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PLANNING COMMISSION
MEETING OF: January 28, 2020
SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF January 28, 2020

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on January 23, 2020.

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

2. ROLL CALL:

- Present:** Chair Wilson and Commissioners Fernandez, Kelley, Oetinger, Fritz, Douch, Lindenbusch and Haug (arrived at 7:04 p.m.)
- Absent:** None
- Staff:** Kari Svanstrom, Planning Director
Alan Montes, Associate Planner

Chair Wilson welcomed new members of the Commission, Luke Lindenbusch and Kate Haug.

3. APPROVAL OF PLANNING COMMISSION MINUTES: December 10, 2019 and January 14, 2020

Minutes of December 10, 2019

A member of the Commission amended the minutes.

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

Commissioner Douch seconded the motion.

Chair Wilson asked for further discussion.

Hearing none, the Commission voted on the motion as follows:

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

Commissioner Kelley commented that she'd spoken with the City Attorney many years ago about the need to recuse oneself if absent and his response was that it was up to the individual member.

Minutes of January 14, 2020

A member of the Commission amended the minutes.

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

Commissioner Fernandez seconded the motion.

Chair Wilson asked for further discussion.

Hearing none, the Commission voted on the motion as follows:

AYES: Chair Wilson, and Commissioners Oetinger,
Douch, Fernandez, Kelley and Fritz
NOES: None
ABSTAIN: Commissioners Lindenbusch and Haug
ABSENT: None

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA:

Linda Berg, a resident of Sebastopol, commented:

- Spoke on her experience with microwave radiation.
- Known as EMF Linda.
- Spoke on a successful effort to prevent installation of PG&E SmartMeters at Fircrest Mobile Home Park.
- Wants to recall and get rid of all PG&E SmartMeters in town due to health and safety.
- PG&E SmartMeters have been successfully banned in other areas.
- It's important to recognize the harm and danger of wireless radiation.
- Thanked the Commission for their time.
- Left some literature at the dais for members of the Commission.
- 5G (5th generation wireless) needs to be stopped.

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

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

6. PLANNING DIRECTOR'S REPORT INCLUDING INTRODUCTION OF NEW STAFF (Update on Future Agendas, Action of Other Boards and City Council)

Director Svanstrom commented:

- Welcomed new members of the Commission, Luke Lindenbusch and Kate Haug and invited them to make an introductory statement if they wish.

Commissioner Lindenbusch introduced himself and made a brief statement.

Commissioner Haug introduced herself and made a brief statement.

Director Svanstrom commented:

- Former Commissioners Doyle and Glaser will be presented with certificates of appreciation from the Council on Tuesday, February 04, 2020.
- Also, at their meeting on February 4, the Council will be selecting a consultant for preparation of a Local Hazard Mitigation Plan.
 - The workplan for this has two meetings with the Planning Commission as an advisory board as well as two community workshops.
- At the last City Council meeting, the Libby Park item was pulled for discussion at the request of a Councilmember.
 - The Commission's recommendation was approved, however, one of the Councilmembers wanted to discuss finding money to fund all the improvements in order to do everything all at once.
 - The Council was very appreciative of the Commissions work on this item.
- The Planning Department is currently doing a Development Impact Fee Study as required by State Law.
 - The consultant is expecting to bring the draft study before the Commission in early April.
- The User Fee Study, which is also ongoing, will not be coming to the Planning Commission.
 - The first study session on the User Fee Study is scheduled for the City Council meeting of April 07, 2020.
- The City has a moratorium for non-hosted rentals of more than 30 days per year which is in effect until August 2020.
 - The City included that in its SB2 Planning Grant.
 - Hopes to complete the update and have new rules in place before the moratorium is set to expire.
- The City is eligible for \$160,000.00.
- Items included in the SB2 Planning Grant are updates to the City's Design Review Guidelines, online permitting and access to property information online, and consultant costs for updates to the City's Vacation Rental guidelines.
- This Saturday, February 1, is Sonoma State University's Annual Planning Commissioners Conference.

