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JOINT MEETING OF THE CITY COUNCIL
AND PLANNING COMMISSION

MEETING OF: February 09, 2016

SEBASTOPOL YOUTH ANNEX

425 MORRIS STREET

APPROVED MINUTES

CITY COUNCIL AND PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF February 09, 2016

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CITY COUNCIL AND PLANNING COMMISSION:

The notice of the meeting was posted by the City Clerk on February 04, 2016.

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

1. CALL TO ORDER:

- a. Mayor Gurney called the meeting to order at 6:03 p.m.
- b. Chair Doyle called the meeting to order at 6:03 p.m.

2. ROLL CALL:

a. City Council

Present: Mayor Gurney, Vice Mayor Glass, and Councilmembers Jacob and Slayter
Absent: Councilmember Eder (excused)
Staff: Larry McLaughlin, City Manager-City Attorney
Mary Gourley, City Clerk

b. Planning Commission

Present: Chair Doyle, Vice Chair Kelley, and Commissioners Pinto, Fernandez, Jacob, Douch and Fritz
Absent: None
Staff: Kenyon Webster, Planning Director
Rebecca Mansour, Planning Technician

Chair Doyle welcomed new member, Paul Fritz to the Commission.

Mayor Gurney announced the very recent appointment of Paul Fritz to the Planning Commission.

Mayor Gurney commented that Item 8B had been added to the agenda without notice to the Council's agenda setting committee. She added that she was not certain that the Council was committed to going on to an additional business item beyond the General Plan draft review.

Mayor Gurney outlined the process for tonight's proceedings.

3. APPROVAL OF PLANNING COMMISSION MINUTES of: January 12, 2016

Commissioner Jacob amended the minutes.

Vice Chair Kelley made a motion to approve the minutes as amended.

Councilmember Slayter seconded the motion.

Vote:	Ayes:	Chair Doyle, Vice Chair Kelley and Commissioners Pinto, Fernandez, Jacob, and Douch
	Noes:	None
	Abstain:	None

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agonized business to be conducted.

Michael Carnacchi, a local resident and business owner, commented:

- Wished to speak on the Circulation Element of the General Plan.
- Emphasized that we're talking about a General Plan 20 years out.
- Referred to study about upgrading Highway 116, which was signed September 30, 2015.
- The City should engage with Caltrans right now.
- The traffic passing by his shop registered an average decibel level of 89.
- The Sebastopol Ordinance cites a maximum decibel level of 65.
- The automobiles pour tons of toxic pollution into our environment every single day.
- This issue is important and something needs to be done about it now.
- Thanked the Commission and Council for their time.

Hearing nothing further, Mayor Gurney closed the Public Hearing.

5. STATEMENTS OF CONFLICTS OF INTEREST

Councilmember Jacob commented that he would need to recuse himself from any discussions relating to medical cannabis during their discussions of the Community Health and Wellness Element.

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

Director Webster provided the following update:

- On the next City Council agenda the Council will;
 - Discuss the Urban Growth Boundary (UGB). The Council will look at a possible draft of something that might either be an ordinance that the Council will pass to extend the UGB, or, a group of citizens will pick up the concept and turn it into an initiative. The draft document and map is consistent with what has come out of the General Plan process so far.
 - Consider a Request for Proposals (RFP) for designing the local streets component of the Bicycle and Pedestrian Master Plan.
 - Consider a potential contract for a consultant to work with the Council subcommittee on the Pine Grove Square concept.
- The next Planning Commission meeting will be held on February 23rd. Agenda items will include;
 - A Use Permit for KOWS radio antenna which is proposed to be located at a City water site off of Pleasant Hill Road.
 - Preliminary annexation review for the Village Park property.
 - State mandated Zoning Ordinance amendments that came out of the Housing Element update.
 - Concepts from the Village Building Convergence (VBC) on artworks and monuments in public places.
- The regularly scheduled Planning Commission meeting on March 8th will be a joint meeting with the City Council to continue their discussion of the draft General Plan.
- With regards to a couple of hotel projects;
 - We haven't yet received an application for a potential hotel at the lumberyard site, although we hear one is coming.
 - The Barlow Hotel application has been submitted for the Guayaki site, however, they're reworking the design so it's not actively moving forward at this time.

Mayor Gurney asked if staff could provide a brief update on the status of the CVS project.

Director Webster commented:

- Having to ensure compliance with all conditions of approval as well as State requirements has resulted in a very lengthy Plan Check process.
- Understood that that was substantially complete and that permits may be obtainable within the next few weeks.

City Manager/City Attorney Larry McLaughlin added:

- Confirmed with CVS' legal counsel this afternoon that all Engineering Plan Check work had been completed.
- Asked for a definitive date when permits would be pulled.
- Will update the Council when a date is given.

Mr. McLaughlin asked to make a point of clarification on an item which was included in the Planning Director's report.

- The Pine Grove Square item was reset by the agenda committee this morning to the City Council meeting of March 1st.

Mayor Gurney thanked Director Webster and Mr. McLaughlin and commented:

- Our staff has done everything in their power and in responsible timelines to move the CVS project along.
- Hopes for notice when demolition permits are pulled.
- A lot of people want to come and observe the takedown of those buildings.
- The takedown of those buildings will be a public event, a traffic event, a health hazard, etc.
- It's important that we know when demolition is slated to occur.

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

8. DISCUSSION:

A. GENERAL PLAN UPDATE: REVIEW OF DRAFT COMMUNITY SERVICES AND FACILITIES, CONSERVATION AND OPEN SPACE, COMMUNITY HEALTH AND WELLNESS, COMMUNITY CHARACTER ELEMENTS OF THE GPAC DRAFT GENERAL PLAN: The General Plan Advisory Committee (GPAC), conducting numerous public meetings for more than a year, has created a GPAC Draft General Plan. The City Council and Planning Commission will conduct an initial review of the draft in joint meetings, to consider whether any revisions to the GPAC draft are appropriate, before a formal draft General Plan is created. The first joint meeting was on January 12, 2016. At the February 9 meeting, comments from members of the public are welcome regarding the Elements listed for discussion. The remaining Elements will be reviewed at a joint meeting at 6 p.m. on March 8, 2016. There will be additional public hearings after the formal draft General Plan and a draft Environmental Impact Report are published.

Mayor Gurney introduced this item and asked to hear from Ben Ritchie of De Novo Planning Group.

Mr. Ritchie introduced the Commission and Council to the Community Services and Facilities Element of the General Plan.

Mr. Ritchie commented that they were aware of the header typo and would correct it.

Mayor Gurney outlined the process for discussion of the Community Services and Facilities Element.

