



**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: **October 08, 2019**  
SEBASTOPOL YOUTH ANNEX  
425 MORRIS STREET

**APPROVED MINUTES**

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF October 08, 2019

SEBASTOPOL YOUTH ANNEX  
425 MORRIS STREET

**PLANNING COMMISSION:**

The notice of the meeting was posted on October 03, 2019.

**1. CALL TO ORDER:** Vice Chair Doyle called the meeting to order at 7:00 p.m.

**2. ROLL CALL:**

**Present:** Vice Chair Doyle, and Commissioners Glaser, Oetinger, Fritz, Douch, Kelley and Fernandez  
**Absent:** Chair Wilson (excused)  
**Staff:** Kari Svanstrom, Planning Director  
Krystle Rizzi, Contract Planner

**3. APPROVAL OF PLANNING COMMISSION MINUTES:** None

**4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA:** 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 Svanstrom provided the following updates:

- The seasonal bridge to the Laguna de Santa Rosa will soon be taken down for the season next Tuesday, October 15.

- At the next City Council meeting, the Council will provide authorization for the City to apply for Prop 68 grant funding. These funds will be used for playground equipment upgrades at Libby Park as well as pathway upgrades at Ives Park.
- Spoke on potential future improvements at Ives Park based on prior feedback given by the Commission.
- Upcoming for the City Council is an agreement with Caltrans which is required for the Ned Kahn public art project sculpture that will be installed by the Highway 12 bridge.
- Additionally, an open house regarding a proposed 100% affordable multi-family development, called Woodmark Apartments, to be located at 7716/7760 Bodega Avenue will be held on October 30 from 6:30 to 8 p.m. at Parkside Elementary in the Multipurpose Room.
- Provided an update on the Associate Planner recruitment.

## 7. PUBLIC HEARING:

- A. PRELIMINARY REVIEW: City Ventures, LLC (1009 and 1011 Gravenstein Highway North) – Project #2019-64** – This is an application, submitted by City Ventures, LLC requesting preliminary review regarding a proposal for a residential development including approximately 103 dwelling units, along with various site improvements and modifications. The proposed project is located at 1009 and 1011 Gravenstein Highway North. This is a preliminary review, and no decisions will be made at this meeting.

Vice Chair Doyle commented:

- Described the process for tonight’s meeting.
- Reiterated that this is preliminary review and as such, no decision would be made by the Planning Commission at this time.

Director Svanstrom spoke on process and presented the staff report.

Commissioner Kelley asked Director Svanstrom for an update on where the City is in terms of its Growth Management Ordinance.

Director Svanstrom responded:

- The City’s Growth Management Ordinance allows for 50 residential dwellings per year.
- The City has an overall cap which it is quite a bit under as well.
- On average, the City has issued about 14-18 permits per year for the past three years.
- Accessory dwelling units, senior housing, and deed restricted affordable housing units are exempt from the 50 residential dwellings per year total, although they are included under the overall cap.
- There is a three-year carryover of the 50 residential dwellings per year allowance.
- The City has approximately 145 units available at this time.
- The City has not been producing much market rate housing in recent years.

Commissioner Kelley asked for an update on the City’s sewer and water capacity.

Director Svanstrom responded:

- Sewer capacity is accounted for in the Growth Management Ordinance numbers.
- Per the annual report, the City is at less than 50% capacity for both.
- Recent water conservation efforts have helped with the City’s water supply as well.

Commissioner Kelley referred to the multipurpose trail near the intersection of Mill Station Road and 116 and expressed concern over trail crossing due to increased traffic.

Director Svanstrom responded:

- Sonoma County Regional Parks did not mention that issue when she spoke with them, however, the application will be formally routed to the County for comment.
- In addition, she noted that the traffic study will look at impacts to this intersection and crosswalk as well as others.

Commissioner Fernandez asked if this project falls under the requirement for solar.

Director Svanstrom responded in the affirmative.

Commissioner Fernandez asked about the 27 protected trees that the applicant is requesting to remove.

Director Svanstrom explained the tree removal process and spoke on the Tree Board's recent preliminary review of this project.

Commissioner Fernandez asked if the traffic study would include the flow of traffic through the O'Reilly parking lot.

Director Svanstrom responded in the affirmative.

Commissioner Fernandez commented that one idea that had been discussed was the possibility of providing guest parking at the O'Reilly business park via an easement and asked if that would be tied to the property, or two the property owner.

Director Svanstrom responded:

- That idea is something that had been suggested by the Tree/Design Review Board.
- In terms of the approval process, if the applicant wished to move forward with that, that would be part of the Planned Community zoning requirements that the Commission would be looking at on its return.
  - City Council would need to approve that as well.
- City code allows for shared parking.
- Would want to require a recorded shared parking agreement/easement with the City being party to it to ensure that parking is not removed which could result in a parking deficiency.
- The recorded shared parking agreement/easement could not be changed by future property owners without City review and approval.

Commissioner Fernandez asked if a tree protection plan for the remaining trees would be in place.

Director Svanstrom responded that a tree protection plan during construction would be required.

Commissioner Oetinger asked about egress concepts 1 and 2 that go through the O'Reilly parking lot and asked if they would be for emergency vehicle access only.

Director Svanstrom responded:

- Referred to concept 1 and commented that the yellow lines would be for everyday traffic.
- Referred to concept 2 and commented that it would be for EVA (emergency vehicle access) only.
- Noted that the impacts of these egress points would be looked at in the traffic study as well.

Commissioner Oetinger asked if emergency vehicle access (EVA) could be on Hurlbut Avenue as well.

Director Svanstrom responded that she spoke with the Fire Chief and he indicated that they would not use Hurlbut Avenue for EVA.

Commissioner Oetinger expressed concerns with traffic and left turns onto Highway 116 and asked if the traffic study could consider having the northwestern area exiting at Mill Station Road and the southeastern portion exiting at Hurlbut Avenue. She further suggested that bollards may be used to separate the two parts to facilitate that.

Director Svanstrom responded:

- There is a deed restriction on the property that will not allow egress from Hurlbut Avenue.

