



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

Email: kwebster@cityofsebastopol.org

PLANNING COMMISSION

MEETING OF: January 23, 2018

SEBASTOPOL YOUTH ANNEX

425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF JANUARY 23, 2018

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on January 18, 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 7:03 p.m.

2. ROLL CALL:

Present: Chair Fritz, and Commissioners Kelley, Glaser, Wilson, Fernandez, Doyle, and Jacob (arrived at 7:06 p.m.)

Absent: Vice Chair Douch (excused)

Staff: Kenyon Webster, Planning Director

3. APPROVAL OF PLANNING COMMISSION MINUTES: January 09, 2018.

Commissioners Fernandez, Kelley, Glaser and Chair Fritz amended the minutes.

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

Commissioner Kelley seconded the motion.

AYES: Chair Fritz, and Commissioners Glaser, Kelley, Wilson, and Fernandez

NOES: None

ABSTAIN: Commissioner Doyle

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.

There were none.

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 their last meeting, the Council;
 - Conducted an informational session on the Pine Grove Square parking study. No action was taken by the City Council.
 - Primarily due to the length of the Pine Grove Square item, review of the Housing-related Zoning Ordinance amendments were delayed. Due to a number of factors, these are now expected to be back before the Council in April. Depending on timing, these may be presented as part of the larger package if the Commission concludes its review by then.
- On February 6, the Council is scheduled to;
 - Receive a presentation from Sonoma County Regional Parks about the Petaluma-Sebastopol trail feasibility study. A community meeting will be held at the Veteran's Building/Center for the Arts on Thursday, February 1, from 5:30 p.m. to 7:00 p.m.
 - At the request of the lead artist, the Council will consider purchase of 'The Door' artwork which is placed in the plaza. If the City does not want to purchase the artwork the artist may wish to take it back. The Public Arts Committee recommended against the City purchasing the artwork due to precedent.
- On February 20, the Council is scheduled to;
 - Review the Comprehensive Cannabis Ordinance.
 - Design Review of the second building at the CVS site.
- Continued review of the Zoning Ordinance update is expected to occur at the regular Planning Commission meeting on February 13 and February 27. Meetings on March 13 and March 27 are expected as well.
 - Director Webster may be absent for the March meetings, however, the consultant and Planning staff should be available to lead these discussions in his absence.

The Commission asked questions of Director Webster.

Commissioner Kelley asked Director Webster to transmit the draft Cannabis Ordinance to the Commission once ready.

Director Webster responded in the affirmative and commented:

- In response to a question that was asked at their last meeting on cannabis delivery services from outside Sebastopol being able to deliver to Sebastopol, he clarified:
 - Per State law, it appears that a jurisdiction could choose to prohibit out of town delivery services from making a delivery in town.

- Jurisdictions cannot prohibit delivery services from passing through town.

Commissioner Kelley concurred with Director Webster's clarification.

Director Webster noted that that could be difficult to track and enforce.

The Commission asked additional questions of Director Webster.

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

8. PUBLIC HEARING:

- A. MAJOR USE PERMIT TO PERMIT A FORMULA BUSINESS AND GYM EXCEEDING 1,000 SQ. FT.:** This is a Major Use Permit application, requesting approval to operate Anytime Fitness, a gym, at 131 S Main Street. A Use Permit is required because Anytime Fitness qualifies a Formula Business, and in addition, the proposed gym exceeds the 1,000 square foot size limit for Administrative Approval.

Director Webster presented the staff report.

The Commission asked questions of Director Webster.

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

The applicant, Grant Witham, gave a brief presentation and was available for questions.

The Commission asked questions of Mr. Witham.