Mr. Ritchie asked if the Commission and Council agreed with the approach of this Element. In summary, the General Plan calls for creation of a prioritization process for infrastructure and community facilities upgrades, rather than identifying specific priorities within the Plan itself.

A summary of comments, questions and responses are summarized below.

Mayor Gurney commented:

- That was the right approach.
- We don't always know what will surface in the community as a priority or what we'll have funding for.

Vice Mayor Glass commented:

- Expressed being in agreement with Mayor Gurney.
- Funding will dictate priority to some degree.

Councilmember Slayter commented:

- This is a great way to go.
- The Capital Improvement Program (CIP) should dovetail with the General Plan somehow.

Mr. Ritchie responded that the CIP is mentioned in a number of places. One being Policy CSF 1-5 and another being Action CSF-1c, both on page 4-2.

Councilmember Slayter commented that Action CSF-1d was referring to the CIP in large part.

Mr. Ritchie agreed.

Councilmember Jacob commented:

- We're on the right path.
- Concerned about implementation and asked if the consultants would be providing a tool.

Mr. Ritchie responded:

- Referred to Chapter 11, Implementation, which is a tabulated summary of all of the Action items.
- Timeline recommendations in the form of (A) near-term, (B) midterm and (C) long-term have been given. He noted that the City was not bound to the recommended timelines.
- The various Action items are to be implemented over the next twenty years.
- Future costs are not identified in the Plan.
- They've tried to be sensitive to financial realities when putting the list of Action items together.

Commissioner Jacob asked if the GPAC was involved in prioritizing the Action items. He also asked if the Commission and Council would be tasked with approving the Implementation Chapter as part of their respective General Plan processes.

Mr. Ritchie responded:

- The primary source of their recommendations was based on past planning experience and in trying to be realistic.
- The GPAC did not specifically go through every Action item in the Implementation Chapter, however, it was included in the GPAC's final review draft and was open for discussion at their last meeting.
- The Implementation Chapter is meant to serve as a guide and is certainly subject to change.

Mayor Gurney commented that both the Commission and Council would want to review the Implementation Chapter during their individual reviews of the General Plan.

Chair Doyle expressed being in agreement on this being the right approach.

The rest of the Commission and Council agreed.

Mayor Gurney asked Mr. Ritchie if he could organize their discussion by going through each Goal to see if either the Commission or Council had any input.

Mr. Ritchie agreed.

Mr. Ritchie summarized Goals CSF 1 and CSF 2 and called their attention to Action item CSF-2a, in particular.

Mayor Gurney asked for comments on Goal CSF 1.

Mayor Gurney asked if an Action item stating that some developers may be required to provide a Community Impact Report could be added.

Mr. Ritchie commented that he could add the following as one of the last Action items under Goal 1; Consider establishing a requirement that development projects prepare a Community Impact Report as part of the review and approval process, as required.

The Commission and Council agreed.

Commissioner Jacob commented that he liked CSF 1-11 and asked what the thrust of it was.

Mr. Ritchie responded:

- The general meaning is to slightly oversize trenches so that additional infrastructure can be accommodated as additional construction comes in, or as buildings build out further.
- From a cost of implementation standpoint it's near negligible for contractors and developers.
- Intent was for both public and private projects when infrastructure is being put in place.

Commissioner Jacob asked if this Action item would be included in our Zoning Ordinance at some point.

Mr. Ritchie responded that it was more of a guidance to staff, the Planning Commission and City Council. He added that it would serve as one more guiding factor in determining compliance with City policies and procedures.

Commissioner Fritz referred to Action CSF-1a on page 4-2 and commented:

- Expressed a concern with the long-term costs associated with infrastructure brought in by new developments.
- Some types of development can recover those costs if they bring in enough sales tax revenue, etc.
- Would like to see projects that will saddle the City with large infrastructure costs discouraged.

Mr. Ritchie commented:

- With regards to this issue, he cautioned the Commission and Council on putting too much specificity in the General Plan because there are some unintended consequences that could result.
- Prioritizing approval, permitting and streamlining for projects that have net-positive revenue could open a policy door and provide an insinuation that you're attempting to attract certain types of projects that may be counter to the intent of the General Plan.
- There are various tools that are available to the City that can be dealt with at the development agreement stage.

Ms. Thompson commented:

- Action EV 1b on page 9-3 in the Economic Vitality Chapter requires that large-scale development projects submit an economic impact study that analyzes the economic and fiscal costs and benefits of the proposed project.

Mayor Gurney asked for comments on Goal CSF 2.

Councilmember Slayter referred to Policy CSF 2-5 on page 4-3 and commented:

- While he understood the gist of what it meant, the language felt awkward.
- Parklets and pocket parks should be included somewhere.
- Asked if Ragle Park was included in our parks land calculation.

Director Webster responded:

- To date Ragle Park has not been counted in our park acreage goal.
- Ragle Park has been mentioned in our LOS Report as a park that we may want to count because it is practically in the City.
- Tomodachi Park is counted because the City owns it.

Councilmember Jacob suggested that a goal, under Policy CSF 2-11, be included to have the City Council and Planning Commission have an annual joint meeting where the City Council can hear directly from the Planning Commission on issues that it may be facing.

Mayor Gurney asked if that should rise to the level of General Plan inclusion or if it were more like routine City practice.

Mr. Ritchie responded:

- It could be either.
- As a policy suggestion, it is completely appropriate for inclusion in the General Plan.

Mayor Gurney commented:

- Interested in the notion of green pathways, a network of public open space for people to use to travel through town.
- Interested in the notion of encouraging the recognition of neighborhoods where there was a community effort to preserve trees, plants, etc. so that the street was particularly beautiful as a green passageway.
- These are of importance to us.
- These are positive and creative suggestions from the SDAT team.

Mr. Ritchie responded:

- Liked both of those suggestions.
- It's one of those transcendent topics that provides for community fabric and community identity if we're talking about visual appeal, and also provides for pedestrian and transportation corridors and networks.
- Will make a notion of it and find the most appropriate place for it within the General Plan.

Mayor Gurney commented:

- Requested that the map include an identifier for the City Park that is on the theater property across from the plaza.
- Requested that the Joe Rodota trail as well as our part of the West County trail be identified on the map as well.

- There is a great interest in volunteerism in this community, and we're really ambitious about our open space and parks.

Comments from Mayor Gurney continued:

- Referred to Policy CSF 2-19 and commented that it'd be helpful to include mention of creation of a non-profit fundraising/volunteer organization.
- Language consistently refers to bicyclists and pedestrians in that order. Reversing that language would more accurately reflect the reality of the people in our community.
- When we mention safety, we're not looking exclusively at the prevention of crime. We're also looking at a culture and respect for pedestrians by way of slower drivers, etc.
- A culture of safety is different than a culture of prevention of crime.

