

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

City of Sebastopol City Council Regular Meeting
Minutes of
Meeting of October 2, 2018

As Approved by the City Council at their regular meeting of October 16, 2018

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.

SIMULTANEOUS MEETING COMPENSATION DISCLOSURE (Government Code § 54952.3): Members of the City Council receive no additional compensation as a result of convening a joint meeting of the City Council and Successor Agency to the Former Community Development Agency

SB 751 Legislative bodies of local agencies must publicly report: (1) any action taken and (2) the vote or abstention on each action taken by each member present for the action at a meeting.

A notice of the meeting was posted by the City Clerk on September 26, 2018.

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

CALL TO ORDER: Mayor Slayter called the meeting to order at 6:00p.m.

ROLL CALL:

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

Staff: City Manager/City Attorney Larry McLaughlin
 Assistant City Manager/City Clerk Mary Gourley
 Fire Chief Bill Braga
 Planning Director Kari Svanstrom
 Police Chief James Conner

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

PROCLAMATIONS/PRESENTATIONS:

The following were presented:

- o Proclamation - October 14 to 20, 2018 as "Freedom from Workplace Bullies Week"
- o Proclamation - October as Domestic Violence Awareness Month

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Years of Service Award

- Kelley Kinoshita – 5 years (Fire Department)
- Andrew Bauer – 5 years (Police Department)

PUBLIC COMMENT (At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, unless otherwise permitted under the Ralph M. Brown Act, the merits of the matters presented under this item cannot be discussed or acted upon by the City Council at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Council consideration.)

- Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council. Power point or visual presentations for public comment shall not be permitted unless approved by the Agenda Review Committee two weeks prior to the requested meeting date.
- Yielding Time: Speakers may not "yield" a portion of their allotted time to others.
- The Mayor has the authority to limit or extend the time allowed for speakers dependent on the number of speakers in attendance.
- The Mayor can poll the members of the public for an indication of the number of people wishing to speak, then call on individuals to speak.
- It is the goal of the Council to conclude the public comments portion of the agenda within 20 minutes. If the public comment period exceeds twenty minutes, the presiding officer, typically the Mayor, reserves the right to reduce the time per speaker or carry over public comments to after all business items are completed.
- The City Clerk will monitor the time for public comments and inform the speakers when the time limitation has been reached.
- The Mayor could survey the members of the public, as appropriate, to move agenda items up or back to address the members of the public items of concern.
- Public participation is encouraged on all public agenda items.
- Council and staff will treat participants and each other with courtesy. Derogatory or sarcastic comments are inappropriate.
- The public will likewise be encouraged by the Mayor to maintain meeting decorum.
- In Council meetings when citizens are agitated, the Mayor may call a short recess to calm the situation.
- If a member of the public is unable to attend the Council meeting, written communications may be sent to the City Clerk by e-mail or by regular mail. Communications received after distribution of the agenda packet will be made available to the Council at the meeting.

Jack Piccinni commented as follows:

- Discussed the Ragle/Bodega project
- Good project
- Good job by staff

Martin Webb commented as follows:

- Called the City regarding the bike lanes
- Called Caltrans – City approved project – followed plans of City per Caltrans
- Tried to be fair and give it done

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

- Once done- better than it was
- Problems by Hopmonk that need to be addressed
- Concerned being hub of Sonoma County bike coalition rather than move traffic and emergency vehicles
- Hope the City resolves this
- Argonaut Construction did wonderful job on repaving

A member of the public commented as follows:

- Issue with construction of bike lanes
- Bike only lanes now instead of travel lanes
- Discussed the City banning leaf blowers
- Where does this stop
- Lane is now condensed to one lane for bikes and one lane for cars
- Need to fight back for Sebastopol
- Utopia building
- Trying to please vocal minority
- Will drive away tourism
- How is it funded
- Paying money to project that adversely affects his family
- Wrong design
- Not anti-bike
- Penalizes drivers and gas-powered vehicles

Mayor Slayter commented that the City did not ban leaf blowers but changed the City policy for City leaf blower use.

Deborah Tavares commentd as follows:

- Discussed the bike lanes
- Discussed the ground water allotment scheme
- Concerned
- Water does not come from rain and snow melt
- Buying idea water is finite
- Using waste water and serving it up in our water supply
- Discussed going on a sewer poop tour of the Laguna
- Being told we are running out of water
- Have to drink feces water – deadly
- Need to wake up to primary water

Lou Tavares commented as follows:

- Discussed a phone call inviting Deborah to City of Prague to receive humanitarian peace award
- On radio stations
- Does tremendous amount of research
- Discussed the new striping
- Sensory overload
- So many stripes, colors and direction
- Will need to get used to it

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

- Discussed fires
- Discussed resistant for smart meters in Sebastopol
- Discussed the EMF Safety group
- Discussed CPUC and PGE email exchanges
- Read email from CPUC to PGE – space weather

Loretta Castleberry commented as follows:

- Urge the City Council to accept the Police department recommendation for making Morris Street a no parking zone
- Thanked the Police for making Morris Street better - still not good
- Affecting over 75 businesses
- Discussed vandalism, businesses bring broken into and pee on property
- Open campground that City owns, let people camp there
- Streets of City is nowhere for people to live, harass and contaminate the area
- Discussed the bike lanes - concerned
- Bikes do not share cost of maintaining highways
- Not pay registration fees
- Campaign to start licensing bicycles
- Traffic further impacted
- Accident sure to happen
- Discussed personal experiences
- Businesses concerned

A member of the audience commented as follows:

- Lives on Petaluma Avenue
- Impacted by bike lanes
- Discussed traffic patterns
- Discussed issues with parking
- Trying to back up difficult
- No break in traffic
- Trying to turn left from Walker onto Petaluma already a danger
- What can we do as residents to solve the parking problems and ensure safety
- One person used bike lane today
- Want to understand taking away lane from traffic
- Come to better compromise

Linda Berg commented as follows:

- EMF Linda
- Is a Bicyclist
- Not a good idea to put three or four objects in the same place at the same time
- Discussed wireless devices, including wireless water meters
- Military weaponry
- Cooking ourselves through our ignorance
- Industry built on ignorance and fraud
- Devices are uninsurable because they are too dangerous

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

- Discussed \$500 fine on unwanted installation of a smart meter by the Police Chief several years ago
- Dependent and addicted to technology
- Discussed cancer cluster at Petaluma Avenue homes

Mayor Slayter stated the City of Sebastopol is not installing wireless water meters.

Mayor Slayter announced the following:

- Be a Student Ambassador to Japan! Sebastopol World Friends invites Sebastopol students and their families to learn about the sister city exchange program with Takeo, Japan. Students in the seventh and eighth grades attending a middle school in Sebastopol or living in Sebastopol are eligible to apply for the 2019-2020 cycle.

The application process and the hosting and travel overview are presented at informational meetings. Students and parents/guardians are both encouraged to attend meetings as follows:
Thursday 10/4 at Twin Hills Middle School (6-7 pm) 1685 Watertrough Rd. Sebastopol
Tuesday 10/9 at Brookhaven School (6-7 pm) 7905 Valentine Ave. Sebastopol
Wednesday 10/10 at Anly High School Library (6-7 pm) 6950 Anly Ave. Sebastopol
Thursday, 10/11 at Hillcrest Middle School (6-7 pm) 725 Bloomfield Rd., Sebastopol
Financial assistance and a full scholarship are available
For more information, visit www.sebastopolwf.org or contact takeo@sebastopolwf.org 707-484-0245.

