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PLANNING COMMISSION

MEETING OF: February 28, 2017

SEBASTOPOL YOUTH ANNEX

425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF February 28, 2017

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on February 23, 2017.

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

1. CALL TO ORDER: Chair Kelley called the meeting to order at 6:04 p.m.

2. ROLL CALL:

Present: Chair Kelley, Vice Chair Fritz, and Commissioners Fernandez, Glaser, Douch (arrived at 6:40 p.m.), R. Jacob, Doyle and M. Jacob

Absent: None

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

3. APPROVAL OF PLANNING COMMISSION MINUTES: February 14, 2017.

Commissioner Glaser, Doyle and Chair Kelley amended the minutes.

Vice Chair Fritz made a motion to approve the minutes as amended.

Commissioner R. Jacob seconded the motion.

AYES: Chair Kelley, Vice Chair Fritz, and Commissioners Fernandez, R. Jacob, Doyle and M. Jacob

NOES: None
ABSTAIN: Commissioner Glaser

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agendized business to be conducted.

Art Moura, a resident of Leland Street, commented that he was in attendance to hear the Commission's discussion on tiny homes.

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

5. STATEMENTS OF CONFLICTS OF INTEREST:

Commissioner R. Jacob commented that he would need to recuse himself from any discussion of Item 8A, Section 17.140.

Director Webster and the Commission did not anticipate any need to discuss Item 8A, Section 17.140 at this time.

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

Director Webster provided the following update:

- At their last meeting, the City Council:
 - Received a report on Airbnb issues. The Planning Department has been doing some enforcement type outreach to try to identify Airbnb uses that do not have business licenses or other City approvals. The County recently entered into an agreement with Airbnb where they collect the transient occupancy tax and then remit it to the jurisdiction. The Council directed staff to contact Airbnb about our being able to enter into a similar agreement with them.
- At the next City Council meeting, the Council will:
 - Review the Little League item that was reviewed by the Commission at their last meeting.
 - Review the Pleasant Hill Road Rezone request which was previously reviewed by the Commission.
 - Review the Accessory Dwelling Unit Amendments which were previously reviewed by the Commission.
- The Planning Department has been in an unusual period of very few development applications in the pipeline with no use permits or design review items having been received in the past couple of months.
- Implementation of livestreaming of Commission meetings is expected at their meeting on March 14. If not then, it will be implemented at a subsequent meeting. This new hosting service will allow access to past meetings as well, once the process begins.

The Commission asked questions of Director Webster.

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

8. PUBLIC HEARING:

A. MUNICIPAL CODE AMENDMENT TO IMPLEMENT CHANGES TO THE ZONING ORDINANCE TO ACHIEVE CONSISTENCY WITH THE NEW GENERAL PLAN, AND MAKE OTHER CLARIFYING, ORGANIZATIONAL, AND POLICY REVISIONS: In November 2016 the City adopted a new General Plan which called for multiple revisions to the Zoning Ordinance. A 'Phase 1' set of Zoning Ordinance modifications has been developed to implement various straightforward revisions mandated by the General Plan, and to also make other organizational, clarifying, and minor policy revisions. A Phase 2 set of revisions needing more discussion will be considered at a later date. The Commission conducted a Public Hearing and began review of this matter at its February 14, 2017 meeting. The Commission will make recommendations to the City Council, which will also conduct a public hearing on this matter.

Director Webster presented the staff report.

The Commission asked questions of Director Webster.

The Commission discussed the procedure for tonight's discussion.

Commissioner M. Jacob commented that Mr. Moura is the only member of the public present and has expressed interest in hearing the Commission's discussion on tiny houses.

Mr. Moura concurred.

Commissioner M. Jacob asked Director Webster and the Commission if tiny homes were something that the Commission would be discussing tonight.

Director Webster responded that tiny homes would be part of 'Phase 2' and was therefore not planned for discussion this evening.

