



**City of Sebastopol**  
Incorporated 1902  
Planning Department  
7120 Bodega Avenue  
Sebastopol, CA 95472  
707-823-6167  
707-823-1135 (Fax)

[www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us)

Email: [kwebster@cityofsebastopol.org](mailto:kwebster@cityofsebastopol.org)

PLANNING COMMISSION  
MEETING OF: September 27, 2016  
SEBASTOPOL YOUTH ANNEX  
425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF September 27, 2016

SEBASTOPOL YOUTH ANNEX  
425 MORRIS STREET

**PLANNING COMMISSION:**

The notice of the meeting was posted on September 22, 2016.

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

**1. CALL TO ORDER:** Chair Kelley called the meeting to order at 7:02 p.m.

Chair Kelley discussed the process for tonight's meeting.

**2. ROLL CALL:**

**Present:** Chair Kelley, Vice Chair Fritz, and Commissioners Doyle, Skinner, Fernandez, Jacob, Douch and Pinto  
**Absent:** None  
**Staff:** Kenyon Webster, Planning Director  
Rebecca Mansour, Planning Technician

**3. APPROVAL OF PLANNING COMMISSION MINUTES:** August 23, 2016

Commissioner Doyle made a motion to approve the minutes as submitted.

Vice Chair Fritz seconded the motion.

AYES: Chair Kelley, Vice Chair Fritz, and Commissioners Doyle, Fernandez, Jacob and Pinto  
NOES: None

ABSTAIN: Commissioner Douch

**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.

Linda Berg, a resident of Sebastopol, commented:

- Spoke on public health.
- The issue of microwave radiation needs to be addressed.
- Our City Council somewhat effectively opposed PG&E's SmartMeters.
- In terms of microwave radiation, SmartMeters and Smart Phones are assault devices.
- There is evidence to support claims of bioeffects due to microwave radiation.
- Public health should come before profit.
- Urged people to watch a documentary titled, 'Take Back Your Power'. Both the City Manager and Police Chief have viewed it.
- Thanked the Commission for their time.

**5. STATEMENTS OF CONFLICTS OF INTEREST:** There were none.

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

Director Webster provided the following update:

- Caltrans has indicated that the Highway 12 bridge project will be substantially done sometime in December.
- The CVS construction project is expecting completion by or before December as well.
- The City Council is continuing their review of the General Plan. At this time, a special meeting dedicated entirely to it is planned for Monday, October 17. The meeting will begin at 3 p.m. The Council began their review of the General Plan at a regular meeting; however, due to other matters they were unable to make the progress they hoped to achieve.
- The City Council meeting of October 4 will include review and discussion of a major set of agenda items relating to traffic and safety issues and improvements on Bodega Avenue.
- At the last City Council meeting the Council approved a change to the skatepark hours. Before the installation of lights that happened with the skatepark expansion project the skatepark closed at sunset. Now the skatepark will close at 10 p.m., which matches the closure hours for other City parks.
- At the next Design Review Board meeting, the Board will review a mixed-use project at 845 Gravenstein Highway North (the old Amerigas site). This project previously went to the Board for preliminary review.
- The Planning Commission meeting of October 11 will include consideration of an appeal filed against an Administrative Approval for a reduced KOWS antenna.
- The Planning Commission meeting of October 25 will include consideration of a proposed marijuana dispensary at the Southpoint Shopping Center on Gravenstein

Highway South. A code amendment to allow more than one dispensary and a Use Permit are being requested.

- Due to scheduling conflicts with Election Day and the Thanksgiving holiday, the Planning Commission meetings of November 8 and 22 will likely be cancelled.
- Due to the Christmas holiday, the regular Planning Commission meeting of December 27 will likely be cancelled as well.

The Commission asked questions of Director Webster.

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

**8. PUBLIC HEARING:**

- A.** Hotel Sebastopol: The project involves the development of a 66-room hotel, which will consist of multiple buildings, ranging from two to four stories with a height of 50 feet at its highest elevation at 6828 Depot Street. The project also includes restaurant and bar uses, retail, maker rooms, and meeting space. The project proposes to convert Brown Street to one-way (southbound), and parking will be provided at 6826 and 6824 Depot Street and 215 and 225 Brown Street. A Use Permit (Hotel Use with 50+ Rooms, Parking Reduction, Square Footage, Alcohol Use Permit), Zoning Amendments (Increased Height, Parking Operation and Configuration) are requested. The project was the subject of a Mitigated Negative Declaration prepared under the California Environmental Quality Act. Applicant: Piazza Hospitality Group. Property owner: Bella Commercial Management LLC, Marigold LLC.

Director Webster presented the staff report.

The Commission asked questions of staff as well as traffic consultant, Steve Weinberger of W-trans.

Comments expressed during questions of staff included:

- Expressed concern with the City's bike lane project possibly affecting the number of parking spaces along the Petaluma Avenue street frontage.

Staff concurred that the bike lane project may affect several spaces.

