



City of Sebastopol

Incorporated 1902

Planning Department

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PLANNING COMMISSION

MEETING OF: April 10, 2018

SEBASTOPOL YOUTH ANNEX

425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF APRIL 10, 2018

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on April 05, 2018.

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

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

2. ROLL CALL:

- Present:** Chair Fritz, Vice Chair Douch, and Commissioners Glaser, Wilson, Doyle, Kelley and Jacob
- Absent:** Commissioner Fernandez (excused)
- Staff:** Kenyon Webster, Planning Director
Dana Morrison, Assistant Planner
Rebecca Mansour, Planning Technician

3. APPROVAL OF PLANNING COMMISSION MINUTES: March 27, 2018.

Chair Fritz and Commissioner Doyle amended the minutes.

Commissioner Glaser made a motion to approve the minutes as amended.

Vice Chair Douch seconded the motion.

AYES: Chair Fritz, Vice Chair Douch, and Commissioners Glaser, Wilson, Jacob and Doyle

NOES: None
ABSTAIN: Commissioner Kelley

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.

Chair Fritz asked for comments from the public.

Linda Berg, a resident of Sebastopol, commented:

- Her life revolves around avoiding and shielding herself from microwave radiation.
- We are living in a manmade microwave oven and we're paying to make it happen thanks to our own ignorance and belief in these convenient communication devices.
- Initially, 2.4 GHz frequency was used as a weapon.
 - 2.4 GHz is lethal technology and it never should have been hoisted on the public.
- Encouraged all to read an article in The Nation. titled, 'How Big Wireless Made Use Think That Cell Phones Are Safe: A Special Investigation' which was written by Mark Hertsgaard and Mark Dowie.
 - A link to said article had been emailed to members of the Commission and staff prior.
- This is a huge issue.
- The Commission will be asked in the future to make a decision on the subject of 5G.
 - The Commission should familiarize itself with this matter.
 - Other Cities are rejecting these requests.
- Encouraged member of the Commission to get meters in order to educate themselves on the levels of radiation around them.
- Thanked the Commission for their time.

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

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:

- At the last City Council meeting, the Council:
 - Approved the revised public art project on Highway 12 by Ned Kahn. The City now has to submit a revised application to Caltrans. Assuming Caltrans approves the redesign, the next step would be implementation.
- At the Planning Commission meeting on April 24, the Commission will:

- Receive a presentation about the Americorps Trail project. This is a project called for by the Laguna Preserve Management Plan. The key element of it is a pedestrian bridge that spans Zimpher Creek.
- Have an initial discussion of the update to the Telecommunications Ordinance.

The Commission asked questions of Director Webster.

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

8. PUBLIC HEARING:

- A. MINOR USE PERMIT:** The application requests approval of an Art Gallery and Artist Fabrication Space at 6780 McKinley Street, Suite 130; in The Barlow. This space was formerly occupied by the Marimar Estates Tasting Room. Artist Fabrication is an approved use for this zoning district, however the gallery aspect is considered retail and therefore requires a Use Permit. The applicant proposes to install 2 moving walls for displaying art. The gallery is proposed include paintings by three local artists, hats made by a local milner, and light sculptures made by a local laser sculptor. The rear of the tenant space will be used for arts fabrication.

Assistant Planner Morrison presented the staff report.

The Commission asked questions of Director Webster.

Chair Fritz asked if the applicant wished to make a presentation.

The applicant, Jennifer Hirshfield, gave a brief presentation and was available for questions.

The Commission asked questions of Ms. Hirshfield.

Chair Fritz asked if members of the public wished to speak on this item.

Hearing none, Chair Fritz closed the public hearing and brought it back to the Commission for discussion.

Commissioner Doyle commented:

- Requested that Condition of Approval 1. be revised to clarify that the use is an art gallery as described in the application.

The Commission concurred.