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

John Eder, a resident of Sebastopol, commented:

- Was on the Sebastopol City Council when the Formula Business Ordinance was adopted.
- Applauds the entrepreneurial spirit of the applicant.
- This is a great project, however, the proposed location is totally inappropriate.
- This project would be great up at Redwood Marketplace.
- Recalled that the Council had discussed absolutely prohibiting formula businesses downtown.
 - That was thought to be too radical.
 - One particular Councilmember really wanted to provide an opening for potential businesses that may really have been wanted.
- We want to keep the illuminated formula business signs off of Main Street.
 - If a standard illuminated corporate sign goes up, it will become more difficult for the Commission to reject other formula businesses who wish to locate in our downtown.
- Hopes that the Commission realizes that their decision will have far reaching consequences that may be felt for a very long time.
- Allowing this formula business could make it difficult for the City to deny other formula businesses in the future.
- Approval of this use will essentially mean that you're opening the door for chain stores on Main Street.
- The neighboring UPS store came before the Formula Business Ordinance.

- The spirit of the ordinance was that the City would be willing to consider a formula business so long as the applicant was willing to change a number of things including, signage, uniforms, and interior and exterior design.
 - The spirit was not to grant Use Permits for people wishing to bring their chain stores and place them right in the middle of our downtown.
- The staff report indicates that details on signage were included but they were not.
- This project is another example of the screwed up way things get approved in Sebastopol.
 - Rather than deciding on an application all at once, an applicant is made to jump through hoops. First Planning Commission for a Use Permit, then Design Review Board for signage, etc.
- The applicant already has quite a sense of approval;
 - There is a website for this location that reads, 'coming soon'.
 - Banners are hung inside the space that read, 'opening soon' with the gym's name and corporate logo on them.
 - Demolition of the interior space has begun as well.
- Expressed concern over the applicant having been led to believe that this is a simple process.
- Even if this application gets approved by the Commission, it may hit a roadblock during the next phase.
- Believes there to be ten other Anytime Fitness locations in Sonoma County alone.
 - There are 3,500 of them nationally.
- Thinks it's a great project and has nothing against gyms.
- There are other locations that would be more suitable for this use.
- Urged the Commission to think thoroughly about what approval of this use could mean down the road.
- Thanked the Commission for their efforts and time.

Marsha Sue Lustig, a resident of Sebastopol, commented:

- While this may not be the best location for it, this is a great use.
- Doesn't have an issue with the concept.
- Likes the idea of having a gym that is open 24 hours.
- Referred to Formula Business Finding C. and commented that she did not see how the Commission could make that finding in order to approve this application as the applicant will use corporate branding.
- Suggested that alternative signage be conditioned, such was the case with CVS, to avoid having illuminated formula business signs along Main Street.
- Thanked the Commission for their time.

Rei Blaser, a resident of Sebastopol, commented:

- Thanked the applicant for bringing this project to Sebastopol.
- This will be a great addition to our downtown for several reasons.
 - Because this is a national company; visitors from out of town, as long as they're members at Anytime Fitness, will have the benefit of being able to use this gym while they're here.
 - We encourage and support health and wellbeing in Sebastopol and this use would aid in that.
- Expressed concern over the impacts of noise on the neighborhood, however, it sounds like that won't be an issue which she was glad to hear.
- Likes that flexibility that having a gym that is open 24 hours per day would offer.
- Is a member at Langermann Health Club on Bodega Avenue.
 - Brought it up to the manager of Langermann's who expressed having no issue with Anytime Fitness opening up in Sebastopol.

- The manager recognized that the opening of Anytime Fitness could help to meet a need that he cannot meet at his facility.
- Can understand Mr. Eder’s concern about this potentially opening the door to other formula businesses, however, Use Permits are discretionary and a Starbucks-type business is much different than an Anytime Fitness.
- A facility for health in the downtown serves the economic vitality of our downtown.
- It’s unfortunate that locker rooms are not being proposed.
 - The lockers rooms at Langermann’s are well utilized.
- Heard that the applicant was concerned about the Pine Grove Square concept and asked if that project would keep him from signing a lease for this space.
- Thanked the Commission for their time.

ila Benavidez-Heaster, Bodega Avenue, commented:

- The proposal is admirable and has a lot of merit.
- Expressed being very against formula businesses.
- Would not want to see this happen in our downtown.
- Likes the diversity that this use could bring to our downtown, however, she felt that there were many other locations that would be better suited for this use.
- Parking is a real issue.
- A 24 hour gym is delightful.
- Reiterated her opposition to formula businesses, especially in the heart of our downtown.
- Loves the applicant’s entrepreneurial spirit, wants to support it, and doesn’t want them to go away.
- Wants the applicant to find a better location.
- A lot of people will not be happy about this whole thing.
- Leaves it to the Commission to work out their logic.
- Thanked the Commission for their time.