- Noted a typo under 'Building Height' in the 'Development Standard' table on page 5 of the staff report.

Staff concurred.

- The language is duplicated verbatim in the second half of Planning and Building and Safety Condition of Approval #36.

Staff made note.

- Planning and Building and Safety Condition of Approval #35 appeared to be missing a word. The third sentence should be rewritten as follows, 'Additionally, an archaeological monitor shall be present during ground-disturbing activities.'

Staff concurred.

The applicant gave a detailed presentation and was available for questions.

Chair Kelley adjourned the meeting at 8:31 p.m. for a 10-minute break.

Chair Kelley reconvened the meeting at 8:41 p.m.

Chair Kelley commented that procedurally, the public hearing would occur before questions of the applicant due to the time and number of people in attendance. In addition, due to the number of people wishing to speak, public comment would be limited to two minutes per person.

Jane Preston, Bodega Avenue, commented:

- Expressed being against this project.
- Moved to Healdsburg about twenty years ago and lived there for about sixteen and a half years.
- When she moved to Healdsburg it was an incredible, quaint little town that was really nice and had a little bit of everything for everybody.
- The big change came when Hotel Healdsburg opened about 15 years ago. The City Council approved Hotel Healdsburg to be built on land where a hotel had burned down 30 years prior. That vacant land had become an extension of the plaza, which people had come to enjoy.
- When Hotel Healdsburg first opened the developers were very friendly about opening it up to everyone.
- People, herself included, were very naïve about what it all meant.
- Pricing for the rooms started at \$318 per night and increased from there. The average was between \$500-\$600 per night, and that was when they first opened 15 years ago.
- Hopes that the Planning Commission will look at the big picture.
- An environment of upscaling everything emerged rather quickly.

Chair Kelley noted that Ms. Preston's two minutes had expired and asked her to wrap up her comments.

Ms. Preston responded that she would try but that she came here to speak for three minutes, at least, and that it was rude to limit public comment after all that they had to sit through.

Ms. Preston comments continued:

- People with big bucks took over the town.
- Everything is too expensive now.

Chair Kelley asked Ms. Preston to wrap up her comments.

Ms. Preston comments continued:

- Hotel Healdsburg changed everything.
- Hotel Healdsburg took the heart and soul out of Healdsburg.
- The town of Healdsburg was highjacked by developers and investors.
- People need to look at the whole picture.
- Once this is done, it can't be undone.
- Thanked the Commission for their time.

Clare Najarian, 357 Neva Street, commented:

- Would like Piazza Hospitality Group to define what they mean by “living wage”.
- There is a difference between a ‘minimum wage’ and a ‘living wage’.
- The people of this town need to have a living wage.
- A living wage is defined as an hourly rate that an individual must earn to support their family.
- We should not allow this developer to come in and build this project without giving due notice to how they plan to pay their employees.
- An upscale hotel calls for salaries commensurate with the cost of living.
- 30% of a person’s salary today goes towards housing.
- The staff report includes a projection of wages for 2019. The wages reflected are hardly a living wage.
- Read from an article in the Sacramento Bee, which talked about California having the Nation’s highest rate of real poverty, which is being driven by the high cost of housing here.
- Thanked the Commission for their time.

Jim Morris, a resident of Healdsburg, commented:

- Has had the privilege of working at The Barlow for the past three years.
- Knew Healdsburg before the hotel came in.
- Was originally opposed to Hotel Healdsburg project.
- Agreed that Hotel Healdsburg really did change Healdsburg once built, however, he viewed those changes as a positive.
- Hotel Healdsburg has become a community gathering place.
- Piazza Hospitality Group has donated countless rooms over the years for meetings and charity events.
- The jobs there are highly coveted. People love working there and they treat their staff incredibly well.
- Appreciates the level of excellence that has taken over Healdsburg.
- Agreed that it is very expensive.
- The developers aren’t faceless people from some corporate office in some other State. They are members of the community and they will strive to be great members of this community.
- The fact that the developers open up much of their land to the public is a testament to what they can contribute to this community.
- Sebastopol should embrace what they’re doing and welcome the developers.

In the interest of time, Chair Kelley asked members of the public to refrain from clapping after each public speaker.

Duskie Estes, a local business owner, commented:

- Chef/Owner at Zazu + farm and black pig meat co. with her husband.
- Very much in favor of this project.
- Also had a business in Healdsburg for 7 years.
- Hotel Healdsburg and h2 hotel in Healdsburg create community.
- The developers are local and are really good people.
- Sebastopol needs something between downtown and The Barlow to join and mend.
- This developer has the power, beauty and heart to do it.
- This developer will bring money and visitors to this town.

- This quality of place is an important need in this community.
- Tourists want this here.
- Sebastopol will be a base for tourists, which means that their tax dollars will stay here.
- Reiterated her support for this project.
- Thanked the Commission for their time.

Chris Gramly, a resident of Graton, commented:

- Expressed being very much in favor of this project.
- The design is thoughtful.
- Involving the public with workshops the way this developer did is a brilliant approach for a project like this.
- The design of this project is spot-on.
- Reiterated his support for this project.
- Thanked the Commission for their time.

