standards and procedures. The Planning Commission has reviewed the revisions and is recommending their adoption. The Commission is also formulating additional revisions that will be considered by the City Council at a later date. This item is for first reading and introduction of ordinance. (Planning Director)

Planning Director Webster presented the staff report recommending the City Council conduct a public hearing; review the proposed ordinance and make any additions or changes; and introduce the ordinance for first reading.

Mayor Glass asked for questions of staff.

Councilmember Carnacchi suggested doing each section individually. The Council was in consensus.

Mayor Glass requested clarification on home occupations.

Director Webster stated it is a home business and stated one of the key changes is to address cottage food requirements as well as the number of clients for a home occupation.

Mayor Glass discussed the modifications to inclusionary housing to reflect legal mandates for rental housing and questioned if this only applied to multi-family.

Director Webster commented it applies to rental housing development. The courts stated the inclusionary programs are a form of rent control and if these units are being built after 1995, you cannot do that per the Court requirements.

Mayor Glass opened the public hearing. Hearing no comments, Mayor Glass closed the public hearing.

Council deliberations:

Definitions:

Vice Mayor Slayter commented as follows:

Page 5 of 32 – definition 10 – questioned what happens if there is a legal nonconforming setback

Director Webster commented as follows:

- Stated this applies to new structures
- Stated if new construction is added on to the house, and is structurally attached, it has to meet current requirements
- Stated the addition would have to meet and conform to the new requirements

Vice Mayor Slayter questioned if an addition such as a green house that is not conditioned space, is not part of the residence, would that need to meet the setback requirements.

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Director Webster stated it has to conform if it is structurally attached.

Vice Mayor Slayter questioned if there are allowances for additions to non-conforming residences as many units were built prior to the current standards.

Director Webster stated there are specific allowances in districts which would control if there are any conflicts.

Vice Mayor Slayter questioned if there are community assembly civic uses.

Director Webster stated there may be. He stated the Center of the Arts is listed under another category of community assembly and stated there is a definition for art galleries.

Vice Mayor Slayter discussed O for office uses and questioned the number of blue prints required. He stated these are expensive and not widely used and suggested including printing and or shipping services.

Vice Mayor Slayter commented as follows:

- Page 24 of 32
- Residential uses such as transient hotels, motels, bed and breakfast
- Discussed single family on-line rentals
- Stated this is what this is in a lot of ways

Director Webster commented as follows:

- Stated that is on the discussion for the next Planning Commission meeting
- Discussed addressing Airbnb
- Stated it is covered under bed and breakfast allowances under code
- Stated many cities are wrestling with this issue

Vice Mayor Slayter commented as follows:

- Page 29 of 32
- Discussed Transient (motels, hotels, hostels)
- Questioned if bed and breakfast should be listed in that group of three

Director Webster stated that could be included if the Council was in consensus.

Districts:

Councilmember Carnacchi commented as follows:

- Page 8 of 98
- Minor telecommunication facility - 35 feet high requirement
- Suggested this should be a conditionally permitted use except for mobile home parks
- Suggested changing P to C

Director Webster commented as follows:

- Stated this is the way the current code reads
- Stated the table helps to understand the code better

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- Logical to have some conditional use requirements in that residential category
- Stated it can be changed from P to C

The Council was in consensus with the change.

Councilmember Carnacchi commented as follows:

- Page 19 of 98
- Homeless shelter permitted in downtown district
- State law states two zones are required for homeless shelter
- Not know if the City wants one in the downtown core
- Should be conditionally permitted use

Director Webster commented as follows:

- Councilmember Carnacchi is correct
- Discussed the mandate from the State
- Zoning Ordinance has to have one zone permitted for homeless shelter
- Stated there were three zones that were selected at that time by the City
- Stated it is not required that all three have it
- Stated this could be changed from P to C
- Need to allow these somewhere
- State got push back from cities on this issue

Councilmember Hinton commented she would support changing this to a conditional use.

Councilmember Gurney questioned how this chart would read if that change was made.

Director Webster commented that Page 19 CD would be change to C to be a conditional use.

Councilmember Gurney questioned what the CG footnote states.