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

Commissioner Doyle asked a clarifying question of Mr. Witham.

Commissioner Jacob asked a clarifying question of Director Webster.

Commissioner Jacob commented:

- In general, this is an appropriate use in the Downtown Core.
- Expressed having no issue with having a workout space in the downtown.
- Appreciates the formula business ordinance.
 - Often looks to who is running the business.
 - Having a local franchisee carries weight and is important to support.
 - We should support local people, people from Sonoma County.
- Pleased that the façade of the building will not be changing in any way.
 - Other than the sign, this will not look like a formula business from the outside.
- Would like to see some language in the conditions of approval that are more specific to changes to the outside of the façade, independent from the rest of the building, not be allowed in the future without Design Review Board review and approval.
- Expressed not being concerned about the parking at this point.
 - In the applicant’s experience, this will not be a very crowded space.
 - Twenty five members in that space would be significantly less than the volume of people in a restaurant.

- The impact of another type of use in this space could be significantly more than what is being proposed.
- Leans in favor of supporting this application.

Commissioner Wilson commented:

- Expressed a concern over the exterior signage.
 - Hopes that the Design Review Board will be made aware of the Commission's concerns over the signage in their review of the signage, if the Commission votes to approve this request.
 - The more obnoxious the signage, the more upset people will be.
 - Would be in favor of discreet signage.
 - While he would defer to the process and trust the Design Review Board, he was bothered by it.
- Remembers being a patron of the prior use.
- The space is challenging.
- This is a good use.
- Can see people parking and doing various things downtown, including working out at the gym.
 - This use is compatible with other uses in the downtown.
- Expressed being in favor of the use.
- Hopes for satisfactory resolution of his concerns with signage.

Commissioner Glaser commented:

- In favor of this project.
- In terms of the signs, we should rely on the process.
- Because signage can ruin an otherwise distinctive downtown, it is appropriate to be sensitive to the issue and to address it in the conditions of approval.
- Sees constraints on formula businesses as something that we do so that we can promote various kinds of businesses in town by the smaller businesses not having to compete with the larger ones.
- Would probably vote against a Starbucks-type business because allowing one in our downtown could hurt the number of other small coffee shops that we have in town, all of which have very good coffee.
- We don't have a business of this nature, therefore it is a good compliment.
 - The fact that it is a formula business is probably what makes it easy to establish in the first place.
- One thing that he's observed since moving to Sebastopol is that everything closes at 9 p.m.
 - Would love to see places staying open past 9 p.m., especially places where he can get food.
- Reiterated his support for this project.

Commissioner Doyle commented:

- Made a clarifying statement on the process for sign review and approval.
 - Would like to include a condition of approval to require that the signage be reviewed and approved by the Design Review Board.
- It's unfortunate that locker rooms are not being proposed.
- Expressed being in support of this project.

Commissioner Kelley commented:

- Previously served on the City Council.
- The City's Formula Business Ordinance was a compromise.