Commissioner M. Jacob commented that he wanted Mr. Moura to know that tiny homes were not planned for discussion early on so he wouldn't have to stay for the whole meeting, unless he wanted to.

Director Webster commented that Mr. Moura was certainly welcome to make a statement on the matter at this time.

Chair Kelley asked for additional questions of Director Webster.

Hearing none, Chair Kelley opened the public comment period.

Mr. Moura commented:

- His property on Leland Street is 1/3 of an acre and has one, approximately 800 square foot, single family residence on it.
- Expressed an interest in further utilizing his property.
- Reiterated his interest in tiny homes.

- If he was going to have a tiny house on his property, he would prefer one on wheels.

Chair Kelley noted that Mr. Moura could contact the Planning Department regarding what other options, such as accessory dwelling units, may be available to him right now.

Mr. Moura responded that he was aware of said options, however, the expense of those can be a problem.

The Commission asked questions of Mr. Moura.

Hearing nothing further, Chair Kelley closed the public comment period and brought it back to the Commission.

The Commission asked additional questions of Director Webster.

Chair Kelley noted that the Commission left off on page 24 of 96 of the 'Districts' section.

Several Commissioner's noted the use of 'Ñ' or 'ñ' throughout the document and suggested that a universal search be done to correct it.

Director Webster noted the correction.

On pages 24 through 77 of 96, the Commission had no questions or comments.

On pages 78 through 80 of 96, the Commission asked questions of Director Webster and;

- Commissioner Glaser commented that districts that serve as overlays should be explicitly called out as such.
- Suggested that language be added under, 'Purpose – Applicability' which states that this is an overlay zone.

Director Webster responded in the affirmative.

- After a question from Commissioner Doyle and a comment by Commissioner M. Jacob, Commissioner Glaser commented that explicit language should be included regarding this overlay applying only in residential districts, if that is the intent.

Commissioner Doyle agreed that that is the intent and commented that Commissioner Glaser's suggestion is a good one.

Director Webster concurred.

After a question from Commissioner M. Jacob and a comment by Commissioner Doyle, Director Webster noted a request for clarification of the terms, 'district' and 'zone' and how both are used within the document.

On page 81 of 96, the Commission asked questions of Director Webster and;

- In response to a question by Commissioner Glaser, Director Webster explained that 'S – Study Combining District' is a temporary designation and is a nice idea in theory. He commented that temporary moratoriums are a commonly used

alternative to a designation like this. He added that he did not believe that this designation had ever been used.

- Commissioner Doyle suggested that the 'S – Study Combining District' be added to the list of items to get feedback from the consultant on.

Director Webster responded in the affirmative.

- Commissioner Doyle noted that references to, 'SMC 17.84.050(C)' were not accurate and should be changed to, 'SMC 17.42.050(C)'.

Director Webster noted the change.

On page 82 of 96, the Commission had no questions or comments.

On page 83 of 96, the Commission asked questions of Director Webster and;

- Commissioner Glaser commented that, 'D' doesn't make sense in that location.
- Commissioner Fernandez expressed a concern with having language, like in 'D' in more locations than one could lead to inconsistencies throughout the document.
- Commissioner Fernandez and Glaser commented that it may be better to refer people to the appropriate section for specifics rather than including the specifics in multiple places.
- Commissioner Doyle agreed that a reference to the appropriate section makes sense, if necessary.

Chair Kelley responded that that was a good idea.

Director Webster responded in the affirmative.

- Commissioner M. Jacob referred to, '17.44.040 Development criteria.' and suggested that, '1. California Department of Fish and Game' be changed to, '1. California Department of Fish and Wildlife.'

Director Webster noted the correction.

- Commissioner Fernandez referred to, '17.44.040 Development criteria.' and suggested that the Open Space District be added under, 'B.'

Director Webster noted the addition.