Commissioner Oetinger commented:

- Requested that the City solicit input from the County regarding improvements to Hurlbut Avenue as a collector street considering increased traffic in the area, including use of the bypass that runs through to High School Road.
- This is something that came up due to the Charter School as well so there may be a plan in place.
- Would also be interested in receiving updates on any planned walkways along Hurlbut Avenue, particularly on the west side.

Commissioner Douch asked for current ownership status for these lots.

Director Svanstrom responded that City Ventures has an option on the two vacant parcels. She added that the area where the O'Reilly business park is located is not part of the proposed project.

Commissioner Fritz expressed having no questions for staff at this time.

Commissioner Glaser commented:

- Agreed on the use of Hurlbut Avenue making sense given the amount of traffic that goes through to High School Road.
- Confirmed that the land use designation is OLM (Office/Light Industrial).
- Asked if the designation has always been office/light industrial.

Director Svanstrom spoke on the history of the O'Reilly site, including it having been annexed, along with a few other parcels along the frontage back in the late 90's, early 2000's.

Vice Chair Doyle asked if a lot line adjustment would be necessary.

Director Svanstrom responded:

- A lot line adjustment would not be necessary.
- Depending on how egress works out, modification of driveway easements may be needed.
- If the public accessway is to be modified, she would want the developer to do an offer of dedication or an offer of public easement for any public pathway that goes through the project to make sure it's retained.

Vice Chair Doyle inferred that the property line of the O'Reilly business park was not proposed to be changed.

Director Svanstrom responded in the affirmative and commented that the City would want the two vacant parcels to be merged into one parcel before then being subdivided.

Vice Chair Doyle asked if the project would require an EIR if developed as proposed.

Director Svanstrom responded that she could not say definitively if an ERI would be required.

Vice Chair Doyle asked for an explanation of what is triggering the need for environmental review.

Director Svanstrom clarified the Initial Study and CEQA process.

Commissioner Fritz asked if the Charter School was to put in a crosswalk on Danmar Drive as part of their approval.

Director Svanstrom responded that she could research that.

Commissioner Glaser asked for clarification on rezoning to 'PC' Planned Community rather than 'R7' Multifamily Residential.

Director Svanstrom explained the different ways that an applicant could go about developing residential on a site like this.

Vice Chair Doyle asked if the proposed parking schedule is consistent with zoning requirements.

Director Svanstrom responded in the affirmative.

Commissioner Douch asked if the current amount of parking at the O'Reilly business park is provided at a level that envisioned future office development back when it was developed.

Director Svanstrom responded that she had not looked at that specifically, commented that she could look into that, and noted that it is possible that the parking standards have changed since it was developed.

Commissioner Fernandez asked if there are any recommended or planned changes to the intersection near the Charter School in terms of traffic light timing, the addition of traffic lights, or stop signs for people entering or exiting.

Director Svanstrom responded:

- The Charter School is responsible for the crosswalk.
- There aren't any recommended changes at this point, however, these issues will be looked at as part of the traffic study.
- This project will be routed to the County of Sonoma in terms of adjacent land uses and the nearby trail, and Caltrans for the roadway.

Vice Chair Doyle invited the applicant to make a presentation.

Samantha Hauser with City Ventures gave a presentation and was available for questions.

Commissioner Kelley asked Ms. Hauser for an explanation of the parking plan for each home.

Ms. Hauser responded that all homes will have at least one dedicated parking space.

Commissioner Kelley spoke on the potential for some of these homes to be purchased with the intent of being turned into vacation rentals and asked if the developer would include language restricting a purchaser's ability to do that.

Ms. Hauser responded:

- City Ventures tries to encourage that the homes that they develop not be used for vacation rentals as best they can.
- On the affordable homes, language can be added due to the deed restriction.
- Unsure about their ability to impose such a restriction on the homes that are not deed restricted.
- Can look into further.

Commissioner Kelley referred to Winona Lane and asked why a lesser setback is proposed for buildings 11 and 12 than for the other buildings.

Ms. Hauser responded that that setback would likely be increased.

Commissioner Kelley asked about affordability and what will be provided.

Ms. Hauser responded:

- The City has different options.
- City Ventures is looking at the 15% moderate option.
- By providing the different range of home sizes, they're looking at a lower price point than most of the housing stock in Sebastopol.
- Hopes these homes can be affordable by design.

Commissioner Kelley asked if City Ventures is open to having this being totally affordable for moderate income, rather than 15% moderate.

Ms. Hauser responded:

- City Ventures is a market rate developer that provides affordable housing.
- City Ventures is not setup to provide a 100% affordable development.

Commissioner Kelley asked what features they are looking to incorporate in terms of accessibility and universal design.

Ms. Hauser responded:

- City Ventures is open to providing more than is required by law for accessibility.
- Understands the demographic in Sebastopol and how doing so could be a major benefit to the community.

Commissioner Kelley commented:

- Suggested that Ms. Hauser obtain a voluntary universal design checklist from the City and noted that hearing and visual impairments are also included.
- Asked about providing a second trail access, possibly off Hurlbut, versus security concerns.

Ms. Hauser responded:

- While not part of their initial site plan, City Ventures is open to providing access off Hurlbut Avenue.
  - Has heard some people asking for that.
  - Adding access off Hurlbut Avenue wouldn't be difficult to do and did not believe it would create security concerns.
- Feels that project design will help eliminate security concerns overall as well.

Commissioner Fernandez commented:

- Access for bikes and pedestrians off Hurlbut Avenue makes sense.
- Asked how many tandem parking spaces were being proposed.

Ms. Hauser spoke on parking and responded:

- Will have to check on the current number.
- The number will depend on how things are configured as the site plan continues to be modified.

Commissioner Fernandez asked Ms. Hauser to go over some of the options the developer may be able to reasonably do in order to save Ceres garden.

Ms. Hauser responded:

- They're too early in the process to say for sure as there are still a lot of unknowns.
- Doesn't want to commit to anything at this point.
- They have looked at options where:
  - The Ceres garden could stay intact
  - A portion of it may move
  - An in-perpetuity endowment could be granted for development of it on another site
- Will work directly with Ceres.
- Understands what a gem the Ceres garden is for the community.
- Supports the work of Ceres and they're purpose.