Director Webster commented it is footnote P.15 – which states with administrative permit review required by State.

Councilmember Gurney stated she is okay with this being conditional.

Vice Mayor Slayter stated he concurs. He stated that homeless shelter is a residential use and questioned if we should permit it in high density multi-family residential districts rather than in our commercial districts.

Director Webster stated that the time the commercial district was considered less sensitive as far as location rather than residential zones.

Vice Mayor Slayter stated he would like the Planning Commission to have a discussion on that item.

The Council was in consensus with change from P to C for homeless shelters in the downtown core.

Councilmember Carnacchi commented as follows:

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- Page 19 of 98
- Minor telecommunication facilities
- Would suggest this be consistent with everywhere in town as opposed to residential
- Stated it should also be in commercial
- Does not want to have 35 foot antennas everywhere

Director Webster commented as follows:

- Stated the Planning Commission in this update did not touch the substantive issue of the antenna ordinance
- Stated it is an undertaking in of itself
- Stated there are updates that are needed for this ordinance
- Stated it is complicated and controversial
- Stated the allowances in the residential zones are consistent with the current ordinance
- Stated they can be changed
- This is replicating what we have today
- Suggested doing an update in the future

Mayor Glass stated the Council can change this now or look at the whole antenna ordinance as a whole and do the change at a later date.

Councilmember Carnacchi discussed page 26 of 28

- Page 26 of 98
- Sections are repealed and questioned if this is now in chart form- Director Webster stated that is correct

Councilmember Gurney stated it is good to do this with the district changes and questioned if the Council will have a chance to see that as a whole.

Director Webster commented as follows:

- Stated if the Council approves the introduction tonight, the next meeting will have the second reading which will have a clean copy without all the side notes
- Stated the Council will see it clean at that time and if more revisions are needed, the Council can conduct another first reading with the following meeting having the second reading and adoption

Councilmember Gurney commented as follows:

- Suggested the Planning Commission consider the following topics:
- Antenna ordinance
- Location of homeless shelters
- Discussion of districts
- Questioned if that would be conducted after the adoption of this ordinance

Director Webster commented as follows:

- Stated the antenna ordinance is not part of this revision with the consultant
- Stated the Planning Commission could discuss the homeless shelters as well as the housing subcommittee

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- Stated the Planning Commission will discuss:
  - Airbnb
  - Parking requirements
  - Possible new residential zone
  - Car wash standards
  - Gas stations
  - Food trucks
  - Fair number of topics they will specifically talk about
  - Give some additional substantive revisions when whole package comes back

Councilmember Gurney questioned if this would be in phase 2. Director Webster stated yes.

Councilmember Gurney questioned the estimated time line.

Director Webster commented as follows:

- Stated the Planning Commission had a discussion at the last meeting and will discuss more at their next meeting
- Stated the Planning Commission will give direction to the consultant who will go off and work on text amendments
- Stated there will probably be more changes presented back to the Planning Commission
- Stated there will also be bigger topics to discuss

Councilmember Gurney stated the difficult subjects are subjects that the Council will be spending a lot of time on and that the ones before the Council tonight are straightforward.

Vice Mayor Slayter commented as follows:

- Discussed the Chart, page 2, CD definition and stated he believes this was changed to be renamed to Central Core
- Stated the Downtown Core verbiage shows up in other places
- Suggested doing a search and replacing Downtown Core with Central Core
- Page 5 of 98
- Discussed Mobile Home Park. The purpose of the MHP District is to allow for comprehensively designed and well-planned mobile home park developments..." Stated well planned is subjective and suggested striking that

The Council was in consensus to strike well planned.

Vice Mayor Slayter commented as follows:

- Page 12 of 98  
Item C
- Maximum building height – all buildings mobile and non-mobile - and questioned would a two story club house be allowed

Director Webster commented it could be if it was under the height limit.

Vice Mayor Slayter questioned if this is for all structures on permanent foundations and not for those that are not on permanent foundations.

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Director Webster stated yes.

Vice Mayor Slayter commented as follows:

- Yards for individual mobile homes
- Item B
- Stated 20 feet is bigger than residential districts

Director Webster commented as follows:

- Stated this is in the existing ordinance
- Stated it is not new
- Stated he cannot recall where that number came from
- Seems large
- Could be reduced to 10-15 feet

Vice Mayor Slayter suggested 10 feet as this is what a lot of residential units have.

