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PLANNING COMMISSION
MEETING OF: **March 26, 2019**
SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF MARCH 26, 2019

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on March 21, 2019.

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

1. CALL TO ORDER: Chair Douch called the meeting to order at 7:01 p.m.

2. ROLL CALL:

Present: Chair Douch, and Commissioners Glaser, Doyle, Kelley, Fernandez and Oetinger
Absent: Commissioners Wilson and Fritz
Staff: Kari Svanstrom, Planning Director
Dana Morrison, Assistant Planner

3. APPROVAL OF PLANNING COMMISSION MINUTES: December 11, 2018

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

Commissioner Kelley seconded the motion.

AYES: Chair Douch, and Commissioners Glaser, Fernandez, Doyle, and Kelley
NOES: None
ABSTAIN: Commissioner Oetinger
ABSENT: Commissioners Wilson and Fritz

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 agendaized 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:

- Thanked Chair Douch for requesting that those in attendance power off their cell phones consistent with her ADA reasonable accommodation request.
- Her life revolves around avoidance of microwave radiation from all wireless devices like cellphones and smart meters.
- Thankful that the City replaced the wireless microphones at the Youth Annex with corded ones.
- "Smart" is more than just a clever marketing ploy, it stands for, 'Special Military Adapted Receiver Transmitter'.
 - The frequency it functions on is 2.4 GHz which is a lethal military frequency.
 - It's used for convenient communication because the bad guys figured out that they could make billions of dollars off it.
 - "Smart" technology is really stupid.
- Thankfully, there is a major backlash going on right now and its coming from Silicon Valley.
- Participated in a conference call that was devoted to stopping 5G, Smart Meters, getting Wi-Fi out of classrooms, and stopping geoengineering.
- Hopes the Commission will join her in eliminating all Smart Meters and other "smart" devices.
- Thanked the Commission for their time.

Jane Nielson, a resident of Sebastopol, commented:

- Has a PhD and is a registered professional Geologist with the State of California.
- Representing SWIG (Sebastopol Water Information Group) who is concerned about flooding.
- Sebastopol has not planned well to deal with its flood hazards.
- Sebastopol is a city beside a seasonal wetland.
- We have to stop thinking in terms of a 100-year floodplain.
- Searching "Russian River floods" on the internet will reveal a list of floods since 1940 that is sixteen or seventeen long.
 - Sebastopol's own Hazard Mitigation Plan lists three other flood events that aren't found on that list.
- We've got data to show that flooding has and will continue to happen much more frequently than we expect.
- The main thing that Sebastopol has done in the years since the USGS, for which she used to work, is filled in a lot of its low spots.
 - Referred to a topographic map that she brought with her.
- We must think hard about what must be done in our low part of town and not put permanent structures in it.
- We need to have absorbing surfaces.
- We need to be prepared for floods.

- This is a flood zone and we need to stop putting our emphasis on making sure that people can do whatever they want to because we're going to be really sorry about it later on.

Hearing nothing further, Chair Douch 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 Svanstrom updated the Commission on the following:

- Welcomed new member of the Planning Commission, Kathy Oetinger.
- Thanked the Commission and the applicants for their patience during the delays due to flooding and legal noticing requirements.
- Item 7A has been requested to be removed from the Consent Calendar.
- Item 8B has been removed at the request of the applicant due to flooding issues.
- Item 8C has been continued to a date uncertain. The item will be re-noticed when it is rescheduled.

A member of the public interjected with questions of Director Svanstrom.

Director Svanstrom responded.

Director Svanstrom update continued:

- The Public Arts Committee recommended an artist and an art piece for the Library wall, this was approved by the City Council last month.
- Staff is working on the Level of Service report which will go to Council next month.
 - The Level of Service report will also come before the Commission.
- Due to new rules from the FCC going into effect on April 15, 2019, the City Council will consider an urgency ordinance to provide better coverage and protection for the City at their meeting on April 2, 2019.
 - The urgency ordinance will become the draft ordinance that the Commission will work with for the update to the City's Telecommunications Ordinance.
- Will discuss the Commission's workplan as well as a potential joint meeting with the Council under the next agenda item.
- Form 700 to the FPPC is due on April 1, 2019.