Commissioner Fernandez asked for an update on the Hotel Sebastopol project.

Director Svanstrom responded:

- They have completed a lot of their entitlements and are finishing up their building permits.
- Their design review approval is due to expire in March 2020. If an extension is requested, it would be considered by the Council.
- Hopes to have their building permit issued before March 2020.

- A Floodplain Development Permit for the portion of their project that is in the floodplain, which is their parking lot, is being wrapped up.
- The applicant is making progress.

Commissioner Fernandez commented that election of Vice Chair should be added to a future agenda now that Commission Doyle is no longer on the Commission.

Commissioner Fritz asked for an update on the recruitment for the City's next Building Official.

Director Svanstrom responded that the recruitment is open and has not yet closed. In addition, she commented that the recruitment for the City's next Police Chief is open and has not yet closed.

The Commission had no further questions of staff at this time.

Chair Wilson reminded members of the Commission that their Form 700's are due to the City by April 01, 2020.

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

8. PUBLIC HEARING:

- A. USE PERMIT: CATHERINE WILLS (6681 Sebastopol Avenue) – Project #2019-77** – This is an application, submitted by Catherine Wills, requesting to operate a Bed and Breakfast inn with four (4) guest rooms and an onsite manager/resident, at 6681 Sebastopol Avenue which is located in the Central Core (CD) Zoning District.

Associate Planner Montes presented the staff report.

The Commission asked questions of Associate Planner Montes, Director Svanstrom and the applicant.

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

Ms. Wills gave a brief presentation and was available for questions.

The Commission asked questions of Ms. Wills and Associate Planner Montes.

Hearing no further questions, Chair Wilson asked if members of the public wished to speak on this item.

Charles Metz, a resident of Sebastopol, commented:

- Provided a prepared statement to the Commission.
- Expressed support for Ms. Wills and the vision she has for this property.
- This home is beautiful and is in a prominent location at an entrance to Sebastopol.
- Recalled when this grand home had fallen into disrepair and had become an eyesore at the entrance to town.
- Believes this is a win-win for the community and the businesses in Sebastopol.
- The type of establishment that Ms. Wills envisions will preserve the beauty and character of the property.

- Too many older homes in our downtown, if not demolished, get split up into offices, beauty shops, tattoo parlors, or real estate offices.
- While nothing is wrong with any of those uses, it is nice to see this property and the rooms inside being purposed and cherished for what it is for any family or group of individuals who wish to stay there.
- Works in hospitality like Ms. Wills.
- Families can't gather in hotels like they can in a place like Ms. Wills'.
- Most people in Sonoma County who are doing what Ms. Wills wants to do are women over 50.
- The people who are hired to clean these types of rentals, if not the property owner themselves, are being paid a living wage ranging from \$25-\$35 per hour.
- Encouraged the Planning Commission to help Ms. Wills in her endeavor because her vision will preserve the property, it's in character with the community and will support the businesses around it.
- Thanked the Commission for their time.

ila Benavidez-Heaster, Bodega Avenue, commented:

- Requested that a hostel room be incorporated somewhere on the grounds.
- Hostel rooms are so important.
- Loves what is being done on the site.
- It is nice to have such a lovely abode at the entrance to Sebastopol.
- It is important to remember that not everyone has the income to facilitate this.
- While it may not be feasible, she encouraged exploration of a hostel component.
- Thanked the Commission for their time.

Hearing nothing further Chair Wilson closed the public comment period and asked Commission discussion.

Commissioner Lindenbusch commented:

- With regards to staff's recommendation to enlist a local artist to create the stationary object that the bikes will be able to lock into he stated that this property is probably one of the best vacation rental properties to facilitate bike tourism due to its proximity to the Joe Rodota trail and suggested that it may be more worthwhile to respect and appreciate that the building itself is a local artisan crated structure that deserves to shine as part of the property while encouraging an increase in bicycle parking spaces.
- Thanked the applicant for her presentation.