The Council was in consensus with ten feet.

Vice Mayor Slayter commented as follows:

- Page 14
- Minimum of 200 square feet of usable area per unit
- Discussed Fircrest Mobile Home Park
- Stated there may be 60 units there
- Stated that would be 12,000 SF requirement for park and recreation areas
- 100 feet by 120 feet
- Stated that is a lot of space devoted to a club house and pool

Director Webster stated that park does not meet these standards.

Vice Mayor Slayter stated he is fine with it as is but stated it is creating a requirement for a lot of recreational space that is not getting used.

Director Webster stated that number could be reduced.

City Manager McLaughlin commented that this also includes service spaces such as laundry rooms.

Vice Mayor Slayter commented as follows:

- Page 15
- Downtown Core language
- Page 81 of 98 – Planned Community
- Stated a Planning Community used to have to have a minimum two acre size
- Stated taking the down to 25,000 SF is absolutely the right direction to go
- 25,000 SF is roughly a standard lot in town
- Stated three lots could be a Planning Community district
- Reduction is substantial and meaningful

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- Glad the Planning Commission came up with that change

Councilmember Gurney requested clarification why this is a better change.

Vice Mayor Slayter commented as follows:

- Allows for greater density
- Stated the recent rezone that the Council approved on Pleasant Hill Road could have been a Planned Community

Mayor Glass stated it also fits with the idea of pocket neighborhoods.

Vice Mayor Slayter stated the lot on Bodega Avenue that is vacant may fit into this category now.

Regulations:

Councilmember Carnacchi commented as follows:

- Page 93 of 167
- Item N
- Downtown Core District and the Northeast Area Specific Plan
- Questioned if this is still a planned area

Director Webster commented as follows:

- Stated no, that the Zoning Ordinance was enacted before the Northeast Area Specific Plan did not go forward
- Stated the area included the M zone at that time
- Stated the City applied this within the Barlow
- This is a provision that needs to be revised
- Planning Commission also wants to discuss the parking
- Will be revised in the next revision

Councilmember Carnacchi commented as follows:

- Page 98 of 167
- Sign regulations
- Propose adding new section
- Developing some code language for City notification of sign regulations to new and existing businesses
- Establish some way of notification

Director Webster commented as follows:

- Stated the business license is the best way rather than in this Code
- Stated this addresses the dimensions of the signs

Councilmember Carnacchi commented as follows:

- Questioned where this policy could be located
- Suggested creating a policy for this

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Director Webster commented as follows:

- Stated the Council could give administrative direction to notify all business license recipients when they get a new license of the sign ordinance
- Stated the Planning Department used to send a letter but no longer do this
- Stated it could be included in the packet for business licenses

The Council was in consensus for the City to have more materials for notification of sign regulations in the business license packet.

Councilmember Carnacchi commented as follows:

- Suggested the City provide a link to the City web site where this code is located
- Stated the City needs to take the sign ordinance seriously

Vice Mayor Slayter commented as follows:

- Page 125
- Cottage food operation section F - Except for vehicle parking, no outdoor portions of the premises shall be utilized for cottage food operation including outdoor sales and visitation and questioned what if the cottage food operation includes growing things that turn into the product, wouldn't this disallow the garden space.

Director Webster commented that it possibly could and that an exception for home garden uses and vehicle parking could be included.

Vice Mayor Slayter believe that was the intent.

The Council was in consensus to change this.

Vice Mayor Slayter commented as follows:

- Discussed the Planning Commission minutes
- Second page 6 in the packet
- Questioned if the AHCD Combining District has been added to the list yet

Director Webster stated the Planning Commission discussed this and that it did not appear to be necessary. He stated that other cities do not have this district and that there are other provisions that can achieve the intent of this district.

Vice Mayor Slayter questioned if this district had been eliminated. Director Webster stated yes.

Vice Mayor Slayter moved and Councilmember Hinton seconded the motion to approve waive further reading and introduce the ordinance as submitted with the changes as discussed.