The Commission asked questions of Director Svanstrom.

7. CONSENT CALENDAR (PUBLIC HEARING IF REQUESTED):

A. Planning Commission Workplan. Approval of a Resolution recommending the Planning Commission Workplan to City Council for its review and approval.

This item was removed from Consent.

Commissioner Doyle suggested that this item be placed last on the agenda.

Chair Douch asked a question of Director Svanstrom and agreed to place this item after item 8A and 8D.

8. PUBLIC HEARING:

For benefit of those in attendance, Director Svanstrom reiterated that items 8B and 8C have been removed from tonight's agenda.

- A. ALCOHOL USE PERMIT:** This is an application submitted by Golden State Cider requesting an Alcohol Use Permit to allow operation of a cider taproom, which is classified as an 'Alcoholic Beverage Tasting Establishment', at 180 Morris Street, #150, in the Commercial Industrial (CM) Zoning District. This is an existing tenant space that is currently vacant and unfinished. Golden State proposes to operate from 11:00 a.m. to 10:00 p.m. daily. No hard alcohol will be served, and no cooking will be done in the taproom. A menu of snacks (which do not require cooking) will be offered. They also propose to occasionally host special events with live music.

Assistant Planner Morrison presented the staff report.

The Commission asked questions of Assistant Planner Morrison.

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

Chris Lacey, CEO of Golden State Cider, gave a brief presentation and was available for questions.

The Commission asked questions of Mr. Lacey.

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

Ms. Berg commented:

- Applauded the applicant's desire to support local farmers as well as our local apple industry.
- Concurred with Dr. Nielson's comments.
 - The issue of flooding here has been overlooked for too long.
- In addition, the issue of electromagnetic fields needs to be addressed.
 - We're all being cooked.
 - These levels are measurable.
 - Silver shielding can reduce the effects of these levels and there is a huge market for it.
 - The techies in Silicon Valley are building no-tech houses.
- The issue of electromagnetic fields has been neglected, there has been no due-diligence, she and others have been repeatedly ignored.
 - As a result, there is a cancer cluster at Petaluma Avenue Homes.
 - The Barlow is particularly dangerous due to it being constructed out of corrugated metal.
 - This issue needs to be addressed.
 - The applicant has a right to know of this danger before moving forward as well.
- Thanked the Commission for their time and urged them to start considering the harmful effects of electromagnetic fields when making their decisions.

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

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

Commissioner Glaser seconded the motion.

Commissioner Glaser commented:

- This application is consistent with the type of use we like to see in The Barlow.
- The flooding issue is unfortunate and needs to be addressed.
- Sees more and more people coming to Sebastopol and enjoying being here.
- Supports this application.

Commissioner Doyle commented:

- Appreciates that the Findings and Conditions are very clear and concise.

Commissioner Glaser and Chair Douch concurred with Commissioner Doyle and thanked staff for their work.

Commissioner Kelley commented:

- First time she tried their cider was when they were doing a tasting at the Community Market during an outdoor event.
- Community Market currently carries their product and hopes that they will continue to now that they'll be opening their own establishment nearby.
- Has a Gravenstein Apple tree.
- Absolutely appreciates the amount of work the applicant is doing to try to keep the Gravenstein Apple around.
- Glad that they plan on being open until 10 p.m.
- Appreciates the applicant for bringing this proposal to the Commission.
- Thanked the applicant.

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

- AYES: Chair Douch, and Commissioners Glaser, Fernandez, Doyle, and Kelley
- NOES: None
- ABSTAIN: Commissioner Oetinger
- ABSENT: Commissioners Wilson and Fritz

Director Svanstrom noted the appeal period, after which the decision becomes final.

