



City of Sebastopol
Incorporated 1902

PLANNING DIRECTOR HEARING

MEETING OF NOVEMBER 12, 2019

3:00 P.M.

CITY HALL CONFERENCE ROOM

7120 BODEGA AVENUE

SEBASTOPOL, CA 95472

AGENDA

ANNOUNCEMENT: Please turn off or silence all cell phones and other electronic devices during the meeting.

1. CALL TO ORDER

2. 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 Director. The Planning Director receives any such comments, but under law, may not act on them.

3. STATEMENTS OF CONFLICTS OF INTEREST

4. PUBLIC HEARING:

- A.** Radiate Studio is requesting a Use Permit to convert an existing retail space into a yoga studio at 961 Gravenstein Highway South, Suite 110. This use is permitted in the General Commercial District with approval of a Use Permit. No exterior changes are proposed. Per table 17.25-1, this use type is subject to Planning Director review and approval.

5. ADJOURNMENT

PUBLIC HEARING:

The City of Sebastopol wishes to foster a constructive, respectful, and open process through its meeting procedures. Members of the public have the right to speak on all public hearings under discussion by the Planning Director including consent calendar items, after being properly recognized by the Chairperson. The Planning Director requests that members of the public refrain from expressions of approval or disapproval (clapping, booing, hissing) of statements of other participants, which discourages the expression of a range of viewpoints, as well as lengthening meetings. The following is the hearing process:

1. The Planning Director opens public hearing.
2. Presentation of Staff Report from the Planning Department.
3. Presentation by the Project Applicant, Questions of Applicant from Planning Director. Applicant presentations should generally be limited to approximately 10 minutes or less.
4. Comments from members of the public. At the commencement of the public hearing, if you wish to speak, please come to the podium, or if no podium is available, raise your hand. After recognition by the Planning Director, it is requested that you give your name and address before beginning your remarks. Comments should be addressed to the Planning Director and not the public or any individual member, staff person, or applicant. This is an opportunity for members of the public to make statements regarding matters of concern about the agenda item, and not unrelated matters. The procedure does not provide for members of the public to conduct discussions with the applicant or Planning Director, unless specifically permitted by the Planning Director. Comments should be limited to 3 minutes or less.

5. The Planning Director may request that the applicant or staff respond to specific issues raised in the public comments.
6. The Planning Director closes the public hearing, but reserves the right to re-open the public hearing.
7. The Planning Director deliberates on the project; may discuss the project with staff and applicant. Unsolicited applicant or public comments are not permissible unless allowed by the Planning Director.
8. The Planning Director may re-open the public hearing to give the public or applicant the right to comment on the deliberation or bring forth new information.
9. The Planning Director takes action on the project by making one or more motions to approve, approve with conditions, deny, or continue (schedule further consideration for a future meeting) the matter.
10. Appeals may be filed of official actions upon filing of an appeal form and payment of the applicable appeal fee. Such appeals, including the appeal fee, must be filed within 7 days of the action. Appeals will be heard by the City Council.

STAFF REPORTS ON AGENDIZED ITEMS are available for review at the Planning Department during regular business hours and at the Sebastopol Library. Agenda materials are also posted on the City web site. Reports are generally issued and posted by 6 p.m. on the Thursday before the meeting. Interested persons are encouraged to review these reports, which evaluate proposals relative to adopted laws and policies.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the Planning Department prior to or at the meeting; written materials submitted at least six days in advance of the meeting will be included in the meeting packet. The public is advised that pursuant to State law, written submittals to the City are public records, will be made available for public review, and may be posted on the City web site.

DESIGN ASPECTS OF PROJECTS considered by the Planning Director may also require approval by the Design Review Board. For more information on this process, contact the Planning Department.

DISABILITY ACCOMMODATIONS: If you have a disability which requires an interpreter or other person to assist you while attending this meeting, please call the City Clerk at (707) 823-1153.

For more information regarding the Planning Director Agenda or Development Permit Procedures and Standards, please contact the Planning Department at (707) 823-6167, or see the City's web site at www.ci.sebastopol.ca.us. For copies or to review all written documents relating to items listed on the agenda, please visit the Planning Department's office during regular business hours. The Planning Department's office is located at City Hall, 7120 Bodega Avenue, Sebastopol, Ca 95472 or call 707-823-6167.