STATEMENTS OF CONFLICTS OF INTEREST BY MAYOR/CITY COUNCILMEMBERS FOR ITEMS ON THE AGENDA
(This is the time for the Mayor or City Councilmembers to indicate any statements of conflicts of interests for any item listed on this agenda). *There were none at this time.*

Mayor Slayter stated that Consent Calendar Item Number 5 has been pulled from the agenda and will be returned at a future City Council Meeting date.

CONSENT CALENDAR:

- The consent agenda consists of items that are routine in nature and do not require additional discussion by the City Council or 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.
- The Mayor will read the consent calendar items; ask if a Councilmember wishes to remove one or more items from the consent calendar; and then open public comment to the members of the public in attendance. At this time, a member of the public may speak for up to three minutes on the entire consent calendar and request at that time that an agenda item or items be removed for discussion.
- If an item or items are removed from the consent calendar, the item shall be placed at the end of the regular agenda items unless otherwise determined by the Mayor or Mayor Pro Tern.
- Council Members may comment on Consent Calendar items or ask for minor clarifications without the need for pulling the item for separate consideration. Items requiring deliberation should be pulled for separate consideration and shall be placed at the end of the regular agenda items unless otherwise determined by the Mayor or Mayor Pro Tern.

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Councilmember Glass moved and Vice Mayor Hinton seconded the motion to approve the consent calendar item numbers 1, 2, 3, 4, and 6.

VOTE:

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

Noes: None

Absent: None

Abstain: None

1. Approval of Minutes of September 18, 2018 City Council Meeting Minutes (City Administration)

City Council Action: **Approved the Minutes of September 18, 2018 City Council Meeting Minutes**

Minute Order Number: 2018-203

2. Receipt and Acceptance of Informational Item of Notice of Upcoming Openings on the City of Sebastopol Planning Commission (City Administration):

a) Zachary Douch – December 31, 2018 - Term Ending

b) Michael Jacob – December 31, 2018 – Term Ending

City Council Action: **Approved Receipt of Informational Notice of Upcoming Openings on the City of Sebastopol Planning Commission (City Administration):**

a) Zachary Douch – December 31, 2018 - Term Ending

b) Michael Jacob – December 31, 2018 – Term Ending

Minute Order Number: 2018-204

3. Receipt and Acceptance of Informational Item of Notice of Upcoming Openings on the City of Sebastopol Design Review Board (City Administration):

a) Gregory Beale (Category D) Term Ending Date: December 31, 2018

b) Cary Bush (Category A) Term Ending Date: December 31, 2018

c) Ted Luthin (Category B) - Term Ending Date: December 31, 2018

City Council Action: **Approved Receipt of Informational Item of Notice of Upcoming Openings on the City of Sebastopol Design Review Board (City Administration):**

d) Gregory Beale (Category D) Term Ending Date: December 31, 2018

e) Cary Bush (Category A) Term Ending Date: December 31, 2018

f) Ted Luthin (Category B) - Term Ending Date: December 31, 2018

Minute Order Number: 2018-205

4. Approval of Resolution Approving the Grant from the Department of Forestry and Fire Protection Agreement #7FG18100 for services from the date of last signatory on page 6 of the Agreement to June 30, 2019 under the Volunteer Fire Assistance Program of the Cooperative Forestry Assistance Act of 1978 and Acceptance of Funds in the amount of \$7,973.00 for Purchase and Replacement of out-of-date Personal Protective Equipment (PPE) Wildland Firefighter Tactical Boots and Wildland Web Gear with Accessories (Fire Chief)

City Council Action: **Approved Resolution Approving the Grant from the Department of Forestry and Fire Protection Agreement #7FG18100 for services from the date of last signatory on page 6 of the Agreement to June 30, 2019 under the Volunteer Fire Assistance Program of the Cooperative Forestry Assistance Act of 1978 and Acceptance of Funds in the amount of \$7,973.00 for Purchase and Replacement of out-of-date Personal Protective Equipment (PPE) Wildland Firefighter Tactical Boots and Wildland Web Gear with Accessories**

Minute Order Number: 2018-206

Resolution Number: 6212

- ~~5. Approval of Resolution Adopting Amendments to the Existing City Policy for City Owned Vehicles, Use of Private Vehicles, Travel and Reimbursement Procedures (Finance Director)~~

~~City Council Action: None Taken. Item Removed from agenda.~~

City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED

~~Minute Order Number: 2018-207~~

6. Approval and Authorization for Mayor to Sign Letter of Intent to Apply Requesting Funds from the Sonoma County Continuum of Care (CofC) (Homeless Emergency Aid Program (HEAP) HEAP is a \$500 million block grant program designed to provide direct assistance to cities and counties to address the homelessness crisis throughout California. The HEAP grant is authorized by Senate Bill (SB) 850, which was signed into law by Governor Brown in June of 2018. This action also requests that the City Council by Resolution, declare a shelter crisis pursuant to Senate Bill 850 and authorize the city’s participation in the newly established “Homeless Emergency Aid Program.” (City Administration/Engineering Department)

City Council Action: Approved Authorization for Mayor to Sign Letter of Intent to Apply Requesting Funds from the Sonoma County Continuum of Care (CofC) (Homeless Emergency Aid Program (HEAP) HEAP is a \$500 million block grant program designed to provide direct assistance to cities and counties to address the homelessness crisis throughout California. The HEAP grant is authorized by Senate Bill (SB) 850, which was signed into law by Governor Brown in June of 2018. This action also requests that the City Council by Resolution, declare a shelter crisis pursuant to Senate Bill 850 and authorize the city’s participation in the newly established “Homeless Emergency Aid Program.”

Minute Order Number: 2018-208

Resolution Number: 6213

PRESENTATIONS/INFORMATIONAL ITEMS OF INTEREST: None

PUBLIC HEARING(s):

7.
 - A. Public Hearing – Waiving of Further Reading and Introduction of Ordinance. This public hearing is to consider a comprehensive update to the City’s Zoning Ordinance to make a variety of amendments. The Planning Commission developed the revisions in a series of meetings since fall 2017 and is recommending their adoption by the City Council. The amendments include changes related to definitions, use allowances, general development standards, zoning districts, and additional revisions. Specific revisions include but are not limited to consolidation of several similar zoning districts, standards for mobile food trucks and commercial outdoor barbeques, downtown noise standards, updating of formula business provisions, and organizational changes. The intent of the revisions is to achieve consistency with the City’s new General Plan, address selected policy issues, streamline provisions, provide standards for several uses not currently addressed, and address internal consistency issues. The Council conducted Public Hearings on this matter on May 1, May 30, and May 31, 2018, and August 7, 2018. This item was continued at the August 7, 2018 meeting. (Planning Department)

Kari Svanstrom, Planning Director, presented the report recommending the City Council conduct the first reading and introduction of the ordinance.

Beth Thompson, De Novo Planning Group, was in attendance.

Mayor Slayter asked for questions from the City Council.

There were none at this time.

Mayor Slayter opened the public hearing.