On page 84 of 96, the Commission asked questions of Director Webster and;

- After a question from Commissioner Glaser, Chair Kelley suggested that specific references to the flood line be changed to the '100-year flood elevation'.

Director Webster noted the correction.

- Commissioner Glaser noted that there is much in the Zoning Ordinance that you would expect to find in the Building Code, not here.

- Commissioner Glaser commented that, 'L.' seemed contrary to, '17.030 Uses permitted.' 'B.' on page 87 of 96.

Director Webster commented that he would look into that.

On page 85 of 96;

- Commissioner Glaser referred to '17.44.060 Variances/exceptions', 'B.' and commented that is seemed to be in conflict with '17.46.020'.

Director Webster commented that he would look into that.

On page 86 of 96, the Commission had no questions or comments.

On page 87 of 96, the Commission asked questions of Director Webster.

On page 88 of 96, the Commission asked questions of Director Webster.

On pages 92 through 95 of 96, the Commission had no questions or comments.

On page 96 of 96, the Commission asked questions of Director Webster and;

- Commissioner Glaser commented that the term 'combining district' should be defined.

Director Webster concurred.

- Commissioner Doyle commented that the term 'overlay' should be defined as well.

Director Webster concurred.

Chair Kelley adjourned the meeting at 7:06 p.m. for a brief break.

Chair Kelley reconvened the meeting at 7:11 p.m.

On page 96 of 96, asked additional questions of Director Webster and continued;

- In response to a question asked by Commissioner Glaser, Commissioner Doyle suggested that, '17.48.040 Affordable housing development criteria.', 'B.' be rewritten as follows, 'Minimum Land Area. Minimum land area to be eligible for use of this district shall be 15,000 square feet.'

Director Webster noted the change.

- Commissioner M. Jacob suggested that the 'AHCD – Affordable Housing Combining District' be added to the list of items to get feedback from the consultant on.

Director Webster responded in the affirmative.

- Vice Chair Fritz commented that it would be good to hear from the consultants on any examples of it being used successfully as well.

Director Webster concurred.

The Commission completed its review of the 'Districts' section for the time being.

Chair Kelley asked to hear from the Commission on the 'Regulations' section.

On page 1 of 169, the Commission had no questions or comments.

On page 2 of 169;

- Commissioner Glaser commented that the indexing is incorrect.

Director Webster noted the issue.

On pages 3 through 14 of 169, the Commission asked questions of Director Webster and;

- Commissioner Glaser questioned the need for this section in the Zoning Code because people's rights are protected in all sorts of places.
- Commissioner Doyle commented that this, and other sections, are meant to serve as a guide and noted that he did not thoroughly review this section because no changes were proposed.
- Commissioner Douch commented that, like Commission Doyle, he had not reviewed this section because no changes were proposed.
- Chair Kelley suggested that the 'Condominium Conversion' section be added to the list of items to get feedback from the consultant on.

Director Webster responded in the affirmative.

On pages 15 through 22 of 169, the Commission asked questions of Director Webster and;

- In response to a question asked by Commissioner Fernandez about a change to 'D.' on page 17 of 169, Vice Chair Fritz questioned the need for a number at all, so long as the addition wouldn't encroach on existing setback standards.
- After some discussion, the Commission agreed to leave 'D.' as written.
- Commissioner Glaser commented that he could not get the formula on page 18 of 169 to work.

Director Webster responded that he would ensure the accuracy of the formula.

- Commissioner Doyle referred to 'C. Hillside development.' on page 18 of 169 and commented that it should either be a lot steeper or stricken because there is no point if left as written.

Director Webster concurred.

- Commissioner Glaser referred to, '17.96.075 Temporary use of shipping containers for storage.' on page 19 of 169 and commented that 9 months seems short for a lot of projects around here. Suggested that it be allocated to activity rather than time. For example, a certain number of months before and after a building permit is open.