Minor changes included editing of the wording of several definitions; correction of the side yard setback language for the RA zone; change to the description of the downtown core zone; requiring a Use Permit for a minor commercial antenna and changing a setback standard in the Mobile Home zone; requiring homeless shelters to obtain a Use Permit in the downtown core zone; and other minor edits.

VOTE:

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass

Noes: None

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Absent: None

Abstain: None

City Council Action: Approved for first reading and introduction of ordinance with the changes as discussed.

Minor changes included editing of the wording of several definitions; correction of the side yard setback language for the RA zone; change to the description of the downtown core zone; requiring a Use Permit for a minor commercial antenna and changing a setback standard in the Mobile Home zone; requiring homeless shelters to obtain a Use Permit in the downtown core zone; and other minor edits.

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

8. Discussion and Presentation of the Annual Level of Service Report (Planning Director)

Planning Director Webster presented the staff report recommending the City Council receive the report.

Mayor Glass commented as follows:

- Stated this report is useful
- Thanked staff for the report
- Great measure of where we are going and where we have been
- Very useful document to have throughout the year when making decisions

Mayor Glass asked for questions of staff.

Councilmember Hinton commented as follows:

- Discussed the Corporation Yard sale of water to water haulers
- Discussed reselling of this water to other customers
- Questioned the charge for this water

Director Webster stated it is the same rate as other customers are charged (per gallon rate) but stated that this water does typically go out of town customers.

Councilmember Hinton stated that the taxes are going to the County and not to the City.

Director Webster stated this issue has come up before to have a differential for that water use.

Councilmember Hinton stated that is a big usage of taking of City water.

Mayor Glass opened for public comment.

Hearing no comments, Mayor Glass closed public comments.

Council deliberations:

Councilmember Hinton commented as follows:

- Discussed with the Planning Director the possibility of applying for money to improve Ives Park
- Stated the grant starts in January

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- Can do an education thing with water
- Suggested getting support
- Discussed the Russian River Water Shed Association
- Discussed page 4
- Stated there is grant money available
- Stated she would help in applying for the grant
- Use 100% of water supply from groundwater
- Not common thing
- There is grant money for this type of project

Councilmember Gurney commented as follows:

- Remarkable how well we do as a small City
- Staff delivers municipal services
- Pleased with recalculation of park property
- Southern quadrant needs something
- A lot of interest in other park and open space projects
- Talked to Ag and Open space of purchasing cement plant property
- Discussed working on entrance way and Railroad Forest
- Laguna Foundation interested in partnering with City
- All points forward in terms of parks and recreation
- Future with more density and people
- Complimented staff on the report
- Pass on appreciation to all the staff for work done

Vice Mayor Slayter commented as follows:

- Echo the comments
- Very useful document
- Stated when a citizen asks a question, usually the answers are in this document

Mayor Glass commented as follows:

- Discussed Page 4
- Wastewater
- Discussed the 2000 more housing units
- Stated she remembers when this was down to 800

Director Wester commented with higher water use, there is higher sewer flows, but that has declined and the City has grown capacity with conservation.

Mayor Glass stated this is a huge number and it represents a huge change in people's water usage.

The Council thanked staff and received the report.

City Council Action: No action required. The Council received the report.

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5. Approval of Authorization for Mayor to Sign Letters of Support for SB 2 (Atkins) and SB 3 (Beall)  
(Vice Mayor Slayter/Planning Director)

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- SB 2 (Atkins) The Building Jobs and Housing Act would generate hundreds of millions of dollars each year for affordable housing, emergency shelters and other housing needs, via a \$75 recording fee on specified real estate documents.
- SB 3 (Beall) The Affordable Housing Bond Act of 2018 places a \$3 billion general obligation bond on the November 2018 ballot to fund affordable housing and infill infrastructure projects.