Commissioner Fernandez commented:

- Echoed Mayor Gurney's comments on Policy CSF 2-19 and suggested adding language about having a coordinator or formation of a committee to help with those efforts.
- The area behind Copperfield's would be a good space for a green corridor, as brought up by Mayor Gurney.

Chair Doyle commented:

- Referred to Action CSF-2a and asked for clarification regarding the City's discretion in determining the scope and resulting costs of developing a Parks and Recreation Master Plan.

Mr. Ritchie responded:

- The City has a tremendous amount of discretion in determining what that effort will look like.
- That process should start with community outreach and a needs assessment.

Chair Doyle responded that he wanted to ensure that the City wasn't committing to a costly Action item.

Mr. Ritchie added:

- The City has tremendous leeway and discretion in how it implements the General Plan.
- Everything in the General Plan is under the caveat that it is at the discretion of the City Council.

Commissioner Fernandez commented:

- With regards to safety, would like to see universal language used on signs where appropriate.

Commissioner Jacob referred to Policy CSF 2-7 and asked how close the City was to meeting its park LOS goals.

Director Webster responded that the City was close to meeting its park LOS goals.

Commissioner Jacob commented:

- Suggested adding a bullet about tracking how we're doing in meeting our park LOS goals under Action CSF-2a.
- Suggested using the term 'parklets' more specifically in Action CSF-2i.
- Pedestrians in our culture already have a leg up because there are a lot of sidewalks.
- Bicyclists need a leg up because they are riding in the street with few bike lanes.

Commissioner Jacob comments continued:

- Having an emphasis on the bicycle is really important.

Mayor Gurney commented that that was a really valid comment, which she understood completely.

Mr. Ritchie encouraged the Commission and Council to focus on the big picture items.

Mr. Ritchie introduced Goal CSF 3.

Mayor Gurney asked for comments on Goal CSF 3.

Councilmember Slayter referred to Policy CSF 3-6 and asked if more language on emergency preparedness should be added.

Mr. Ritchie responded that the specifics of emergency preparedness were not to be answered within the General Plan.

Mayor Gurney commented:

- Referred to Action CSF-3a and commented that the word 'farming' was too small a word.
- Suggested replacing the word 'farming' with 'agriculture' in a number of places throughout the document.

Mr. Ritchie responded that 'agriculture and viticulture' could be used in place of 'farming'.

Vice Chair Kelley expressed hesitation with calling out viticulture and suggested that we leave it at agriculture.

Mr. Ritchie responded that he would use the term 'agriculture' in place of 'farming'.

The Commission and Council agreed.

Commissioner Jacob commented:

- With regards to emergency water supply, he commented that it'd be good to recognize the Community Emergency Response Team (CERT) program.

Mr. Ritchie responded that the CERT program was called out very specifically in the Safety Element.

Mr. Ritchie introduced Goal CSF 4.

Mayor Gurney asked for comments on Goal CSF 4.

There were none.

Mr. Ritchie introduced Goal CSF 5

Mayor Gurney asked for comments on Goal CSF 5.

Mayor Gurney commented:

- A companion goal to preventing crime is to enhance safety. Both should be included.

Commissioner Fernandez referred to Policy CSF 5-10 and commented that he'd like to see more interest in their developing a positive rapport within the community.

Vice Mayor Glass commented on the concept of police providing service to the community, rather than authority.

The Commission and Council agreed.

Mr. Ritchie commented that he'd received enough guidance on culture of safety, service to community and enhancing positive rapport to include two new policies.

Mayor Gurney asked for additional comments on Goal CSF 5.

Hearing none, Mayor Gurney asked for comments on Goal CSF 6.

Mr. Ritchie summarized Goal CSF 6.

Councilmember Slayter commented:

- Referred to Policy CSF 6-4 and suggested striking, 'to explore all local and state funding sources to secure available funding for new and improved school facilities' because that was outside the City's purview.
- Referred to Policy CSF 6-15 and suggested striking the word 'unique'.

Commissioner Fernandez commented:

- We should coordinate community building and the strengthening of our identification with our schools.
- We should provide resources such as Internet, access to computers, and Wi-Fi where possible.

Commissioner Pinto referred to the memo that had been provided by the consultant and commented that Action CSF-6j felt like the right approach.

Mayor Gurney commented:

- We have a real shortage of community meeting rooms.
- Suggested adding an Action item to incentivize larger development projects to address this shortage.

Mr. Ritchie introduced the Commission and Council to the Conservation and Open Space Element of the General Plan.

Mr. Ritchie summarized Goals COS 1 and COS 2.

Mayor Gurney asked for comments on Goal COS 1.

Councilmember Slayter referred to Policy 1-4 under Goal COS 1 and commented that a definition of 'ecological goods and services' should be provided.

Commissioner Pinto provided a definition.

Mr. Ritchie agreed and commented that a definition could be included.

Mayor Gurney asked for comments from the Public on the Community Services and Facilities Element of the General Plan.

Rick Coates, Executive Director of Forest Unlimited, commented:

- On the whole, the goals that have been gone over so far are good.
- Quite impressed with the draft General Plan.
- With regards to climate issues, urgency was not reflected.
- Likes the notion of putting pedestrians before bicyclists.
- No net increase in greenhouse gases should be a standard.
- Suggested mitigation provisions that would allow a developer to contribute to an alternative transportation fund, or to plant trees in parks, for example.
- Would like to see a more definite overarching policy statement about no net increase in greenhouse gases, rather than referring to various other policies.
- May want to call for a decrease in greenhouse gases.
- Thanked the Commission and Council for their time.

Hearing nothing further, Mayor Gurney closed the Public Hearing.

Mayor Gurney asked for comments on Goals COS 1 and COS 2.

Chair Doyle referred to Policy COS 2-6 under Goal COS 2, and asked if the perfect circle, which covers our entire city limits, and refers to 'Special Status Species' in Figure 5.1: Sensitive Habitat and Species was accurate.

Mr. Ritchie responded:

- The 1-mile radius of a potential occurrence of a special status species data came from a California Natural Diversity Database (CNDDB) search.
- Recognized the faultiness of Figure 5.1.
- Expressed being unsure with how it could be more accurately defined on a map.

Ms. Thompson commented that the language could be changed to not reference Figure 5.1.

Chair Doyle agreed.

Commissioner Fritz expressed being unclear on Figure 5.1 and felt that it lacked detail.