- Vice Chair Fritz commented that there are some situations where the use of a shipping container wouldn't necessarily be tied to a building permit.
- Commissioner M. Jacob commented that it didn't seem like a big issue, although he was open to modifying it if need be.
- The Commission agreed to leave, '17.96.075 Temporary use of shipping containers for storage.' as written.
- Commissioner Douch commented that 'Mobile Food Vending.' on page 22 of 169 should have a section number of '17.96.110'.

Director Webster concurred.

- Commissioner Fernandez requested a 'Phase 2' discussion of mobile food vending.

The Commission and staff responded in the affirmative.

On pages 23 through 39 of 169, the Commission asked questions of Director Webster and;

- Commissioner Glaser referred to 'D.' on page 34 of 169 as an example of a general condition that could and should be housed in one location and referred to, to avoid inconsistencies throughout the document.

The Commission and staff concurred.

On pages 40 through 45 of 169;

- Commissioner Douch commented that references to, 'second dwelling units' should be changed to, 'accessory dwelling units'.

Director Webster commented that all references will be updated.

On pages 46 through 50 of 169, the Commission asked questions of Director Webster and;

- Commissioner Fernandez commented that some establishments are not serving food to patrons during all hours that they're serving alcohol and said that that should be addressed to solve.
- Commissioner Doyle agreed with Commissioner Fernandez while noting that that not an issue to be resolved in the Zoning Ordinance.
- Commissioner Fernandez commented that his concern ties with mobile food vending, which he acknowledged will be discussed further at a later time.
- In response to a question about, '17.120.060 A. (2)' on page 48 of 169 by Commissioner R. Jacob, Vice Chair Fritz commented that it may be helpful to define, 'substantial'.

Director Webster commented that that could be done.

- Commissioner Doyle commented that the language as written is good because it gives the Planning Director discretion.
- Commissioner Douch asked if that discretion should be explicit or if it is inherent.

Director Webster commented that it is inherent.

- The Commission agreed to leave, '17.120.060 A. (2)' as written.

On pages 51 and 52 of 169, the Commission had no questions or comments.

On pages 53 through 77 of 169, the Commission had no questions or comments.

On pages 78 through 81 of 169;

- The Commission agreed to defer discussion of this section, included Mr. Carnacchi's request.
- On page 79 of 169, Commissioner Fernandez referred to, 'H.' and asked if there was a corresponding map.

Director Webster responded that there was not.

- Commissioner Fernandez commented that it may be helpful to provide a map.

Director Webster concurred.

- Commissioner Doyle suggested breaking up, 'H.' with bullets to make it easier to read.

Director Webster concurred.

On pages 80 and 81 of 169, the Commission had no questions or comments.

On pages 82 and 83 of 169, the Commission asked a question of staff.

On pages 84 and 85 of 169, the Commission had no questions or comments.

On pages 86 through 97 of 169, the Commission asked questions of Director Webster and;

- The Commission agreed to defer the bigger conversation to the next phase.
- Commissioner Doyle referred to page 86 of 169 and commented that, 'I. Parking spaces shall be located on the same lot or parcel as the building or use that they are to serve, or located on an adjacent or contiguous lot, or on property within 300 feet from said development under ownership or an easement appurtenant to the property to be served.' Should be numbered, '5.'
- On that same page, Commissioner Doyle referred to, 'B. Location and Type. 1.' and commented that it should be rewritten as follows, '1. For residential development, parking spaces shall be located off the streets as specified herein.'

Director Webster noted the corrections.

- Commissioner Doyle referred to page 87 of 169 and commented that, '6. Shared Parking.' should read, '9. Shared Parking.'
- In that same section, Commission Doyle commented that, '(see subsections (B)(3) through (5) of this section)' should be stricken because they are no longer there due to consolidation.

Director Webster noted the corrections.

- Commissioner Doyle referred to page 87 of 169 and commented that the reference to, '(B)(6)' under '8. 1.' should read, '(B)(9)'.

Director Webster noted the correction.