Commissioner Fernandez asked about pedestrian wayfinding.

Ms. Hauser responded that that is a great idea and expressed open to incorporating pedestrian wayfinding on the site.

Commissioner Fernandez suggested that single level living for retirees be considered as well.

Commissioner Fernandez asked about their plan for retaining and keeping healthy the existing trees on the site during construction.

Ms. Hauser responded:

- Their arborist will be putting together a tree protection plan.
- City Ventures has a lot of experience with this and takes tree preservation very seriously.

Commissioner Fernandez asked for the types of community meeting spaces the applicant intends to provide.

Ms. Hauser responded:

- Those may include fire tables with seating around them, community dining options, and other types of outdoor gathering spaces.
- Interested in hearing any ideas the Commission may have.

Commissioner Oetinger asked what type of fencing they're proposing along the Joe Rodota trail.

Ms. Hauser responded:

- That would depend on what the City and community would like to see.
- Gave an example of another project that they built near a community amenity where they opted to leave the area without fencing to provide a nice synergy between the two.
- Open to providing some type of delineator.

Commissioner Oetinger commented:

- A second entrance at Hurlbut would be nice.
- If there is fencing, it should be neighborhood friendly and not very tall.
- Asked if all units will have access to the parking areas in addition to the front doors.

Ms. Hauser responded in the affirmative and commented that they're goal is to ensure that all tenants have a direct connection to their unit from the parking area.

Commissioner Oetinger commented:

- Referred to units 11, 12 and 13 and noted their proximity to the property line.
  - Looking at adjustments there are very important.
  - May want to consider fewer units with more stories.

Ms. Hauser responded:

- Has done 4-story developments, however, they're typically built in really urban areas.
- At 3-stories, which is already above what R7 zoning allows, the residential buildings are lower than the two main O'Reilly buildings which provides for a nice transition.
- Expressed worry over potential problems if attempting to go to 4-stories, although she expressed a willingness to look into it if that was the consensus.

Commissioner Oetinger clarified that egress will be at two points.

Ms. Hauser responded in the affirmative and noted that it will ultimately depend on the traffic study and emergency vehicle access requirements.

Commissioner Douch commented:

- Expects to hear considerable comments around the value of the Ceres garden and concerns about it having to be moved.
- Asked Ms. Hauser to comment on her thinking around that issue in terms of how the developer may be able to respond to those concerns.

Ms. Hauser responded:

- Has thought through a lot of potential scenarios.
- Representatives of Ceres are in attendance tonight.
- City Ventures has spoken with representatives of Ceres and understands their desire to stay where they are especially given the amount of work they have put into it.
- Conversations will be ongoing.
- A solution is not readily available at the moment.

Commissioner Fritz commented:

- Visited the site.
- Referred to the area around buildings 3, 4 and possibly 5, and noted the presence of a fairly significant hill.
  - It doesn't look like the site plan takes that into account.
  - The hill should be considered as it could require a significant amount of grading, depending on how the buildings are placed, which could impact trees, etc.
- Appreciates that the buildings along Hurlbut Avenue have a frontage on Hurlbut Avenue which he appreciates and considers to be important.
- Hurlbut Avenue reads as a prominent front for the project in some ways.
- Wishes for more access through Hurlbut Avenue.
- The Fire Departments requirement for a second means of egress may impact the Ceres garden as it is right near the southside of the property.

Commissioner Glaser asked for a conceptual timeline for completion.

Ms. Hauser responded:

- A project such as this with an EIR from a CEQA standpoint will take time.
- The developer will take the feedback it receives and return with a formal submittal which may include one or two options within a few months assuming there is momentum for residential housing on this property.

Commissioner Glaser commented:

- Workforce housing is one of the things we really need in town.
  - Appreciates their attempt to address that.
- Encouraged designing this project to be part of the community.

Commissioner Kelley commented:

- Noted the City's wood burning appliance ordinance and commented on the importance of it being complied with.
- Asked if fireplaces are being proposed for the units.

Ms. Hauser responded that fireplaces are not being proposed.

Commissioner Kelley asked if heating and cooling of the units would come at a cost to the owner.

Ms. Hauser responded:

- Heat pumps will be used.

- It will depend on the size of the family.
- Each unit will have its own monolithic solar array.
- Their goal is to get the most efficient solar possible.

Vice Chair Doyle asked who the current property owner is.

Ms. Hauser responded that the current property owner is Tim O'Reilly.

Vice Chair Doyle commented:

- Does not see the point of having fences if public access throughout the project is encouraged and/or allowed.
- It would be nice to not have a fence along Hurlbut Avenue.
- If there is only going to be a gate, or point access, it should be on the south corner because people will likely walk down Hurlbut Avenue to go shopping, etc.

Commissioner Oetinger referred to the site plan and noted the bus/transit stop.

Commissioner Doyle asked how the cost of electricity to individual units when one single solar system is making all the electricity.

Ms. Hauser responded:

- There is a monolithic array that will help generate the most amount of solar.
- Every home will have its own solar panels which will be deeded to them so they can receive the tax breaks.
- The homeowner will only be paying for the power that they use.

Commissioner Doyle asked if the HOA would be responsible for repair of the solar panels should they fail.

Ms. Hauser responded that she would have to check but believed that was correct.

Commissioner Oetinger asked if Ms. Hauser had an idea of what the HOA dues would be for these units.

Ms. Hauser responded:

- Dues are typically \$200 or less.
- With this project they will come up with a variable budget and each owner will pay based on the size of their unit.

Commissioner Douch asked Ms. Hauser if City Ventures is the developer and builder.

Ms. Hauser responded in the affirmative.

Hearing no further questions of the applicant at this time, Vice Chair Doyle opened the public hearing.

Bill Good, a resident of Sebastopol, commented:

- Lives near the project site.
- Works as a contractor.
- This project is too big for the area.
- They planted a lot of Redwood and Oak trees for screening when O'Reilly was built.
  - This was likely done as a condition of approval.