Turnet Rhea commented:

- Supports this project.
- Expressed being very excited about this project.
- The design is absolutely stunning.
- We would be honored to have this project in our town.
- It would connect The Barlow to the downtown.
- Is a frequent patron of many of the businesses at The Barlow.
- Cannot imagine a better project to go into this space for this community.
- The developer has been incredibly sensitive with their design and in listening to the community.
- Feels like she would be a regular customer of Hotel Sebastopol and would bring her out of town guests there to stay and hangout.
- Reiterated her excitement.
- Hopes that this development happens.

Terry Fast commented:

- This is an absolutely terrific project.
- Has been involved in all meetings, including the very early community workshops.
- The way this project has been developed should be a blueprint for any business moving into a small town like ours.
- The developers have listened, responded, and have done much of what has been asked of them.
- This project will be a bridge, an important link, and will definitely connect The Barlow to the downtown.
- This project will bring additional dollars into the community.
- Something will be developed eventually. We can either let it happen, or be part of the process to help shape it, as we have been with this project.
- We're very fortunate to have this project so close to fruition.
- Thanked the Commission for their time.

Joaquin Blanco-Pelucarte commented:

- Serves as Executive Director for the Healdsburg Education Foundation.
- Spoke on what the Healdsburg Education Foundation does.

- Piazza Hospitality Group brings more than just a business; they are a community partner in education and are the best neighbors that you can ask for.
- Piazza Hospitality Group has impacted the community in many great ways and have made over \$222,000 in donations since the Foundation's inception.
- They are not just a business family; they are focused on enhancing the lives of students and on public education.
- Thanked the Commission for their time.

Bob Legge commented:

- Works for Russian Riverkeeper, a non-profit in Healdsburg.
- You are very fortunate that this developer wants to develop here.
- In Healdsburg, this developer has helped the environment tremendously by working with Russian Riverkeeper's hand-in-hand on creating a more resilient Foss Creek environment.
- The developers have listened and have provided meeting spaces for charitable organizations and non-profits in Healdsburg.
- When the time came for something to be done about the problems on Foss Creek, which their properties are adjacent to, they were the first to reach out, to want to help.
- Environmentally, this project is a sound development for our waterways, especially for the impaired Laguna.
- If he lived in this community, he would welcome this developer, this project, with open arms.
- The developer has done nothing but strengthen the environmental front in Healdsburg and has done wonders for the Foss Creek restoration conservation areas on which their properties are held.
- Thanked the Commission for their time.

Ty Hudson commented:

- Represents Unite Here Local 2850.
- Unite Here represents over 250,000 hotel, food service and casino workers throughout North America.
- Locally, they represent hundreds of workers' at the Sheraton Hotel in Petaluma and the Graton Casino in Rohnert Park.
- Proud of their members for having fought hard over the years to create good, family sustaining, living wage jobs in industries that are unfortunately known for low-wage, dead end, part-time, poverty jobs all too often.
- If a hotel like this is going to come to Sebastopol, it should be something that the people of Sebastopol, and the entire community are proud of, because it will benefit the entire community and that includes family sustaining decent jobs, benefits, rights to organize as protected, etc.
- Urged the Commission to give this project more time because the applicant has not yet demonstrated that they will be providing that for their employees.
- Thanked the Commission for their time.

Joel Baumgartner, a resident of Sebastopol, commented:

- Commends staff, the development team, and all involved for doing a really great job.
- Expressed being in support of the project.
- This is an opportunity to increase density within the downtown.

- This is a walkable development and will connect The Barlow to the downtown, which is something that really needs to happen.
- This is a great opportunity that should not be missed.
- Has been to a lot of public hearings and has seen a lot of projects presented, hasn't seen a developer that has taken this much care and forethought into hearing what the public has to say and then in implementing it.
- Impressed with what has been put into this project.
- Likes the way the architecture has been broken down.
- The project is sensitive to all of the different elements that surround it.
- Reiterated his feeling that this is a rare opportunity that shouldn't be missed.
- Thanked the Commission for their time.

Mary Brenson, a resident of Healdsburg, commented:

- Reservations Manager for Hotel Healdsburg and h2 hotel.
- They have helped her progress in her career, including paying for half of her tuition for online courses, and have been great to work for.
- Thankful for all that they have done for her.

Michael Ghilotti commented:

- Expressed being opposed to this project.
- This project is not right for this time.
- This is a really expensive, luxury hotel and we're not really about that.
- Not opposed to tourism, but should be limited.
- This cannot be undone.
- The average rate at Hotel Healdsburg is \$350 per night, and goes up to \$500-\$600 per night. That's a lot of money. Only the wealthy and elite can afford that.
- Understands why merchants are happy about it and what the perceived benefits will be.
- We risk losing the character of our town.
- Hard to imagine the hostel component being welcoming to the kind of people that usually stay in them.
- The community would be served by a different project.
- Thanked the Commission for their time.