Commissioner Fernandez commented:

- Struggles as it seems this home would be great to house a family as a long-term rental.
- The location is good for this type of use in that there aren't any neighbors living really close by.
- Encourages consideration of allowing more than one family to rent it, if possible.

Commissioner Fernandez asked a clarifying questions of Director Svanstrom.

Commissioner Fernandez comments continued:

- There is a need for families to have these types of facilities available.
- Hotels don't always fit the needs of a family and sometimes they're too expensive.
- If it is going to be this type of use, it is a good location for it.
- Commended the applicant on the work she did in getting this property into the shape it is in after it having fallen into disrepair.

Commissioner Haug commented:

- The moratorium is in place because the City is trying to keep housing stock available for long-term renters.
- This is an amazing property and the applicant did an amazing job restoring it.
- The location is great and supports the walkability of downtown Sebastopol for tourism.
- This would also be great as a long-term rental.
- This case is interesting because it presents many problems given the housing shortage in Sonoma County.

Ms. Wills interjected with a response to Commissioner Haug's comment on Sonoma County's housing shortage.

Director Svanstrom commented that if the Chair and Commission want to permit some discussion with the applicant during their deliberations the applicant should come to the microphone.

Chair Wilson asked Ms. Wills to hold her remarks to allow for Commission deliberation.

Commissioner Douch commented:

- For benefit of the new Commissioners, he noted that the moratorium is for non-hosted rentals of more than 30 days per year.
- The moratorium was in response to an approval by the Commission for a non-hosted rental in a similar circumstance to this one which he was in support of.
- Expressed support for this request.
- This application is valid for a few reasons in addition to its being hosted.
- The property is located in a commercial zoning district.
- These buildings could equally be a dental office or other some other use that would not add to Sebastopol's housing stock.
- Supports this application as submitted.
- Expressed having a couple of concerns that he would like to make sure the building department addresses.
- Because the Commission doesn't have the benefit of a site plan a thorough analysis of the parking can't be done.
- There are conditions about compliance with building regulations.
- Wants to ensure that ADA compliance is taken into account.
- Wants to ensure that parking is adequate for the use.
- Complimented the applicant on having done a beautiful job on the home.
- Thanked staff for the thorough staff report which he found to be very helpful.

Commissioner Fritz commented:

- Makes sense to have this be a bed and breakfast.
- This is a beautiful home and it would be great to see it active.
- The location is ideal for a hospitality kind of use.
- It's strange because it's not a traditional bed and breakfast.
- If/when the current tenant decides to leave, any new tenant would also have to be willing to do take on the responsibility of being the host for this bed and breakfast.
- Suggesting adding a condition which would require that any new tenant agree to be the on-site manager of the development.
- Sees the distinction between this application and the one that was previously approved by the Commission which ultimately led to the moratorium on non-hosted vacation rentals of more than 30 days.

- Expressed concern over approving this application in the event it was appealed and then potentially having the approval overturned by the Council as was done before.

Commissioner Kelley commented that the distinction is that the prior request was for a non-hosted vacation rental while this is for a bed and breakfast.

Commissioner Fritz asked clarifying questions of Director Svanstrom.

Commissioner Fritz commented:

- Referred to Condition 19 and expressed concern with wheel stops.
- Would be fine striking or modifying Condition 19.
- If the consensus of the Commission is to keep Condition 19, he would advocate for it to be less specific to give some flexibility.
- The applicant could hire a local artisan to make a barrier other than a wheel stop.
- Referred to Condition 20 and suggested being less specific about the location of bicycle parking to give some flexibility.
- If the required bicycle parking (or more) is being provided, he is comfortable not being specific about the placement of it.
- While it is nice to encourage the developer to have a local artist make something, it doesn't seem appropriate to put that in a Condition of Approval.