Commission members and Director Webster noted the changes that the Commission was recommending for The Barlow area in the Zoning Ordinance update and how they may change the process for a use like this.

Ms. Hirshfield interjected with a question.

Vice Chair Douch made a motion to approve the application as submitted with the following:

- Condition of Approval 1. shall be revised as follows, 'Approval is granted for the art gallery, Gallery 300, as described in the Minor Use Permit application date-stamped

March 12, 2018, except as modified by the conditions of approval, and is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.250.050.

AYES: Chair Fritz, Vice Chair Douch, and Commissioners Glaser, Kelley, Wilson, Jacob and Doyle
NOES: None
ABSTAIN: None

B. PUBLIC PARK PROJECT REVIEW: The West Sonoma County Historical Society, has applied for a park project review for a project at the Burbank Experiment Farm, 7781 Bodega Avenue. The request involves a proposal to build a small freestanding building to serve as a restroom, a much needed use. The building would house two restrooms, one for women and one for men. The new building would be largely, but not completely, screened from view by trees and bushes. The construction would include a handicap accessible path from the nearby parking area. The Commission's action on this matter is advisory to the City Council.

Assistant Planner Morrison presented the staff report.

The Commission asked questions of Director Webster.

Chair Fritz asked if the applicant wished to make a presentation.

On behalf of the West Sonoma County Historical Society, Jim Passage, gave a brief presentation and was available for questions.

The Commission asked questions of Mr. Passage.

Chair Fritz asked if members of the public wished to speak on this item.

ila Benavidez-Heaster, Bodega Avenue, commented:

- Has been reviewing this application.
- Lives nearby at Burbank Heights.
- Concerned with homeless population.
 - A lot of our homeless hang out at the Burbank Experiment Farm.
 - The police have had to be called on them over the years.
- Glad to hear that the bathrooms will not be open 24 hours per day.
- Even after looking at the drawings, she finds it hard to understand how exactly the structure is going to be operated.
- Fully supports this application and the addition of the restrooms.
 - People who are visiting the Experiment Farm will sometimes go into the rec room at Burbank Heights and ask to use their restroom.
 - These restrooms are needed at the Burbank Experiment Farm.
- Expressed some concern over parking, however she did not consider that a big issue at this time.
 - Parking is something that should be paid attention to however.
- The folks at the Burbank Experiment Farm are very generous with the residents of Burbank Heights.
 - They have a good relationship with each other.

- Questioned what would happen on days when City offices were closed if Public Works was responsible for locking and unlocking the restrooms.
- Unsure how to deter the homeless.

Hearing nothing further, Chair Fritz closed the public hearing and brought it back to the Commission for discussion.

The Commission asked additional questions of Director Webster and Mr. Passage.

Commissioner Doyle commented:

- There should be a plan worked out for maintenance, services, locking and unlocking, supplies, cleaning, etc. before a lot of money is spent.
- Would hate to build these restrooms only to leave them regularly locked due to maintenance or other issues.

Chair Fritz concurred.

The Commission agreed on being supportive of this application and commented that it was appropriate for the site.

Hearing nothing further, Chair Fritz adjourned the meeting at 7:58 p.m. for a brief break.

Chair Fritz reconvened the meeting at 8:03 p.m.

C. DRAFT ZONING ORDINANCE COMPREHENSIVE TEXT UPDATE: This entails a comprehensive update to the City's Zoning Ordinance to make a variety of amendments. The Planning Commission has been working on the revisions at a series of public meetings since fall 2017 and this is expected to be the Commission's final review before transmitting its recommendations to the City Council, which will also have a public hearing on the matter. The amendments include changes related to definitions, use allowances, general development standards, zoning districts, and additional revisions. Specific revisions include but are not limited to consolidation of several similar zoning districts, standards for mobile food trucks and commercial outdoor barbeques, downtown noise standards, updating of formula business provisions, and organizational changes. The intent of the revisions is to achieve consistency with the City's new General Plan, address selected policy issues, streamline provisions, provide standards for several uses not currently addressed, and address internal consistency issues. A public hearing was conducted on March 27; the item was continued for further review.