- There was a lot of discussion about not allowing formula businesses at all in the Downtown Core.
- Approval of this use will set a precedent.
- The UPS Store has hurt our local mail businesses.
- The whole point of the Formula Business Ordinance is to support local businesses.
- Asked if the other gyms in town were franchises or locally owned.
 - Expressed having difficulty granting this permit as it would put competition onto the other gyms in Sebastopol.
 - Our other gyms are not formula businesses.
 - Approval of this use would be a huge disadvantage to them.
- Expressed a concern over nighttime security and the unobstructed windows.
- Appreciates this application and considers it a great business, however, it is being proposed in the wrong location.
- Asked if the applicant had looked into other locations.
- While the business is locally owned, the applicant does not live in Sebastopol.
- Signage is not the only reason the Formula Business Ordinance was created.
 - It also had to do with preference for local.
 - Initial discussions involved all of the city, not just the Downtown Core.
- Will not be supporting this application.
- Would really like the City Council to have a look at this application as well.
- Asked if the applicant informed the neighboring businesses that he was proposing to open a formula business here.
- Everyone likes gyms.
 - Unless there are noise effects that cannot be mitigated.
- Appreciates Mr. Witham's personal story and finds it compelling.
- The reasons that Mr. Witham gave for why this use should be allowed to be there, given our Formula Business Ordinance, are not good enough for her to vote in support of the request.

In response to a question asked by Commission Kelley, Director Webster responded that he did not believe that the other gyms in Sebastopol were franchises.

Commissioner Fernandez commented:

- Even without this being a formula business, he would have some concern over the proposed location.
 - As somebody who walks the downtown often, he does not consider this to be a good location for this use.
 - The public parking lot that is nearby can get pretty packed at times.
 - Understands that uses other than this could result in even more traffic being brought to the area.
- The concept is great.
- Supports gyms.
- Concurs with Commissioner Doyle on the lack of locker rooms.
- In looking at the Formula Business Ordinance, he expressed concerned with all aspects as they relate to this business.
 - Understands that there is room for an exception to be made.
- Bothered that banner signs have already been put in, and that advertising is already taking place.
- Reiterated his support for it in concept, and that it's local.
- The intent of the Formula Business Ordinance leaves him having a hard time supporting this application.

Chair Fritz commented:

- Likes the idea of the project and thinks it's a good use for the proposed space.
 - The proposed location has challenges and has been vacant for a long time.
- Can imagine this business being quite successful in this location.
- Likes the idea that this could add evening vitality to the downtown.
- Likes that staffed hours are proposed to go as late as 7 or 8 p.m.
- Understands concerns about the Formula Business Ordinance.
- Agrees with concerns over signage and would support a condition of approval to address that.
 - Minimal and discreet signage would be appreciated.
- Expressed being in support of this project.

Commissioner Kelley commented:

- The issue with formula businesses is that their corporate requirements diminish local control, such as signage and locker rooms in this case.

Chair Fritz commented:

- Can see the allure of being part of a formula business as a gym could be difficult to open, especially in this location.

Chair Doyle made a motion to approve this application as submitted based on the facts and findings in the staff report, with the following;

- Signage shall be approved by the Design Review Board.

Commissioner Fernandez asked a clarifying question of Commissioner Doyle.

Commissioner Glaser seconded the motion.

Commissioner Jacob asked if there was support for adding a condition regarding changes to the façade itself, as he'd mentioned earlier.

Commissioner Doyle commented that that would be in the purview of the Design Review Board.

Commissioner Jacob understood, however, he wished to revise the condition as follows, 'Signage and changes to the façade shall be approved by the Design Review Board.'

Commissioner Doyle commented that all commercial exterior improvements are required to go through Design Review.

Commissioner Glaser noted that the application requests approval without changes to the façade.

Director Webster responded in the affirmative and commented:

- Anything other than a minor change to the façade in the downtown would require Design Review.

Commissioner Glaser commented that he would not object to Commissioner Jacob's amendment, however, he did not consider it necessary.

Commissioner Doyle concurred with Commissioner Glaser.

Commissioner Doyle commented that all formula business signage should require review by the Design Review Board.

Commissioner Fernandez commented that he would like staff to update the findings to explain the rationale that some members of the Commission gave in support of this project.

Commissioner Doyle concurred and commented:

- This use is consistent with the concept of trying to encourage more residential development in the Downtown Core.
- This is a good use for our intended future.

Chair Fritz referred to condition of approval 4. which states, 'That the proposed project is consistent with Section 17.150.080 (B) in that the proposed gym establishment will complement existing businesses and promote diversity and variety to assure a balanced mix of commercial uses in that there are no similar facilities in the Downtown Core.'