- If meant for compliance when O'Reilly was built, these trees should not be removed.
- Concerns over traffic impacts to surrounding areas.
- Parking is a concern as well.
- Issues will ease if the project is smaller.
  - The Ceres garden could stay without issue as well.

Brian Ledig, a local realtor in Sebastopol, commented:

- Concerned regarding traffic.
- Ingress and egress are not the only issues that the Planning Commission should be discussing.
- Supports this project and thinks it's great.
- Sebastopol needs more housing.
- Doesn't understand how our infrastructure is supposed to support a project like this as well as the project that is proposed on Bodega Avenue.
- There is no evidence to support the idea that people will bike and rideshare, rather than driving themselves everywhere.
- This project may be a little too large.
- The quality of life component is a big one and it should be heavily considered.
- Has clients that don't want to move to Sebastopol because it's too crowded.
- All of west county must travel through Sebastopol to get anywhere.
- Unless traffic issues are addressed, this project will be a nightmare.
- Thanked the Commission for their time.

Leela Weber, a youth volunteer and team leader from the Sebastopol Ceres Kitchen and Garden, commented:

- Spoke on Ceres' history in Sebastopol and they work they do.
- The Ceres garden is one of the most beautiful and life changing places in the community.
- Countless hours of work have gone into the garden over the last 8 years and losing it would be devastating.
- Thanked the Commission for their time.

Jennifer Lauren, on behalf of Ceres, commented:

- Read a prepared statement that had been provided to Ms. Hauser, staff and the Commission prior to this hearing.
- Thanked the Commission for their time.

Janet Larring, a resident of Sebastopol, commented:

- Lives near the project site.
- Her property is near the fence where trees are proposed for removal.
  - Concerned that her house will flood and that her septic system will fail if the trees are removed.
- Her property is at a much lower elevation than the O'Reilly property.
- Besides the loss of privacy and the noise buffer, she is really concerned about drainage issues.
  - Already has drainage issues on her property.
- Supports housing and likes what City Ventures does, but the project is too dense and does not fit the context of the neighborhood.
- Thanked the Commission for their time.

Anita David, a new resident of Sebastopol, commented:

- Appreciates the thoughtfulness of the community.

- Understands need for additional housing stock and workforce housing.
- Lives on Winona Lane.
- Needs to not have multi-story dense residential buildings within 10' of her home.
- Feels like a 50' setback wouldn't be enough to protect the country-like setting of her home from a development like this.
- Referenced the City having recently updated its General Plan and Zoning Ordinance and noted the non-residential zoning of these properties.
- Happy to be part of this community and wants to be engaged.
- Hopes things will proceed in a thoughtful way.
- Thanked the Commission for their time.

Allison Faris, a resident of Sebastopol, commented:

- Works as a realtor in Sebastopol.
- It doesn't seem like the City would be able to issue permits for both this project and the proposed development on Bodega Avenue.
- Bodega Avenue seems like a far better location for high density housing.
- Traffic is a mess these days.
- Heard talk about affordable housing.
  - Asked why it seems like "affordable housing" means smaller housing?
  - Families need two- and three-bedroom homes to be affordable too.
- Hurlbut Avenue is narrow, people drive too fast, and has no sidewalks, it's dangerous.
- Hurlbut should not be impacted anymore than it is already.
- Questioned who would be responsible for the solar panels should they become damaged or broken.
- The site plan as presented speaks volumes about the proposed density.
- Most of the homes that surround this project site are one-story and there are generous buffers in the case of two-story buildings.
- The proposed density is inappropriate.
- Sebastopol needs more single-family single-level homes.
- Thanked the Commission for their time.

Micah Schwaberow, a resident of Sebastopol, commented:

- Works for Ceres.
- Ceres is great and helps a lot of people.
- City Ventures will receive so much community support if they embrace saving the Ceres garden.
- Hopes the City can work with City Ventures on saving Ceres garden.
- Encouraged creative solutions to save Ceres garden.

Gary Burton, a resident of Sebastopol, commented:

- Lives on the corner of Gravenstein Highway North and Mill Station Road.
- Most of the concerns he has have already been addressed.
- Concerned regarding stormwater runoff, particularly on the southside of Mill Station Road.
- This development will bring additional impacts.
- Thanked the Commission for their time.

Lee Foster, a resident of Sebastopol, commented:

- Read a prepared statement.
- Works as an educator for Ceres garden.
- Stressed the importance of keeping the garden where it is.
- Thanked the Commission for their time.

Sandy Matthews, a resident of Sebastopol, commented:

- Lives on Hurlbut Avenue.
- Works as a realtor.
- Biggest concern has to do with any kind of noise related to the construction of this project.
- The proposed project is way too big.
- Spoke on the impacts she experienced during the construction of O'Reilly.
- When the Charter School was built, the County prohibited access from Hurlbut Avenue.
- 83 parking spaces for 103 units with no fence between Hurlbut Avenue will cause people to park on Hurlbut Avenue.
- As it exists, Hurlbut Avenue is too narrow to park along already.

Troy Eggleston, a resident of Sebastopol, commented:

- Lives on Hurlbut Avenue near the proposed access point and lower setback areas for this proposal.
- Removing trees that were planted as a mitigation measure when O'Reilly was developed means removing a privacy barrier that the residents have grown to appreciate.
- Understands that this proposal is preliminary, however, the issues of potential impact on the neighborhood should not be overlooked.
- Expressed concern over traffic, circulation, and the potential use of Hurlbut Avenue for overflow parking.
- Expressed pedestrian safety concerns as well.
- Ceres garden is important to the community in many ways and there needs to be more outreach on potential impacts to it.
- A lot of concerns have not yet been represented.
- There is a lot of work left to do on this.
- Thanked the Commission for their time.

Eliza Dean, a resident of Sebastopol, commented:

- Her three daughters have all worked with Ceres.
- Has seen how Ceres develops and grows our youth.
- The Ceres garden cannot be recreated elsewhere overnight.
- Ceres has built something special with this garden and that should be taking into account for our community, and for our children.
- Thanked the Commission for their time.