Beth Thompson, De Novo Planning Group, provided an introduction.

The Commission asked questions of Ms. Thompson and Director Webster throughout their discussion.

Commissioner Glaser commented:

- Referred to, '17.08.080 Definitions 'F' and noted a typo under, 'Family Day Care Homes. 2.'
- Referred to the definition of, 'Floor area ratio (FAR)' and asked why it includes the option of decimals in, 'one or two places'.

Ms. Thompson responded that it could be either or.

The Commission agreed to use, 'decimals to two places.'

In response to a question asked by Commissioner Glaser, Commissioner Doyle commented:

- Recommended the removal of, 'live/work'.
 - Live/work is more restrictive than mixed-use.
 - The only reason to develop live/work units is for the reduction in required parking.
 - The City has already taken steps to substantially reduce parking requirements.
 - In one particular case, a project that was approved live/work later requested a change to mixed-use which the City approved. In the end, the City got a mixed-use projected with less parking than would otherwise be required.

Commissioner Glaser expressed being in agreement with Commissioner Doyle.

Ms. Thompson commented:

- Suggested expanding the definition of, 'mixed-use' to include live/work as an allowed mixed-use.
 - Doing so would remove 'live/work' as a specific use along with its special parking requirement.

The Commission concurred with Ms. Thompson's suggestion.

Commissioner Doyle asked a procedural question.

Chair Fritz suggested that the Commission move through the memo as written and make any relevant comments as each comment comes up.

The Commission concurred.

Chair Fritz asked for further comments on the 'Definitions' section.

Commissioner Kelley asked if the definition of, 'laboratory' covered medical and recreational cannabis.

Director Webster responded in the affirmative.

Commissioner Doyle requested that, 'Figure 17.08-1: Downtown' is made large enough to fit the width of the page.

Ms. Thompson responded in the affirmative.

Commissioner Glaser referred to the definition of, 'Mobile food truck' and asked if it was intentional to preclude food vendors with a trailer.

Ms. Thompson responded that it was not intentional.

Commissioner Glaser referred to the definition of, 'Parking Facility, Public or Commercial' and asked if specifying parking 'for a fee' was intentional.

Chair Fritz noted that that was an old definition that had been carried over.

Ms. Thompson concurred and responded that, 'for a fee' could be removed.

The Commission concurred.

Chair Fritz asked for comments on the 'Residential Development Standards' section.

There were none.

Chair Fritz asked for comments on the new, 'Open Space District'.

There were none.

Chair Fritz asked for comments on the 'Open Space and Landscaping Standards' section.

Commissioner Doyle commented:

- Referred to, 'C. In multifamily rental projects of 24 units or greater, at least two-thirds of the total amount of open space required on any building site shall be common open space, available and readily accessible to all dwelling units on the site.' under, '17.25.040 Open space and landscaping standards.'
 - Doesn't see the need for common open space if private open space can be provided.
 - Would like to see that requirement eliminated or reduced.

Commissioner Glaser commented:

- Not requiring common open space seems contrary to the nature of Sebastopol.

Chair Fritz commented:

- Likes the idea of providing flexibility between being able to satisfy the requirement with either common or private space.

Commissioner Doyle commented:

- Suggested the addition of a Design Review Guideline that suggests that projects over a certain size consider providing a certain amount of common open space.

Vice Chair Douch commented:

- Common open space is important and generally results in a better development.
- Does not support elimination of the requirement to have common open space.
- Could support reducing the requirement from two-thirds to one-half.
- Private open space is important too.

Commissioner Jacob commented:

- Agrees with Vice Chair Douch.
- The larger the project is, the more important it is to have common open space which he refers to as community space.
 - Without it, there is less social glue and the upkeep of the property tends to suffer.
- Many benefits come when people have a sense of ownership.
- Common open space, while a vague thing, is a way for the City to encourage community.
- Eliminating the requirement for common open space would be a mistake.