Commissioner Oetinger commented:

- This is a really good location for the kind of thing that the applicant wants to do.
- The definition of bed and breakfasts should be redefined.
- Didn't have a chance to study the map of existing but it seems like there are already a lot of facilities like this in town.
- This is a really good use of this historic property at the entrance to town and in the downtown.
- Recognizes the problem with it being large.
- Spoke on her own experience living in a building which housed anywhere from seven to nine single people who would otherwise have had to rent an apartment.
- Understands why the applicant doesn't want to use this for long-term renters currently.
- Encouraged the applicant to consider opening it up for long-term renters in the future.
- Timing is everything and City's should be doing everything possible to protect housing.
- Noticed that the work plan calls for facilitation of businesses along Petaluma Avenue and Main Street to convert to businesses as allowed under their 'Downtown Core' zoning district.
 - We should hold off on that during this time due to our housing shortage.
- Executive action on all levels of government should be taken to protect housing right now.
- Could see a lot of individuals living in this home instead of it being used as a bed and breakfast.
- Would vote in support of this request because our laws currently allow it.
-

Commissioner Kelley commented:

- Because the manager is required to be on-site, there should be a condition that addresses instances where the manager is not on-site while the bed and breakfast is being rented.

Chair Wilson responded that Condition 12 requires that the on-site resident/manager sleep on-site while the bed and breakfast is being rented.

Commissioner Fernandez suggested that Condition 12 give some latitude for another qualified representative to fill in if the resident/manager is away.

Commissioner Oetinger commented:

- Concurred with Commissioner Fernandez's suggestion.
- Appreciates that the applicant is going to stripe the parking area.
- Suggested revising Condition 19 to remove the language on extra parking.
- This is a good project to have in town and at this location.

Commissioner Kelley commented:

- This is a conundrum in that it seems like it is really a non-hosted rental with a tenant living on the property.
- Agreed with fellow Commissioner comments on Condition 12.
- We want a manager on-site because non-hosted rentals can be the source of many problems for both the neighborhood and community.
- Would like to increase the amount of bicycle parking that is being offered.

Director Svanstrom responded:

- The requirement for one permanent bicycle space is based on the size of the use, however, the Zoning Ordinance allows the Commission to adjust the amount of required parking (which she would interpret to include bicycles) up or down depending on the specific circumstances when reviewing a Use Permit at their discretion.

Commissioner Kelley commented that the parcel seems large enough to accommodate additional bicycle parking.

Commissioner Kelley asked clarifying questions of Associate Planner Montes and the applicant.

Commissioner Kelley commented:

- Would like to see how the applicant wants to resolve the requirement of having the on-site manager there at night.
 - It doesn't feel appropriate to allow an off-site person that is available to meet this requirement.
 - The manager must be on-site.

Commissioner Oetinger commented:

- Suggested that the applicant look into providing bikes to its renters.
- Suggested bicycle parking inside the garage/workshop be offered, if possible.

Chair Wilson commented:

- This is the first bed and breakfast application he'd seen while on the Commission.
- Agreed with Commissioner Fritz in this not being a traditional bed and breakfast.
- A traditional bed and breakfast would include some type of food service which the City's zoning code doesn't require.
- This application is highlighting a glitch in the zoning code which is not the applicant's fault.
- Everyone likes and appreciates what the applicant has done with the property.

- The bed and breakfast section in the zoning code is out of sync with the title and with their general discussion around vacation rentals.
- If this request is looked at as a hosted vacation rental, even though representative would be on the premises but not in the unit, it wouldn't be subject to the moratorium.
- Supportive of the Condition which requires that this permit expire upon change of ownership.
- Referred to Condition 12 and commented that either the on-site manager or another qualified representative needs to be on-site if it's being rented. Having the applicant make herself available if the on-site manager is away is not acceptable as that would make the unit unhosted and in that case, it would be subject to the moratorium.
- Condition 12 is very important to this application.
- Ambivalent about this.
- This could be used as a long-term rental.
- Worries that it might be a party house even though he knows that the applicant doesn't want it to be one.