Mr. Ritchie responded:

- Because this is such an important issue that doesn't lend itself to this type of graphic, we'll pull this figure from the General Plan and include more extensive references to the more detailed figures in the Existing Conditions Report, which is meant to be the sister document to the General Plan that provides a more detailed background.

Commissioner Kelley commented:

- Referred to the second bullet under Action COS-2a on page 5-3 and suggested that it be revised to say, 'at least 50 feet'.

Mr. Ritchie responded

- We can talk about the location, type and functionality of the riparian vegetation and wetlands and offset linkages.

Vice Chair Kelley commented:

- Referred to the first bullet underneath Figure 5.1 on page 5-4 and commented that mitigation banks are very controversial and may not prove to be adequate.
- Does not support offsite mitigation for habitat.

Mr. Ritchie responded:

- There is room for language in the first bullet point under Figure 5.1 on page 5-4.
- Could add, 'make all feasible efforts to provide for onsite mitigation'.
- The first bullet at the top of page 5-4 goes a long way towards addressing the concerns raised by Vice Chair Kelley.

Vice Chair Kelley commented that she wanted to ensure that the City would have the ability to not accept offsite mitigation.

Mr. Ritchie responded:

- Wants to do more research to make sure that we wouldn't be delving into a legal 'taking' issue if the City were to prohibit development that has a mitigation plan that would otherwise be acceptable to agencies such as California Department of Fish and Wildlife, etc.

Commissioner Fernandez commented:

- Volunteerism should be incorporated into a number of these Policies, Goals and Actions.

Mayor Gurney commented that she would like to include expansion of the Laguna Preserve through acquisitions as well.

Mr. Ritchie responded that that could be added under Goal COS 4.

Mr. Ritchie introduced Goal COS 3 and asked for comments.

Councilmember Jacob commented:

- Would like to add an Action to work on mitigation measures for first flush flow.

Mr. Ritchie and Mayor Gurney agreed.

Mayor Gurney reiterated her comment about wanting to include expansion of the Laguna Preserve through acquisitions and asked for other comments on Goal COS.

Commissioner Pinto commented:

- Agreed wholeheartedly that there might be opportunities to expand the Laguna Preserve through acquisitions.

- Would like the document to be clear on the City's willingness to support acquisition for both the Laguna Preserve and Ragle Park.
- The Laguna Wetlands Preserve Restoration and Management Plan only deals with management of lands already owned by the public. There is no reference for future acquisitions.
- The Southeast quadrant of town, outside of our city limits, has some very large, beautifully undeveloped agricultural land that should be looked at.
- Asked for an explanation of the boundaries of the 'Sebastopol Planning Area' as is referenced in the General Plan.

Mr. Ritchie responded:

- Sebastopol's 'Planning Area' includes its Sphere of Influence (SOI) and UGB.

Commissioner Pinto commented:

- Would like to look at priority acquisitions for the Laguna Preserve very far south and very far north.
- We need something to address future acquisitions because none of our documents currently do.

Mr. Ritchie responded:

- It's a great idea.
- Will create a Policy along the lines of, 'seek opportunities to expand the Laguna Preserve through land acquisition'.
- Will create an Action that says, 'establish and prioritize a list of parcels and areas around and adjacent to the Laguna suitable for acquisition.'

Commissioner Pinto added:

- You could hold a workshop with representatives of various different agencies to talk about opportunities for acquisition.

Mayor Gurney commented:

- Should include Ragle Park and Atascadero Creek, not just the Laguna.
- Would like to add discussion of greenbelts and community separators under Goal COS 12.

Councilmember Jacob commented:

- Suggested creating an Action to better utilize our storage ponds by the Youth Annex.

Director Webster responded:

- They're former wastewater ponds that only fill up if there's enough rainwater.
- They used to be filled with treated wastewater but our access to that was cut off.
- The Laguna Management Plan recommends that there be a special study of what is appropriate to do with those.
- There's also been some staff discussion about stormwater mitigation offsets.

Mayor Gurney asked for additional comments on Goal COS 5.

Commissioner Pinto commented:

- Referred to Action COS-5f on page 5-10 and suggested adding reference to use of the County's LIDAR information to identify impermeable surfaces.
- LIDAR is a very effective tool.

Mr. Ritchie introduced Goal COS 6 and asked for comments.

Councilmember Slayter commented:

- Referred to the last sentence of Policy COS 6-3 on page 5-10.
- Wants quality trees used, not necessarily of like kind.

Mr. Ritchie commented:

- He interpreted it as being in the context of the first part of the paragraph.
- Agreed to look for a better way to word the last sentence.

Chair Doyle commented:

- Referred to the last sentence of Policy COS 6-3 on page 5-10.
- Because you cannot replace a mature tree with another mature tree, the comparable habitat functionality would be years out.

Mr. Ritchie agreed.

Mr. Ritchie introduced Goal COS 7 and asked for comments.

Mayor Gurney commented:

- Air quality relates to pollutants, but can also include smells, debris, allergens, etc.

Mr. Ritchie commented:

- We are dealing in terms of primarily regulated criteria pollutants in the State of California or at the Federal level.

Councilmember Slayter commented:

- Referred to Policy COS 7-3 and COS 8-1 and requested that the word 'non-automotive' be used in place of the word 'alternative' when it comes to modes of transportation.

Mayor Gurney agreed and stated that that change should be made throughout the document.

Councilmember Slayter commented:

- Referred to Action COS-7i on page 5-12 and suggested that it be rewritten as follows, 'During preparation of the City's long-range capital expenditure plans, explore the feasibility of replacing and improving the efficiency of the City's existing fleet of vehicles. This should include, but is not limited to:'
- Suggested striking everything past the word 'vehicles' in the first bullet.
- Electric or hybrid electric fleet vehicles are current technologies that we shouldn't call out specifically because a lot can and will change over the next ten to twenty years.
- All we're saying is that we want a better, more efficient, greener fleet that is appropriate for our needs.

Mayor Gurney agreed.

Commissioner Kelley asked if there was an appropriate place to insert reference to Sebastopol's Woodburning Appliance Ordinance in that it may need to be updated per Bay Area Quality Management District (BAAQMD) requirements.

Commissioner Fernandez responded that it was referenced in Policy COS 7-6 on page 5-11.

Mr. Ritchie agreed.

Commissioner Pinto commented:

- Referred to Action COS-7i on the bottom of page 5-1 and suggested adding reference to 'natural gas' fueled vehicles.

Mr. Ritchie commented:

- Per Councilmember Slayter's direction to make the language more vague, that would be too specific.

Mr. Ritchie comments continued:

- 'Natural gas' would be another non-listed great example.