Commissioner Doyle commented:

- While he'd prefer eliminating the requirement altogether, he'd be amenable to at least reducing the requirement.
- The shape and topography of the site oftentimes will guide the design.
 - The more parameters that have to be met, the more the design is shaped.

Ms. Thompson commented:

- Pedestrian access is included as usable open space and can assist in meeting the requirement.
 - The requirement doesn't stipulate that it be a green open space area.

The Commission concurred with reducing the requirement from two-thirds to 50%.

Chair Fritz commented:

- In the case of a c-shaped building with the courtyard facing the side yard, the developer should be able to count the side yard setback towards their open space requirement.

Ms. Thompson commented:

- 'A. 1. Required front and side yard setbacks' could be stricken.

The Commission concurred with striking, 'A. 1. Required front and side yard setbacks' from, '17.25.040 Open Space and landscaping standards.'

Ms. Thompson commented:

- The definition of, 'Open space, usable' needs to be updated (by removing the specific dimensions) so that it is not in conflict with what the Commission is talking about.

The Commission concurred.

Chair Fritz asked once more for comments on the new, 'Open Space District'.

Commissioner Kelley asked a clarifying question.

Ms. Thompson noted that, 'E. All other uses require a use permit.' under, '17.44.030' was inadvertently deleted and would remain.

Chair Fritz asked for comments on the, 'Wetlands District' section.

Ms. Thompson noted that, 'E. All other uses require a use permit.' under, '17.44.030' was inadvertently deleted and would remain.

Chair Fritz asked for comments on the, 'Environmental and Scenic Open Space Combining District' section.

Chair Fritz commented:

- Referred to, 'B.' under, '17.46.070 Exempt projects.' and noted a typo.

Ms. Thompson noted the correction.

Commissioner Wilson commented:

- Referred to, '4.' under, '17.46.050 Objectives and criteria.' which had been stricken.
 - Understands wanting to simply this, however, some of this stuff isn't burdensome, should be known, and provided by the developer and/or applicant.

Director Webster responded:

- The requirements under, '4.' are still captured in, '5.' and '6.'

Commissioner Kelley commented:

- Applicants and developers may know what resources are on the property and try to hide it or mislead staff in order to get their project through.
 - Situations like that have occurred here previously.

Ms. Thompson responded:

- Referred to, 'c.' under, '5.' which requires that resources are identified in accordance with standards of and verified by the U.S. Army Corps of Engineers.

Commissioner Wilson commented:

- Expressed support for removal of, '4.' Given that it is repeated elsewhere.

Commissioner Glaser commented:

- Suggested that language on previous development be added under, '17.46.090 Modification of analysis requirements.' as well.

The Commission and Director Webster concurred.

Commissioner Kelley commented:

- Expressed a concern with the potential for an applicant to hire their own biotic specialist to then hide the truth.
 - Situations like this have occurred in Sebastopol as well.
 - Important to know that the hired specialist is on the side of science, not the developer.

Ms. Thompson responded:

- The procedures require that the resource analysis be prepared by an independent professional biologist who has met qualifications established by the City.
 - It can be really hard to weed out if somebody has interests that are not clearly stated.
 - They City can develop a requirement that they identify any conflicts they have with the interests of the subject property or surrounding properties, etc.

Commissioner Wilson commented:

- A sentence that says, 'I declare under penalty of perjury that I have no conflicts of interest and that I am a professional, etc.' could be added to address the concern.

Commissioner Kelley commented:

- That is a nice idea, however, she had her doubts about the effectiveness of doing that.

Chair Fritz asked for comments on the, 'Off-Street Parking Regulations' section.