- Commissioner Doyle referred to language regarding accessory dwelling units and parking requirements for the existing house in the case of a garage being converted to a dwelling unit. He commented that the new language is convoluted, does not make sense and is not fair.

Director Webster responded that that was language from regulatory State law and cannot be changed.

- Commissioner Fernandez referred to page 88 of 169 and commented that, '3. Tandem Parking Spaces.' and, '4. Landscaping.' should be changed to, '9. Tandem Parking Spaces.' and, '10. Landscaping.'
- Under the new, '9. Tandem Parking Spaces.' Vice Chair Fritz commented that, '(b) for accessory dwelling units; and' could be stricken. As a result, the following, '(c) in affordable housing projects, if tandem parking spaces are assigned to each unit.' should be relabeled as, '(b)'.
- Commissioner R. Jacob referred to page 89 of 169 and commented that, '5. Lighting.' Should be changed to, '11. Lighting.'

Director Webster noted the corrections.

- Commissioner M. Jacob referred to page 92 of 169 and asked if 'senior citizen housing' is defined.

Director Webster responded that it did not appear to be defined and commented that a definition could be added.

- Commissioner Doyle referred to page 92 of 169 and commented that he'd like to defer discussion of the off-street parking requirement reductions proposed for multifamily dwellings and condominiums. He noted that these requirements are already reduced by 25% for properties within the 'Downtown Core'.
- Chair Kelley referred to pages 91 and 92 of 169 and commented that she would like to add mechanical parking to the list of issues to discuss at a later date.

The Commission and Director Webster agreed to defer discussion of parking matters.

- Commissioner Doyle referred to the table on page 96 of 169, commented that it is messed up and needs to be corrected.

Director Webster noted the issue.

On pages 98 and 99 of 169, the Commission had no questions or comments.

On pages 100 through 114 of 169;

- Commissioner Doyle commented that the Design Review Board should have an opportunity to review this section.
- Commissioner Fernandez requested that staff look into adding language regarding the roadside area that is designated for non-profit event signs as well as allowances for service club signs in this section.

Director Webster responded that those issues could be looked into and taken to the Design Review Board for their consideration, if appropriate. He noted that review by the Commission and/or Council may be appropriate, outside of this process, as well.

On pages 115 through 122 of 169, the Commission asked questions of Director Webster and;

- Commissioner Fernandez asked why, 'Density bonuses and incentives' was being stricken and replaced with, 'Repealed.'

Director Webster responded that it would seem to make sense to delete it altogether.

- In response to questions raised regarding density bonus, Commissioner Doyle commented that it would make sense for this to be reviewed by the Housing Subcommittee.

Director Webster responded that he was not sure what exactly the Housing Subcommittee would be reviewing.

- Commissioner Doyle commented that he is looking forward to an in-depth discussion of inclusionary housing by the Commission.

On page 123 of 169, the Commission had no questions or comments.

On pages 124 through 126 of 169, the Commission asked questions of Director Webster.

On page 127 of 169, the Commission asked questions of Director Webster and;

- Commissioner Fernandez referred to, 'J.' and commented that a general reference to the California Health and Safety Code Section 113758 should occur at the top of the page under, 'Purpose and intent.' Said reference would eliminate the need to call out specifics, such as, 'J.'

Director Webster concurred.

On page 128 of 169, the Commission asked questions of Director Webster and;

- Commissioner Douch commented that the chapter numbering after, 'Chapter 17.260 Manufactured Homes' gets messed up.

Director Webster noted the correction.

- Commissioner Doyle commented that the language on manufactured homes belongs in our Design Review guidelines.

Director Webster concurred.

On page 129 of 169, the Commission asked questions of Director Webster and;

- Commissioner Doyle commented that the increase from two years to three under, '17.250.050 A.' is great.

On pages 130 and 131 of 169, the Commission had no questions or comments.

On pages 132 and 133 of 169, the Commission had no questions or comments.