Commissioner Fernandez commented:

- The issue of having somebody on-site at night is important and needs to be resolved.
- Providing bikes to your renters could be problematic.
- Supports providing room on the property for bike parking.
- Referred to Condition 16 and asked if those requirements would be posted anywhere within the building.

Associate Planner Montes responded that there is a Condition of Approval that requires that the approved Use Permit be provided in three different locations within the bed and breakfast, within six feet of the front door of the bed and breakfast and included as part of the rental agreement.

Commissioner Douch concurred with the need for a provision to address having a qualified representative sleep on-site if the on-site resident/manager is not available. He noted that because the lease is referenced in a Condition of Approval, it could be addressed in either the lease for the unit, or in the conditions of approval.

Commissioner Fernandez asked the Chair if he would be willing to invite the applicant to respond to some of the issues raised by the Commission.

Chair Wilson asked Ms. Wills to respond to the concerns regarding Condition 12 which requires that the on-site resident/manager is required to sleep on-site while the bed and breakfast is being rented. He noted that Ms. Wills had stated during her earlier comments that she would be reachable by phone and could be on-site within an hour if the on-site resident/manager was away.

Ms. Wills responded:

- She will meet the requirements of the Use Permit.
- Airbnb provides for co-hosting also but that wouldn't fill the requirements that Sebastopol has for having somebody physically there all the time.
- Reiterated her intent to satisfy the conditions of approval.

Associate Planner Montes made clarifying comments on the conditions of approval relating to the responsibility of the on-site resident/manager.

Commissioner Fernandez commented:

- Suggested revising Condition 12 as follows, "The on-site resident/manager or a qualified representative is required to sleep on-site while the bed and breakfast is being rented."

Commissioner Lindenbusch expressed concern over the back unit potentially being used as a vacation rental should be current tenant leave.

Director Svanstrom responded that the intent of Condition 10 is that the tenant shall remain a long-term tenant.

The Commission agreed with revising Condition 10 to further clarify the intent.

Commissioner Haug asked if somebody could theoretically buy a duplex, live in one of the units and operate an Airbnb out of the other.

Director Svanstrom responded:

- Generally, for multi-use properties (depending on zoning) each unit is considered its own.
- The bed and breakfast criteria are different in that it allows the manager to be on the premises, not in the unit.

Commissioner Douch responded that the only condition under which you can be hosted and not live inside the actual unit is for a bed and breakfast.

Chair Wilson commented that a duplex owner could do as this applicant and say it's a bed and breakfast without food being provided.

Commissioner Douch commented that the unit would need to have more than two bedrooms, otherwise it would be considered a non-hosted rental.

Director Svanstrom concurred with Commissioner Douch and commented that it is based on the size of the unit.

Chair Wilson clarified that a bed and breakfast is required to have at least three bedrooms.

Director Svanstrom responded:

- Yes, while not specific in our code, the past Planning Director's interpretation was that a bed and breakfast is required to have at least three bedrooms.
- Suggested that the Commission clean up the language and potentially include additional criteria for bed and breakfasts as they work through short-term rental regulations for non-hosted.
- The Planning Commission has discretion to consider unique circumstances when it comes to applications like these.
- Doesn't believe approval of this would set any precedent given the unique circumstances that surround it.
- The fact that this application requires a Conditional Use Permit gives the Commission the discretion to decide whether it's appropriate.

Commissioner Douch commented:

- If this property were in a residential zoning district the discussion would probably be much different.

- This property is in a commercial zoning district.
- This applicant could turn this into a dentist office, or a veterinary office and the Commission would have no oversight.
- That nuance sways him in favor of this request because it will preserve housing.
- Reiterated his support for this request.

Commissioner Douch made a motion to approve the application as submitted per the findings in the staff report and with the modified or added conditions of approval as follows:

- Condition 12 should read, "The on-site resident/manager or another qualified representative is required to sleep on-site while the bed and breakfast is being rented."
- Condition 20 should read, "A permanent bicycle space shall be placed on the property."
- Condition 10 should read, "The second residence shall be a long-term rental that shall house the property manager."