Lynn Miller, a resident of Sebastopol, commented:

- Has lived in Sebastopol her whole life.
- Her family has lived in Sebastopol since 1929.
- Has come to meetings like these since she was a little girl.
- The Planning Commission did a lot to improve what was already here back then. That doesn't happen anymore.
- Everything is done in the interest of generating more revenue.
- We're not a town anymore.
- We don't need another hotel.
- We have traded apples for wineries.
- We don't need this.
- Most of the people that are here aren't true locals.
- True locals feel the way she does.

- We're crowded enough and the traffic is already awful.
- This project should not be approved.

Ted Luthin, High Street, commented:

- Has lived in Sebastopol for about 25 years.
- This site has been underutilized for years.
- This is a phenomenal opportunity to get what he considers to be a perfect fit for our downtown.
- Hotels belong downtown.
- Appreciates this design.
- The developer has listened to what the community has said.
- The developer is local and has done wonderful things in Healdsburg, which have been great to hear about.
- In his 25 years, small businesses have come and gone because there isn't enough foot traffic here.
- This will bring people to the center of town.
- Hopes for support.
- Thanked the Commission for their time.

Shane Foreman commented:

- Has worked as a bartender at h2 hotel for 4 years.
- Piazza Hospitality Group has been great to work for.
- He received a scholarship from them.
- The developers really care about the communities in which they choose to develop.
- This project will be good for this community.

Nancy Prebilich, 7600 Leland Street, commented:

- Has a history of working with the developer.
- Cannot say enough good things about Piazza Hospitality Group as a company.
- As a company, she supports their design, their consciousness and what they put into their work.
- Does not support this project.
- Her family has lived in Sebastopol since the 1920's.
- It's disappointing, frustrating and infuriating to know that people are just now hearing about this project.
- Would like Piazza Hospitality Group to wait with us, while we go back and do some more community outreach. We owe that to this community.

Marsha Sue Lustig, a resident of Sebastopol, commented:

- Has lived in Sebastopol for 25 years.
- Has wanted to see this site developed for a long time, and worked with the community to put the first workshop on.
- We're really fortunate to have a company as strong a community member as Piazza Hospital Group appears to be to want to develop here.
- Agrees with comments on this project connecting The Barlow and the downtown.
- The City will need to be proactive to ensure that residential development occurs next.
- Affordable housing should be provided above their parking lot site in the not too distant future.
- This is a great project.

- Doesn't want to see surface parking in our downtown for years to come.
- Thanked the Commission for their time.

Bob Levine, 430 Eleanor Avenue, commented:

- Here with his wife.
- Has lived in Sebastopol for the past 5 years.
- Has fallen in love with the town more every year that they've lived here.
- Travels a lot for work.
- Expressed being all for this project.
- Owns two businesses in town.
- For that space, the proposal is phenomenal.
- Sees passion and care for community.
- Thanked the developers for coming into this town and commended their efforts without knowing what would happen.
- Change is inevitable.
- It is impossible to please everyone.
- This will be a landmark.
- Agreed with the fellow who said that the way this project has been developed could be a blueprint for any business moving into a small town like ours.
- Expressed being excited about this project.
- Hopes for approval.
- Thanked the Commission for their time.

An unidentified man commented:

- Has been a lifelong resident of Sebastopol.
- Cares a lot for this community.
- Doesn't like what he's seeing.
- We are in the midst of a housing crisis.
- This hotel will exacerbate that crisis.
- We'd be adding jobs without adding housing.
- We'll be inviting more wealthy people to our community and they will buy second homes and investment homes right out from under us.
- Expressed being very concerned.
- We've heard great things about this project.
- Referred to articles that talk about how wealth is turning Healdsburg into a mini San Francisco and how people can't afford to live here due to tourism.
- We need to be deliberate about what we do.
- People are already getting left behind.
- This project will change the character of our town.
- It would not be right to approve this project.
- Thanked the Commission for their time.

Michael Carnacchi, 385 Murphy Avenue, commented:

- A local business owner and Director of the Sebastopol Downtown Association.
- Hotel Sebastopol would become part of the Sebastopol Downtown Association, as part of the district, and would be welcomed in, if approved.
- Commended the Commission for their time and work.
- One of the renderings shows a lot of empty space on one of the roofs. Those empty spaces should be used for solar panels.

- Suggested adding uniform size art panels on the balconies, which could display community artworks on a rotating schedule. This would lend itself well to fitting in with the character of Sebastopol.
- Thanked the Commission for their time.

A man named Clay commented:

- Has been homeless for the past 3 years.
- Has stuck it in to stay in one of the most beautiful places in America.
- Has traveled all over the Country.
- Tourist towns are built on sacred ground.
- Went to business school.
- People should be ashamed of themselves, big time, given the homeless issue in this County.
- This is a beautiful plan for making money.
- The community is not in this room.
- The hostel won't be full of people in need.
- The City is brave to want to take this on given what is going on in our Country at this moment.
- Interested in working on an alternative that wouldn't cost as much and would bring a different kind of energy to our town.
- Our existing traffic problem does not need a development like this.
- Thanked the Commission for their time.