Commissioner Pinto commented that he was okay with that approach.

Mr. Ritchie introduced Goal COS 8 and asked for comments.

Councilmember Slayter commented:

- Referred to Action COS-8b on page 5-13 and asked if we should be referencing the Climate Action Plan 2020 document which is to-date, not known.

Mr. Ritchie responded:

- Action COS-8b, as written, gives the City flexibility.
- Adoption of the General Plan will likely occur within a year of adoption of the Climate Action Plan 2020, which would make this Action relevant.
- If there's a midterm gap, there is some leeway in interpretation with how the City might implement this Action.

Mayor Gurney commented that the Regional Climate Protection Authority's (RCPA) goal was to have it adopted between September and November of this year.

Commissioner Jacob suggested that Action COS-8b be revised to reference the current RCPA document, rather than specifically referencing Climate Action Plan 2020.

Mr. Ritchie agreed on that being a better approach.

Vice Mayor Glass commented:

- Interested in us meeting or exceeding requirements of the RCPA.

Ms. Thompson commented that an Action to, 'establish goals to meet or exceed the current RCPA document' could be added.

Mayor Gurney commented that she liked that.

Mr. Ritchie introduced Goal COS 9 and called their attention to Policy COS 9-2, in particular.

Councilmember Slayter commented:

- Tier 1 is mandatory already.
- Tier 2 would be a significant leap.
- Referred to Policy COS 9-4 and commented that the City should look into ways to reward applicants who meet those significantly more stringent standards.

Mr. Ritchie referred to Action COS-9b in response to Councilmember Slayter's comment on providing incentives for projects that implement CALGreen Tier 2 standards.

Councilmember Slayter commented:

- Referred to Policy COS 9-5 and suggested replacing the word 'alternative' with the word 'renewable'.

Mr. Ritchie commented that they would do a global search for the word 'alternative' through the whole document and replace and revise where appropriate.

Vice Mayor Glass commented:

- Sometimes the word 'renewable' can be carbon related.
- Suggested that we expound on that or use a different word.

Mr. Ritchie commented that that was a point well taken and that he'd find an appropriate way to address their intent.

Councilmember Jacob commented:

- Suggested an Action under Goal 9 to incentivize protection of topsoil onsite for new development projects.

Mr. Ritchie agreed.

Mayor Gurney commented:

- Suggested that the City advocate for a regional composting facility under Policy COS 9-12.

The Commission and Council agreed.

Mr. Ritchie commented that he would include it by either amending Policy COS 9-12 or by adding a new one.

Vice Mayor Glass commented:

- In the future, we may want to advocate for having localized waste management, rather than having it shipped offsite like our current contract states.

Commissioner Jacob commented:

- If we're attempting to lead by example, public projects should strive to meet CALGreen Tier 2 standards.

Councilmember Jacob commented that that would greatly increase the cost of any public projects.

Chair Doyle commented:

- Referred to an email sent by Councilmember Slayter, which included a cautionary statement on adoption of CALGreen Tier 2 standards.
- We don't know enough about the implications to include it in the General Plan.

Commissioner Jacob responded:

- If we are looking to push the envelope and to lead by example, it would be good to include language to encourage the City to exceed Tier 1 for public projects.

Mayor Gurney and Vice Chair Glass commented that 'encouraging' the City to exceed Tier 1 for public projects was reasonable.

Councilmember Jacob reiterated his comment about the cost of any public project being greatly increased if Tier 2.

Mayor Gurney clarified that it would be to encourage, not require the City to exceed Tier 1.

Mr. Ritchie suggested the following language, 'strive to exceed Tier 1 standards for all City-funded projects where feasible'.

The Commission and Council agreed.

Councilmember Jacob commented that incentives for developers should be included as well.

Mr. Ritchie commented that that was already in there.

Commissioner Fritz commented:

- Referred to Policy COS 9-1, commented that it was identical to Policy COS 6-1 and that it did not belong there.

Mr. Ritchie agreed to strike it.

Commissioner Douch commented:

- A good place to mention topsoil would be in Policy COS 9-14.

Mr. Ritchie agreed.

Councilmember Slayter commented:

- Suggested the following revision to the first sentence of Action COS-9g, 'Explore the feasibility of implementing a rainwater catchment system demonstration project at a City-owned site, and encourage the installation and use of rainwater catchment systems on new public buildings.'

The Commission, Council and Mr. Ritchie agreed.

Mr. Ritchie introduced Goal COS 10 and asked for comments.

Vice Mayor Glass commented:

- There are two former Chinatowns within our City limits.
- There is also very close to the City limits something that is Pomo related.

Mr. Ritchie responded:

- Appreciates that.
- The Environmental Impact Report (EIR) will discuss the nature of resources.

Vice Chair Kelley agreed wholeheartedly with Vice Mayor Glass' comments.

Councilmember Slayter commented:

- Referred to the last bullet under Action COS-10e on page 5-17 and expressed concern with the City not having the resources, available or projected, to implement any of the incentives listed.

Mayor Gurney commented:

- Her interpretation of that language was that if there were a building that qualified, the City would support the applicant in doing that work.

Mr. Ritchie responded:

- Agreed with Mayor Gurney's interpretation.
- Referred to the last sentence of the introductory paragraph of Action COS-10e, which states, 'the program may include:' and commented that the last bullet could be stricken however noting that its inclusion wouldn't obligate the City to offering anything.

Councilmember Slayter commented that he was okay with leaving it in.

Mr. Ritchie introduced Goal COS 11 and asked for comments.

There were no comments.

Mr. Ritchie introduced Goal COS 12 and asked for comments.

Mayor Gurney commented:

- This would be the place to reference greenbelts and community separators in a number of areas throughout the city, as she had mentioned earlier.

Commissioner Fritz commented:

- Policies COS-13, COS-14, and COS-15 are saying the same thing.

Mr. Ritchie agreed that they were redundant and could be consolidated.

Commissioner Fritz commented:

- Policies COS-19 and COS-20 could be combined.

Mayor Gurney disagreed with combining Policies COS-19 and COS-20 because mitigating impacts was not necessarily the same as setbacks.

Councilmember Slayter agreed that that should be looked at.

Mr. Ritchie commented that he'd look into it.

Mr. Ritchie asked for additional comments on Goal COS 12.

Hearing none, Mayor Gurney asked for comments from the Public on the Conservation and Open Space Element of the General Plan.