B. USE PERMIT: This is an application submitted by Conor Pickett requesting a Use Permit to operate Barlow Clay, a Ceramic Arts Education Facility, requesting to offer classes, specialized workshops and individual/open arts space at 6700 McKinley Street, Suite 100, in the Commercial Industrial (CM) Zoning District. This is the former location of the Barlow Event Center (Pavilion) which would cease operations. The applicant applied for and received a Temporary Use Permit for these activities, which is active as of January 14, 2019 and expires July 15, 2019.

This item was removed at the applicant's request.

C. ITEM CONTINUED – USE PERMIT: ~~This is an application, submitted by Highland Farms Wellness, for Use Permit approval to allow for the operation of an office only, Type 3 Cannabis (medical and adult use) Retail Delivery Business. The proposed cannabis business would be located at 523 South Main Street, a former medical office. The application has been filed in accordance with Chapter 17.360, the Comprehensive Cannabis Ordinance. Per Chapter 17.360, the proposed use is permitted in the district with Conditional Use Permit approval. This application is being continued to a date uncertain for the applicant to make necessary revisions to their application. The item will be re-noticed when it is rescheduled.~~

D. USE PERMIT: This is a Minor Use Permit application submitted by Tanja Beck, requesting approval to operate a non-hosted vacation rental at a single-family residence located at 361 Johnson Street. Per the City's Zoning Ordinance a Use Permit is required for the rental of a private residence for more than 30 days per year. Non-hosted vacation rentals of more than 30 days total per year are listed as a conditional use per SMC 17.260.060.

Assistant Planner Morrison presented the staff report in part and was available for questions.

Director Svanstrom presented the 'Staff Analysis' section of the staff report and was available for questions.

The Commission asked questions of Assistant Planner Morrison and Director Svanstrom.

Comments from the Commission during questions of staff included:

- Sebastopol is a vacation destination.
- Asked about signage conditions. Signage for vacation rentals should be limited to something general like 'Rose Cottage', not prohibited.
- The concept of this being a whole house or condo, which is considered a non-hosted vacation rental being put up for rent is not extraordinary.
- Asked about distribution of Short term rentals; going forward, it would be helpful to have a map showing where these hosted or non-hosted vacation rental sites exist in town.
 - This could ensure that neighborhoods aren't being destroyed, and that if these vacation rentals are being clustered, that they're being clustered in good places.
- Asked about monitoring and unlicensed rentals. We need to ensure that we're regulating all vacation rentals, that we're not missing any as has been the case in the past.
- Asked about TOT collection. Noted the City of Santa Monica was sued by AirBnB for their laws regarding unpermitted units. The courts sided with the City of Santa Monica regulations.

Hearing no further questions, Chair Douch asked if the applicant wished to make a presentation.

The applicant, Tanja Beck, gave a presentation and was available for questions.

The Commission asked questions of Ms. Beck.

Comments from the Commission during questions of the applicant included:

- Flooding is an issue in the neighborhood where this home is located.
- There are three empty parcels near this property; the owner has indicated that he'd like to do a high-density residential development in the future.
- The City has a wood burning appliance ordinance so a firepit would not be permissible.
- If a hot tub were ever to be installed, it should be installed away from the house to the north.
- Glad to hear that parties will not be allowed.
- Concerned about renters bringing their pets and leaving them in the backyard, being left to bark, etc.

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

Linda Marietta, a resident of Sebastopol, commented:

- Lives on the other end of Johnson Street.
- This sounds like a very compliant rental.
- Concerned with the number of rentals, especially given the fires, floods, and lack of housing here.
- This area is near The Barlow, it's a nice area.
- Wants to see the Planning Commission look at this issue and find a balance.
- Encouraged the Commission to look at putting a limit or adding a certain criterion regarding the number of non-hosted rentals it will allow.
- Thanked the Commission for their time.