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Justin, Barlow representative, commented as follows:

- Proud of Barlow as maker space
- Get requests for people looking for spaces
- Discussed the Depot Street space, and potential for allowing the one location to have first floor office as a conditional use, as they have tried hard to lease to light industrial maker, but without success. The space is currently being used as office by Guayaki, which has industrial uses in the Barlow
- They have also been approached by people looking for co-working spaces
- Envision that for success (makers), and noted he considers architects and other designers are 'makers'
- He would love to have a place for them at the Barlow
- Want that for first floor office, if only for the Depot street location
- If possibility for conditional use permit, that would be enough to get a tenant
- If requires amendment of zoning ordinance – non-starter
- Allowed to come and put working space in building in the future
- Noted he is also a developer, and discussed making housing easier (small scale housing)
- Hard to find development opportunities

Dante Love commented as follows:

- Trying to build 10 net zero energy homes
- Thanked staff and De Novo for housing options
- Voice support for Option 1 and Support Option 2 in the staff report
- Want the same thing
- Give people opportunity to buy homes
- Not in support of options 3, 4, and 5
- Discussed opposition to tying ordinance to AMI - Forces developers to charge different amount of money to different family size for same house

Bob, Healthy Buildings, Dante Love partner, commented as follows:

- Discussed the proposed project for Sebastopol
- Discussed options
- Long term rentals important
- Build all over Sonoma County
- More restrictions, more constraints- less likely it will get built
- This is the toughest time to build housing, cost gone through roof and there is a labor shortage
- Small but important project
- It will have prices not seen anywhere else in Sonoma County
- Commend City for thinking outside the box
- Thanked staff and consultant
- Important to bring project to city

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

Council deliberations:

Mayor Slayter commented as follows:

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

- Discussed office zoning at Barlow
- Discussed spot zoning - Not legal to zone one parcel differently, must be whole zone

Staff stated that is correct - the entire zone would need to be changed to allow conditional use permits. Staff further noted that the use of the space as office space that is accessory to an approved industrial use in the area (such as Guayaki's use as office) is consistent with the zoning requirements as proposed.

Beth Thompson stated that such a revision could be done such that it requires a finding that there is no reduction in potential maker space and that the space is otherwise not usable.

Mayor Slayter stated that is an important consideration and that the City cannot spot zone areas.

Councilmember Carnacchi questioned if the Barlow property is one of the properties.

Beth Thompson stated the CM zoning would apply to multiple parcels, so this is not spot zoning

Councilmember Carnacchi stated these parcels are under one owner.

Beth Thompson stated currently they are separate parcels that can be bought and sold separately.

Councilmember Carnacchi commented as follows:

- Stated this feel like spot zoning
- Stated it feels like one single property
- Designated as one designation on the zoning map
- Seems like spot zoning

Beth Thomson commented as follows:

- Stated there are multiple parcels
- Stated it is not construed as spot zoning

Vice Mayor Hinton commented as follows:

- Familiar with the property, and noted that it is not suited for what it is zoned for
- Why leave it empty if the Barlow can demonstrate it is appropriate to do something else there because it is not suited for something else

Councilmember Glass questioned if this zoning pertains to office on the second or bottom floor.

Mayor Slayter commented that the Council is discussing the first floor as office, as the second floor is allowed by right.

Councilmember Carnacchi stated that the City would not allow formula offices even by use permits.

Mayor Slayter commented as follows:

- Struggling with this, but feels that office zoning is not appropriate across the entire district
- Have other spaces in town in other zones look for office space
- Want to create other opportunities
- Not sold on this

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Councilmember Gurney stated the staff report was not clear on the Planning Commission's recommendation and requested clarification.

Beth Thompson commented as follows:

- Planning Commission did not recommend permitting office on the ground floor
- Discussed the intent of the use of Barlow as an Industrial zoning district
- Intent was to be primarily manufacturing and maker spaces, and not to become office entity

Councilmember Gurney commented as follows:

- Concern once the ground floor is converted to office, what may go in is not what was intended for this area
- Are a number of openings for office in town
- Varying quality and design with different parking attached to that as well, such as old town and funky space
- Barlow is modern, new and nice, and sees people driven to that and wanting to convert those first floors to office, not what is intended
- Easy for office tenants to be acquired
- Discussed makers spaces that create unique and special district intown
- Different than office/retail spaces in town

Planning Commissioner Doyle commented as follows:

- Concurred with Councilmember Gurney
- Keep Barlow special as intended when it was created
- Office space - would be enticing to the owner to rent out as office space
- Recommending no office except on second floor

Mayor Slayter commented as follows:

- Struggling with this
- Feels like piece zoning
Trying to create different zone
- Do not support the allowance of office by use permit on first floor in that zone

Councilmember Glass commented as follows:

- Described as slippery slope syndrome
- Not bad idea in one spot, but if area wide, felt it would be opening the door
- End up without intention of what spaces were zoned at in the first place

Councilmember Carnacchi suggested going with the Planning Commission's recommendation.

The Council was in consensus with no change.

The Council discussed ESOS.

Staff stated the Council was in consensus at the prior hearing to allow requests for modifications based on characteristic of the property.

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Staff also discussed changes to the Tasting Room to require a use permit – the Council was in consensus with the change.

Staff also stated the formula business portion of the ordinance has been addressed.

The Council then discussed the Inclusionary Housing exemption:

Mayor Slayter commented as follows:

- Happy to see staff bring significant amount of verbiage and options to consider
- Struggling with exemption
- Staff report provided viable options
- Discussed last sentence in Option 2 (tenancy and rentals)
- How to apply if this option moves forward
- Ability to have cross section of rents and owners and mixed sizes of units, income levels of residents
- Proponent of exemption
- Willing to give this a try with exemption
- Deed restriction would address concerns
- Discussed number of properties as being manageable for staff
- Comfortable with exemption

Councilmember Gurney commented as follows:

- Discussed the options
- In favor of Options 1 and 2
- Not sure what long-term tenant meant

Staff commented that by law, longer than 30 days is considered a long-term rental. She stated that at that point, certain rights kick in. She discussed a minimum rental time but stated she has not discussed that with the consultant.

Beth Thompson commented as follows:

- Can review terms of a lease
- Could require and have provisions (such as minimum six-month lease)

Mayor Slayter discussed State law.

Beth Thompson commented as follows:

- Provide alternatives to on-site developments
- Discussed provisions for rentals and stated that State law is silent

Mayor Slayter commented as follows:

- Discussed ways to restrict rent
- Have rents tied to economic factors

Staff commented as follows:

- In rental project – inclusionary units would have rental requirements and rent restrictions
- If for sale (owner/occupied) then rent long term could be done through a deed restriction

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Mayor Slayter stated if it is a 5-unit development and one of the units is purchased as a rental, how does this work.

Beth Thompson commented as follows:

- Discussed the San Diego exemption (affordable 150 percent or less of medium income)
- Discussed this is for larger units
- Could structure to fill whatever gap is seen in the market
- Could have restriction on rental rate – affordable to certain income levels

Councilmember Gurney commented as follows:

- Discussed concern with these being turned into Air B and Bs
- Concerned weekend rentals or weekend homes
- Discussed outside investment money
- Looking at providing exemption for housing with the goal of the housing being for real people not vacationers
- Home ownership dream
- Balancing part
- How to put in restrictions
- Define exemption to ensure we are getting housing stock - Not vacation stock

Mayor Slayter commented as follows:

- Restrictions on short term rentals
- Discussed ADUs

Staff commented as follows:

- Discussed new ADU or JADU, which cannot be rented for short term (after July 1 2017)
- Must be rented long term unless get conditional use permit
- Noted that, for staff support of such applications, the primary use is long term rental situation

Councilmember Gurney commented as follows:

- Can have all the rules in the world but something else happens on the street
- City has a lot of illegal units

Staff commented as follows:

- Legalizing accessory units is separate discussion
- Are some communities that will track short-term rentals
- Will cost money to hire company to track it
- Different discussion from the regulations under consideration tonight

Councilmember Glass commented as follows:

- Wondering if we can restrict ADUs prior to July 1 2017 from Air BnB rentals where property owner is on site
- Not want a company coming up and buying homes and turning them into short term rentals