Sara McCamant, Garden & Youth Program Manager for Ceres, commented:

- Started the garden and spoke on her, and the community's history with it.
- Didn't understand that the property that the garden is on was for sale.
- Challenged everyone to be creative to find a solution to make the garden work with this development.
- Appreciates ability to meet and discuss things with City Ventures and looks forward to continued discussions.
- Doesn't want to lose the amount of work that has gone into building up the soil in this garden.
- Thanked the Commission for their time.

A member of the public interjected that it would be nice to get assurance from the developer that these units would not be purchased and used as vacation rentals right away.

Chuck Sackett, a resident of Sebastopol, commented:

- Lives at the south side of the property on Hurlbut Avenue.
- Requests more than three minutes to make his comments.
- Wishes to discuss solutions for the Ceres garden, building height, proximity to nearby residential, and affordable housing.

Vice Chair Doyle requested that Mr. Sackett be as efficient as he can and recognize that he may need to ask him to conclude his remarks early if it goes on too long. He further suggested that Mr. Sackett put his thoughts down on paper and submit them to staff for the record. He added that this project will be reviewed several more times as it is early in the development phase.

Mr. Sackett comments continued:

- Thanked Vice Chair Doyle for granting his request.
- Supports this project.
- City Ventures has the knowledge and resources to do this and they do it well.
- Staff wouldn't allow he and his wife to present their request for annexation as their property is outside the City's Sphere of Influence.
- Reached out to LAFCO regarding their interest in annexation.

Vice Chair Doyle requested that Mr. Sackett conclude his remarks as they weren't specific to this project.

Mr. Sackett comments continued:

- Expounded on his meeting with LAFCO and on his interest in using his property to aid this development.
- Thanked the Commission for their time.

Matthew Bizano, a resident of Sebastopol, commented:

- Lives on Hurlbut Avenue.
- 2-story houses don't make good neighbors.
- Urged reconsideration of the proximity of buildings to the property line.
- Asked if the apple trees would remain.
- Does not support the use of Hurlbut Avenue as an entryway for this project.
- Hurlbut Avenue is very small and crowded and adding anymore traffic, automotive or pedestrian, would not be helpful.
- Looks like half of this project site will drain to the west (Hurlbut Avenue) and asked how those impacts would be mitigated.
- Thanked the Commission for their time.

Hearing nothing further, Vice Chair Doyle closed the public comment period.

Vice Chair Doyle asked Director Svanstrom if the big Redwood trees that serve as screening were a requirement when the O'Reilly property was developed.

Director Svanstrom responded that she would look into whether or not they were required as a condition of approval.

With regards to concerns regarding traffic, Vice Chair Doyle commented that a traffic study will be a major component of the required environmental review for this project.

With regards to concerns regarding the Ceres garden, Vice Chair Doyle commented that there would be additional discussion on that. He also noted that there are strict

requirements for controlling drainage and noted that drainage would be part of the environmental review for this project as well.

Vice Chair Doyle asked Director Svanstrom to address the questions raised regarding the City's Growth Management Ordinance.

Director Svanstrom responded:

- There are about 145 permits available currently.
- The Bodega Avenue project is 100% affordable so it is subject to the overall cap, but not the year-by-year cap.
- There are adequate permits available at this time.
- It is also important to note that this type of project doesn't happen in one year, it happens in phases.

In response to additional questions raised, Director Svanstrom:

- Clarified the City's inclusionary housing requirements and noise ordinance.
- Clarified that the applicant is proposing to have 186 parking spaces on-site.
- Apple trees under 10" diameter at breast height (which is 4 1/2' above grade) are not protected and can be removed without a permit.

Vice Chair Doyle asked Director Svanstrom to address the questions surrounding annexation of Mr. and Mrs. Sackett's property.

Director Svanstrom commented that she would need to look into their eligibility to annex as a commercial property and clarified that the Urban Growth Boundary retraction occurred in the 1990's via a measure that was adopted by the voters and was recently renewed with an expiration of 2041 or 2042.

Commissioner Oetinger commented that she worked on "Measure O" and noted that there are exceptions for affordable housing.

Vice Chair Doyle encouraged Mr. Sackett to work with staff on further exploration of the matter.

Vice Chair Doyle adjourned the meeting for a brief break.

Vice Chair Doyle reconvened the meeting and discussed process.

The Commission discussed appropriateness of the use for the site given the zoning and need for housing as follows:

Commissioner Fritz commented:

- This site is appropriate for housing.
- This site was targeted for fairly intense development.
- Doesn't see the need to preserve this site for Office/Light Industrial development as there hasn't been a huge rush for that kind of development.
- There is very little developable land for housing in Sebastopol, especially for a project of this size.
- Proximity to the trail is a huge plus for housing development, it is also close to all kinds of services, offices, Sebastopol Charter School, and a bus stop.
- As part of the General Plan Update, the Commission talked about trying to create northern and southern nodes on Highway 116 and this seems like an appropriate location on the northern end towards achieving that goal.

- The fact that there is already a controlled intersection at Mill Station Road will help with the redevelopment of this site.

Commissioner Glaser commented:

- Walks the site, trail and Hurlbut Avenue multiple times per week with his dog.
- Hurlbut Avenue isn't that nice to walk down but it doesn't seem that busy.
- This site is appropriate for housing.
- The General Plan directs what we want and this project falls within the scope of what we're looking for.
- Echoed Commissioner Fritz's comments on nearby services.
- The site and surrounding area are very walkable.
- Traffic will be a problem regardless.
- The only solution to eliminate traffic is to have no new housing and to probably reduce the amount of housing that we have, which is not realistic.
- The traffic studies will probably show that this development won't add a lot of traffic and that it may even solve some of our problems as well.
- A crosswalk light should be required as it is difficult when crossing over to Danmar Drive.
- Understands restrictions but what have asked about moving some traffic onto Hurlbut Avenue as well.
- Spoke on his experience with community gardens.
- Can see how the Ceres garden is a community resource.
- Retaining the Ceres garden on this site will be a challenge due to EVA access requirements.
- Interested in seeing what solutions City Ventures and Ceres can come up with.