Rick Coates, Executive Director of Forest Unlimited, commented:

- The State's database on special status species is horribly incomplete and often in error. Cautioned the City on trying to rely on that data.
- Agreed with Vice Chair Kelley's concern with offsite mitigation.
- Offsite mitigation for wetlands in particular doesn't work.
- In his experience, it's not a good idea to rely on the Department of Fish and Game or the Water Quality Control Board because they're not likely to challenge anything because most of the time they're just in overwhelm or will just look the other way.
- Large, significant trees have been shown to enhance property values in the area.
- Preservation of large, significant trees is a plus.
- Particles in the air from automobiles don't all come from the exhaust pipe. A lot of them come from the rubber of the tires and asbestos from the brakes.
- Cautioned relying on Santa Rosa to lead the way with regards to climate change.
- Thanked the Commission and Council for their time.

ila Benavidez-Heaster, 7777 Bodega Avenue, commented:

- Could see the discernment in this meeting.
- Thanked Mayor Gurney and the Council.
- The GPAC, Council and Commission have become bogged down in the same areas.

Ms. Benavidez-Heaster comments continued:

- Asked that they be conscience of the fact that they're speaking from positions of able bodied people all of the time.
- The work that you're doing is phenomenal.
- Thanked them for listening and responding.

Hearing nothing further, Mayor Gurney thanked Mr. Coates and Ms. Benavidez-Heaster for their comments, closed the Public Hearing and brought it back to the Commission and Council for additional comments.

Commissioner Pinto commented:

- Referred to Action COS-12i, commented that he liked the language and felt that it'd be appropriate for him to carry forward to Sonoma County Regional Parks.

Hearing nothing further on the Conservation and Open Space Element, Mayor Gurney commented that Community Health and Wellness and Community Character were left to discuss.

Councilmember Jacob requested that the Community Character Element be discussed first due to his potential conflict.

The Commission and Council agreed.

Mayor Gurney adjourned the meeting at 8:51 p.m. for a brief break.

Mayor Gurney reconvened the meeting at 9:05 p.m.

Mr. Ritchie introduced the Community Character Element and asked for comments.

Mayor Gurney commented:

- When thinking of 'community character' in this community we often think of people rather than the natural and built environments.

Mr. Ritchie responded that it was often referred to as the 'Community Design Element' in other General Plans.

The Commission and Council agreed to rename it.

Mr. Ritchie commented:

- 'Community Design' is commonly used and infinitely appropriate.

Councilmember Slayter commented:

- Referred to Action CC 1b on page 7-3 and suggested adding, 'while also allowing for creative design solutions and architectural diversity'.

Mr. Ritchie agreed.

Commissioner Fritz commented:

- Referred to Policy CC 1-6 and suggested the following revision, 'Maintain and enforce Zoning Ordinance provisions and design guidelines that prohibit auto-centric strip development'.

Councilmember Jacob commented that that would imply a ban on auto-centric strip developments, which we don't generally like to do.

Mr. Ritchie responded:

- More comfortable with it here because the community and City has a pretty strong aversion to auto-centric strip development so it wouldn't necessarily be overly prescriptive and regulatory so much as just making a strong statement.

Councilmember Slayter suggested using the word 'discourage' in place of 'prohibit'.

Vice Mayor Glass commented:

- This would apply to new auto-centric strip development.

Mr. Ritchie agreed and commented:

- Using 'prohibit where appropriate' is the same as 'discouraging'.

Commissioner Fritz commented:

- Would rather use the word 'prohibit'.

Chair Doyle commented that what constitutes a strip development should be clarified.

Mr. Ritchie agreed.

Commissioner Fritz commented:

- Ragle Park should be indicated on our map.

Commissioner Douch commented:

- Suggested creation of a Policy on internally illuminated signage in the downtown, as has been a recurring issue with Design Review applications.

Mr. Ritchie responded:

- A new Action along the lines of, 'periodically review, revise and update as necessary the City Sign Ordinance to correct deficiencies that may detract from community design for example, internally illuminated signs'.

Commissioner Douch agreed that something along those lines would be appropriate.

Commissioner Fernandez commented:

- Referred to Policy CC 1-10 and suggested that Action items in support be added, as it is an important aspect.

Mr. Ritchie commented that examples are mentioned specifically in the Noise and Economic Vitality Elements, which discussed at the joint meeting on March 8th.

Mayor Gurney asked if we wanted to make a statement about encouraging housing in the downtown.

Mr. Ritchie referred Mayor Gurney to Policy CC 2-5 which covered that very issue.

Vice Chair Kelley commented:

- When thinking of compact urban form and infill, universal design guidelines on accessibility should be paramount.

Vice Chair Kelley comments continued:

- Accessibility is an important goal of our community.

Mr. Ritchie commented that he would find a place for it.

Mayor Gurney asked for additional comments on Goal CC 2.

Mayor Gurney commented:

- Referred to Policy CC 2-4 and suggested that slowing traffic down be mentioned, as it is a growing concern.

Mr. Ritchie responded:

- It is a large, specific point of emphasis in the Circulation Element.
- Felt comfortable with it being addressed robustly and specifically in the General Plan.

Commissioner Fritz commented:

- Our downtown feels like a space for cars, where people are accommodated.
- Would like to flip that somehow.
- Our downtown should be a place for people, where cars are accommodated.

- Slowing traffic is one piece, of many.

Mr. Ritchie commented:

- Understood.
- Room under Action CC 2a and Policy 2-2.

Mayor Gurney commented that it is important that we prioritize the members of our community, not cars.

Mr. Ritchie suggested language along the lines of, 'Make downtown more people oriented and less car oriented by way of gathering spaces, community spaces, etc.'

Commissioner Fritz commented:

- Main Street should feel like a place we want to be.

Mr. Ritchie responded that the point was well taken and commented that he'd develop the language further.

Commissioner Fritz commented:

- Suggested adding consideration of paid parking to support possible infrastructure projects and improvements to Action CC-2c.

Councilmember Slayter expressed being in agreement.

Vice Mayor Glass commented that she was not in favor of paid parking.

Commissioner Fernandez commented:

- Part of our community's character is that we have free parking and that should continue.

Mayor Gurney stated that we could consider paid parking.

Vice Mayor Glass commented:

- Does not want to consider paid parking because it will have a disproportionate effect on low-income people.

Commissioner Fernandez commented that the language should encourage free parking.

Mayor Gurney suggested that Action CC-2c be left as is.

The Commission and Council agreed on leaving it as is, for now.

Commissioner Jacob commented:

- There should be a goal of widening the sidewalks along Main Street under Policy CC 2-4 in order to enhance the functionality and aesthetic appeal for our use of it.

Mr. Ritchie agreed and stated that while the bullet 'Complete Streets Design' would cover that he liked explicitly calling it out.