On pages 134 and 135 of 169, the Commission had no questions or comments.

On pages 136 through 138 of 169, the Commission asked questions of Director Webster.

On page 139 of 169, the Commission had no questions or comments.

On page 140 through 142 of 169, the Commission had no questions or comments.

On page 143 and 144 of 169, the Commission had no questions or comments.

On page 145 and 146 of 169, the Commission had no questions or comments.

On page 147 and 148 of 169, the Commission asked questions of Director Webster and;

- Commissioner Douch said that it may be that the Council could receive an appeal for final action, or refer it to the Council, if appropriate.

Director Webster responded that it could be done that way.

- Commissioner Fernandez requested that discussion of this matter be deferred to allow for a more in-depth discussion.
- Commissioner R. Jacob commented that the City Council will likely decide the outcome of this.
- Commissioner Douch reiterated that sometimes it may be appropriate to have an appeal leapfrog the deciding body and go straight to the Council.
- Vice Chair Fritz and Commissioner Douch expressed liking the idea of limiting it to one appeal, rather than ongoing appeals.
- Commissioner Fernandez expressed being in disagreement with Vice Chair Fritz and Commissioner Douch.
- Commissioner Doyle noted some inconsistencies and commented that the proposed language needs refinement if it is going to stick.
- Commissioner Doyle commented that some paragraphs seem to indicate that there is still an ability to appeal to the City Council.
- Commissioner Doyle suggested that use of the word, 'original' under '17.320.030 A. 2.' be clarified.
- Commissioner Doyle agreed with Commissioner R. Jacob in that the City Council will decide the outcome of this.
- Commissioner Doyle commented that the City Council should be the last stop for an appeal.
- Commissioner Fernandez reiterated his request to defer this matter.
- Commissioner Doyle commented that the Commission may also want to discuss some other actions that the Planning Commission makes a decision on, that probably do not need to go to the City Council for final approval. He gave subdivisions as an example. He also noted that in other jurisdictions Planning Commissions have more final authority.

- Commissioner Doyle expressed not being in favor of potential lawsuits being filed, before the Council has had an opportunity to review an appeal.
- Commissioner Fernandez agreed with Commissioner Doyle on the importance of having the Council review an appeal prior to a potential lawsuit being filed.

The Commission and Director Webster agreed to defer discussion.

On page 149 of 169, the Commission had no questions or comments.

On page 150 of 169, the Commission had no questions or comments.

On pages 151 through 157 of 169, the Commission asked questions of Director Webster and;

- In response to questions raised by Chair Kelley, Commissioner Doyle suggested that '17.350.020 Findings. A.' on page 151 of 169 be rewritten as follows, 'Wastewater Treatment Capacity. The City of Sebastopol contracts with the City of Santa Rosa for wastewater treatment and disposal at the Laguna Subregional Treatment Plant, imposing a limitation on wastewater flows which limits ultimate development.'

The Commission and Director Webster agreed.

- Commissioner Fernandez referred to, '17.350.030 C.' and asked if 'elderly housing' is the same as 'senior citizen housing'.

Director Webster responded that it most likely was and agreed that one term should be used and defined.

- In response to a question by Vice Chair Fritz, Director Webster referred to 'I. Jobs/Housing Balance.' and clarified that the language below the stricken section should be moved up in place of the paragraph that had been stricken.
- On that same page, a Commissioner commented that, 'C. The following are exempt from the yearly dwelling allocation limitation in subsection B of this section:' should be relabeled with a, 'D.' In addition, on page 155 of 169, items should be changed from, 'D.', 'E.' and, 'F.' to, 'E.', 'F.' and 'G.' respectively.

Director Webster noted the corrections.

On pages 158 through 163 of 169, the Commission asked questions of Director Webster.

On pages 164 through 169;

- Chair Kelley noted that the header on all pages in this section reads, 'Chapter 17.260 MANUFACTURED HOMES' which is incorrect.