Jan Irich, 116 North Main Street, commented:

- Owner of the Gypsy Café.
- Is not here to comment on the dynamics of the plan and on the matters that are before the Commission for review.
- Main Street needs a facelift.
- With this development, Main Street will look even worse than it does now.
- It is critical that the City put effort into the facades of its existing businesses and small town environment including street trees, lighting and traffic.
- Asked that the Commission consider the needs of downtown Sebastopol, as it is now, in their deliberations.
- This is an incredible plan, and one that she would want to go to.
- It is understandable to want to lift The Barlow.
- Main Street needs to be lifted up before this development comes in.
- The plaza will look sad.
- Suggested creation of a pedestrian bridge.
- Thanked the Commission for their time.

Craig Litwin, a resident of Sebastopol, commented:

- Has lived in Sebastopol for 40 years.
- Currently running as a write-in candidate for the Sebastopol City Council.
- Served on the Sebastopol City Council from the year 2000 to 2008.
- Appreciates the work of the Commission.
- Change is hard.
- Supports this project in concept.
- We have an opportunity to allow a segment of the population, who can afford the higher-end, to come here and stay when they're attending events and visiting family.

- Understands and agrees with comments about not wanting Sebastopol to turn into Healdsburg.
- Hears concerns about gentrification and affordable housing.
- Appreciates Ms. Lustig's comments on affordable housing.
- Solar panels are needed on this project.
- Agreed on the downtown needing a facelift and on the importance of connecting The Barlow to the downtown.
- The plaza should be fixed up.
- This project could be the beginning of new ecotourism.
- Thanked the Commission for their time.

Carol Capria, a resident of Sebastopol, commented:

- Lives in the downtown.
- Has lived in Sebastopol for 40 years.
- Asked for inclusion.
- If this project is approved, everyone should be able to appreciate it.
- Appreciates offerings of public space, meeting spaces, and donations to public schools, etc.
- Locals appreciate being recognized.
- Suggested significantly reduced costs for locals on select days of the week or month for the restaurant.
- Suggested friends and family rates for the hotel so that locals could have their family stay at the hotel at a more affordable rate.
- It's important to get the locals on board.
- Thanked the Commission for their time.

Rusty, a resident of Sebastopol, commented:

- Agrees with others who have commented that this doesn't feel like an appropriate project for Sebastopol.
- Spoke on gentrification.
- The developer has done a great job filling this room with supporters of them and this project.
- We've heard from more people from Healdsburg than from Sebastopol.
- Questioned the amount of our community that is actually being heard.
- Suggested that more community outreach occur.
- Expressed being opposed to this project.
- This project is not a good idea.
- Not opposed to development, but we don't need a hotel.
- We're supposed to be about sustainability and being environmentally conscious.
- Tourism is an oil-based industry.
- It doesn't make sense to not want to be like Healdsburg while wanting this project to go here.
- Thanked the Commission for their time.

Chaney Claypool, a resident of Sebastopol, commented:

- Has lived in Sebastopol for 22 years.
- Loves the idea of having a nice hotel in town.
- This project would help out our local economy a lot.

- We couldn't ask for a better partnership in terms of the developer and their willingness to listen to the needs and wants of the community and to then implement ideas that support them.
- Supports this project.
- Thanked the Commission for their time.

Paolo Petrone, one of the Founder's of Piazza Hospitality Group, commented:

- Thanked the Commission for their time.
- Thanked the public for their comments.

Chair Kelley interjected that the public hearing was intended for members of the public, not people involved with the project.

Mr. Petrone apologized.

Hearing nothing further, Chair Kelley closed the Public Hearing.

After hearing from the Commission, Chair Kelley reopened the Public Hearing and asked Mr. Petrone to continue his comments.

Mr. Petrone commented:

- Thanked the Commission for the opportunity to comment.
- The major community housing issues are not for one landowner, or developer to resolve. It needs to be a collaboration, which they are willing to be a part of.
- Wages are dealt with by their Human Resources Department. They have no issue with paying a living wage and pride themselves on taking good care of their employees.
- Thanked the Commission for their time.

Hearing nothing further, Chair Kelley closed the Public Hearing and brought it back to the Commission for questions of the applicant and staff.

Commissioner Fernandez commented:

- Without knowing where the Commission would end up with this project, given the comments on people just having heard about this project, he spoke on the importance of outreach and encouraged people to get the word out, whether for or against, in hopes that there would be another opportunity to comment.

Chair Kelley commented:

- The Commission can't make policies around living wages or where housing is going to go. Those matters will have to go to the Council.
- Hopefully there will be more interest generated because of this Planning Commission meeting.
- Parts of this project will need to be approved by the Council and the Design Review Board.
- There will be additional opportunities for public comment.

The Commission asked questions of the applicant and staff.