Commissioner Fernandez commented that he would like the word, 'vitality' included in the findings or conditions where appropriate.

Commissioner Fernandez asked for the amended motion to be restated.

Chair Fritz commented that the motion, as made by Commissioner Doyle, was to approve the application as submitted based on the facts and findings in the staff report, with the following;

- Signage shall be approved by the Design Review Board.

The motion was seconded by Commissioner Glaser.

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

Chair Fritz adjourned the meeting at 8:35 p.m. for a brief break.

Chair Fritz reconvened the meeting at 8:45 p.m.

B. MINOR USE PERMIT TO PERMIT ALCOHOL SERVICE AND LIMITED BREWING IN A RESTAURANT WITH A TYPE A 75 ABC LICENSE: This is a Minor Use Permit application, requesting approval to sell distilled spirits, wine, and on-site brewed beer for a Tapas restaurant (Laguna Libations). The business is proposed to be located at 6780 Depot Street, Suite 120, and parts of Suite 130, in The Barlow. The site is currently home to Feed Sonoma (a produce distributor), and The Nectary. The tenant space is located within a larger building which contains a number of additional tenant spaces, such as: office space, a gym, and Woodfour Brewing Company. A Use Permit is required because the restaurant proposes to sell distilled spirits through a Type 75 ABC license (on-sale General Brew-Pub), is proposing to craft a small amount of beer on site, and is requesting to have amplified music.

Director Webster presented the staff report.

The Commission asked questions of Director Webster.

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

The applicants, Lowell Sheldon and Gia Baiocchi, gave brief presentations and were available for questions.

The Commission asked questions of Mr. Sheldon and Ms. Baiocchi.

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

Marsha Sue Lustig, a resident of Sebastopol, commented:

- Appreciates growing empire, the applicant does what they do really well.
- Having been in Paris recently, the favorite places she discovered were very much like what the applicant described in that they served small plates and freshly made drinks.
- The applicants are on to something.
- Thanked the Commission for their time.

ila Benavidez-Heaster, Bodega Avenue, commented:

- Likes that this is changing the culture.
- Likes the idea of opening the space up.
- In reading a book she learned that Sebastopol was a thriving place in the 1870's.
- Sebastopol needs more than just places to drink alcohol, Sebastopol needs places for people to gather.
- Likes that this use is proposed to stay open until 2 a.m.
- This will offer something that we need.
- Fully supports the evolution and creative process behind projects like these.
- This will attract Sebastopol's younger population.
- She expects this use to be an integrator much like Hotel Sebastopol will be.
- We need to open the doors to a use like this and let them move forward.
- Appreciates that this is not a formula business.
- Thanked the Commission for their time.

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

Commissioner Glaser commented:

- Likes that tapas will be served.
- Is used to these types of eateries after having spent a year in Spain.
 - Spoke on his experience there.
- This kind of use would be great in Sebastopol because of the type of industry that we're developing here.
- These types of establishments are not common around here.
 - A few of them can be found in the South Bay.
- Hopes for reasonable pricing.

Commissioner Doyle comments:

- Expressed being in support of this project.
- Only concern is over the possibility of noise.
 - The industrial nature of the complex means that a little bit of noise may be okay, however, the City has received neighborhood complaints in the past due to sound emanating from The Barlow.
- The proposed location is a good one for this type of use.

- Reiterated his support for the application, however, he wanted further discussion on noise by the Commission.

Commissioner Wilson commented:

- Supports this use.
- This will be a good addition to The Barlow, especially in the proposed location as it doesn't get a lot of foot traffic at the moment.
- Expressed a concern over the request for amplified noise.
- Would like to see Condition #11 amended to explicitly state that amplified music is limited to the interior of the building and to require that the owner follow best practices to reduce noise on any adjacent residential neighborhood.
 - Expressed being sympathetic to neighbors who may be impacted by the noise.
 - Believes sounds from this location to be unlikely to impact surrounding residential neighborhoods, however, sound can travel in odd ways.
 - Would like to be confident that the applicant will mitigate any sound issues that may come up.
- Reiterated his support for this use.
- A significant component of this approval is that the conditions state that the primary use is the restaurant, not bar.
- Maintaining food service until closing is a real need here.
- This is a good proposal.