Director Webster noted the correction.

The Commission completed its review of the 'Regulations' section.

Chair Kelley asked if the Commission wished to continue their discussion of Table 17.10-1 on page 6 of 96 of the 'Districts' section.

The Commission agreed to resume their discussion of the table.

- Commissioner Doyle commented that, 'Residential Estate District' needs to be added above, 'Residential Agriculture.' under '17.10.010' on page 5 of 96.

Director Webster concurred.

The Commission asked questions of Director Webster.

- Commissioner Douch reiterated a suggestion that he made at their last meeting about, 'sports park' being added to the table as a conditional use.

Director Webster concurred.

- Commissioner Fernandez asked if, 'mobile food pads' were included anywhere in the Zoning Ordinance.

Director Webster responded that he did not believe that those were discussed. He suggested that those be included in the larger, in-depth discussion of 'mobile food vending'.

The Commission concurred.

- Commissioner Doyle referred to the row labeled, 'Minimum residential density' on page 10 of 96 and commented that the minimum should be deleted for 'RSF-2' and 'RD' zones because as written, property owners with larger lots would be required to subdivide as they are already limited to one structure per lot, which does not make sense and should not be required. The 'Minimum residential density' for 'RM-H' should be stricken as well because a more appropriate minimum is already listed under its land use designation. He added that he would like to strike the 'Minimum residential density' for 'RM-M' as well.
- Commissioner Glaser commented that it would be difficult to enforce anyway.
- Commissioner Doyle agreed.
- With regards to the suggestions by Commissioner Doyle, Commissioner Douch asked about the reference to General Plan Action LU 6a and Housing Element G-17.
- The Commission and Director Webster discussed the references to Action LU 6a and G-17.
- Commissioner Doyle commented that the Subdivision Ordinance may be a more appropriate place to talk about minimum residential densities.
- The Commission and Director Webster agreed that it would be appropriate to strike the, 'Minimum residential density' requirement for, 'RSF-2' and 'RD'.
- Commissioner Doyle reiterated his comment regarding, 'RM-H'.

- Commissioner Doyle commented that the, 'Maximum residential density' for 'RM-H' should read, '1 DU/1,750 sf lot area' not, '1 DU/2,000 sf lot area'.

Director Webster noted the correction.

- Commissioner Doyle reiterated his comment regarding, 'RM-M'.
- Commissioner Glaser and Commission Douch expressed being in agreement with Commissioner Doyle's logic and expressed a concern over what was being suggested versus conforming with the Action as written in the General Plan.
- Commissioner Doyle commented that the Action could be conformed to less significantly by putting language elsewhere.

Director Webster commented that he would look into ways to address the suggestion to strike, 'Minimum residential density' from this table while conforming to the Action in the General Plan.

- Commissioner Doyle suggested that the, 'Minimum residential density' for, 'RM-H' be changed from, '1 DU/2,900 sf lot area' to, '1 DU/3,500 sf lot area'.
- In addition, he suggested that the, 'Minimum residential density' for, 'RM-M' be changed from, '1 DU/4,000 sf lot area' to, '1 DU/5,800 sf lot area'.
- He noted that there may be issues with those figures as they were not numbers that he had studied.

Director Webster and the Commission agreed to the changes suggested by Commissioner Doyle.

- Vice Chair Fritz commented that he would like to discuss allowing more duplexes and commented that that could be achieved by either expanding the, 'RD' zone or by creating a new single family residential district altogether.
- Commissioner Doyle commented that he liked the idea of expanding the 'RD' district, especially near the downtown.
- Commissioner Doyle commented that an in-depth discussion of that concept will be lengthy and stated that ample public noticing should occur.
- Commissioner Douch commented that that concept may be good for the Housing Subcommittee to discuss and develop.
- Chair Kelley agreed that any discussion of expanding 'RD' or of adding a new district would be very involved and should be deferred.
- Commissioner Douch commented that Vice Chair Fritz's suggestion is important to discuss and agreed that a recommendation for further review of that concept in the future is appropriate.