Commissioner Douch commented:

- This is an appropriate use of site.
- Density should be reviewed.
- There is a movement for high density infill development which is often good in theory but sometimes not in practice.
- The lower end density of density that the applicant outlined may be more appropriate and may solve several problems.
- From the perspective of what he sees on the site plan and the concerns he's hearing this may be most appropriate as a transition (between urban and rural) type of development, not strictly infill.
- Echoed Commissioner Fritz's comments on nearby services.

Commissioner Oetinger commented:

- This is an appropriate use of site.
- Served on the General Plan Advisory Committee.
  - Recalled majority support for keeping the zoning as Office/Light Industrial because they felt it was important to retain it, particularly in light of The Barlow project.
- Proximity to services and transit make this site feel like a good place for housing.
- Having a hard time with both the high- and low-end of the density numbers.
- Feels like this proposal would not be utilizing the site enough based on the future and our real need.
- The community needs industrial land as well.
- The Ceres garden creates a sense of productivity and usefulness that the community needs even though it isn't for profit.

Commissioner Fernandez commented:

- Concurs with the appropriateness of use given the need for housing.
- Has questions and concerns about the site in terms of the number of houses and site configuration.
- Wants the applicant and Ceres to work together to do everything they can to save the Ceres garden.
  - Alternatives for the garden should be discussed.
  - The nearby Charter School that is currently being built may be an ideal location if it has to be relocated.
  - Understands the amount of work that has gone into the existing garden and how much work would be required to establish a new one.

Commissioner Kelley commented:

- This site is okay for housing if it's the right project.
- This proposal is too tall and has too many units.
- The setbacks are too small, particularly for buildings 11 and 12.
- Three stories could be appropriate for buildings 1, 2, 7 and possibly 9. All other buildings should be no more than two stories.
- Would like the units nearest residential neighborhoods to step down to one-story to not be overbearing on their properties, if possible.
- Would like the project to transition down as it goes towards rural residential.
- This proposal doesn't follow her sensibilities when it comes to massing.

Vice Chair Doyle commented:

- Supports housing on this property.
- There have been a few housing proposals in this area over the past ten years or so and none of them have come to fruition.
- The proposed site is a good location for residential.
- This proposal feels too dense.
- Agreed with Commissioner Kelley on the density feathering out as it is right on the edge of town.
  - Part of the property stretches out and is surrounded by low-density County zoning on three sides.
- Buildings 1 through 7 look pretty good.
- The buildings that are surrounded by County properties need to go down in density.
- Would like to see larger setbacks.
- With regards to massing; it may make sense to encourage the higher three-story buildings closer to O'Reilly and away from the property lines.
  - Suggested a smaller setback for the two-story buildings and a larger setback for the three-story buildings which would encourage the applicant to move their three-story buildings into the middle of the property and two-story at the perimeter.

The Commission discussed site design with regards to the tree removal plan, proximity to adjacent residential uses and implications to the Ceres community gardens as follows:

Commissioner Glaser commented:

- The 10' setback on the northside doesn't seem to make sense.
- The site design does do much of which Vice Chair Doyle is suggesting it do.
- Referred to the Ceres garden and commented that he does not know how the garden can remain without having to make a much smaller project and cut the land

that the garden is on out of it in order to stay within the density that the zoning calls for.

Commissioner Fritz commented:

- Agrees with buildings 11 and 12 needing a larger setback in order to preserve some of the existing trees.

Vice Chair Doyle interjected that building 13 should have a larger setback as well.

Commissioner Fritz commented:

- A larger setback for building 13 may be needed as well.
- Agreed with stepping down to two stories when close to adjacent residential uses except for the southern property line.
- The three-story building locations are appropriate.
- The proposed density should not be reduced.
- We desperately need housing in the community.
- The proposed density is not super dense at 17 units per acre.
- Even the maximum density of 25 units per acre is not all that dense and there are ways that it can be done very comfortably.
- Advocates working out an agreement with O'Reilly for some of their required parking due to the amount of empty parking there.
  - It seems ridiculous to provide surface parking on the project site which would open more of the site for community amenities.
- Doesn't share concern about Hurlbut Avenue being used for spillover for parking because it is a difficult place to park already and there is a ton of available parking at O'Reilly.
- Ceres is a great program that started in Sebastopol and is spreading around the country.
- Unfortunately, Ceres has a short-term lease on a privately-owned piece of land that the owner now wants to sell.
- It seems like it will be extremely challenging to keep the garden where it is.
- Appreciates the amount of time and work that has gone into development of the garden.
- This project is probably a couple of years away from groundbreaking at least.
- Encouraged Ceres to seriously consider reaching out to the Charter School about creation of a new garden and garden program as they have 20 acres and they don't need all of it.
- It would be great if the garden could stay where it is, but it doesn't seem very possible.
- Appreciates the applicant's openness to trying to come up with a solution for the garden and encouraged continuing dialogue.
- The applicant should not be forced to accommodate the garden in order to gain approval of their project.

Commissioner Douch commented:

- The density question is more about site design than number of units.
- His comments on density are more about making everything fit and solving for all the various issues.
- One of those issues is the Ceres garden.
- Agreed with the need for larger setbacks for buildings 11, 12 and 13.
- There may be an issue with buildings 3 and 4 being three-story given the topography as there seems to be about a 10' rise.

- With respect to Ceres, we can see from the public sentiment and the amount of comments received that this is an issue that needs to be solved.
  - City Ventures appears to be embracing an effort to try and solve it.
- The nature of the garden and the short-term lease that Ceres holds are at odds as mentioned by Ms. McCamant during public comment.
- Whatever scheme the applicant returns with, it must embody a solution for the Ceres garden, on or off the site, to resolve this issue for a private property development.
- Believes there is great potential for Ceres with respect to other sites and the Charter School specifically.
- It feels important for City Ventures to be an active part of the solution for Ceres garden.
- Recently walked the O'Reilly site a couple of times mid-morning and there were about 160 empty parking spaces each time.
- Agreed with Commissioner Fritz regarding the excess amount of parking at O'Reilly and on the possibility of entering into an agreement allowing use of some of it to reduce the on-site parking requirement for this project.
  - Perhaps doing so can help solve the issue with having to relocate the Ceres garden.