Chair Wilson referred to Commissioner Douch's recommended revision to Condition 10 and commented that the property manager could rent out a room in the main house.

Commissioner Douch concurred with Chair Wilson and amended his motion to further revise Condition 10 as follows, "The second residence shall remain a long-term rental."

Director Svanstrom asked the Commission to discuss the matter of increasing the number of bicycle parking spaces as had been mentioned earlier.

Commissioner Fritz seconded the amended motion.

Chair Wilson asked for further discussion.

Commissioner Fritz requested that Condition 19 be stricken because there is already a condition that says that it has to comply with all applicable codes which would include striping.

Members of the Commission concurred.

Commissioner Kelley referred to Condition 20 and questioned the appropriate amount if it were to increase from one.

Chair Wilson commented that if the idea is to attract people with bikes, it would seem to be in the applicant's best interest to add additional biking spaces. He also noted that doing so would not be very expensive.

Commissioner Lindenbusch commented:

- Because the unit is four bedrooms and given the proximity to the bike trail and the marketability of such a move, four permanent bicycle spaces seems reasonable because there is room for them.

Commissioner Fernandez commented that they could be hooks for hanging the bicycles as well.

Commissioner Lindenbusch commented:

- If striking the location of the bicycle parking it might be good to add something about it being accessible to those who are renting the bed and breakfast.
- Suggested revising Condition 20 as follows, "Four permanent bicycle spaces shall be placed on the property for the use of the bed and breakfast tenants."

Members of the Commission concurred with the suggested revision to Condition 20.

Chair Wilson asked if the applicant was amenable to providing four permanent bicycle spaces.

Ms. Wills responded in the affirmative.

Commissioner Kelley commented:

- Because this is rented wholly, she expressed interest in incentivizing or rewarding changing it to a traditional Airbnb.
- Some Airbnb's allow people to just show up and see if there's room.
- Didn't see anything in the conditions that wouldn't allow that.
- The applicant may want to do a traditional Airbnb where each room could be rented out separately.

Commissioner Douch commented that there isn't anything that would preclude the applicant from doing as Commission Kelley has described.

Commissioner Oetinger commented:

- Seems like it'd be really easy and almost ideal to rent the downstairs bedroom permanently to a tenant who would manage the three bedrooms upstairs as a bed and breakfast.

Hearing nothing further, Commissioner Douch amended his motion to approve the application as submitted per the findings in the staff report and with the modified or added conditions of approval as follows:

- Condition 12 should read, "The on-site resident/manager or another qualified representative is required to sleep on-site while the bed and breakfast is being rented."
- Condition 20 should read, "Four permanent bicycle spaces shall be placed on the property for the use of the bed and breakfast tenant(s)."
- Condition 10 should read, "The second residence shall remain a long-term rental."
- Condition 19 shall be stricken.

Commissioner Fritz seconded the amended motion.

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

AYES: Chair Wilson, and Commissioners Oetinger,
Douch, Fernandez, Lindenbusch, Kelley and Fritz
NOES: None
ABSTAIN: Commissioners Haug
ABSENT: None

Chair Wilson thanked the applicant and requested that staff look at bed and breakfast language as it is not harmonious with the rest.

Commissioner Douch concurred with Chair Wilson.

Director Svanstrom responded in the affirmative.

9. WRITTEN COMMUNICATIONS:

A. General Plan Implementation Plan Update

Director Svanstrom presented the staff report.

Commissioner Fernandez asked if a joint meeting between the Planning Commission and City Council is being planned.

Director Svanstrom responded:

- Nothing is scheduled at this time. The majority of the Council has discussed this and only wants to hold a joint meeting when there is a specific topic that it would make sense to have it on.
- Recently met with Chair Wilson and Mayor Slayter about this and no specific subjects have been identified at this time.
- Mayor Slayter mentioned that the Council really appreciates that the Commission is made up of a group of really smart independent thinkers and that he wouldn't want the Commission to feel like they're being mandated by the Council because the Council values the recommendations that the Commission puts forth to the Council.

