

City Council
Mayor Patrick Slayter
Vice Mayor Neysa Hinton
Michael Carnacchi
Una Glass
Sarah Glade Gurney



City Manager
Larry McLaughlin
lmclaughlin@cityofsebastopol.org
Assistant City Manager/City Clerk, MMC
Mary Gourley
mgourley@cityofsebastopol.org

City of Sebastopol

CITY COUNCIL MEETING AND SUCCESSOR AGENCY AGENDA MEETING OF JANUARY 16, 2018

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

As a courtesy, please turn off all cell phones, electronic devices, and pagers during the meeting.

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.

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

City Council Meetings are available in real time and archived on LiveStream.

- Here is the link: <http://bit.ly/sebcctv>

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

CALL TO ORDER

ROLL CALL

SALUTE TO THE FLAG

PROCLAMATIONS/PRESENTATIONS:

- Certificate of Appreciation to Outgoing Design Review Board Member Lynn Deedler
- Certificate of Appreciation to Outgoing Planning Commissioner Robert Jacob
- Proclamation to Recognize the 100th Anniversary of Santa Rosa Junior College

PUBLIC COMMENT

- 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.

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- 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.

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)

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.

CONSENT CALENDAR:

1. Approval of Minutes of December 5, 2017 City Council Meeting Minutes (City Administration)
2. Approval of Minutes of December 19, 2017 City Council Meeting Minutes (City Administration)
3. Approval and Receipt of Minute/Reference Orders for Calendar Year 2017 (City Administration)
4. Approval of Receipt of Status Update of City Council Goals and Priorities (2017-2019) (Agenda Review Committee)
5. Approval of Rejection of Claim for Money or Damages Against the City of Sebastopol Filed by Michael Faulk Sebastopol Case #17-1151 (City Administration)
6. Approval of Renewal of Lease from January 1, 2018 to June 30, 2018 for the Sebastopol Senior Center Located at 167 North High Street (City Administration)

STUDY SESSION:

7. Review and Discussion of a parking analysis prepared in conjunction with the 'Pine Grove Square' project concepts.
 - Background: A City Council Subcommittee is reviewing the concept of redeveloping several City-owned downtown parking lots (the 'South Main,' 'Park and Ride,' and 'Chamber' parking lots bordered by Burnett Street, Petaluma Avenue, and South Main Street), with a mixed-use project that would provide needed housing, establish street-front commercial uses along the site's South Main Street frontage, improve circulation, and generate net revenue. Conceptual alternatives range from 51 units and 7,500 sq. ft. of commercial space, to 69 units and 12,550 sq. ft. of commercial space in an alternative concept. On-site parking would be provided to serve the uses. Existing public parking on the site would be removed; potentially, with any owner agreement, several privately-

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owned parcels including the Chamber of Commerce property might be incorporated into the project.

- o Parking analysis: In June 2017 the City Council discussed the project concepts and directed that prior to proceeding with other consideration of the concepts, a parking analysis should be conducted to review current utilization of parking on the site and in the area, and how the concepts would affect parking. W-Trans, a traffic engineering firm, was retained to perform the study, which is now available for public review.

(Pine Grove Square Subcommittee)

INFORMATIONAL ITEMS/PRESENTATION: NONE

PUBLIC HEARING(s):

8. Public Hearing – Waiving of Further Reading and Introduction of Ordinance of a comprehensive update to the City’s Zoning Ordinance to make a variety of housing-related amendments. The amendments include changes related to definitions, use allowances, general development standards, accessory dwelling unit standards, short-term vacation rental standards, temporary care unit standards, inclusionary housing provisions, small lot subdivision standards, and design review thresholds, and additional revisions. The intent of the revisions is to achieve consistency with the City’s new General Plan, and facilitate housing production, availability, and affordability. The revisions have been recommended for approval by the Planning Commission. (Planning Director)
9. Public Hearing - Notice is hereby given that the City Council of the City of Sebastopol has scheduled a public hearing to consider extension of a temporary urgency ordinance that allows the City’s existing medical cannabis dispensaries to also conduct ‘adult use’ cannabis sales, pending completion of a comprehensive update to the City’s cannabis regulations to address changes in State law. On December 19, 2017 the Council adopted an urgency ordinance allowing such use, for an initial term of 45 days; the proposed extension would be for 10 months and 15 days. (Planning Director)