Staff commented as follows:

- Stated you generally cannot do a take back

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

- Cannot condition those prior to the enacted date, but could look at overall vacation rental ordinance (applying to all dwellings)
- Discussed permit process for short term rentals

Mayor Slayter commented as follows:

- Discussed inclusionary housing
- Interested in long term residency rather than short term vacation residency
- How to best achieve that through the inclusionary housing

Vice Mayor Hinton commented as follows:

- Stick with the 840 SF size
- Tying six-month lease agreement to it
- Not have out of town ownership for use as vacation house
- Did not feel 1000 SF size was appropriate, an 840 SF smaller home could be 2-bedroom, 1 bath for a family

Mayor Slayter commented as follows:

- County at 1000 SF
- City is 840 SF
- Read staff report from San Diego
- Tied to number of bedrooms
- Short changing those with larger families who cannot live in one of these types of units
- Discussed number of bedrooms for larger families

Vice Mayor Hinton commented as follows:

- Discussed work force housing
- Discussed bedrooms and fact that a lot of people will call something an office instead of a bedroom to get around rules
- What works in San Diego may not work here

Councilmember Carnacchi commented as follows:

- Discussed the O'Reilly property
- Discussed multi-family zoning
- Discussed potential 90-unit development
- How would that affect the inclusionary housing
- Questioned if any of the units would have to be affordable

Mayor Slayter stated the requirements to include affordable units kicks in at 5 units.

Beth Thompson commented as follows:

- The State has different provisions for rental and owner-occupancy restrictions that are allowed, these would fall under the rental provision if multi-family
- Not be able to do deed restriction on units if they are rentals
- Not falling under this exemption if they are not available for individual purchase

Vice Mayor Hinton commented that the apartment inclusionary is still in place in reference to rental.

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Councilmember Glass commented as follows:

- Thinks lowering exemption size to 840 SF is a good idea
- It allows us to maintain kicking in the inclusionary requirements and getting more larger units that would accommodate larger families
- Get units that are in affordable category

Councilmember Gurney commented as follows:

- Not following the discussion of larger units
- If we exclude small units how will bigger units be built
- Questioned how reducing space would result in more bigger units

Mayor Slayter commented as follows:

- Discussed building of larger homes
- If 841 SF unit, no exemption for that, and the inclusionary ordinance would kick in (i.e. they would need to build inclusionary housing units)

Councilmember Gurney commented as follows:

- Discussed 840 SF
- Questioned how large is 160 SF
- Questioned if it is as large as one parking space

Staff commented a typical parking space is about 200 SF.

Councilmember Gurney discussed parking requirements and asked if those would remain the same.

Beth Thompson commented as follows:

- Requirement for a single-family unit is two parking spaces, regardless of unit size

Councilmember Gurney commented as follows:

- Do not think we want to create crisis of parking in residential neighborhoods where the crisis would be that cars would move to the street
- Stated she is hearing that a lot
- 1000 SF would get two people and each person could have a car – need two parking spaces to avoid a parking crisis. 840 SF should have the same parking requirement

The Council was in consensus with the following:

- Option 2- general consensus
- 840 SF and Deed restriction for owner-occupancy and then rental with six-month lease term
- Tying rent to 120% of AMI
- Council was in consensus for inclusionary housing

Councilmember Glass commented as follows:

- Concerned of housing and housing stock
- What work best for community
- Do not have data on what is going to work
- Trying to make good decisions

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

- Not the night to consider this, but we need to do something proactive as far as collecting data and statistics on results of these zoning ordinance changes
- Perhaps taking a look at this as part of the annual level of service report

Mayor Slayter commented as follows:

- Communicate with EDB, which tracks income levels; they found the median home price in Sebastopol is \$840,000 (which is 95472 with qualifiers)
- This is tied with Healdsburg for median home price
- Discussed AMI and median income

Vice Mayor Hinton commented as follows:

- Discussed 840 SF limit
- Discussed proposed development for 10 units
- Owner occupied or long-term rentals
- Discussed concern if tied to AMI, particularly how that could impact a homeowner of one of these units is they were forced to move in a downturn, and couldn't get enough rent to cover the mortgage payments
- Know it would cost them more than \$324,000 to build
- Questioned how would that work and if this would be tying their hands

Beth Thompson commented as follows:

- Discussed concerns from development community, AMI requirements, and subsidizing affordable units
- Discussed selling below costs

Vice Mayor Hinton asked if they could apply for this.

Beth Thompson commented as follows:

- Discussed the process for a development application that needs to provide Inclusionary units
- The developer would enter into inclusionary housing agreement with City
- For instance, for a 10-home project – 2 affordable units required (at 120 percent of income category). The Agreement identifies number of bedrooms and size of units, and maximum sale price based on AMI, not a sliding scale for purchase.
- For Rentals, there would be a set rental cap, it wouldn't vary for each household. The cap would be established by size of units. The State provides guidelines for all of these cost and income factors.

Vice Mayor Hinton discussed applying AMI for bigger than 840 SF.

Beth Thompson stated it is not applied to 840 SF but is applied to rental units.

Vice Mayor Hinton discussed down payment.

Beth Thompson commented as follows:

- The formulas assume a monthly payment whether purchasing or renting home and also assume the purchasers have some amount of money saved for a down payment

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Vice Mayor Hinton commented as follows:

- Discussed two-person household
- Bought and rent to long term tenant
- If the unit costs \$500,000, they would come up with \$48,000 plus \$125,000, if restricted for AMI, and rent at \$1950, would have issues with mortgage payment.

Beth Thompson commented as follows:

- Discussed purchase of unit
- Assuming sold at market rate, the purchaser would come up with down payment.

Vice Mayor Hinton questioned if this would be tying their hands if they are rentals. Beth Thompson stated that is correct.

Mayor Slayter discussed spurring home ownership.

Mayor Slayter allowed a member of the public to comment

Bob Massaro commented as follows:

- 840 SF correct number, a six months or greater lease is perfect
- Discussed deed restrictions
- 120 percent of median is poison pill and will kill development
- Reason is that level of rent would not be enough for the owner to make mortgage payment
- If leave rent at market rate and do everything else – will spur housing
- If restrict to 120 of median – half of that would cover the mortgage – would be a poison pill if this goes in that direction

Councilmember Carnacchi discussed his hypothetical (development at O'Reilly) and questioned how this would address that.

Beth Thompson stated the exemption as proposed would be restricted to single family units.

Mayor Slayter commented as follows:

- Goal is home ownership
- Path of upward mobility
- No problem with spurring homeownership

Councilmember Gurney commented as follows:

- Sebastopol's housing stock is half rental housing already
- Want to spur ownership

Staff commented as follows:

- Read language into record:
- Exemption of 840 SF owner occupied rented at 120 AMI or less for minimum of six-month lease

Vice Mayor Hinton commented as follows:

- Backing off AMI
- If goal is to spur housing – not tie hands completely

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

- Discussed personal experience – had to rent – could not sell
- For 840 SF home
- Keeps prices lower on units

Mayor Slayter commented as follows:

- Discussed purchase price
- Losing sight of goal – not sure how to get to goal
- All have different definition of goal
- Not sure tying rental price to AMI would have that chilling effect on project
- If goal is homeownership — available for someone else to purchase to dwell rather than invest

Vice Mayor Hinton commented as follows:

- What is the goal
- Goals is to provide housing
- Some are ready to buy today – some not there yet

Beth Thompson discussed residency requirements and suggested one year.

