



**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: [kvanstrom@cityofsebastopol.org](mailto:kvanstrom@cityofsebastopol.org)

PLANNING COMMISSION  
MEETING OF: June 12, 2018  
SEBASTOPOL YOUTH ANNEX  
425 MORRIS STREET

### APPROVED MINUTES

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF JUNE 12, 2018

SEBASTOPOL YOUTH ANNEX  
425 MORRIS STREET

#### PLANNING COMMISSION:

The notice of the meeting was posted on June 07, 2018.

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

**1. CALL TO ORDER:** Chair Douch called the meeting to order at 7:03 p.m.

**2. ROLL CALL:**

**Present:** Chair Douch, and Commissioners Glaser, Wilson, Kelley, Fernandez and Fritz  
**Absent:** Vice Chair Jacob (excused)  
Commissioner Doyle (not excused)  
**Staff:** Dana Morrison, Assistant Planner  
Rebecca Mansour, Planning Technician

**3. APPROVAL OF PLANNING COMMISSION MINUTES:** May 22, 2018.

Member of the public, Linda Berg, interjected with a comment on meeting minutes from April 24 which she had amended at the meeting on May 22.

Chair Douch asked Ms. Berg to refrain from speaking out of turn.

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

Commissioner Glaser seconded the motion.

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

Ms. Berg interjected.

Chair Douch responded that Ms. Berg should address her concerns with staff outside of this meeting as the minutes of April 24 were not up for discussion.

In response to Ms. Berg, Ms. Mansour commented that the minutes of April 24 had been amended as requested, and noted that they were not up for further discussion.

Chair Douch thanked Ms. Berg for her cooperation in taking this up further with staff, if need be, outside of this meeting.

**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 Douch asked for comments from the public on items not on tonight's agenda.

Linda Berg, a resident of Sebastopol, commented:

- Politeness and good sense are what prevent her from expressing her deep disappointment in the Commission's judgement in regards to the issue of wireless radiation.
- The telecommunication industry is in the process of sending out notices to their shareholders about their exposure to massive lawsuits.
- All wireless technology is lethal.
- Harm and damage caused by electromagnetic radiation has been uninsurable from the get-go.
- A handful of people were wildly successful in getting Verizon to withdrawal their recent application for 5G.
  - That is a huge precedent as there are other cities throughout California that are grappling with this issue as well.
- All of this wireless technology is deadly and stupid as hell.
- People are paying for their own demise.
- There are meters available to measure these levels.
  - Willing to loan out her own meters to anyone who may be interested in using one.
  - The Public Works Department has these meters to loan out as well.
  - These exposure levels should be considered when making decisions on projects, etc.
- People who use these technologies will ultimately get cancer.
  - In the meantime, they will get other kinds of symptoms such as, insomnia, irritability, anxiety, aggression and stupidity.

Chair Douch thanked Ms. Berg for her comments.

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

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

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

Chair Douch commented that he was sorry to have missed Director Webster's last Planning Commission meeting, thanked Assistant Planner Morrison for attending, and wished Director Webster well in his retirement.

Assistant Planner Morrison provided the following update:

- Director Webster is officially retired.
  - While there is no official confirmation of Director Webster's replacement, an announcement is expected within the next few weeks.
- The Zoning Ordinance and Zoning Map update process has been pulled from the City Council agenda of June 19, 2018.
  - While these matters will be returning to the Council at a future meeting, that date is not yet known.
- Unless pressing matters arise, there is a good chance that regularly scheduled Planning Commission meetings will be canceled until the new Planning Director is hired.
- The Telecommunications Ordinance is in the process of being drafted, however, it is likely on hold until the new Planning Director is hired.

The Commission asked questions of Assistant Planner Morrison.

Commissioner Kelley commented:

- There was a proclamation honoring Director Webster upon his retirement at the City Council meeting on June 05, 2018.
  - It was very, very good.
  - Encouraged her fellow Commission members to go back and view the meeting if they were unable to attend like she was.

Commissioner Fernandez commented:

- Happy to have downtime in terms of cancelling upcoming meetings.
- Suggested that some of that downtime be used as an opportunity to hold a meeting, or meetings, which could be used for educational purposes or trainings.

Chair Douch thanked Commissioner Fernandez for his suggestion and commented that that would be something worth thinking about.

Ms. Berg interjected and commented that the Commission should use their spare time to become educated on the effects of microwave radiation.

Chair Douch thanked Ms. Berg for her suggestion.

Chair Douch reminded people to speak clearly into the microphone as it can be really hard to hear and understand what people are saying when watching the video or Live Stream.