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

10. Consideration of Approval of PG&E Owned Street Lights to be Replaced with New Warmer Color 3000 Kelvin LED Fixtures by PG&E (Public Works Superintendent)
11. Report out of Caltrans Upcoming Construction Events and Consideration of Letter to Caltrans Regarding Notification to the Public of Such Projects (Engineering Manager)
12. Consideration of Letter to Sonoma County PRMD on Revised Referral for PLP13-0023; 5300 Sebastopol Road, Santa Rosa (Planning Director)
13. Discussion and Appointment of Members to Staff Committee Appointments/Assignments and City Council Committee Appointment Assignments (City Administration)
14. Discussion and Action for Mayor to Designate Representative(s) to Vote in the Mayor’s Absence at the Mayors and Councilmembers Association Meetings and City Selection Meetings for Calendar Year 2018 (City Administration)
15. Discussion and Consideration of Approval of Setting City Council Meeting Dates for Calendar Year 2018 (City Administration)

ADJOURNMENT OF THE CITY COUNCIL MEETING TO THE SUCCESSOR AGENCY

CONVENE MEETING OF THE SUCCESSOR AGENCY FOR THE FORMER SEBASTOPOL COMMUNITY DEVELOPMENT AGENCY (The City Council Acts as the Successor Agency)

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Agenda Items shown under this heading are items that the City Council of the City of Sebastopol will be considering solely in the capacity as the Successor Agency for the former Sebastopol Community Development Agency.

CALL TO ORDER
ROLL CALL

CONSENT CALENDAR ITEMS:

16. Approval of ROPS 18-19 (Finance Director)
17. Approval of Successor Agency Administrative Budget for FY 18-19 (Finance Director)

ADJOURNMENT

RECONVENE REGULAR CITY COUNCIL MEETING

CITY COUNCIL REPORTS:

18. City Manager-Attorney/City Clerk Reports:
19. 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):
20. Council Communications Received:
21. Future City Meeting Dates/Events (Informational Only): (See Agenda Below and City Web site for Up to Date Meeting Dates/Times)

ADJOURNMENT OF REGULAR MEETING: The meeting will be adjourned to the next Regular City Council Meeting which will be held on Tuesday, February 6, 2018, at 6:00 pm, at the Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA.

Disabled accommodations: In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 923-1153.

Notification: 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PROCESS FOR ITEMS ON AN AGENDA ITEM:

Mayors opens the item

Council receives Staff Report from the Responsible Department or Report from Councilmember

Council asked Questions of Staff or Councilmember

Mayor Opens for Public Comment/or Public Hearing

Mayor Closes Public Comment/or Public Hearing but reserves the right to re-open the public hearing

Item returns to the Council for deliberation and action

For copies or to review all written documents relating to items listed on the agenda, please visit the City Clerk's office during regular business hours. The City Clerk's Office is located in the lobby of City Hall, 7120 Bodega Avenue, Sebastopol, Ca 95472 or call 707-823-1153.

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City Council Agenda, Minutes and staff reports without attachments can be viewed at the City's website: www.ci.sebastopol.ca.us. Click on the City Council tab.

SB 343 - Any writings or documents provided to a majority of the City Council after distribution of the agenda packet regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure, will be made available for public inspection at the City Clerk's Office, Sebastopol City Hall located at 7120 Bodega Avenue during normal business hours.

If supplemental materials are made available to the members of the City Council at the meeting, a copy will be available for public review at the City Hall City Clerk's Office, 7120 Bodega Avenue during normal business hours.

These writings will be made available in appropriate alternative formats upon request by a person with a disability, as required by the Americans with Disabilities Act.

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To receive the City Council Agenda by e-mail, provide your e-mail address to the City Clerk's office, or e-mail your request to mgourley@cityofsebastopol.org

All meetings listed below are tentatively scheduled and subject to change.
Please review the City's web site or bulletin board for possible changes to City Meetings.

Future City Meeting Dates/Events (Informational Only):

January 17, 2018	4:00 pm	Design Review Board
January 23, 2018	7:00 pm	Planning Commission
January 24, 2018	8:30 am	Agenda Review Committee Meeting
February 6, 2018	6:00 pm	City Council Meeting
February 7, 2018	8:30 am	Agenda Review Committee Meeting
February 7, 2018	10:30 am	Public Arts Committee Meeting
February 7, 2018	4:00 pm	Design Review Board Meeting
February 8, 2018	6:00 pm	Sonoma County City Selection/Mayors and Councilmembers Association Dinner/Meeting, Sebastopol
February 12, 2018		CITY HOLIDAY – CITY OFFICES CLOSED
February 13, 2018	7:00 pm	Planning Commission Meeting
February 19, 2018		CITY HOLIDAY – CITY OFFICES CLOSED
February 20, 2018	6:00 pm	City Council Meeting