Commissioner Jacob asked if something could be added about looking at the functionality of the Downtown Plaza as a whole.

Chair Doyle referred to Policy CC 2-3.

Mayor Gurney commented that the SDAT report had some pretty specific recommendations on that as well.

Commissioner Fritz commented that looking at the Plaza could provide another opportunity for prioritizing people over cars.

Mr. Ritchie responded:

- Policy CC 2-3 could be amended to include improving functionality and noted that he'd pull language from SDAT to include an Action item relative to the Downtown Plaza as well.

Mayor Gurney asked for comments on Goal CC 3.

Chair Doyle commented that Policy CC 3-4 and 3-7 could be combined.

Mr. Ritchie agreed.

Vice Mayor Glass commented:

- We should add a statement about embracing cultural diversity in our community.

Mr. Ritchie referred to Goal 5 in the Community Health and Wellness Element.

Mayor Gurney asked for comments on Goal CC 4.

There were no comments.

Mayor Gurney asked for comments from the Public on the Community Character/Design Element of the General Plan.

Hearing none, Mayor Gurney closed the Public Hearing and brought it back to the Commission and Council for discussion.

Mr. Ritchie introduced the Commission and Council to the Community Health and Wellness Element of the General Plan.

Mayor Gurney asked for comments on Goal CHW 1.

Mayor Gurney commented:

- Experience through Health Action 2020 is that community health and wellness is defined much more broadly.
- There need to be indicators that people are achieving economic security, educational success, etc.
- Suggested that the consultants do research on that.

Mr. Ritchie commented that he liked that and agreed to look into it further.

Mayor Gurney commented:

- There is also interest in applying a health lens to all policy decisions.

Mr. Ritchie commented:

- Language will benefit the introduction to this section as well as cross-referencing Actions.

Councilmember Slayter commented:

- There is a significant typo in third paragraph on the introduction page for the Community Health and Wellness Element.
- The word 'though' should be replaced with the word 'through'.

Mr. Ritchie agreed.

Vice Chair Kelley commented:

- Alternative health practices should be recognized and supported.

Mr. Ritchie responded:

- We have a pretty good set of supportive policies for exactly that in the Economic Vitality Element.

Mayor Vice Glass agreed that that should be addressed under Community Health and Wellness as well.

Chair Doyle commented that an Action could be added that refers back to the Economic Vitality Element.

Mr. Ritchie responded:

- There's room for another Policy under Goal CHW 2 to honor and acknowledge alternative health practices.

Councilmember Slayter commented:

- Suggested adding a Policy that reads something like, 'to recognize that nonprofit medical clinics and wellness centers provide necessary and appropriate medical care for vulnerable members of the community and that it is a very important component to our healthcare system in town'.

Vice Mayor Glass commented:

- We could say, 'to our community and vulnerable members'.

The Commission, Council and Mr. Ritchie agreed.

Mayor Gurney asked for additional comments on Goals CHW 1 and 2.

Hearing none, Mr. Ritchie introduced Goal CHW 3 and asked for comments.

Commissioner Kelley commented:

- How could we encourage and/or support labeling and non-GMO.

Mr. Ritchie responded:

- Doesn't see a problem with including a Policy that articulates the City's preference towards Non-GMO with the caveat and understanding that it wouldn't have any teeth or leverage.

The Commission and Council agreed.

Commissioner Fernandez commented:

- May want to reference seed exchange and seed diversity.

Mr. Ritchie asked if the Commission and Council wanted him to include a Policy on food safety, which would discourage GMO and encourage things like seed exchange, etc.

Vice Mayor Glass suggested adding a single Policy which would express that the City welcomes businesses that support Non-GMO foods, activities and programs that encourage diverse seed saving, plant diversity, etc.

Mr. Ritchie stated that he could call it 'Food Safety and Food Sustainability' and put 'include but not limited to' the items mentioned.

The Commission and Council agreed.

Commissioner Jacob commented that we might want to include a statement showing our support for local beekeepers amongst other things.

Mr. Ritchie stated that beekeeping and others could be included in Policy 3-3.

Vice Mayor Glass commented that a statement encouraging residents to grow and produce their own food should be added.

Mr. Ritchie commented that the sentiment was there and agreed to look at strengthening the language.

Mr. Ritchie introduced Goal CHW 4 and asked for comments.

Councilmember Slayter commented:

- Referred to Policy CHW 4-1 and suggested the following revision, 'Consider professional and medically sound information regarding EMF radiation from new electrical transmission lines and substations when making land use decisions'.

Mr. Ritchie commented that that seemed reasonable and asked for any objections.

There were none.

Mayor Gurney commented:

- Glad the consultants tackled this issue.
- Felt the approach was reasonable.

Commissioner Pinto commented:

- Most of these provisions appear to have been carried over from the current General Plan.

- A lot has changed since then.
- The range and intensity of EMF in this town is remarkable.
- Asked about the issue with PG&E and SmartMeters.
- In his experience and in using his own meter, he has seen a huge trend towards devices radiating far more over time and commented that it appears to be the way of the future.
- Not sure what to do about it.
- Looks forward to additional discussion.

Commissioner Jacob referred to Goal CHW 4, which states, 'Minimize Community Exposure to Unsafe Electromagnetic Fields (EMF)' and asked if the word 'unsafe' was defined.

Mr. Ritchie stated that that was not defined in the General Plan.

Commissioner Jacob commented that the language makes it seem like we agree that exposure to EMF is unsafe, when we don't really know that it is at varying levels.

Vice Mayor Glass commented:

- The message here is for us to be mindful of this issue when the public brings it to us.
- It's not setting down specific rules, just a statement about the City needing to be responsive when members of the community raise concerns.

Mr. Ritchie commented that that was an excellent summation of the intent of the Policy.

Mayor Gurney commented:

- She considered the wording as being moderate.
- Reiterated her support for Councilmember Slayter's suggested revision to Policy CHW 4-1.

Commissioner Fernandez recalled a similar conversation about secondhand smoke a number of years ago.

Vice Mayor Glass agreed.

Commissioner Pinto asked if there was a time when Sonic proposed to put Wi-Fi all over town.

Vice Chair Kelley responded that there was and commented:

- EMF was raised as an issue.
- Encryption was an issue as well.

Commissioner Pinto commented:

- The guy behind Sonic completely changed his position on Wi-Fi and believes that it should not be in any public spaces.

Mayor Gurney recalled the application being withdrawn because the applicant didn't want to be the source of controversy.

Councilmember Slayter referred to Action CHW 4-d and suggested the following revision, 'Advocate that all new electrical transmission projects and telecommunications facilities evaluate EMF as part of the project's environmental review pursuant to CEQA'.