Jan Peterson, a resident of Sebastopol, commented:

- Lives on Johnson Street.
- The applicant and her partner sound like very responsible hosts.
- Very concerned about the idea of non-hosted vacation rentals.
- Sonoma County has such a terrible housing shortage already.
- This issue should be looked at very seriously.
- Doesn't understand why we need to allow non-hosted rentals at all.
- Hosted rentals are fine because a lot of people need to supplement their income in that way.
- If we do continue to allow non-hosted rentals, we should look at how many to allow in each neighborhood because having a neighborhood full of tourists or empty houses could be very detrimental.
- There should be a limit.
- Does not support placing a business sign in a residential neighborhood.
- Asked a clarifying question on occupancy.
- Supports the application being limited to four occupants, as requested in the application, rather than the maximum overnight occupancy allowed under the Zoning Ordinance of six people.
- Has other more long-term comments and questions if this continues to be a trend.
- In this case she expressed having no issues of great concern.
- Would prefer long-term neighbors.
- Thanked the Commission for their time.

ila Benavidez-Heaster, a resident of Sebastopol, commented:

- Welcomed Commissioner Oetinger.
- Concerned regarding non-hosted aspect.
- The applicant has indicated that they intend to travel; what happens if the operator is out of the Country and cannot be reached?
- The applicant seems to be thorough.
- Would like the Commission to think about the concept of non-hosted rentals and whether we really want to open ourselves up to that.
- This seems like a well thought out application.
- Thanked the Commission for their time.

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

Commissioner Doyle commented:

- Interested in hearing the thoughts of others on the Commission.
- This is a very important topic.

- The Commission has spent a lot of time on this topic already.
- Some flexibility should be considered to allow a person to do what this applicant is requesting to do.
- Wants to incentivize owners of residential units to rent long-term.
 - One way to incentivize owners of residential units to rent long-term would be to restrict the number of nights that a unit can be rented on a short-term basis.
 - This is something that the Commission should have discussed during their prior discussions on this topic.
 - Suggested a maximum of 120 nights.
 - The Commission should discuss this further.
- Likes the suggestions that staff included in the staff report.
- Likes what Petaluma is doing.
- A lot of hassles come with short-term rentals as well.
- We want to encourage people, in an economic sense, to rent to full-time residents.
- Suggested putting a cap on the number of days per year, if the Commission votes to approve this request.
 - Would like to include a cap of 120 days.
- In terms of signage, a sign that reads something like 'Rose Cottage' could be sufficient and would allow the operator to market the unit in that way.
 - Suggested that Condition 6 be revised to allow for signage with a generic name.

Commissioner Glaser commented:

- Supports general signage like 'Rose Cottage', perhaps with the operator's phone number on it, for ease of contact if/when issues arise.
- Asked a clarifying question of Commissioner Doyle.

Commissioner Doyle responded:

- Limiting the number of days that a unit can be rented on a short-term basis could mean that a Use Permit wouldn't be required.
- If a Use Permit remains as a requirement, setting a limit with this application could set a precedent for future applications.
- More discussion is needed.

Commissioner Glaser commented:

- Would not support setting a limit with this application.
- The Commission needs to think about this at the zoning level.
- Likes Commissioner Doyle's idea.

Chair Douch commented:

- Understands Commissioner Doyle's idea, but does not believe it's the right solution because if you're going to allow someone to rent their unit for up to 90 or 120 days on a short-term basis, you're essentially taking it off the market for the rest of the year because there aren't many people looking for a long-term rental of 8 or 9 months.

Commissioner Doyle responded:

- The idea is to allow some flexibility while discouraging short-term rentals.
- Wants to send a message to potential investors that the most efficient economic use would be long-term rentals.

Commissioner Glaser responded:

- The idea is to make short-term rentals unattractive as they are a type of facility that we do not want to have.

- Does not want short-term rentals to be a cost-effective approach for potential investors.
- Concurs with Commissioner Doyle.

Chair Douch responded:

- Tends to agree that Commissioner Doyle and Commissioner Glaser bring up a great talking point for a future discussion.

Commissioner Oetinger commented:

- Suggested that the Commission consider capping the number of short-term vacation rentals they would allow.
- The City needs to have criteria when giving up housing.
 - We're starting something and we need to know when we're going to stop.
- Reiterated her request for a map that shows where these hosted or non-hosted vacation rental sites exist in town.
- Could decide on this application, as it's our first, without seeing a map of what we have already, but wouldn't want to make a decision on a future request without that information.
- Likes the two-year timeframe.
- Would like to see a limit on the number of these type of rentals that we will approve.
- Tracking the number of days that these units are being rented may be difficult to do.