Councilmember Carnacchi commented as follows:

- Expressed that when expected to sign on and support bill, he would prefer that these items are discussed first prior to it being placed on a consent calendar
- Not enough time to review
- Rush to sign support for bills
- Discussed SB 1 and AB 1
- Not seen Governor plan
- Still in appropriations
- Nothing to compare with it
- Would like to see more discussion on these types of agenda items
- More time to review bills
- Wait and see what other bills may show up
- Develop process to bring it as a discussion agenda item and then have it come back as a consent calendar item
- Time to read bill, understand, look at competing bills

Mayor Glass commented as follows:

- Discussed considerations when placing something on the agenda
- Discuss timing of agenda items
- Questioned how the Council gets a heads up to consider items such as these
- Stated many items are listed on the forward calendar

Councilmember Hinton commented as follows:

- Representative to the League of CA Cities Legislative Committee
- Stated it is important to get support that benefits small cities as quickly as possible
- Discussed the Legislative committee meeting
- League asked the cities to support the bills and stated the League as reviewed the bills
- Have asked small cities endorse early
- League has the cities best interests in mind
- Stated this is why this is hitting consent calendar early

Councilmember Carnacchi commented as follows:

- Discussed the League Western City magazine
- Discussed the magazine and listed the League of Cities partners
- Read list of sponsors from the March 2017 magazine
- Major corporations listed
- If City not doing due diligence at this level, it does have a trickle up affect
- Ends up in board rooms of partners with League

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- Important to do due diligence
- Important to read the bills
- Time allows the City Attorney to read and review the bills as well
- Stated the Council may have questions of the bills and he would like the opportunity to have those questions answered

Mayor Glass opened for public comment. There was none.

Vice Mayor Slayter moved and Councilmember Gurney seconded the motion to approve Authorization for Mayor to Sign Letters of Support for SB 2 (Atkins) and SB 3 (Beall) • SB 2 (Atkins) The Building Jobs and Housing Act would generate hundreds of millions of dollars each year for affordable housing, emergency shelters and other housing needs, via a \$75 recording fee on specified real estate documents.

- SB 3 (Beall) The Affordable Housing Bond Act of 2018 places a \$3 billion general obligation bond on the November 2018 ballot to fund affordable housing and infill infrastructure projects.

Discussion:

Councilmember Gurney commented as follows:

- Discussed the consent calendar
- Stated this is a way to conclude swift business
- Stated any Councilmember can remove an item from the consent calendar at the Council meeting
- Stated staff has presented a complete packet and the text of the bill is included
- Stated the material is there to be read and studied
- Thanked the Mayor, Vice Mayor and staff who plan the Council agendas and calendar
- Stated a lot of times it is a judgement call
- Stated any Councilmember can redirect the consent calendar item and place it on the discussion and action mode that night
- Discussed the packet material is comprehensive
- Stated the City Manager reviews and signs all staff reports
- Stated this has been reviewed prior to sending out

Councilmember Carnacchi stated he did not receive the packet until Thursday and stated he is not sure the City Attorney read the bills.

City Manager McLaughlin stated that when he met with Councilmember Carnacchi, he did inform Councilmember Carnacchi that he did read the bills and that they were discussed at that time.

VOTE:

Ayes: Councilmembers Gurney, Hinton, Vice Mayor Slayter and Mayor Glass

Noes: None

Absent: None

Abstain: Councilmember Carnacchi

City Council Action: Approved Authorization for Mayor to Sign Letters of Support for SB 2 (Atkins) and SB 3 (Beall) • SB 2 (Atkins) The Building Jobs and Housing Act would generate hundreds of millions of dollars each year for affordable housing, emergency shelters and other housing needs, via a \$75 recording fee on specified real estate documents.

- SB 3 (Beall) The Affordable Housing Bond Act of 2018 places a \$3 billion general obligation bond on the November 2018 ballot to fund affordable housing and infill infrastructure projects.

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CITY COUNCIL REPORTS:

9. City Manager-Attorney/City Clerk Reports:  
Reminder: April 13<sup>th</sup>, Mayors and Councilmembers Meeting/Dinner

10. 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):

Councilmember Hinton reported as follows:

- Attended budget subcommittee meeting as a member of the public
- Attended Open Space Vital Land Initiative Workshop
- Attended Cittaslow Non Profit breakfast speaker series

Councilmember Carnacchi reported that he does recall that the City Manager and he had discussed the bills from the previous agenda item.

