

City of Sebastopol Incorporated 1902 Planning Department 7120 Bodega Avenue Sebastopol, CA 95472

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UNAPPROVED DRAFT MINUTES

PLANNING COMMISSION CITY OF SEBASTOPOL MINUTES OF September 27, 2022

PLANNING COMMISSION:

The notice of the meeting was posted on September 22, 2022.

CALL TO ORDER:

Chair Oetinger called the meeting to order at 6:00 P.M. and read a procedural statement.

1. ROLL CALL: Present: Chair Oetinger, Vice Chair Fernandez, and

Commissioners Burnes, Fritz

Absent: Commissioner Kelley

Staff: Kari Svanstrom, Planning Director

- 2. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA: None.
- 3. STATEMENTS OF CONFLICTS OF INTEREST: None.
- 4. APPROVAL OF MINUTES: None.
- 5. CONTINUED PUBLIC HEARINGS 736 S Main Street, (Personal Self-Storage) — An application from Shawn Moaveni for a revision to the conditional use permit to convert the previously approved 2,100 square feet exercise facility use and add that to the approved 1,172 square feet of personal storage at 736 South Main Street. The Planning Commission heard this item at its September 13, 2022 meeting, and directed staff to craft Findings and Conditions of Approval and continued the item to the Sept 27, 2022 meeting. This item will be to approve the project and finalize the Findings and Conditions of Approval.

Director Svanstrom presented the proposed Findings and Conditions of Approval as modified by the Planning Commission's deliberations at the prior meeting.

Commissioner Fritz moved to approve the project subject to the proposed Findings and Conditions. Commissioner Oetinger seconded the Motion. The motion was approved 4-0-1 absent, with Commissioner Kelley absent.

6. REGULAR AGENDA ITEMS

a. Tour of Libby Park and discussion

1. Highest Priority - Willard Libby Park POND FENCING

Fence Removal/replacement around Pond may need additional work & discussion agonized for a more formal review at a regular, recorded PC meeting.

- Repair fence
- Replace with the same materials
- Replace with alternate materials
- Replace with a low barrier to stop balls, trikes or small children
- Replace fencing in some areas, soften other areas with landscaping
- Remove all fencing and use landscaping to protect some areas, other areas open

Turtle Island needs landscaping

A sign is falling down on the island Can the water look less green?

Add more benches or low rock seating to south/west of Pond area Add trees near pond area

Reminder to community re the interface between Brook Haven School and park users Activate commemorative benches program for the parks

Park Rules Sign at Valentine Street entrance is sad (sign at south end is okay). Make bollard more visible with paint or reflective stripes.

New Patrick Amiott sculpture coming to Garzot Building Extend fencing to add a gate at entrance to Garzot Building

Power wash or clean power poles throughout park

Broken Asphalt Trails - remove some asphalt, but keep loops connected Bocci Ball Court is not level (Kiwanis) (west of pre-school building/north of pond)

Odd light pole(?) near Bocci Ball Court needs fixing or removal Commemorative rock area could be more interesting

Repair wood fence along south-east edge of park adjoining neighbors M

Survey community re how to use the mounded area

- stage and amphitheater
- Tom Sawyer's Island-like play area with rustic man-made rocks, caves Add shade trees along this asphalt trail so it is more like Valentine Ave.

Add shade trees, shrubs and taller grass clusters along fences at side and back and along pathways

GAZEBO maintenance items

Replace steps (or paint/stain repair dry rot) Repair loose handrail

Clear lichen from trellis

Add a volleyball court with sand?

Paint water valve near utilities (green at south entrance)

Questions about areas of the park:

Discussed how people could rent volleyball/nets and/or bocce and those types of sports equipment (difficult with no staffing/parks department, but potentially volunteer or machine?).

Laguna Youth Park

North Kiosk Area

Parking lot behind Annex needs grading

Kiosk is in wrong place, trail head isn't clearly marked Garbage (on a Monday)

Trail guide numbers need QR codes/go online Amphitheater needs work. Maybe use all stone seating? Drip line remnants need to be removed M

Playground Area

More large shade trees for structure and tables/benches Bridge Area

Vandalism on signs, both sides of bridge Consider removing fallen tree from waterway

New Americorp Trail improvements coming

South Kiosk Area Area needs a refresh

Remove fencing, landscape, add access trails from sidewalk and parking lot Replace wood sign poles with rusted steel posts throughout park

Peace Garden Area

Peace Garden looks mostly good. Seating in shady area is random Labyrinth memorial sign needs wood preserve and paint

Labyrinth needs structural work or re-design Needs a cluster of large stones for sitting

Mario Savio Plaza

Walk thru

Skategarden Park

Getting major work now.

Children's area (Name because it's separate?) Community Garden Plots

\$20 annual fee, \$25 one-time security deposit Included in Skategarden refresh?

Tomodachi Park

Can't read sign at entrance

Slats missing and damaged in fence along west end (front of park) Garbage along ground near bridge abutment

Garbage along new trail to JR Trail. Does it connect? Graffiti on bridge abutment is a Cal Trans project

PASSIVE PUBLIC AMENITIES

Laguna Wetlands Preserve 2 Kiosk Areas

Walk Trails

Laguna Uplands Preserve

Both entrances look good

Minor trash along trails (mostly exposed after weed whacking) Some scattered posts near fence with Shiela Signer's property M Either complete the trail looping along the east, lower edge,

OR close it off where the actual trail bends south

Jewell Avenue Extension

Jewel Avenue entrance is clean. Lynch Road

Entrance is collecting old windows, florescent lights, and boxes of other free stuff. Needs to be checked and cleaned up regularly. M

3 High Visibility area (Maybe County Parks is responsible?)

County Trail Heads

Joe Rodota Trail Head / Petaluma Avenue to Morris Street Bench could be made level, repaired. (Looks sad) M?

Garbage can near bridge to Barlow Crossing has garbage around it Quite a bit of garbage along that south/north section

Some garbage can be seen behind the hotel fence.

West County Trail Head / High School Road Very good.

NO PUBLIC AMENITIES

Spooner Park

Welcome sign needs washing (dusty) Solar needs washing??

COMPLETED

Ives Park

MANAGED BY NON-PROFITS

Luther Burbank Gardens West County Museum Ives Pool Sebastopol Area Senior Center

Sebastopol Community Cultural Center Wischemann Hall Little League Fields Ives Park Field Clahan Field

- **7.** SUBCOMMITTEE UPDATES None.
- 8. PLANNING DIRECTOR'S REPORT

Director Svanstrom provided updates.

The Commission asked questions of Director Svanstrom.

9. ADJOURNMENT: Chair Oetinger adjourned the meeting at 8:00 p.m. The next regularly scheduled Planning Commission meeting will take place on Wednesday, October 11, 2022 at 6:00 p.m.