Commissioner Kelley commented:

- Would like to add a condition of approval that states that no outdoor wood burning appliances are allowed per the City's Wood Burning Appliance Ordinance.
- Supports limiting the approval to two years.
 - Does not support allowing an administrative extension beyond that two-year timeframe.
- Appreciates Commissioner Doyle's comments about limiting the number of days and doesn't see why that cannot be done with this application.
 - Could support allowing up to 120 days.

Commissioner Fernandez commented:

- Expressed having some similar concerns.
- Does not support limiting the number of days for this application because the Commission would be setting a precedent.
- The Commission should set further discussion of setting a limit on the number of nights, and/or a cap as a future agenda item.
- We're fortunate with this application as the operators are experienced and appear to be very responsible.
- Concurred with the concern about reducing our housing stock.
- These types of short-term rentals provide opportunities for some families that cannot afford to stay in a hotel.
- This property is in a very active, and sometimes noisy area.
- Supports this application.
- Does not support signage on these rentals.
 - It's not good to advertise this use as it will indicate that the home is likely vacant at times.

Commissioner Doyle commented:

- Referred to a section of the Zoning Ordinance and to Condition 4 (survey response).
 - The condition sounds innocuous.
 - Would prefer to have Condition 4 stricken and rely on the text that is already in the Zoning Ordinance.
 - Doesn't feel super strongly but wants to avoid overregulation.

Members of the Commission expressed agreement with striking Condition 4.

Chair Douch commented:

- Part of what is attractive about this application is the thoroughness and experience of the applicant as well as their proximity to the property.
- Per a concern raised by Ms. Benavidez-Heaster, the operators should have an agent or person in place for when they may be away traveling or be otherwise unavailable.

Commissioner Doyle commented:

- The applicant indicated that they would not be renting out the unit on a short-term basis when they're traveling for larger chunks of time.
 - During this time, they would only rent it out as a long-term rental.

The applicant responded in the affirmative.

Commissioner's commented:

- The Ordinance already covers the need for an operator/agent to be readily available for short-term renters at all times.
- No additional condition should be necessary regardless of the applicant's intent.

Director Svanstrom asked a clarifying question of Commissioner Doyle with regards to striking Condition 4.

Commissioner Doyle responded:

- The 'annual permit review' requirement language in the Zoning Ordinance can be found on page 17-134, Section 17.260.060 B. 2.

Director Svanstrom responded:

- Thanked Commissioner Doyle.
- Suggested that Condition 4 be stricken and that a new Condition be added to reflect the above referenced language.

The Commission concurred.

Commissioner Kelley commented:

- While this applicant has indicated that they do not intend to install a hot tub, it is important to ensure that hot tub use for these types of rentals follow the quiet hour recommendations because they can be quite noisy.

Commissioner Doyle responded that noise issues are already addressed.

Commissioner Kelley commented:

- Would like the use of hot tubs addressed under Condition 9.

The Commission concurred.

The Commission asked clarifying questions of Director Svanstrom.

Commissioner Glaser made a motion to approve the application as submitted with the conditions of approval as discussed including the modification to Condition 4 as well as the modification to Condition 9 as requested by Commissioner Kelley.

Director Svanstrom commented:

- There was also a request to include a condition of approval that states that no outdoor wood burning appliances are allowed per the City's Wood Burning Appliance Ordinance.

Commissioner Fernandez commented:

- Does not see the need to add separate conditions regarding hot tub use and wood burning appliance use as they're already addressed in the ordinance.

Commissioner Kelley commented:

- Unfortunately, very few people know the City's rules so it's important to make it as clear as possible.
 - Hopes for support from the rest of the Commission on this.

Commissioner Glaser responded:

- It doesn't make sense to add them as a special condition when they already exist in the ordinance, that's why we have these ordinances in the first place.