Director Webster commented that some matters related to rezoning will be dealt with towards the end of this entire process and noted that the issue of expanding the 'RD' zone could be addressed at that time.

- Vice Chair Fritz agreed to defer the discussion and commented that it may be better to change, 'RD' to a new, 'RSF-3' zone which would allow duplexes.
- Commissioner Doyle agreed that going from 'RD' to a new, 'RSF-3' was a good idea because it would create a single family zone that allows duplexes, rather than the reverse.

The Commission asked questions of Director Webster.

- Vice Chair Fritz referred to lot sizes on page 8 of 96 and commented that a lot of the lots in 'RSF-2' are legal, nonconforming as they are under the, '6,000 sf Minimum lot area' and '60 ft Minimum lot width' and suggested lowering the numbers in order to allow more lots to be in compliance.
- Commissioner Doyle commented that that could be something to consider when discussing the concept of creating a new, 'RSF-3' district.
- Vice Chair Fritz commented that he would support a reduction to the required front yard setback of 20'.
- Commissioner Doyle spoke on a clause in the Subdivision Ordinance and once again commented that that could be something to consider when discussing the concept of creating a new, 'RSF-3' district.
- Commissioner Doyle referred to page 17 of 96 and commented that 'Freestanding parking structures' which show as being conditionally allowed in the 'CD' district should also be conditionally allowed in the, 'M', 'CF', and 'O' districts as well because they should be off of our main streets but within walking distance to downtown. Commissioner Doyle noted that the 'CF' district has a separate table on page 22 of 96.
- The Commission discussed and agreed to conditionally allow freestanding parking structures in the zones that were suggested by Commissioner Doyle.
- Commissioner Douch referred to page 16 of 96 and suggested that, 'Florists within the area bounded by Laguna Park Way, Morris St., Sebastopol Ave., and Petaluma Ave.' be stricken as it was specific for The Barlow and florists are allowed elsewhere as a retail use.

The Commission and Director Webster agreed.

- Commissioner Douch commented that he would be okay with conditionally allowing 'Exercise facilities' and 'Child care centers' in any zone and did not understand why Table 17.20-1 only showed them as permitted in the 'O/LM' district.

The Commission agreed and Director Webster noted the change.

- Commissioner Douch noted a similar issue with, 'Artist work studios' and, 'Educational classes, seminars or similar activities' on page 17 of 96.
- Commissioner M. Jacob commented that there seem to be a lot of issues with the Table in terms of things that should be allowed, either conditionally or outright, not showing up as either which is too restrictive.

- Commissioner Doyle agreed and commented that these are the types of issues that occur when reformatting and reorganizing information.
- Commissioner M. Jacob commented that it would make more sense to conditionally permit most everything and then ask the Commission to go in and make changes, as needed.
- Commissioner Doyle commented that more in-depth review is needed because being too permissive can dilute the intention of having different commercial neighborhoods.
- Commissioner Glaser suggested that a definition of the uses, for purposes of clarification, may be appropriate.

Director Webster spoke on the process that likely resulted in some of the issues within the Table and commented that he could work with the consultants on cleaning up both of the Tables and bring them back. If okay the Commission could approve them or defer them for more in-depth review in 'Phase 2'.

The Commission agreed with that approach.

Director Webster commented that his hope was to return with a revised package of everything discussed in 'Phase 1' for another look at the regular Commission meeting of March 14. The regular Commission meeting of March 28 will begin 'Phase 2' with the consultants.

The Commission agreed to their regular start time of 7:00 p.m. for their meeting on March 14, 2017.

9. WRITTEN COMMUNICATIONS: There were none.

10. ADJOURNMENT: Chair Kelley adjourned the meeting at 9:48 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, March 14, 2017 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director