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PLANNING COMMISSION
MEETING OF: December 10, 2019
SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

UNAPPROVED DRAFT MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF December 10, 2019

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on December 05, 2019.

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

2. ROLL CALL:

- Present:** Chair Wilson, Vice Chair Doyle, and Commissioners Glaser, Oetinger, Fritz and Douch
- Absent:** Commissioner Fernandez (excused) and Commissioner Kelley (not excused)
- Staff:** Kari Svanstrom, Planning Director

3. APPROVAL OF PLANNING COMMISSION MINUTES: October 08, 2019 and November 12, 2019

Vice Chair Doyle amended the minutes of October 08, 2019.

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

Commissioner Douch seconded the motion.

- AYES: Vice Chair Doyle, and Commissioners Glaser, Oetinger, Douch, and Fritz
- NOES: None
- ABSTAIN: Chair Wilson

ABSENT: Commissioners Fernandez and Kelley

Vice Chair Doyle amended the minutes of November 12, 2019.

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

Vice Chair Doyle seconded the motion.

AYES: Chair Wilson, Vice Chair Doyle, and Commissioners Glaser, Oetinger, and Fritz

NOES: None

ABSTAIN: Commissioner Douch

ABSENT: Commissioners Fernandez and Kelley

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA: There were none.

5. STATEMENTS OF CONFLICTS OF INTEREST:

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

Director Svanstrom provided the following updates:

- The Accessory Dwelling Unit Ordinance that the Commission heard at their last meeting has gone before the City Council for discussion and first reading.
 - The Council agreed with the Commission's recommendation in terms of revisions with some minor adjustments for clarification.
 - The Accessory Dwelling Unit Ordinance will return to the Council for second reading on Tuesday, December 17, 2019 during which it will be adopted as a regular ordinance.
- With feedback from tonight's discussion, the Council will be hearing the Development Agreement for Huntley Square at their meeting on Tuesday, December 17, 2019.
- Additionally, the Council will be reviewing an update of the General Plan Implementation Plan which reports progress on the General Plan.
 - This item was originally scheduled for October 2019 but was bumped due to various scheduling conflicts and the fires.
 - The Council asked that their annual goals be incorporated into this item so they can see where their goals fall in relation to the City's General Plan Implementation Plan.
- A couple of sign applications for two of the three tenant spaces adjacent to the CVS project are tentatively scheduled to go before the Council at their first meeting in January.
 - Per litigation, the Council is tasked with design review of these signs.
 - The use has not yet been determined for the third tenant space.

Chair Wilson asked Director Svanstrom who the two tenants going in adjacent to CVS are.

Director Svanstrom responded that they are Peet's Coffee and Supercuts. She also noted that, per litigation, the first tenants are not subject to the City's Formula Business Ordinance. Future tenants will be.

Commissioner Fritz referred to the parking lot behind the Chamber of Commerce and asked why it went from free parking with no time limit to parking with a three-hour time limit.

Director Svanstrom responded that she did not know and referred Commissioner Fritz to the Police Department.

Director Svanstrom announced that the Tree and Design Review Board would be holding a meeting on Wednesday, December 18, 2019 for preliminary review of a proposed 84-unit, 100% affordable project on Bodega Avenue. She noted that the applicant had previously held a community meeting on the proposed project. She further noted that the meeting would be held at the Sebastopol Regional Library.

Commissioner Glaser asked if the applicant was requesting a variance.

Director Svanstrom responded that they were not, however they are eligible for a density bonus which, could allow for a certain number of concessions to development standards.

Chair Fritz asked Director Svanstrom when the Council would be conducting interviews for appointments to the Planning Commission.

Director Svanstrom responded that interviews are tentatively scheduled for some time in January 2020. She noted that current outgoing Commissioners have agreed to stay on for one meeting in January, potentially, to allow for appointments to be made.

7. PUBLIC HEARING:

- A. DEVELOPMENT AGREEMENT (CONTINUATION): Bob Massaro/Huntley Square, LLC (7950 Bodega Avenue) – Project #2019-91** – This is an application, submitted by Bob Massaro and Huntley Square, LLC requesting approval of a Development Agreement in relation to a proposed 10-unit “mini-townhouse” residential project at 7950 Bodega Avenue. The Development Agreement requests a reduction in Development Impact Fees to assist with required frontage improvements (retaining wall, curb, gutter and new sidewalk) and for an exemption of the Utility Undergrounding requirement. ***This item was reviewed by the Commission at their meeting on November 12, 2019 and was continued to this meeting.***

Director Svanstrom presented the staff report.

The Commission asked questions of Director Svanstrom.

Chair Wilson opened the public comment period.

Hearing none, Chair Wilson closed the public comment period and brought it back to the Commission for discussion.

Commissioner Oetinger commented:

- Agrees with option 2 since the ‘affordable’ option doesn’t offer the lower level of affordability.

Commissioner Fritz commented:

- Agrees with option 2 as it seems like a fair compromise.
- Option 2 shows that the developer heard the Commission and as such, has come forward with alternatives.
- Option 1 doesn't provide a whole lot.
- Agreed that 160% of AMI isn't all that useful.
- Option 3 isn't beneficial for the City or the applicant.
- While option 2 seems like a fair compromise, there may be a better way as this goes forward.
- Of the three options, if they are the only options available, he favors option 2.
- If the developer thinks that option 2 is doable, he is supportive of it.