Comments expressed during questions of the applicant and staff included:

- Other transportation opportunities, for both patrons and employees, should be promoted.

- Concerned regarding impact on the parking needs of the Farmers Market.
- Urged the applicant to take care in designing the bulb-out for the pedestrian crossing improvements at Petaluma and McKinley so that it won't conflict with a future bike lane.
- Would like to see more native plantings in the landscape plan.
- Solar should be increased.
- Would like to see the surface parking lot developed at some point.
- Would like to see electric charging stations for cars and bikes.
- Interested in seeing the gap in the sidewalk to the east of the project improved.
- Disappointed to see that the mechanical parking structure is no longer being proposed.
- Suggested that the applicant reach out to the International Hostel Association for help with their hostel component.
- Although the main site is outside of the flood zone, it is important to consider the possibility of flooding in the area.
- It would be good to keep coping of the pool above the 100-year floodplain.
- Suggested reducing the provided parking spaces by one in order to lengthen the valet drop-off area from two to three cars.
- Appreciates that the applicant is planning to have a gas fireplace, both inside the lobby and outside in the courtyard.
- Concern with massing of the 4-story building.
- Prevailing wages, benefits and an employee's right to organize are important issues.
- Suggested using solar panels as shade structures for the parking lot.

Hearing no further questions, Chair Kelley asked if the Commission was amenable to continuing past 11 p.m. as it was now 10:30 p.m.

The Commission agreed to continue.

Chair Kelley referred to the key issues as identified on page 12 of the staff report and asked to hear from the Commission on the adequacy of the Mitigated Negative Declaration.

Commissioner Jacob made a motion to approve the Mitigated Negative Declaration as drafted.

Vice Chair Fritz seconded the motion.

AYES:	Chair Kelley, Vice Chair Fritz, and Commissioners Doyle, Fernandez, Jacob, Douch and Pinto
NOES:	None
ABSTAIN:	None

Chair Kelley asked to hear from the Commission on the requested height code amendment.

Commissioner Doyle commented:

- Supports the design.
- It's clear that the applicant could have greatly increased the density.
- This is a sensitive design.

- The proposed design is more interesting than it could be if it were reduced to a 3-story design.
- The applicant was encouraged to explore this type of design from the very beginning, and has been successful in their solution.
- It would not be fair to ask them to redesign it to be a 3-story project at this point.
- Reiterated his support for the design.

Chair Kelley asked Director Webster if the requested height code amendment would apply to the entire 'CD' Downtown Core zoning district.

Director Webster replied that it would and noted that the request is consistent with what the updated General Plan is calling for.

Chair Kelley asked Director Webster if the requested parking-related code amendment would apply to the entire 'CD' Downtown Core zoning district.

Director Webster responded that that is a code amendment that is more restrictive in that a Use Permit would be required.

Commissioner Fernandez asked what would happen if the project received approval, but the height-related code amendment wound up not being part of the adopted General Plan.

Director Webster responded that there is a condition that says that the current design requires the code amendments, therefore; the project approval would not be valid if those amendments were not adopted. If that were the case, the applicant would need to return with a revision that would conform to the standard.

Commissioner Fernandez commented:

- Agreed with Commissioner Doyle's comments.
- Would rather see the variation in heights than making the whole project 3-stories.

Chair Kelley asked to hear from the Commission on the requested parking-related code amendment.

Commissioner Jacob commented:

- The developer is looking at their experience with their other hotels.
- In general, people don't usually show up to a hotel with more than one car.
- A 90-space parking lot for a 66-room hotel will probably have quite a bit of buffer space.
- Street parking will probably not be taken up by the hotel use.
- Supports the plan, although it's probably more spaces than they will need.
- Supports the reduction in parking from the original requirement.

Commissioner Fernandez commented:

- Agreed with Commissioner Jacob.
- It would be helpful for the applicant to notify and encourage its guests to not park in certain areas. He used the cinema parking lot as an example.

Vice Chair Fritz commented:

- Would love to see less parking.
- Would be open to having less than 90 spaces in the lot.
- Agreed with Commissioner Jacob in that the hotel is likely to use one parking space per room.
- Understands that people think that we have a parking problem in Sebastopol, however, he strongly disagrees.
- The new CVS project is going to provide twice as many spaces than the zoning code requires them to have.
- We already have a ton of parking in Sebastopol.
- Would like to reduce parking in order to provide a larger landscape buffer along Depot Street.
- This project is excessively parked and we already have an excessive amount of parking in our downtown.
- We should not be encouraging more surface parking lots, especially in our downtown.

Commissioner Doyle commented:

- Disagreed with Vice Chair Fritz.
- This is a very tight parking lot that is laid out very efficiently.
- We require parking for a reason.
- People won't come if they can't find parking.
- Expressed having no issue with the design.
- Suggested adding the following condition, 'The valet parking shall be free to hotel guests and guests shall be encouraged at check-in to use the valet parking area so as to maintain on-street parking for other commercial patrons and the general public.
- While not necessarily a condition, he commented that the on-street valet drop-off area should be designed to accommodate at least three cars.