Commissioner Oetinger commented:

- One of the things she likes about this site design is that when entering from Mill Station Road and drive along you see front doors as you drive by.
- The setback issue on buildings 11, 12 and 13 is important and needs to be resolved.
- Would like to see more larger buildings to resolve the density issue.
- Massing the buildings in the center with greater setbacks around them might be more useful.
- Agreed with shared parking at O'Reilly, particularly for people that have more than one vehicle.
- Likes that many of the buildings are three stories and agreed with the comment on them being in the appropriate places.
- Doesn't object to increasing to four stories on some of the buildings especially if their offset from the edges.
- The buildings along Hurlbut Avenue could look more like a streetscape and be joined.
- Creativity could allow for more housing in this space.
- Likes the addition of the perimeter trail for recreational purposes and would like to see it continue through buildings 11 and 12.
- It is important to have pedestrian connections due to the bus stop.
- Would support pushing some of the buildings together, which would make them more massive, to save space to improve pedestrian connections.
- Suggested an entrance to the parking lot that is covered by the residences for buildings 5 and 6.
- Housing is very important, and it needs to be addressed in a significant way given the light industrial zoning we would be giving up.
- This proposal feels very suburban in an area that is surrounded by a lot of urban amenities.

Commissioner Fernandez commented:

- If this site was kept light industrial and the developer completed their plan there would be some pretty big buildings on the site.

- Suspects that most people would rather see housing over large industrial warehouses.
- Agreed with the comments on enlarging the setback for buildings 11, 12 and 13 which may allow more trees to be saved.
- Buildings 1, 2 and 7 would be ideal for three stories.
- Mr. Sackett spoke about an interesting possibility with his property.
- If living in, or visiting buildings 13, 14 or 15 people will try to figure out a way to park along Hurlbut Avenue unless the area clearly prohibits parking.
- The Ceres garden is a very important part of the community.
- It is unfortunate that the construction of this development will disrupt the garden, however, it also creates an opportunity to find a more permanent location without the worry of a month-to-month or short-term lease.
- The success and history of the garden may lend itself to getting a new garden up and running in a shorter amount of time than what was done before.
- The Charter School may be an ideal site for the new garden.
- Concerned about setbacks and optics over density.
- Would like to see as many units as possible.
- Doesn't want this project to severely reduce the quality of life for those around it.
- It's important to find a balance.

Commissioner Kelley commented:

- The staff report mentioned that O'Reilly was required to provide a 75' setback.
- Clarified that that would have had to do with massing.
- Mostly concerned about keeping the trees by buildings 11, 12 and 13, and the setback needs to be more than 10'.
- The setback for buildings 11, 12, 13 and possibly 8 because it is three stories, should be greater.
- The issue of disrupting the Ceres garden is a hard one.
- We're going to need as much housing as we can create.
- Curious to know if the garden would be open to the public if moved to the Charter School property.
- Has been a supporter of Ceres over the years.
- Hoping to find a different location for the garden as it would be very difficult to develop this housing on this site with it there.

Vice Chair Doyle commented:

- There is a lot of interest about the trees near buildings 11 and 12.
- Has walked the site.
- Seems like the locations of the trees may not be completely accurate on the plan as they seem a little more inbound from the property line than what is shown in the plan.
- Would love to see those Sequoia trees stay and noted that their roots can cause issues with construction and concrete.
- Regardless of tree preservation, support for bigger setbacks all the way around has been expressed.
- A setback that is larger for three-story buildings than it is for two-story buildings is appropriate.
  - The proposal reflects this for the most part.
- The two-story building of concern should probably have a setback of 20' instead of 10'.
- A fellow member of the Commission mentioned the idea of consolidating some of these buildings to save room which may be worth a look.

- Interested in seeing the traffic study because it isn't ideal getting in and out of the site with it being behind a commercial building.
- Interested in providing a nice buffer where transitioning to a more rural area.
- Doesn't like the idea of building higher than three stories.
- Likes the effort to integrate parking with the units.
- There really aren't that many open parking spaces in this design which may mean that getting involved with O'Reilly isn't warranted.
- If the parking requirement calculation for O'Reilly shows they have more parking spaces than they're required to have and they are amenable to an easement that may work with this project, it may be worth investigating.
- Everyone is struggling with the issue of the Ceres garden.
- Ceres is awesome.
- His daughter volunteered for Ceres some years back.
- The issue of the garden is not for the City to solve.
- Ceres, City Ventures and O'Reilly need to work together to find a solution.
- Right now, the property owner could terminate the lease and bulldoze over the garden and the City would have no authority over that.
- Hopes that the issue of the garden can be solved cooperatively.

The Commission discussed proposed development standards for the Planned Community (PC) Zoning District as follows:

Commissioner Glaser commented:

- The issue of setbacks has already been discussed.
- The PC zoning district doesn't have to have four-bedroom units if that is deemed to be appropriate for the clientele they're serving.

Vice Chair Doyle asked the applicant if they were proposing to include four-bedroom units.

Ms. Hauser responded that they were not.

Commissioner Glaser commented that four-bedroom units were mentioned in the PC description.

Commissioner Fritz clarified that that reference was for a parking standard.

Commissioner Fritz commented:

- The development standards are fine generally.
- Fine with three stories and a 40' height.
- It's clear that the setback needs to be bigger for buildings 11 and 12.
- Believes the rest of the setbacks are okay.
- It may be less confusing to make all setbacks the same given the property line configuration.
- Encouraged the applicant to provide more than .5 per unit of bicycle parking.
- Providing ample covered and secure bicycle parking will help encourage use of bicycles over cars.
- Increased bicycle use could go a long way towards reducing the traffic impacts of this project.
- There are great opportunities for bicycling here.