The Commission, Council and Mr. Ritchie agreed.

Mr. Ritchie introduced Goal CHW 5 and asked for comments.

Commissioner Fernandez commented:

- Appreciates Action CHW-5a.
- Consider impacts on immigrants when creating new policies.

Mr. Ritchie agreed to revise the language to reflect the concern raised by Commissioner Fernandez.

Vice Chair Kelley commented:

- Our homeless citizens should be recognized as part of our cultural diversity and community.

Commissioner Pinto asked if there was a place that talked about our strategy and/or approach towards homelessness.

Mr. Ritchie responded:

- Our Housing Element talks about things like shelters and outreach programs, not from a health and wellness standpoint but in terms of a housing policy and program policy.

Councilmember Slayter commented:

- The County has just rolled out a long-term plan to house the homeless.
- It's much akin to Climate Action 2020.
- Suggested that it be referenced so we can piggyback on the good work that the County is doing on that issue.
- The document itself is very impressive.

Vice Chair Kelley commented:

- Referenced a program in Utah on providing homes, rather than shelters, for the homeless.

Mr. Ritchie agreed to pull some references to that and add an Action item.

Mr. Ritchie introduced Goal CHW 6 and asked for comments.

Councilmember Slayter asked Mr. McLaughlin about regulation of e-cigarettes.

Mr. McLaughlin responded that most communities are now treating e-cigarettes the same as they would tobacco cigarettes however noting that those ordinances are withstanding scrutiny.

Vice Chair Kelley commented:

- The FDA has pending regulations on e-cigarettes as well.

Mayor Gurney commented:

- The County is soon to consider a tobacco retail license fee.
- The City of Healdsburg, and other, already collects one.
- Effort to regulate is likely to come to us for consideration at some point in the future.

Mr. Ritchie agreed to look into it further.

Commissioner Fernandez commented:

- Referred to Action CHW-6e and suggested adding language about reviewing existing licenses to ensure that bars are serving food and to continue to encourage bars to serve food.

Mayor Gurney asked if the City could do that.

Mr. McLaughlin commented that he'd look into it further.

Chair Doyle agreed and commented that there are some bars that don't serve food all the way until closing.

Mr. Ritchie commented that that would be consistent with the intent however noting that it was more a matter of enforcement and monitoring.

Mayor Gurney asked if members of the public wished to speak on the Community Health and Wellness Element.

Hearing none, Mayor Gurney closed the Public Hearing and brought it back to the Commission and Council for discussion.

Mayor Gurney asked if Mr. Ritchie had any questions for the Commission and Council thus far.

Mr. Ritchie commented that he did not.

Councilmember Jacob recused himself from the meeting at 10:14 p.m.

Mr. Ritchie commented that the General Plan was silent on the issue of medical cannabis and asked if the Commission or Council wished to comment on that.

Vice Chair Kelley commented:

- There are new State regulations that will create 17 new licenses.
- Our community may want to welcome some of the side businesses such as manufacturing and asked if that should be called out specifically.

Commissioner Fritz asked if the consultants had run into this issue before.

Mr. Ritchie responded:

- Yes, but on the other side.
- Recommends that details reside in the ordinance.
- Silence on the issue doesn't mean that the Plan is lacking.

Commissioner Fritz commented that that may be an economic vitality issue.

Chair Doyle commented that medical cannabis could fall under Policy CHW 2-2 on page 10-3 if State law is in support of it for medical purposes, without calling it out specifically.

Vice Chair Kelley clarified that she wasn't saying that medical cannabis should be called out specifically.

Commissioner Fritz commented that it could also fall under Policy EV 1-12 on page 9-3.

Commissioner Jacob asked if there would be a problem if someone wanted to open an industrial business that used cannabis to produce a product that was legal under the State of California.

Mr. McLaughlin responded:

- There would be a problem because under the current interpretation of our Zoning Ordinance if the proposed use was not a permitted use, expressly permitted in the Zoning Ordinance then implicitly it would be denied.
- If one of the newly licensed types of businesses referenced in the new law came forward to establish themselves in Sebastopol that business would have to seek a Zoning Text Amendment to legalize itself before it could be permitted.
- If you wanted to encourage those types of businesses, the community would probably want to be proactive about enacting its own local regulations on the topic.

Mr. Ritchie reminded the Commission and Council that reference to medical cannabis would be added to Action LU 1e on pages 2-7 and 2-8 per their past discussion.

Hearing nothing further, Councilmember Slayter suggested that the March 8th meeting start at 4 p.m. with a dinner break.

A. DISCUSSION OF PROPOSED PLANNING COMMISSION ALTERNATE POSITION:

The Commission requested discussion of a City Council initiative to create a new alternate position on the Planning Commission.

Commissioner Fernandez requested background information on why this was being proposed and asked if the Council could hold off on their decision making until the Commission had a chance to discuss it and forward their comments.

Chair Doyle recalled first hearing about it in a Planning Director's report at a previous Commission meeting.

Vice Chair Kelley commented that there was some concern expressed as to why the Council didn't seek the Commission's feedback on how that may work with the current size of the Commission, etc.

Chair Doyle commented:

- Comments that he'd heard included that members of the Commission didn't feel that an alternate member was necessary.

Chair Doyle comments continued:

- Recalled a few instances where the Commission didn't have a quorum over the past year, which was due to a Commission member who just didn't show up for quite some time.
- That Commissioner has since been replaced.

Commissioner Fernandez commented:

- In Sonoma County Santa Rosa, Healdsburg, Sebastopol and Sonoma have 7 members while Windsor, Petaluma, Rohnert Park, Cloverdale and Cotati have 5 members.
- Another member will lengthen meetings and may lessen efficiency.
- Perhaps more effective in strengthening the Commission would be to provide educational programs in place of cancelling meetings.

Chair Doyle commented:

- There are a lot of opinions with 7 members.
- Our meetings are already long.
- Our meetings will become even longer with an 8th member.

Commissioner Fritz commented:

- GPAC meetings were more effective with less people.
- Agreed that an additional person will add to the conversation, meeting time, etc.

Commissioner Douch commented that he saw no reason for adding an eighth member to the Commission.

9. PUBLIC HEARING: None

10. WRITTEN COMMUNICATIONS: None

11. ADJOURNMENT: Mayor Gurney adjourned the meeting at 10:39 p.m. The next regularly scheduled City Council meeting will be held on Tuesday, February 16, 2016, at 6:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472. Chair Doyle adjourned the meeting at 10:39 p.m. The next regularly scheduled Planning Commission meeting will be held on Tuesday, February 23, 2016, at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director