Commissioner Doyle commented:

- Referred to, 'Table 17.110-1: Minimum Standard Parking Space and Aisle Dimensions.'
 - Noted a number of typos.
- The prior diagram was very helpful.

Chair Fritz commented that he liked the new simplified table.

Ms. Thompson commented:

- Some of the definitions should be cleaned up if we're to retain the prior diagram.

Chair Fritz commented:

- Expressed being fine with using the prior diagram.
- 19' is kind of long for a parking space, suggested 18'.
 - An ADA parking space is 18' long.

Commissioner Doyle commented:

- Fine with 18' long if that's what the length for an ADA parking space is.
- Suggested that the maneuvering width be looked at, especially if the length is reduced from 19' to 18'.

Commissioner Glaser commented:

- We don't need a parking lot diagram, but we should have a diagram that identifies what each of the dimensions actually represents.

Due to some confusion and incorrect information within the definitions, the Commission agreed to strike the definitions and keep the diagram.

Commissioner Doyle commented:

- Referred to, '5.' under, '17.110.020 Off-street parking required.' which is proposed to read, 'Compact Car Spaces. Off-street parking facilities may include parking spaces for compact vehicles provided not more than 50 percent of the total number of spaces provided shall be designated for compact parking purposes. Such spaces shall be clearly identified and dispersed throughout the entire parking lot. Compact parking spaces shall meet the dimensions in Table 17.110-2.'
 - Recalled prior Commission discussion in which the Commission agreed to leave it at 40 percent, not 50.
 - Wants it to remain 40 percent.

Commissioner Glaser concurred with wanting the percentage of compact parking spaces to remain at 40 percent.

Ms. Thompson asked if there was concurrence on keeping the maximum percentage of compact parking spaces at 40 percent.

The Commission concurred.

Chair Fritz commented:

- Referred to, 'Table 17.110-2: Minimum Compact Parking Space and Aisle Dimensions'.
 - The 'Space Depth' varies, should be 16.0 feet across the Board.

Commissioner Doyle concurred.

Ms. Thompson noted the correction.

After further discussion, the Commission agreed to strike, 'Table 17.110-2: Minimum Compact Parking Space and Aisle Dimensions' and instead state the minimum compact parking space dimension along with the existing diagram.

Commissioner Doyle commented:

- Referred to, 'b. Driveway width for single-family parcels shall be a maximum of 20 feet unless the City Engineer finds that the number of dwelling units, access restrictions, tree preservation, or other physical conditions merit modification of this requirement.' under '17.110.010 General requirements of parking spaces. 4. Residential driveways.'
 - When this was written people weren't technically allowed to park within their front yard setback.
 - Garages are not formally required for single-family residences anymore.
 - Lots are becoming smaller and smaller.
 - The driveway width for single-family parcels shall not be more than half the lot width.
 - Suggested that the maximum driveway width for single-family parcels be increased from 20 feet to 24 feet.
 - Suggested that, 'b.' be revised as follows, 'Driveway width for single-family parcels shall be a maximum of 24 feet, or half the length of the street frontage, whichever is less, unless the City Engineer finds that the number of dwelling units, access restrictions, tree preservation, or other physical conditions merit modification of this requirement.'

Vice Chair Douch expressed support for Commissioner Doyle's suggested revision to, 'b.'

The Commission concurred.

Chair Fritz asked for comments on the, 'Small Lot Subdivisions' section.

Chair Fritz commented:

- Referred to, '17.230.020 Lot configurations and sizes required.'
 - Suggested reducing the minimum lot size from 15,000 square feet.
 - 15,000 square feet is too big and will preclude development.

After some discussion, the majority of the Commission agreed to:

- Leave the minimum lot size at 15,000 square feet in zoning districts, 'R3' and 'R4'.
- Reduce the minimum lot size from 15,000 square feet to 8,000 square feet in zoning districts, 'R5', 'R6' and 'R7'.

Commissioner Kelley commented:

- Expressed being opposed to the change.
- Does not support creation of the 'R5' zoning district as she considers it to be too small as is.