The applicant commented that they were fine with lengthening the valet drop-off area as suggested.

Commissioner Doyle comments continued:

- The traffic along Brown Street should be two-way with parking along the west side of the street.

Vice Chair Fritz commented:

- Would love to see one-way on Brown Street with parking on both sides, 28' curb to curb.
- Providing more on-street parking could reduce the size of the parking lot.
- Questioned emergency access.
- Lives on a 28' wide street with parking on both sides and two-way traffic.

The applicant commented:

- Suggested 26' curb to curb with 9' lanes to accommodate two-way traffic and a 7' parking lane. This would satisfy emergency access and would allow a 3' addition to the sidewalk on either side of Brown Street.
- The narrower the street the slower people will go.

The Commission expressed being okay with the solution as described by the applicant.

Commissioner Doyle reiterated his preference for two-way traffic on Brown Street.

Commissioner Jacob commented:

- Agreed with the applicant's suggestion.
- An 8' sidewalk on the east side of Brown Street, especially once developed, will be beneficial.
- While flexible on the number, he would like to see a condition requiring that at least 10% of spaces in the lot be served by an EV charger.
- Would like a condition requiring a minimum of two electrical outlets for bicycle charging.
- The valet should loop counter clockwise through The Barlow as described by the applicant.

The Commission agreed that a condition requiring the valet to loop counter clockwise through The Barlow was not necessary.

Commissioner Fernandez commented:

- Agrees with the parking as proposed.
- Supports two-way traffic on Brown Street.
- Suggested consideration of having the valet parking lot be self-park at times.
- Solar covers over the parking lot would provide the energy required to operate the EV charging stations.

Commissioner Jacob asked if the Commission supports his request to add a condition requiring EV chargers.

The applicant asked if a minimum of 5 EV chargers, rather than 10% would be acceptable.

The Commission agreed.

Director Webster summarized the conditions and modifications that had been expressed thus far.

Commissioner Fernandez asked Commissioner Doyle if he'd be willing to modify his suggested condition on free valet parking to say, 'patrons' rather than 'guests'.

Commissioner Doyle responded that he intended his wording to reference hotel guests specifically and was not amenable to changing it.

Commissioner Fernandez expressed a concern that the applicant could charge for valet parking for patrons of the restaurant if not conditioned.

Chair Kelley commented that there appeared to be agreement on the previously-referenced changes.

The Commission agreed.

Chair Kelley asked to hear from the Commission on the matter of approving a Use Permit to allow for greater than 50 rooms.

The Commission expressed being in support of the request.

Chair Kelley asked to hear from the Commission on the matter of approving a Use Permit to allow for a project with new construction of over 25,000 square feet.

The Commission expressed being in support of the request.

Chair Kelley asked to hear from the Commission on the matter of approving the request for an Alcohol Use Permit.

Commissioner Fernandez expressed having a small concern with approving the request without having more information.

The Commission expressed being in support of the request.

Chair Kelley asked to hear from the Commission on the matter of approving the request for approval of a Municipal Code Amendment to approve a Use Permit to allow for valet-operated tandem parking and compact parking spaces.

At the request of Chair Kelley, Director Webster explained this request.

The Commission asked questions of Director Webster.

Commissioner Doyle noted that the code doesn't discuss reduced back out for compact spaces.

Director Webster concurred.

Commissioner Doyle referred to #3 under Exhibit A and commented that it didn't seem to be necessary, as #2 seemed to cover everything for this project.

Director Webster agreed that #3 wasn't necessarily needed.

The Commission agreed to strike #3 under Exhibit A.

Chair Kelley asked to hear any design related comments to forward to the Design Review Board.

Commissioner Jacob commented:

- This project is perfect for this location.
- Recognizes that there is a real need for housing in our downtown.
- To Ms. Lustig's point, he would like the Commission to consider including some language for the City Council to look at in terms of a condition of approval to ensure that the parking lot will be developed as a multi-story building in the future.
- Affordable housing should be a viable option in our downtown.
- Asked if there was support on the Commission to add such a condition.

Commissioner Pinto commented that it would be more of an advisory statement to the Council.

Commissioner Jacob agreed that it would be an advisory statement to the Council, not a condition of approval for this project.

Commissioner Douch commented:

- Does not feel able to make any recommendations about housing with respect to placing a condition, or the future of the parking lot site.
- The ideas for that site are wonderful.
- Appreciates concept that the next project in our downtown needs to include affordable housing.
- This project has to come to us at the perfect time and is the absolute right development.
- Sympathetic to the idea that the Commission should strongly urge the Council to look at those issues in-depth.
- Would not be comfortable in recommending anything beyond that.

Commissioner Doyle commented:

- Disagreed.
- This is a fantastic project.
- Happy to have this project here.
- The applicant has gone the extra-mile with community outreach.
- It's unrealistic to keep the parking spaces you have now, build above the lot, and then have enough parking for the new uses.
- Between the housing linkage fee and transient occupancy tax, Ms. Lustig's projections show about \$2,000,000.00 going towards housing, from this project alone, in the next 5 years.
- To ask more than that from this developer would be wrong and would go to show why people don't want to develop here.