Mayor Slayter commented as follows:

- Stated the suggestions sound good
- Eliminates rental tied to AMI
- Investment in the community

Councilmember Glass commented as follows:

- Housing not commodity
- Harder for people in community to be able to buy it
- Want to incentivize homeownership and provide housing for middle income work force
- Initial occupancy requirement does deal with commodity housing stock

Staff read proposed language as follows:

Single family dwelling units of 840 square feet or less which are owner-occupied for a minimum of one-year, following which they may be rented to a long-term renter with a minimum of a six-month lease.

Councilmember Gurney commented as follows:

- Suggested reviewing this in one year
- Not sure something can be built in one year, so doesn't know if one year is reasonable for statistics
- Happy to check in in one year

Councilmember Glass commented as follows:

- Concur with the comments
- Incorporating tracking this in yearly level of service and drawing attention to it
- Revisit in a year (dependent upon applications)

Councilmember Gurney discussed tracking all of what is happening with ADUs and JADUs as well.

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Councilmember Glass commented as follows:

- Three-year process of rent and housing issue
- For instance, we don't know how many apartment units were covered during the emergency rent control time -would be good to know
- How can we make good decisions when we do not know what is going on
- Guess as to high percentage of renters
- City invested so much in subsidized housing which is affordable by subsidy and policy. However, this leaves out the middle.
- The question is, is this going to address that problem
- Would like to have Planning Department focus on collecting data
- Make good decisions ahead of time and figure out if our policies are working
- Important to get information on rents and tracking that

Staff commented as follows:

- Can track data on housing units
- The Department already reports this information to the State
- Will include in annual Level of Service report

Councilmember Gurney commented as follows:

- Discussed statistics in her neighborhood
- Six ADUs under construction right now within four properties of house
- Small neighborhood to have six homes being built

Councilmember Carnacchi commented as follows:

- Exemption apply for 840 SF or less
- Discussed support for exemptions through innovation and desire for this component mentioned in staff report
- Innovations could include rental between seniors/students – discussed innovative exemptions

Staff commented as follows:

- Potential of having modification based on innovation that is more open ended.
- Findings need to show that the proposal meets the intent of inclusionary and requires approval of the Planning Commission and City Council
- The Innovation clause would allow for additional considerations and provide flexibility

Councilmember Gurney commented as follows:

- In favor of that
- Like to hear innovative ideas

Staff provided language as follows: (read language into the record: Section 17.250.145 Modification of requirements, innovation.

- After receiving a recommendation from the Planning Commission, the City Council may modify the requirements of the inclusionary provisions on a project basis upon submittal of a written request on a form established by the Planning Department for the approval of alternate inclusionary requirements and payment of the applicable fee equal to that for a major use permit by the developer, if the Council finds that alternate requirements will achieve the intent of the inclusionary program and are consistent with the General Plan.

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

- B If the Council so determines, the inclusionary requirements for the project shall be modified to change the inclusionary housing obligations to the alternative requirements proposed by the developer, and these requirements shall become a condition of the project. The applicant shall bear the burden of presenting substantial evidence to demonstrate that the alternative requirements meet the intent of this section.
- A request to modify the inclusionary provisions of this Chapter based on this Section may be submitted by a developer prior to and independent of submittal of a development project application.

Mayor Slayter stated it would be a City Council decision.

Councilmember Gurney stated the Planning Commission would review as advisory body.

Staff stated that is the requirement as currently proposed in the language.

The Council was in consensus with language as read by staff.

Colin Doyle commented as follows:

- Discussed the inclusionary
- Discussed his client's project
- For apartments – providing units on site option or pay in lieu fee or providing off site units
- No discussion of in lieu fee, which he felt were high in Sebastopol
- Provide for sale or rental units
- Decisions will help determine if for sale or rental units make more sense
- Review of in lieu fee on agenda soon

Mayor Slayter moved and Councilmember Glass seconded the motion to approve for first reading and introduction zoning ordinance as proposed with following amendments:

Inclusionary Housing – 17.250.030 (B) 7:

Single family dwelling units of 840 square feet or less which are owner-occupied for a minimum of one-year, following which they may be rented to a long-term renter with a minimum of a six-month lease.

17.250.145 Modification of requirements, innovation.

A. After receiving a recommendation from the Planning Commission, the City Council may modify the requirements of the inclusionary provisions on a project basis upon submittal of a written request on a form established by the Planning Department for the approval of alternate inclusionary requirements and payment of the applicable fee equal to that for a major use permit by the developer, if the Council finds that alternate requirements will achieve the intent of the inclusionary program and are consistent with the General Plan.

B If the Council so determines, the inclusionary requirements for the project shall be modified to change the inclusionary housing obligations to the alternative requirements proposed by the developer, and these requirements shall become a condition of the project. The applicant shall bear the burden of presenting substantial evidence to demonstrate that the alternative requirements meet the intent of this section.

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

C. A request to modify the inclusionary provisions of this Chapter based on this Section may be submitted by a developer prior to and independent of submittal of a development project application.

VOTE:

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

Noes: None

Absent: None

Abstain:None

City Council Action: Approved amendments as stated above.

Minute Order Number: 2018-209

Mayor Slayter called for a break at 8:20 pm and reconvened the meeting at 8:30 pm.

City Manager McLaughlin discussed conflict of interests' issues for item 7B.

- Consulted with outside legal counsel
- Conflict of Interest expert
- 500-foot radius law
- Displayed zoning map on the projector screen for all areas except where conflict, then will review 'conflict areas'
- He has discussed with Councilmembers separately with individual maps provided to Councilmembers
- Best way to expedite hearing process for map – discussed process for tonight's agenda item
- Discussed and explained the cross hatched map and process for voting and recusals

Councilmember Gurney commented as follows:

- What does substantial change mean
- If a zone change matches the current historical use is that considered a substantial change

Beth Thompson commented as follows:

- Where zones are renamed – not substantial
- Where zones are combined – not substantial
- If a zone was either rezoned to be consistent with use or general plan or recommended by Planning Commission for rezoning – that is considered substantive changes on map. These were outlined with the dark outline on these parcels

B. Public Hearing – Waiving of Further Reading and Introduction of Ordinance. This public hearing is to consider a comprehensive update to the City's Zoning Map. The Planning Commission developed the revisions in a series of meetings since fall 2017 and is recommending their adoption by the City Council. The primary objective of the Map update is to achieve consistency with the recently-adopted new General Plan, which specifically identified changes to the Land Use Map which are required to be reflected in the Zoning Map. In addition, under proposed Zoning Ordinance changes, several similar zoning districts will be consolidated, and this is also reflected on the draft Zoning Map. Changes to the Map are also the result of a land use consistency analysis which compared existing land use to zoning; several changes to the Map are intended to better align land use and zoning. In addition, consistent with the proposed Zoning Ordinance changes, a number of zoning districts will be renamed to have a more logical naming protocol. This item was continued at the August 7, 2018 meeting. (Planning Department)

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Kari Svanstrom, Planning Director, presented the report recommending the City Council conduct the first reading and introduction of the ordinance. Director Svanstrom discussed the 370 Neva Street property and recommended changing the zoned from R7 to R6, which can be done at this meeting without conflicting with the adopted General Plan Land Use.

Beth Thompson, De Novo Planning Group, was in attendance.

Mayor Slayter asked for questions from the City Council.

Councilmember Glass questioned how long and complicated would it be to do a General Plan amendment.