Chair Fritz commented:

- The setbacks in zoning districts, 'R5', 'R6' and 'R7' should be allowed to be at least as small as the setbacks of their underlying district.

Ms. Thompson responded that she would reconcile that issue.

Chair Fritz asked for comments on the, 'Inclusionary Housing Requirements' section.

In response to a question asked by Commissioner Glaser, Commissioner Wilson suggested that special definitions that may be included throughout the Zoning Ordinance be labeled either, 'Additional Definitions' or 'Definitions for this Section' to call attention to the fact that they're not included in the 'Definitions' section at the front of the document.

Ms. Thompson responded in the affirmative.

Commissioner Glaser commented:

- Interested in moving away from the way we've been doing it.
- We need some low cost housing here.
- For the fees to be successful, they should apply to all new development.

Ms. Thompson commented:

- The general language herein would not preclude the City's ability to adopt a development impact fee.
 - In the meantime, the inclusionary requirement would kick in for projects of five or more units.

Excluding Commissioner Kelley, the Commission expressed support for the tiered percentage requirement as outlined.

Commissioner Kelley commented:

- Our jobs/housing linkage fee for commercial developments should be revisited as well.
- Her attachment to our inclusionary ordinance has a social justice around creating housing for all income types within a project.
 - Likes neighborhoods that have a lot of diversity.

Ms. Thompson commented:

- Can include a note to the Council on the Commission's recommendation for them to review the jobs/housing linkage fee for commercial developments.

The Commission concurred.

Chair Fritz commented that there was concurrence amongst the Commission on the proposed alternative method of compliance.

Chair Fritz asked for comments on the, 'Vacation Rentals' section.

There were none.

Chair Fritz asked for comments on the, 'Formula Business Regulations' section.

Commissioner Doyle commented:

- Referred to, '17.340.030 Exemptions.' And noted a formatting issue under, 'I'.

Ms. Thompson noted the correction.

Commissioner Wilson commented:

- The Council's 5-0 vote to uphold the appeal against the Planning Commission's approval of the Use Permit for Anytime Fitness in the Downtown Core is telling us something.
- Suggests that we prohibit all formula businesses from the 'CD' zoning district unless there is an explicit exemption.
- The way it is written now makes it appear as though formula businesses may be allowed which seems in conflict with recent Council action.
- Tends to agree with the Council's position that formula businesses detract from the downtown ambiance.
- The Ordinance should be clear so that we can avoid having applicants who aren't specifically prohibited come in and get denied.

Commissioner Douch commented:

- Understands Commissioner Wilson's point.
- The vague language in the Ordinance was written intentionally as it was clear that some formula businesses would be acceptable.

Chair Fritz commented:

- Agrees with Commissioner Wilson on it needing to be clear if it is to remain.
- Expressed being against the Formula Businesses Ordinance.
 - Formula Businesses should be allowed in the 'CD'.

Commissioner Wilson commented:

- There seems to be difficulty in getting a consensus from the Planning Commission on this.
- The Council seems to think that the Commission doesn't understand the spirit of the Formula Business Ordinance.
- Something needs to be done here.
- Encourages the Council to embrace the spirit that they seek and fix the Ordinance.
 - The Council has a vision that is in conflict with the Ordinance as written.

Vice Chair Douch commented:

- Expressed agreeing with Commissioner Wilson wholeheartedly.
- The Ordinance was written and approved by the Council a few years ago.

Commissioner Jacob commented:

- Councils change more often than Ordinances do.
- Likes the idea of leaving some flexibility in the Ordinance.
- It is okay for the Commission to bring things to light that the Council may not agree with.

- We should not make the Ordinance too rigid.
- Part of the Commission’s job is to define things.
- Doesn’t mind the vagueness in the language as written.

Commissioner Wilson commented:

- Agrees with Commission Jacob, however, he feels that the Council was sending the Commission a pretty strong message with their recent action.