Vice Mayor Slayter reported as follows:

- Budget subcommittee has completed most meetings
- Miles ahead of schedule
- Pushed hard to get this done early
- Housing subcommittee – second meeting scheduled
- People are enthused
- Believe the City is on the right track with this format
- Group of people were different between first and second meeting
- Sonoma Clean Power meeting next week
- CPUC public meeting, Thursday, April 6<sup>th</sup>

Councilmember Gurney commented as follows:

- Unusual for Council to be ending so early
- Important to share with the Council and public information of committee work
- Important opportunity to remember what each of us is doing
- Presented a written SCTA/RCPA Report
- Discussed the Lawsuit of CA River Watch and stated it went on to further briefing
- Discussed Pine Grove Square
- Working on organizing materials to come to the Council
- Working on early release of information to the Council and public for people to study
- Important to subcommittee and consultant to provide written materials so that the Council and public can absorb them
- Attended the Non Profits breakfast
- Stated when this was first created, it was challenging to get people there, now there were 40-50 attendees
- Reported on the Sebastopol World Friends Visit
- Russian River Conference Meeting – so many people connected to the river in the same room

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- People are getting out of their silos
- Commonality and effort
- However discouraged by the end of the day – turned in to commercializing the river and creating a river trail and branding the river as a river trail and bring in tourists
- Different emphasis
- Reported on First meeting of the Sebastopol-Petaluma Trail Feasibility Study
- Meeting tomorrow night – April 5<sup>th</sup> – Vets 6:30 pm – 8:30 pm
- Questa Engineering detailed presentation to work done and mapping
- Romantic notion of trail in Laguna lands
- Looking more like transportation corridor trail – going to run alongside 116
- Expressed dismay
- Not recreational
- Others in room more experience with trail design were more confident
- Trail could be more comfortable with just the physical way the space is put together
- Different elevations and separations
- Jim Fain and Lynn Deedler there
- Talked to Bill Keane and Kevin Monroe also

Director Webster commented as follows:

- Concurs with Councilmember Gurney's summary
- Consultants saying former Railroad right of way opportunities have been lost
- Those routes not work
- May in our area be along 116
- Try to have physical separation and distance or even barriers
- Right of way is limited in some areas of 116
- Some portions may be painted lines
- Early in studies
- Heard desire for Class 1 paths wherever possible

Councilmember Gurney commented as follows:

- A lot of interest for connectivity
- Few paired roads off 116 that may work
- Country roads where people are often driving fast
- Seem to have lost Railroad route

Mayor Glass commented as follows:

- Stated this may be a silver lining
- Trail may have ended up way out in the Laguna
- Trail funded by transportation money
- If just recreational, is beautiful, but does not facilitate people using bikes to commute
- Make Sebastopol destination
- Concerned not get trail way out there and not be facilitating people to get into town with their bike

Councilmember Gurney commented as follows:

- Discussed needing a balance

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- Discussed choices of locations
- Not great mystery where
- Discussed the difficulties
- Stated the Santa Rosa to Sonoma trail is \$24 million dollars
- Sebastopol to Petaluma is in the same ball park
- Hoping community will come out to these meetings and review the maps

Councilmember Hinton suggested a Facebook post on this meeting.

Director Webster stated he believes it was posted.

Councilmember Hinton requested staff look into having Facebook events that are near Sebastopol show up on the Facebook page.

Councilmember Gurney reported as follows:

- Burbank Farm Open House
- April 29<sup>th</sup> and 30<sup>th</sup>
- 10:00 am- 4:00 pm

Mayor Glass reported as follows:

- Budget meetings
- Process went well
- Good handle on the budget
- Attended Cittaslow Non Profit Event
- Exchange of information
- Work together
- Get more bang for buck
- Potential for spreading word of services they have

11. Council Communications Received: There were none.

12. Future City Meeting Dates/Events (Informational Only): (See Agenda)

CLOSED SESSION: NONE

**ADJOURNMENT:** The meeting was adjourned at 9:05 pm and was adjourned to the next Regular City Council Meeting will be held on Tuesday, April 18, 2017, at 6:00 pm, at the Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA.

Respectfully Submitted,



Mary Gourley  
Assistant City Manager/City Clerk, MMC