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

**8. PUBLIC HEARING:**

**A. ANTENNA USE PERMIT (Application withdrawn):** Use Permit application, submitted by EPIC Wireless for Verizon Wireless, requesting approval to install microcell antenna equipment to PG&E utility poles. According to the applicant, the purpose of this project is to expand the capacity of the existing 4G network to support existing and future wireless communications in the City of Sebastopol and surrounding areas. The two poles proposed for modification are located near 6985 Hutchins Avenue and 965 McFarlane Avenue. **THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT; AS SUCH THE ITEM WILL NOT BE HEARD.**

**B. MINOR USE PERMIT:** This is a Minor Use Permit application for Scout West County. The applicant is seeking to open a retail store selling: furniture, clothing, accessories and gifts. The retail aspect of the Scout West County proposal triggered the need for a use permit. The proposed space is located at 6780 Depot Street, Suite 140, in The Barlow.

Assistant Planner Morrison presented the staff report.

The Commission had no questions for staff.

The applicants, Bart Levine and Sally Hurd gave a brief presentation and were available for questions.

The Commission asked questions of Mr. Levine and Ms. Hurd.

Mr. Levine commented:

- This is the most lightly attended meeting that he and Ms. Hurd had been to.
- Appreciates Ms. Berg's passion for the issue of wireless radiation.

Ms. Berg interjected.

Mr. Levine comments continued:

- Thanked the Commission for their work.
  - Has been to a number of meetings.
- Has lived in Sebastopol for 6 years now.
  - Came from Chicago.
- The Commission does a great job, especially when facing a tough crowd.
- Had a space downtown on Main Street for some years.
  - Were members of the Sebastopol Downtown Association.
- There is great potential for the City as a destination.
- Big issues such as parking and traffic need to be managed.
- The Barlow and the downtown need to be tied together somehow.
  - Doing so could be quite an enhancement and could result in more revenue for the City.
- Has been involved in retail for a very long time.
- There is a great nucleus here in Sebastopol with our active City Council and engaged citizens.

- Traffic is a major issue, so is parking and circulation.
- While there are all kinds of obstacles with addressing these issues, there is potential.

Commissioner Fritz commented:

- Was recently made aware that a budget item that was before the City Council at their last meeting, to commission a study to look at street circulation, specifically returning to two-way streets, was removed from the budget.
  - Understands that this matter may come up at the next City Council meeting.
  - Encouraged Mr. Levine and Ms. Hurd to attend the Council meeting and voice their opinion.

Chair Douch noted that things had gotten off-topic a bit and thanked Mr. Levine and Ms. Hurd for their comments and for being available for questions.

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

Ms. Berg commented:

- The applicant's will fit right in, they already do.
- Provided the applicant's with an educational pamphlet.
- Willing to loan the applicant's a meter for a couple of weeks so that they may measure the magnetic field of their new retail space.
- There is a wonderful opportunity here for self-shielding and meters in order to better understand this lethal and invisible harms.
- We're living in a manmade microwave oven.
- We're addicted to, and dependent upon these wireless devices.
  - There are people that get paid a lot of money to make us addicted to these things.

Commissioner Kelley interjected and asked Ms. Berg to address the Commission with her comments, not the applicant.

Ms. Berg comments continued:

- Per the old General Plan, the City was supposed to evaluate unsafe magnetic fields when considering developments.
  - That was totally ignored by the former Planning Director.
  - Director Webster was pro-business and totally ignored public health and environmental issues.
  - Director Webster misled people and has done irreparable damage to this town.
  - 8 people, including herself, got together four or five years ago with the sole purpose of having Director Webster fired.
  - Heard twenty one unsolicited complaints about Director Webster around that time.

Chair Douch interjected as Ms. Berg had strayed off topic.

Ms. Berg comments continued:

- The Commission needs to have a moratorium on all permits until this EMF issue is checked out for residential and commercial uses.

Chair Douch thanked Ms. Berg for her comments.

Ms. Berg walked over and addressed the applicant's.

Chair Douch asked Ms. Berg to address the applicant's after the meeting.

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

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

Commissioner Kelley seconded the motion.

Commissioner Wilson commented:

- Has heard Director Webster maligned various times at meetings.
- In his experience Director Webster is a very fine individual who did a good job for the City.
- Supports this project.

Chair Douch thanked Commissioner Wilson for his comments.

The Commission voted on the motion as follows:

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

Mr. Levine and Ms. Hurd asked a clarifying question and thanked the Commission.

Chair Douch commented:

- Seconds Commissioner Wilson's remarks on Director Webster.
- Has often heard Director Webster maligned in such a fashion.
- The Planning Department has been stellar every time he's dealt with them which has been for the past 8 years now.
- Director Webster's demeanor is phenomenal.

Commissioner Glaser commented:

- In coming from a much larger area, he was amazed at how much he'd learned over the past year since coming to Sebastopol.
- Director Webster was a wealth of information.
- Whether people want to hear what he has to say is a whole different issue.
- Amazed by Director Webster's composure as a public official.
- Flack comes for no apparent reason.
- Director Webster was excellent at stating the facts.
- Hopes Director Webster's replacement is as great as he was.

**9. DISCUSSION:** (none)

**10. WRITTEN COMMUNICATIONS:** (none)

**11. ADJOURNMENT:** Chair Douch adjourned the meeting at 7:29 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, June 26, 2018 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Dana Morrison  
Assistant Planner