Vice Chair Doyle expressed support for option 2.

Commissioner Douch agreed with staff's analysis for option 2.

Commissioner Glaser commented:

- Prefers option 1.
- Felt the original proposal was reasonable given the conditions that are there, especially since they'll be putting a conduit in for utilities anyway.
- Agrees with Commissioner Fritz on the one restricted dwelling unit not making much of a difference.
- Adding back in the requirement for one restricted dwelling unit is capricious.
- Would vote against a motion in support of option 2 because he feels option 1 is best.

Chair Wilson asked Commissioner Glaser to expound on his reasons for supporting option 1.

Commissioner Glaser commented:

- The site is difficult.
- Looking at this from the perspective of how much the City can get by having this project move forward.
- It can be difficult and expensive to get projects done.
- If the applicant determines that option 2 won't pencil out, we won't have a project.
- Wants this project to come to fruition.

Chair Wilson commented:

- Supports option 2 as revised.
- Assumed the developer has penciled out the revised option 2 and is comfortable with it.
- Despite his earlier misgivings this feels like a fair compromise given that it is an usual site.
- Reiterated his support for option 2.

Commissioner Fritz commented:

- Appreciates Commissioner Glaser's comments.
- Option 2 will probably result in the units being a little bit more expensive.
- If the developer is willing to go ahead, they should be allowed to.
- If the developer can price these units in the \$400k range, they will be some of the only units in Sebastopol in that price point.
- It's even hard to find units in the \$500k range in Sebastopol.
- Most properties are listed in the \$600k range or above.

Commissioner Oetinger commented:

- Market rate will apply in any event to the remaining units.

Chair Wilson commented:

- Looking at option 2 as a way to address the frontage improvements which the City really wants.
- In this case, it doesn't make sense to not coordinate with the developer.
- The project is otherwise exempt from inclusionary housing requirements as discussed.

Commissioner Fritz asked a clarifying question of Director Svanstrom.

Commissioner Douch made a motion to adopt the resolution with option 2 identified as the option that would provide the most benefit to the City.

Commissioner Douch noted that the amount of financial assistance that is being requested should be revised as appropriate.

Director Svanstrom responded in the affirmative.

Commissioner Douch asked a clarifying question of Director Svanstrom.

The Commission agreed with staff to include option 2 in the resolution for clarity.

After some discussion, the Commission agreed to leave paragraph 3 as is as it is referencing the original request.

Commissioner Douch revised his motion to adopt the resolution with option 2 identified as the option that would provide the most benefit to the city with the following:

- Include text of option 2 in the last paragraph.

Commissioner Fritz seconded the motion.

AYES: Chair Wilson, Vice Chair Doyle, and Commissioners Douch, Oetinger, and Fritz

NOES: Commissioner Glaser

ABSTAIN: None

ABSENT: Commissioners Fernandez and Kelley

8. DISCUSSION:

- A. LIBBY PARK PLAYGROUND DESIGN** – This will include a review of designs for the Libby Park Playground replacement project, and recommendation of a design option to Council.

Director Svanstrom presented the staff report.

The Commission asked questions of Director Svanstrom.

Chair Wilson asked if members of the public wished to comment on this item.

Hearing none, Chair Wilson closed the public comment period.

Commissioner Glaser commented:

- Design option 1 is his preferred option.
- Not convinced that the ZipKrooz (zipline) will be used all that often.
 - Suspects that people will lose interest in it quickly.
- Play structures, even small ones, tend to be used a lot more.
- Kids want to see and interact with other kids.

Commissioner Douch commented:

- Supports design option 1.
- Encourages further fundraising to support the last component.

Vice Chair Doyle commented:

- Supports design option 1.
- Spreading it out will allow the potential for further improvements in the future.

Commissioner Fritz commented:

- Supports design option 1.

Commissioner Oetinger commented:

- Supports design option 1.
- Had a zipline in her backyard.
- The ZipKrooz is nice because you can go from both sides.
- Speaks to the need for further contribution to support the last component.

Chair Wilson commented:

- Supports design option 1.
- Appreciates the Rotary's involvement in this.
- Fundraising is important.
- Wants to improve Ives Park, however, Libby Park is important too.

Commissioner Fritz made a motion to recommend design option 1 as the preferred option for Council consideration with the ability to expand to include the ZipKrooz.

Commissioner Oetinger seconded the motion.

AYES: Chair Wilson, Vice Chair Doyle, and Commissioners Douch, Glaser, Oetinger, and Fritz

NOES: None

ABSTAIN: None

ABSENT: Commissioners Fernandez and Kelley

B. END OF YEAR BUSINESS AND CHAIRS REMARKS

Director Svanstrom noted that the City's Holiday Luncheon is on Thursday, December 12, 2020. If interested in attending, please RSVP to Rebecca Mansour in the Planning Department.

Director Svanstrom thanked members of the Commission for a great and successful year.

9. ADJOURNMENT: Chair Wilson adjourned the meeting at 7:48 p.m. The next regularly scheduled Planning Commission meeting will take place on Tuesday, January 14, 2020, at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA

95472. The regularly scheduled Planning Commission meeting on Tuesday, December 24, 2019 has been cancelled due to the holiday.

Respectfully Submitted By:

Kari Svanstrom
Planning Director