Commissioner Fernandez commented:

- This is a perfect fit for the proposed location.
- Tapas are very prominent in Latin America.
- Mr. Sheldon has been involved with other creative and artistic projects, is known to be a very good neighbor, and his projects have been very good for Sebastopol.
- Comfortable with giving the applicant latitude on the noise issue.
 - Mr. Sheldon has other restaurants in Sebastopol and is well aware of the noise ordinance.
- The applicant should be able to play music and charge for music if they wish.
- Expressed a concern on pricing and urged the applicant to not price out the locals.
- This is a great business.
- Wished the applicant well.

Commissioner Jacob commented:

- Expressed being in agreement with his fellow Commissioners.
- Very supportive of this application.
- Believes the applicant will do a great job.
- Looks forward to being a patron.

Commissioner Kelley commented:

- As a nurse, she gets off late at night, and the options available to her for food and drink are few.
- Charging a fee to enter the establishment, due to a music event, may deter people who just want to sit down and enjoy some tapas.
- Sebastopol needs more nightlife.
- This use sounds perfect.
- Expressed being concerned about sound emanating from the amplified music.
 - Spoke on the history of complaints regarding noise from residents near The Barlow.
- Intends to vote in favor of this request.
- Thanked the applicants from bringing this request forward.

Chair Fritz commented:

- Expressed being in agreement with his fellow Commissioners.
- This is a great idea.
- Looks forward to visiting the establishment once open.
- From a sound standpoint, this is a great location.
 - Doesn't anticipate sound being an issue.
 - Trusts that the applicant will take whatever measures necessary to comply with our noise ordinance.

Commissioner Fernandez made a motion to approve the application as submitted.

Commissioner Glaser seconded the motion.

Commissioner Wilson asked if there was support to amend Condition #11 to explicitly state that amplified music is limited to the interior of the building and to require that the owner follow best practices to reduce noise on any adjacent residential neighborhood.

Commissioner Fernandez responded that the noise ordinance is pretty clear about that.

Commissioner Doyle confirmed with the applicant that no outside seating is being proposed.

Commissioner Doyle commented that the suggested revision to Condition #11 is not necessary due to there being no outdoor seating.

Commissioner Wilson commented:

- There is no harm in revising the condition.
- Commissioner Doyle's point is well taken.
- The proposed is a good location for amplified music because it is tucked away from residential uses.

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

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

C. PRELIMINARY ANNEXATION AND GENERAL PLAN/SPHERE OF INFLUENCE, AMENDMENT REVIEW OF PARCEL 060-120-015: This is a Preliminary Annexation and General Plan amendment review for a property located just south of the Tomodachi Park/Park Village property and north of the Joe Rodota Trail (060-120-015). This parcel is part of the 'Railroad Forest' property purchased by the City for open space purposes in 1993. In September of 2017 the Local Area Formation Commission (LAFCO) approved the Annexation of the Tomodachi Park/Park Village property, however, in the review process, LAFCO staff noted a nearby parcel that the City owned and would be a logical annexation. LAFCO requested that the City initiate annexation of the property in question within one year of the annexation approval.

Director Webster presented the staff report.

The Commission asked questions of Director Webster.

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

Marsha Sue Lustig, a resident of Sebastopol, commented:

- Has a very close relationship with Park Village.
- This makes perfect sense.
- Expressed being in support of this as it won't affect park use.

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

Commissioners expressed no issues with the proposal.

9. DISCUSSION: (none)

10. WRITTEN COMMUNICATIONS: (none)

11. ADJOURNMENT: Chair Fritz adjourned the meeting at 9:44 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, February 13, 2018 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director