Commissioner Kelley responded:

- Vacation rentals a fairly new thing and the Commission has not talked about the use of hot tubs and wood burning appliances within the context of this type of use.
- The applicant did not appear to be aware of the City's wood burning appliance ordinance even though they don't intend to allow it.
- This needs to be addressed.

Commissioner Fernandez seconded the motion as stated by Commissioner Glaser.

Chair Douch commented:

- The Commission does need to look at how to address short-term rentals in the future.
 - This could include; consideration of capping the number of days, or some other mechanism to ensure that the percentage of housing stock and/or locations is appropriate.
 - The Commission should look at agendizing further discussion and potential amendments to the ordinance.
- The ordinance was never meant to prohibit people from doing what this applicant is seeking to do.

Commissioner Kelley commented:

- As a vacation rental, this one will be located in an appropriate location.
- Approval of this will result in an 880 square foot home being removed from the City's housing stock.
 - Because of this, she cannot vote to approve this request.

Commissioner Oetinger commented:

- Agrees with Commissioner Kelley's sentiment, however, the City's rules have allowed this to be created and as such she is okay with approving this request.
- Without a standard, limit or other criteria, she would have a hard time approving a future request like this one.

Commissioner Doyle commented:

- It is important to agendize future discussion of this.
 - Hopes said discussion can occur before another short-term rental application comes forward.
- Likes Commissioner Oetinger's suggestion to have a map of where these rentals exist.
 - Suggested that a map showing where these types of rentals exist in the neighborhood where one is being applied for, or even city-wide be provided in the future.
 - This would help the Commission to get a sense of their distribution.

Commissioner Glaser commented:

- The map is very important, more so than setting a quota.

The Commission voted on the motion as follows:

AYES:	Chair Douch, and Commissioners Glaser, Fernandez, Doyle, and Oetinger
NOES:	Commissioner Kelley
ABSTAIN:	None
ABSENT:	Commissioners Wilson and Fritz

Chair Douch thanked the applicant.

Director Svanstrom noted the appeal period, after which the decision becomes final and the use could commence.

Chair Douch adjourned the meeting at 9:02 p.m. for a brief break.

Chair Douch reconvened the meeting at 9:07 p.m.

E. Planning Commission Workplan. Approval of a Resolution recommending the Planning Commission Workplan to City Council for its review and approval.

Director Svanstrom provided a brief presentation.

The Commission asked questions of staff.

Comments from the Commission included:

- A section to address vacation rentals should be added.

Director Svanstrom responded in the affirmative and provided additional updates.

The Commission agreed with adding vacation rentals as item #4, moving the others down, and with striking #7.

The Commission asked additional questions of staff.

Commissioner Doyle made a motion to approve the resolution as modified.

Commissioner Fernandez seconded the motion.

AYES: Chair Douch, and Commissioners Fernandez, Glaser, Doyle, and Oetinger
NOES: Commissioner Kelley
ABSTAIN: None
ABSENT: Commissioners Wilson and Fritz

Chair Douch asked staff about election of a Vice Chair as the Commission does not currently have one as Vice Chair Jacobs' term expired.

Director Svanstrom responded that election of both Chair and Vice Chair would be on the next agenda.

Commissioner Fernandez commented:

- Has been involved with the Small Business Development Center for many years.
 - Small business administration is handling a lot of the disaster relief.
 - Any businesses or individuals that may be looking for loans as a result of flood damage can contact him for help in finding available resources.

Director Svanstrom thanked Commissioner Fernandez for his comments and updated the Commission on City-related efforts with regards to flood recovery as well.

9. DISCUSSION: (none)

10. ADJOURNMENT: Commissioner Fernandez made a motion to adjourn the meeting. Commissioner Glaser seconded the motion. The Commission was unanimous. Chair Douch adjourned the meeting at 9:15 p.m. The next regularly scheduled Planning Commission meeting will take place on Tuesday, April 09, 2019, at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472

Respectfully Submitted By:

Kari Svanstrom
Planning Director