Chair Fritz commented:

- The vagueness in the way that the Ordinance is written is indicative of a lot of things that happen in Sebastopol and is not helpful to Sebastopol’s overall success.
- Sebastopol has a reputation of being a very difficult place to develop.
 - This leads people to develop elsewhere.

Commissioner Glaser commented:

- Appeals exist for a reason.
- This Ordinance is totally negative and doesn’t foster us getting what we want.
- The Ordinance should be rewritten in the positive.

Commissioner Kelley commented:

- Filing an appeal is quite costly.
- The Planning Commission was not unanimous in their approval of the Anytime Fitness Use Permit application. She and Commissioner Fernandez voted against it.
- Wished the Council had asked the Commission to revise the Formula Business Ordinance.
- Supports Formula Business Ordinances.

Commissioner Jacob made a motion to adopt a resolution forwarding the Zoning Ordinance as amended over the course of numerous meetings to the City Council.

Commissioner Glaser seconded the motion.

Commissioner Glaser commented:

- Things are always changing.
- It’s important to focus on our goals.

Commissioner Kelley commented:

- Expressed having issues with our inclusionary requirements, formula business ordinance and ESOS requirements.
- Reiterated her discomfort over the lack of public notice that has occurred.

Hearing nothing further, the Commission voted on the stated motion as follows:

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

D. DRAFT ZONING MAP UPDATE: At the Commission's March 27 meeting, it completed its primary recommendations on the proposed Zoning Map. The Commission identified several additional issues that were continued for further review.

Chair Fritz asked for comments on the, 'Zoning Map'.

Commissioner Kelley commented:

- It is important to ensure that the people who own properties that are proposed for change are aware of the proposed change and given a chance to respond.
- Broader public noticing should have occurred as these changes could have implications on property values as well as result in countless other impacts.
- Almost every residential parcel in town is being changed.
- Does not believe that the majority of citizens have any idea that this is happening and what it all means.
- It is not fair to our citizens to do all of this with such little public notice.
- We are changing the future of development in Sebastopol without the majority of the public having any idea.
- Would like the Commission to recommend that the Council hold a workshop or townhall meeting to better involve the public.
- The local newspaper has hardly covered this.
- The members of the Planning Commission are not experts on these matters.

Commissioner Wilson commented:

- The Zoning changes have to be consistent with the General Plan.
- An article in the newsletter and/or inserts in the water bill could be effective in getting the word out to the public on a variety of topics.

Commissioner Kelley commented:

- Expressed being very upset and felt close to resigning from the Commission.
- We have a responsibility to take care of our constituents.
- Not convinced that these changes will result in more affordable housing.
- We're ruining Sebastopol.

ila Benavidez-Heaster interjected and requested to make a comment on this matter.

Chair Fritz invited Ms. Benavidez-Heaster to make her comments.

Ms. Benavidez-Heaster, Bodega Avenue, commented:

- Encouraged the Commission to hear the voice that speaks differently than they do.
- It is important to hear the lone voice.
- It is critical to consider, incorporate and value the public.
- Thanked the Commission for their time.

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

Commissioner Kelley clarified that the vote would be to approve the revisions to the formerly approved map.

Director Webster responded in the affirmative.

Commissioner Doyle made a motion to approve the revisions to the formerly approved Zoning Map.

Commissioner Kelley seconded the motion.

AYES: Chair Fritz, Vice Chair Douch, and Commissioners Glaser, Kelley, Wilson, Jacob and Doyle
NOES: None
ABSTAIN: None

9. DISCUSSION: (none)

10. WRITTEN COMMUNICATIONS:

A. 2017 ANNUAL LEVEL OF SERVICE REPORT

The Commission asked questions of Director Webster.

11. ADJOURNMENT: Chair Fritz adjourned the meeting at 10:30 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, April 24, 2018 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director