Staff commented as follows:

- Requires review by HCD at State level
- Two to three months process
- Does not know if property owner has been contacted by neighbors
- Knows that the property is for sale

Councilmember Gurney commented as follows:

- Asked if this could be a mistake was made on the map
- Felt this was possible, as there is no access from Murphy or Healdsburg Avenue
- Possibly clerical error

Beth Thompson commented as follows:

- If it is found that this was clerical/map error, this could be addressed through a resolution and would not require an amendment to General Plan.
- If looked far enough back we could see if we can find where map was correct
- Error in later point
- Could look back and review

Mayor Slayter commented that could be direction to staff.

Mayor Slayter opened the public hearing.

Hearing no comments, Mayor Slayter closed the public hearing.

Entirety of Map with cross hatched areas (areas without any conflict)

Action 1:

Motion to Introduce an Ordinance to Adopt the Zoning Map as shown (Attachment B1)

Who: All councilmembers

Councilmember Carnacchi

- Colors different
- Hard to summarize what was changed
- Asked for a summary of changes

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Beth Thompson commented as follows:

- Bringing parcels into consistency with General Plan
- Parcels outlined in black (parcel lines) changes considered to be substantive
- Discussed change in color scheme - similar to general plan map

Staff commented as follows:

- Discussed changes in commercial district
- Commercial Industrial
- Commercial Core
- New R-5 zone
- R-3 zone along Jewell (previously Rural Residential zoning)

Council discussed substantive changes:

- Commercial Core to include two parcels at Morris and Sebastopol Avenue – Consensus
- Commercial Industrial Zone – Barlow – Consensus
- R5 zone creation
- Discussed R5 zone near Litchfield and Hayden
- Discussed Stefenoni Court Duplexes and zoning

Mayor Slayter commented as follows:

- Discussed Robinson Road development
- Stated parcel is adjacent to co-housing

Beth Thompson commented as follows:

- Discussed some rezoned to R-4 along Stefenoni Ct, while the duplexes on the back half of cul de sac were proposed as R-5

Councilmember Gurney commented as follows:

- Changing zoning map to match zoning reality
- If appropriately zoned -why was it rezoned
- Increasing density

Mayor Slayter stated it is also to match the General Plan.

Staff commented as follows:

- Discussed the existing duplexes on Stefenoni Ct
- There are Larger lots at end of cul de sac and in the middle of the Street there are smaller lots

Mayor Slayter questioned if they were incorrectly zoned or land use in the first place.

Beth Thompson commented as follows:

- General Plan higher density in this area
- Median density
- Current Land Use is MDR (medium density residential)
- Old map RSF-1

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Mayor Slayter discussed fixing inconsistencies with the past.

Councilmember Gurney commented as follows:

- Goal when reviewed General Plan map to create possibly opportunity sites different than what is already there
- In this case is making zoning conform to zoning that is historical
- Stated Neva Street is opposite
- Need accurate map

Councilmember Glass commented as follows:

- Historically it is wrong
- Should not be duplexes there
- Map needs to be consistent

Councilmember Gurney stated she is not willing to say the duplexes were not permitted correctly.

Beth Thompson commented as follows:

- Discussed all substantive changes
- R-2, 4 parcels West of First Street, 1 parcel north of Leland Street
- R-3 (from RR) - one parcel south of Henon Drive. This is the lowest density to match with General Plan

Councilmember Glass commented as follows:

- Discussed parcels that face First street
- Not understand on both maps (old/new) different than parcels across street (First Street)
- Asked what is being changed

Beth Thompson commented as follows:

- No longer RR zone
- Zoned to slightly higher density than rural residential
- Consistent with General Plan

Mayor Slayter commented as follows:

- Property near Ellis Court is the same as property to west. All three properties off Henon had the same designation before, why different now?

Gurney – Asked if these were accessed off Henon (yes)

Beth Thomson commented as follows:

- General Plan designation medium density residential
- R-3 district lowest district in conformance
- Other two parcels on Henon are low density residential
- Different designation may be a carry-over from previous General Plan

Mayor Slayter suggested that staff needs to review this parcel designation as it could be a mapping error as well.

City Council Regular Meeting Minutes of OCTOBER 2, 2018 – APPROVED

Beth Thompson commented as follows:

- R-3 is proposed, the prior zoning equivalent was R-2.
- Noted the Council could leave as R-2.
- Can change map later

Staff commented as follows:

- Will follow up on this to review if it is a mapping error.
- Recommended that the parcel be left as R-2 zoning to be same as others on Henon.

Beth Thompson commented that the R-4 changes are as follows:

- Parcel northwest of Healdsburg and main West of Florence Avenue to bring into conformity with General Plan
- Planning Commission recommendations was to make it medium density residential
- 3 parcels - Brookside avenue
- 5 parcels north of Leland and west of Jewell
- Single family parcels on Stefenoni Court

Mayor Slayter questioned if this is going to greater density. Beth Thomson stated that is correct.

Councilmember Gurney questioned the change (from what zone to what zone).

Beth Thompson commented as follows:

- Brookside is RSF 1 now
- Northeast of Leland and Jewell is RSF 1 now
- Stefenoni is RSF 1 now
- Healdsburg/Main- church property could be mapping error - leave parcel as Downtown Core
- Florence – towards end closest to Healdsburg is RSF 2

Councilmember Gurney commented as follows:

- Questioned if this is making that parcel conform to rest of Florence Avenue – Beth Thompson stated that is correct
- Questioned if this is the first parcel in from the apartment complex – Beth Thompson stated yes

Mayor Slayter discussed the church at the corner of Healdsburg/Main- looks clearly dark lined - stated it looks like may be a mapping error.

Beth Thompson discussed R-5 changes.

Councilmember Gurney commented as follows:

- Discussed Litchfield and Haden
- Small lots and small homes
- Increasing density
- Beauty is tiny homes and property

Beth Thompson commented as follows:

- R-5 – has a smaller minimum lot size than R4, which matches the size of these lots more closely.
- No change to actual density, but it makes the zoning district consistent with uses and lot pattern

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Staff commented as follows:

- Discussed density
- Discussed units per acre
- The development standards are almost the same, other than lot size

Councilmember Gurney commented as follows:

- Looking at land use as single family dwelling
- Tiny home on tiny lot
- See zoning as potential to aggregate parcels and build what R-5 allows happens
- Increase number of units
- Wants to preserve little unique small single-family homes
- Discussed discussion of this when she was on the Planning Commission
- Mix of sizes of lots and housing in Sebastopol are great
- Interested in preserving the old neighborhood that has a history to it
- Discussed Harrison Street (used to be pickers cottages)
- Discussed Bodega Avenue (nursery) as similar case
- Important that density does not cause reuse of land and create multi complex
- Preserve old historic neighborhood

Councilmember Glass commented as follows:

- Concurred with Councilmember Gurney
- Don't want to encourage the consolidation of small lots and build bigger units such as apartments
- Could be potential problem if a fire or something
- R-5 allows multi family
- Preserve opportunity for small lot size
- Important housing opportunities
- Important to preserve what is there, and not put them at risk of being torn down and then big mansions being built

Mayor Slayter commented as follows:

- Discussed development standards
- Discussed requirement for rezoning
- Discussed lot areas
- Two stories are allowed, not more

Councilmember Gurney questioned the reason for the change.

Beth Thompson commented as follows:

- Lot sizes are too small to be consistent with R-4 zoning district
- R-5 compliments the existing lot pattern
- Not meant to encourage consolidation
- Discussed minimum lot area
- Cannot have 20 unit per acre apartment complex

Councilmember Gurney questioned why not leave them R-4.

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Beth Thompson stated that could be done.

Councilmember Glass questioned the minimum lot size for R-4.

Staff stated 5000 and 6000 SF.