Commissioner Douch concurred with Commissioner Fritz.

Commissioner Oetinger commented:

- Agreed on the setback issue.
- Encouraged the applicant to look into providing some four-story buildings and higher density than is currently being proposed.
- This project provides a unique opportunity due to its location.

Commissioner Fernandez commented:

- Concurred on the setback issue.
- Interested in getting in as many units as possible while minimizing building heights.
- Made a procedural request of Vice Chair Doyle.

Commissioner Kelley commented:

- Four-story buildings should be an exception.
- The rules for R7 (Multifamily Residential) which allows for 30' and two stories should be followed where possible.
- Supports increased setbacks.

Vice Chair Doyle commented:

- Setbacks should be greater than 10' and should be tied to building height.
- Suggested that a two-story building be setback 15' or 20'.
- Suggested that a three-story building be setback 25'.
- Fine with three-story buildings with the understanding that a larger setback is expected.
- Likes the mix of two- and three-story buildings.
- Three-story buildings are already pushing it as it's more than R7 allows.
- More than three stories would be inappropriate at the edge of city limits.

Commissioner Fritz commented:

- A 25' setback for building 2 seems kind of excessive.

Vice Chair Doyle commented:

- Building 2 is on a hill and should be pushed further away from the property line.
- Building 2, as proposed, will be really imposing on the bike trail.

Commissioner Fritz commented:

- Supports placement of building 2 as proposed.
- Asked if City Ventures had done any kind of carshare program at any of their properties and if they would consider doing it with this project.

Ms. Hauser responded that they have done that before in very urban areas and commented that she could look into it for this project if there is interest.

The Commission discussed ingress and egress for pedestrian, cyclists, and automobiles as follows:

Commissioner Glaser commented:

- The ingress and egress for this project is bad, but probably the best it can be.
- Only solution he can think of would be Hurlbut Avenue.
- The pedestrian and bicycle connection should be put onto Hurlbut Avenue as well.
- Likes the paths that are proposed.

Commissioner Fritz commented:

- There aren't many options when it comes to vehicular access.

- Wants to see the traffic study.
- Does not believe that this project will have that much of a traffic impact given the amount of traffic that already goes through the area on a daily basis.
- Curious about adding a pedestrian crossing at Danmar Drive (which he thought the Charter School was required to do).
- It may make sense to make the non-signalized entrance to the O'Reilly parking lot a right turn only so that all left turns happen at the north end.

Vice Chair Doyle responded that there is a middle turning lane there for left-hand turns.

Commissioner Douch commented:

- Concurred with other comments.
- The two existing entrance points are the most logical.
- Feels similarly about pedestrian access.
- This project works better the more open it is.
- An access point to the bike trail makes sense.
- Hurlbut Avenue is not particularly pedestrian friendly but access there does make sense.

Commissioner Oetinger commented:

- Concurred with other comments.
- When she visited the site, she chose to drive to Mill Station Road to use the left turn lane with the signal.
  - Suspects and hopes that other people will do the same.
- Doesn't think that having a left turn only restriction will be effective.

Commissioner Fernandez commented:

- Concurred with other comments.
- Issue with egress through the parking lot, believes it will be problematic.
- Would rather have Concept 2 that has a totally separate entry.
- There should be pedestrian and bicycle access on Hurlbut Avenue.

Commissioner Kelley commented:

- Mill Station Road accepts the traffic from the school.
- Biggest concern is with how the traffic from this project will merge with everything else.
- The impact on the trail will be large and is a concern.
- Looks forward to more information once the traffic study has been completed.

Vice Chair Doyle commented:

- A lot of good points are being made.
- On the south side, would rather see concept 2 over encouraging people to wind through the parking lot.
- The design seems to be encouraging people to go to the north exit, which is good and makes a lot of sense.
- Sees potential for a bottle neck during school drop-off and pick-up times with people entering and exiting this development.
- The traffic from this development won't cross the bike trail like the school traffic does.
- Prefers no fence along Hurlbut Avenue.

Commissioner Fernandez commented:

- On south entrance, could see discouraging that for exiting, but can see how it'd be preferred for those that are coming in from town.

Vice Chair Doyle commented:

- The applicant may want to consider redesigning the parking lot entry on the south side, particularly if there is an excess amount of parking in the lot.

Commissioner Glaser commented:

- Concurred with Vice Chair Doyle on his suggestion to redesign the parking lot entry and noted that some apple trees may need to be removed to accommodate that in the location he envisions.
- Approached staff to show the area he had in mind.

Commissioner Fritz commented that he is opposed to introducing any new curb cuts along the frontage to Hwy 116.

Vice Chair Doyle commented that he was envisioning the entry more to the south.

Commissioner Glaser commented:

- We don't have any place in town that allows for four-story residential buildings aside from the Downtown Core.

Commissioner Oetinger commented:

- Some of the elements that make four stories reasonable in the Downtown Core exist here.
- Reiterated her support for four-story buildings.

Commissioner Glaser asked if four-story buildings could be allowed for a planned community.

Director Svanstrom responded in the affirmative.

Vice Chair Doyle commented:

- Spoke on an efficient three-story townhome design that he is aware of.
- There are tons of options out there.

Commissioner Kelley commented:

- Requested that research on deed restricting vacation rentals be done.
- Another idea would be to require that the property owner live in the unit for two years before they could make the unit available as a vacation rental.
- If this project was a purely affordable housing project she could be more accepting of the height and density, but not the setbacks.
- Can't imagine four-story buildings if she were living in one of the surrounding residential neighborhoods.
- Discussed the Petaluma Avenue Homes project and the impacts that have come with it.
- Believes parking will be a huge issue with this project.

**8. DISCUSSION:** There were none.

**9. WRITTEN COMMUNICATIONS:** There were none.

**10. ADJOURNMENT:** Vice Chair Doyle adjourned the meeting at 10:43 p.m. The next regularly scheduled Planning Commission meeting will take place on Tuesday, October 22, 2019, at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472

Respectfully Submitted By:

Kari Svanstrom  
Planning Director