Commissioner Douch commented:

- Clarified that he does not believe that this applicant should be subject to any additional burden when it comes to housing and the development of the parking lot site.
- The Commission should urge the Council to hear the concerns that have been raised about housing during this process.

Commissioner Doyle commented that that should not be part of this project's approval.

Commissioner Douch responded in the affirmative.

Commissioner Jacob commented:

- Expressed being in agreement with the points raised by Ms. Lustig.
- There is limited space in our downtown.
- Clarified that he is not asking for this to be a condition of approval for this project. Rather, he'd like the Commission to forward a recommendation that the Council explore available real estate in the downtown during this process.

The Commission agreed on sending an advisory statement to the City Council to that effect.

Chair Kelley asked to condition that project fireplaces, whether interior or exterior be gas-powered and noted that wood-burning fireplaces would not be permitted.

Commissioner Pinto asked a clarifying question of Chair Kelley regarding wood-burning fireplaces, namely the one that was approved for Community Market at the Barlow.

Chair Kelley responded.

The Commission expressed being in support of the condition as stated by Chair Kelley.

Commissioner Doyle suggested that Condition #1 be revised as follows, 'Approval is granted for the Hotel Sebastopol submittal described in the application and the approved plans. This approval is valid for two (2) years during which time the right granted shall be exercised, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.'

The Commission agreed.

Commissioner Doyle suggested that Condition #71 be revised as follows, 'Infrastructure for any proposed bioswales must be wholly contained outside of the existing or proposed public right of way.'

The Commission agreed.

Commissioner Skinner suggested that Condition #72 be revised as follows, 'All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping – Drains to Zimpher Creek."

The Commission agreed.

Commissioner Jacob suggested striking Condition #32 entirely as it was counter to what the project applicant would actually want its patrons to do.

The Commission agreed.

Vice Chair Fritz asked a clarifying question of staff and suggested that Condition #85 be stricken entirely for future flexibility.

The Commission agreed.

Hearing nothing further, Chair Kelley asked for a motion. Commissioner Jacob made a motion to adopt the Resolution approving the Use Permit, Alcohol Use Permit, and Variance requests as amended herein.

Commissioner Doyle seconded the motion.

Chair Kelley asked for any discussion on the motion.

Commissioner Fernandez commented:

- Does support this project.
- Empathizes with some of the speakers this evening.
- Expressed a concern with this project fitting in with our small-town character.
- Understands concerns about having an expensive, high-end hotel here, however, we also want a living wage and benefits and one allows for the other.
- Appreciates and commends the applicant's work.
- Thanked the applicant.

Commissioner Douch commented:

- Referred to Ms. Irich's comments on the effect that this project will have on Main Street.
- It's important to be aware of the effect that this project will have on Main Street.
- This project will shift the center of gravity away from Main Street and the plaza a bit more.
- This is an important issue for the applicant's as leaders, and now active members of the community to consider, recognize and sympathize with.

Vice Chair Fritz commented:

- This is a great project, and a great use for the site.
- The applicant has done a phenomenal job.
- The applicant has done a lot of outreach to the community and has been very inclusive, which doesn't happen very often, especially in the way that they have done it.
- Expressed his appreciation for the way the applicant has listened to the community, for the sensitive design of the project.
- This project is unique and fantastic.
- Can't wait to see the finished product.

Commissioner Doyle commented:

- This is a great project.
- Contrary to an earlier speaker, he believes that this project will enhance the plaza.
- Expressed being excited about this project.
- Confirmed the revision to the Condition on Brown Street.

Commissioner Fernandez commented:

- It's important to call attention to the needs of Main Street. The Council should be looking into those as a priority.
- Housing in the downtown is important.
- Appreciates comments on these developers and all of the good that they do, however, ownerships can change.
- The decision should be based on the project, not who the developer is.

Hearing nothing further, Chair Kelley asked for a vote on the motion that was made by Commissioner Jacob and seconded by Commissioner Doyle.

AYES: Vice Chair Fritz, and Commissioners Doyle, Fernandez, Jacob and Douch  
NOES: Chair Kelley and Commissioner Pinto  
ABSTAIN: None

Vice Chair Fritz made a motion to adopt the Resolution approving the Zoning Amendment requests as amended herein.

Commissioner Douch seconded the motion.

Chair Kelley asked for any discussion on the motion.

Hearing none, the Commission voted on the motion as follows:

AYES:	Vice Chair Fritz, and Commissioners Doyle, Fernandez, Jacob, Pinto and Douch
NOES:	Chair Kelley
ABSTAIN:	None

**9. WRITTEN COMMUNICATIONS:** There were none.

**10. ADJOURNMENT:** Chair Kelley adjourned the meeting at 11:32 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, October 11, 2016 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster  
Planning Director