Beth Thompson commented as follows:

- The area at Litchfield and Hayden demonstrates how R-5 looks
- Lot sizes inconsistent if call R-4
- Gives people wrong sense of what can happen in R-5 district

Councilmember Gurney commented as follows:

- Same thing happens to Harrison/Cleveland/Ellis
- Tiny lots
- Purpose of changing from R-4 to R-5

Councilmember Glass commented as follows:

- R-5 has multi family
- Make sense to stick to R-4 for the Litchfield area

Councilmember Gurney concurred.

Planning Commissioner Doyle commented as follows:

- Interest in finding places to create new zone with higher density
- Discussed concept of R-5
- Agree with Councilmember Gurney and Councilmember Glass
- These lots would be pre-existing non-conforming and stay in current zone
- Could change character of area
- Should stay R-4

Councilmember Gurney suggested putting higher density closer to main corridors or put on sites where get achievement.

Mayor Slayter stated he is okay with stating as R-4.

The Council was in consensus to keep this as R-4 (R-5 to R-4) for the lots at Litchfield and Hayden

Beth Thompson commented on R-6 zoning as follows:

- New areas include Bodega/Leland and South of Willow Street/High Street
- Both are being done for conformity with General Plan

The Council was in consensus with R-6.

Beth Thompson commented on R-7 zoning as follows:

- RM-H Zoning previously
- Applied to one parcel south of Healdsburg Avenue East of Murphy Avenue

City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED

- Bring into conformity with General Plan
- Takes access off Healdsburg
- Parcel off Golden Ridge (east)
- 7 parcels north of Bodega Avenue
- Bring parcels into conformance with General Plan
- Zoning not matched density – primary one MF and one TH project
- South of Bodega

Councilmember Gurney commented as follows:

- Why would north side have different zoning
- Why all R-7
- R-6 parcel stuck in at Nelson
- Asking because one large parcel is for sale

City Manager McLaughlin stated this is one item that will be discussed as a conflict of interest item.

Councilmember Carnacchi commented as follows:

- Florence/High St – originally medium single density family
- Has the same problem of potential lot consolidation
- In case of fire, could put all those together and end up with one multi-family residential complex
- Think of in terms of civil emergency or natural disaster such as fire
- Main roads going in and out are getting clogged up in a hurry
- Main density at main intersection
- Landlock everyone else in town
- Concern with making high density

Beth Thompson commented as follows:

- Area designated as high density
- R-6 consistent
- Change to R-7 to be consistent with General Plan
- Discussed having families around the downtown area and feathering of density to lower density away from downtown areas

Councilmember Gurney commented as follows:

- Discussed C-F on two sides of it
- Prime location to put people where more people have immediate access to downtown and services
- Cannot put at end of town
- People driving
- That is about emergency disaster preparedness planning
- Separate from zoning

Mayor Slayter stated R-6 and R-7 are largely the same.

Beth Thompson stated R-6 is lower maximum density.

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Councilmember Carnacchi stated he would prefer to see these parcels as R-6 instead of R-7 there.

Beth Thompson commented as follows:

- R7- allow 24-25 units per acre
- Development will depend on individual lots as the maximum density is based on lot size
- Referenced Zoning Ordinance page 39

Mayor Slayter commented as follows:

- Prefer to stay at R-7
- Feathering of density starting from downtown

Councilmember Gurney commented as follows:

- Concurs with Mayor Slayter
- Density achieved closer to parks rather than out of town

Councilmember Carnacchi voiced concerns regarding traffic

The Council was in consensus with R-7.

Beth Thompson commented on CO zoning as follows:

- Healdsburg Avenue

Councilmember Gurney questioned the development on Murphy/Healdsburg.

Staff stated it is a mixed-use project.

Beth Thompson commented on CG – General Commercial zoning as follows:

- Scattered parcels, including West of Pleasant Hill, South of Palm, South of Hutchins

Councilmember Carnacchi discussed the legend and asked why the legend is Commercial General or Office General but called General Commercial and General Office.

Staff commented that the legend starts with the R or C Base zoning then level or type of zoning is next in key.

Councilmember Carnacchi suggested adding additional information to the key.

Staff commented that they could identify a range of density for the district.

Mayor Slayter commented that this is the way that most zoning maps read.

Councilmember Gurney wondered if it would clutter the map.

Mayor Slayter stated he is not sure it would answer enough questions.

Councilmember Carnacchi stated the old map was easier to read and more definitive and that the new map is more confusing (four “single family residential zones”, etc.)

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Mayor Slayter stated it would be a struggle to find a way to describe each zoning.

Councilmember Carnacchi stated the consultant has indicated that they could put additional information in parenthesis on the map.

Councilmember Glass commented as follows:

- Make more cluttered
- Box near compass arrow at bottom might be better.
- Suggested a link on the map that links to the zoning ordinance

Councilmember Gurney stated the link is a great idea.

The Council discussed Commercial Industrial and Community Facilities zoning.

Councilmember Glass commented as follows:

- Discussed the industrial area
- Discussed the end of Abbott Avenue

Staff stated that is zoned Industrial now.

Councilmember Glass commented as follows:

- Stated it is close to the downtown core
- Could be higher density housing

Councilmember Gurney commented as follows:

- Discussed net works
- Trail or walking path
- Backside of the district becomes more of the front side
- Discussed grid

Staff commented as follows:

- These zones allow for residential uses with use permit, does not prohibit residential uses.

Councilmember Carnacchi questioned what is the zone for cannabis.

Staff stated it is allowed in the Industrial zones.

Councilmember Carnacchi commented as follows:

- What happens if the zoning is changed
- What happens to existing non-conforming businesses

Staff commented as follows:

- Discussed redevelopment of areas
- Discussed allowed uses
- Discussed buffer for cannabis operations

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Beth Thompson commented as follows:

- Discusses errors on map at Park Village and Tomodachi Park
- Discussed RMH and CF zoning applied to Park Village and Tomodachi Park
- Primary wetlands zoning has no change
- New Open Space zone, which was applied to four parcels (Between termination of Walker Avenue and Palm Avenue). These areas are now permanent open space. They were previously zoned residential

The Council was in consensus with the following:

Amendments:

- ESOS application
- Hayden/Litchfield to retain R-4
- Church Healdsburg/Main to retain CD zoning for all of parcel
- Henon Drive property to retain R-2 zoning
- 370 Neva Street to be zoned R-6 until resolved if map issue
- Staff directed to review map for historical analysis and resolution for map errors

Councilmember Gurney stated she does not want 370 Neva Street to be R-6.

Staff stated that it needs something applied to it now.

Councilmember Gurney commented as follows:

- Discussed downzone for this parcel if needed
- Discussed council commitment to fix that

Mayor Slayter moved and Vice Mayor Hinton seconded the motion to approve the zoning map with the following amendments:

- ESOS overlay to be applied to the Park Village and Tomadachi Park parcels
- Hayden/Litchfield parcels proposed as R-5 to retain R-4 zoning
- Church parcel at corner of Healdsburg/Main to retain CD zoning for all of parcel
- Henon Drive property proposed as R-3 to retain R-2 zoning
- 370 Neva Street to be zoned R-6 until resolved if map issue
- Staff directed to review map for historical analysis and resolution for map error

VOTE:

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

Noes: None

Absent: None

Abstain:None

City Council Action: approve the zoning map with the following amendments:

- ESOS overlay to be applied to the Park Village and Tomadachi Park parcels
- Hayden/Litchfield to retain R-4
- Church Healdsburg/Main to retain CD zoning for all of parcel
- Henon Drive property to retain R-2 zoning
- 370 Neva Street to be zoned R-6 until resolved if map issue
- Staff directed to review map for historical analysis and resolution for map error

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Minute Order Number: 2018-210

Vice Mayor Hinton declares a conflict of interest with the following item.