Commissioner Fernandez concurred with Director Svanstrom's last remark and commented that it is helpful that the Chair is being more involved.

Commissioner Fernandez asked if there is an updated liaison list.

Director Svanstrom responded that the current list goes through February and that an update is forthcoming.

Commissioner Kelley spoke on her history on the Council and the origination of the Agenda Review Committee.

Director Svanstrom responded:

- Has had periodic meetings with the current Chair as needed.
- Can continue to have meetings with the Chair as well as the Vice Chair to ensure that everything is on track and to discuss future forecasting, etc.

Commissioner Fritz referred to Action LU 6b on page 7 which is marked as 'complete' and commented:

- Would argue that that is not complete.
- The R5 zoning district is the only medium density residential zone that we have that allows duplexes.
- R6 and R7 also allow duplexes but they're considered high density residential zones.
- We have 9 parcels in the city with the R5 zoning designation, 7 of which already have duplexes on them which means we have two opportunities to increase the housing stock in the city which doesn't seem to satisfy the intent.

Director Svanstrom responded:

- We changed the names to numbers when updating the zoning code.

- The R5 zone did not exist previously.
- There were a number of small lots where the Planning Commission had recommended a designation of R5 but the Council elected to change them back to R4 due to a concern about amalgamating and merging properties to create a really large development because there is no maximum lot size for R5.
- If a maximum lot size is added there may be an opportunity to rezone certain parcels to R5 to allow for smaller lot developments as well as duplexes.

Commissioner Fritz commented:

- Would be in favor of that.
- Was a big advocate for creation of the new zone and was very disappointed to see that nothing was really gained from it in the end.
- His intent was to get more housing units in the city and if we're not going to, there is really no point to having the R5 zone.
- Reiterated his support for revisiting the R5 zoning district to look at ways to get more units in town.

Commissioner Fritz referred to Action H-G-3 on page 98 which has to do with Supportive and Transitional Housing and is marked 'complete' and commented:

- Suggested that the fact that they're considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone be codified in the allowed use table because we don't have Supportive Housing or Transitional Housing as an allowed use.
- Does not recall seeing a definition for Supportive Housing and Transition Housing either.
- Reviewed 'Table 17.20-1. Permitted and Conditionally Permitted Uses in the Residential Districts' because the Action specifically refers to residential use, not commercial.
- Wants to be accommodating of these types of projects where we should be.

Director Svanstrom responded that she could look into that.

Commissioner Fernandez asked if the General Plan Implementation Plan Update is available online as a searchable PDF.

Director Svanstrom responded in the affirmative.

Commissioner Fernandez referred to CHW 6e on page 96 which has to do with ensuring that bars serve food in order to help counter the effects of alcohol consumption and commented:

- Brought this up during his recent interview with the Council.
- This needs to be revisited because we know it is not always being done.
- Wants to address this in a positive manner.
- Rather than ongoing, it should have a priority listing, otherwise it will just stay like it is.
- Enforcement is lacking.
- Believes there is room to create a positive solution, such as food trucks.

Commissioner Fritz referred to H-G-4 on page 99 which has to do with tiny houses and commented that he did not see references to them in our code.

Director Svanstrom responded:

- Tiny houses were reviewed and considered,

- It was determined not to include tiny homes that aren't on permanent foundations due to health (sewer, water, etc.)
- Sebastopol does not have a minimum house size.

Commissioner Fritz referred to H-G-17 3. on page 101 which talks about increased building heights and parking requirement reductions in the Downtown Core and asked for an update on that.

Director Svanstrom responded:

- For affordable housing projects, 3 stories and 40 feet are allowed in the Downtown Core and R7 zones.

Hearing nothing further, Chair Wilson concluded discussion of this matter.

10. ADJOURNMENT: Chair Wilson adjourned the meeting at 9:15 p.m. The next regularly scheduled Planning Commission meeting will take place on Tuesday, February 11, 2020, at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kari Svanstrom
Planning Director