ATTACHMENT B2 – Map showing conflict areas A, B, and C

Action 2: Action on B2, Area A

Who: Councilmembers except Vice Mayor Hinton (recused)

Motion to adopt Zoning Map change for Parcel marked as “A” 7765 Bodega

Councilmember Glass moved and Councilmember Gurney seconded the motion to adopt the zoning map change for parcel marked A 7765 Bodega Avenue.

Councilmember Gurney commented on area near Nelson as follows:

- Questioned why these parcels aren’t all R7
- Becomes R-6 around curb except for PC

Beth Thompson commented as follows:

- Discussed that the existing duplex is duplex residential
- Stated this is a change

City Manager McLaughlin stated there is potential conflict of interest issue if any change is discussed.

Councilmember Gurney commented as follows:

- Triangle is one big lot, while the R-6 area is a number of little lots that make up the trapezoid

City Manager McLaughlin commented that any discussion of those parcels will require Mayor Slayter to absent himself from room.

Mayor Slayter recused himself and designated Councilmember Glass to run the meeting.

Staff commented as follows:

- This parcel was rezoned in 2016 to Office.
- Red is currently office.

Councilmember Gurney commented as follows:

- Access is taken off of the neighborhood street
- Older properties /older homes

The Council was in consensus to keep it R-6.

Councilmember Glass moved and Councilmember Gurney seconded the motion to keep the zoning to R6.

Mayor Slayter returned to the meeting.

VOTE:

Ayes: Councilmembers Carnacchi, Glass, Gurney and Mayor Slayter

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Noes: None

Absent: Vice Mayor Hinton (recused)

Abstain:None

City Council Action: Approved to keep the zoning to R6.

Minute Order Number: 2018-211

Vice Mayor Hinton returned to the meeting

Councilmember Glass recused herself for the next item due to conflict of interest.

Action 3: Action on B2, Area B

Who: Councilmembers except Councilmember Glass (recused)

Motion to adopt Zoning Map change for Parcels marked as "B"

Councilmember Gurney discussed the two undeveloped lots.

Councilmember Gurney moved and Mayor Slayter seconded the motion to adopt the zoning map change for parcels marked B.

VOTE:

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

Noes: None

Absent: Councilmember Glass (recused)

Abstain:None

City Council Action: Approved to adopt the zoning map change for parcels marked B.

Minute Order Number: 2018-212

Councilmember Glass returned to the meeting.

Councilmember Gurney recused herself for the next item due to a conflict of interest.

Action 4: Action on B2, Area C

Who: Councilmembers except Councilmember Glade-Gurney (recused)

Motion to adopt Zoning Map change for Parcels marked as "C"

Councilmember Glass commented as follows:

- Concerned with this zoning
- Questioned if some of these homes are historic
- Not thrilled with slicing historic old houses so someone could consolidate lots

Councilmember Carnacchi stated this seems out of place and would like to see this remain R-4.

City Manager McLaughlin stated the Council could reconsider an earlier vote.

Mayor Slayter suggested taking action on R-4 for these parcels, and the Council could discuss reconsidering the parcels the across the street.

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Councilmember Glass moved and Vice Mayor Hinton seconded the motion to adopt the zoning map change for parcels marked “C” to be R-4.

VOTE:

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

Noes: None

Absent: Councilmember Gurney (recused)

Abstain:None

City Council Action: Approved to adopt the zoning map change for parcels marked “C” to be R-4.

Minute Order Number: 2018-213

Councilmember Gurney returned to the meeting.

Planning Commissioner Doyle commented as follows:

- Requested that the map have the details of the old map
- Suggested retaining the darker lines for zoning and addresses

Mayor Slayter moved and Councilmember Glass seconded the motion to reconsider the earlier vote on the overall change to the zoning map to discussed the north side of Calder Avenue and one parcel on the south size currently noted as R-5.

VOTE:

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

Noes: None

Absent: None

Abstain:None

City Council Action: Approved motion to reconsider the earlier vote on the overall change to the zoning map to discussed the north side of Calder Avenue and one parcel on the south size currently noted as R-5.

Minute Order Number: 2018-214

Councilmember Glass moved and Councilmember Gurney seconded the motion to reconsider parcels zoned to R-5 to be changed and zoned to R-4 consistent with Litchfield and parcel on Calder.

VOTE:

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

Noes: None

Absent: None

Abstain:None

City Council Action: Approved parcels zoned to R-5 to be changed and zoned to R-4 consistent with Litchfield and parcel on Calder.

Minute Order Number: 2018-215

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

8. Discussion of Suggested topics for the 2019 Mayors and Councilmembers Association General Membership Meeting Presentations (Mayor Slayter)

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

Mayor Slayter presented the agenda item.

Mayor Slayter asked for questions from Council.

Mayor Slayter opened for public comment. There was none.

Councilmember Gurney commended the Mayor for providing the 2018 topics and stated that is the duty and responsibility of the vice chair.

Councilmember Glass commented the Mayor and City Clerk for providing the speakers for this year's MC programs.

The Council was in concurrence to provide the following topics of general interest to the Mayors and Councilmembers Association General Membership Meetings for Calendar Year 2019 as listed below:

- Inclusionary Housing Programs and Data Results from Said programs
- Ways Cities can create opportunities to give birth to local businesses
- Discussion of shortage/unskilled workers and the role of the Education System to train workers

City Council Action: Approved the following topics of general interest to the Mayors and Councilmembers Association General Membership Meetings for Calendar Year 2019 as listed below:

- Inclusionary Housing Programs and Data Results from Said programs
- Ways Cities can create opportunities to give birth to local businesses
- Discussion of shortage/unskilled workers and the role of the Education System to train workers

Minute Order Number: 2018-2016

CITY COUNCIL REPORTS:

9. City Manager-Attorney/City Clerk Reports:

- October 8, 2018 – City Offices Closed
- October 11, 2018 – Mayors and Councilmembers Meeting/Dinner

City Manager Mclaughlin reported as follows:

- Chair 2018 City Manager Meeting
- Meeting regularly with county operation staff
- Discussed emergency preparedness
- Facilitated meeting with County Administration and Emergency Operation staff and Fire Chiefs
- Collaborative effort – beginnings of plan – bear fruit in next few weeks – next meeting report back to group – new proposal for effort with county
- Exciting plan

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 Carnacchi announced the following:

- Results for volunteer appreciation dinner
- 18 yes for attending

**City Council Regular Meeting
Minutes of OCTOBER 2, 2018 – APPROVED**

- 2 noes
- 2 did not respond
- November 15th
- 6:00 pm

Vice Mayor Hinton announced the following:

Sits on the Mayors and Councilmembers Open Space Advisory Committee – City application for Trail as recommended for matching funding – now moving to full board

Mayor Slayter announced the following:

Anniversary of Fire Storm to be held in Santa Rosa - Courthouse Square community remembrance/event

11. Council Communications Received: Emails received on bike lanes and phone calls on both sides of the bike lanes.
12. Future City Meeting Dates/Events (Informational Only): (See Agenda and City Web site for Up to Date Meeting Dates/Times)

CLOSED SESSION: None

ADJOURNMENT OF REGULAR MEETING: Mayor Slayter adjourned the meeting at 10:45p.m. This meeting was adjourned to the next Regular City Council Meeting will be held on Tuesday, October 16, 2018 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