



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

www.ci.sebastopol.ca.us

PLANNING COMMISSION
REGULAR MEETING OF: **March 09, 2021**

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF March 09, 2021

PLANNING COMMISSION:

The notice of the meeting was posted on March 04, 2021.

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

2. ROLL CALL:

Present: Chair Fernandez, Vice Chair Fritz, and Commissioners Kelley, Haug, Lindenbusch, and Oetinger
Absent: Commissioner Douch (excused)
Staff: Kari Svanstrom, Planning Director

3. APPROVAL OF MINUTES

January 26, 2021

Vice Chair Fritz amended the minutes.

Vice Chair Fritz moved to approve the minutes as amended.

Commissioner Oetinger seconded the motion.

VOTE:

AYES: Chair Fernandez, Vice Chair Fritz, and Commissioners Kelley, Lindenbusch, and Oetinger

NOES: None

ABSTAIN: Commissioner Haug

ABSENT: Commissioner Douch

February 09, 2021

Vice Chair Fritz amended the minutes.

Vice Chair Fritz moved to approve the minutes as amended.

Commissioner Oetinger seconded the motion.

VOTE:

AYES: Chair Fernandez, Vice Chair Fritz, and Commissioners Kelley, Haug, and Oetinger

NOES: None

ABSTAIN: Commissioner Lindenbusch

ABSENT: Commissioner Douch

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA: None.

5. STATEMENTS OF CONFLICTS OF INTEREST: None.

6. REGULAR AGENDA:

A. CO-HOUSING PRESENTATION WITH TOM KUHN AND MICHAEL JACOB –

Tom Kuhn and Michael Jacob have lived at Two Acre Wood since the completion of construction in 1999. Tom worked at Burbank Housing for 12 years as a Project Manager. One of the projects he managed was Sequoia Village Co-housing in Sebastopol. Michael has served on the Planning Commission and has been a part of Two Acre Wood since its formation, years before construction began.

Mr. Kuhn and Mr. Jacob presented and were available for questions.

Paul Fritz, Vice Chair

Thanks to both of you, it is nice to see you. Can you speak to the things that you ran into it through your entitlement process, either neighborhood opposition, or if you there was anything that you felt the City could have done better to make it easier to get through that process?

Michael Jacob

We looked at a parcel on the high point of Jewell Avenue, back in 1997. At the time it was a five-acre lot with a farmhouse on it and it was zoned, medium density residential, I think. At the time it was at least six slots to the acre, maybe even a little higher. It could have been six to eight, or six to ten, I do not really remember. I know that in the middle of working with the City Council, they were probably influenced, I am sure, by some of the neighborhoods, but they actually reduced the density right in the middle of our tentative application. We did not really get so far as to do that because it would not have worked if we could not have gotten at least six units per acre. I think there is a different willingness in the Planning Commission and City Council now. I think it was politically different. In seeing how developers have struggled to put anything together that is not just a single-family residence, or maybe a duplex, but anything larger than that is met with a huge amount of resistance. Our experience of building multifamily have been positive for the residents who live in it. I believe, if you looked at the past people in our area, they would also say they were not too clear, and they were nervous at first, but that Two Acre Wood is a benefit to the community, not just the larger town, but to our individual little neighborhood. I am not quite sure how to address that, but I think that multifamily can be

seen as a benefit, not just as bringing down property values to those that have a single-family residence nearby.

Paul Fritz, Vice Chair

Yes, I was curious to ask you about that as well. What do your neighbors think of you 20 years later, have they realized you were not as scary as they thought you might have been?

Michael Jacob

We made an agreement with the town to not let our community space be used as a rental, and as a gathering, but we do open it up to things like postcard writing, and parties, and we have definitely had a number of galleries around here that support our local street and neighborhood. People appreciate that.

Tom Kuhn

At Sequoia Village, I was not involved with the project during entitlements, so I didn't get to witness much of the opposition, but we ended up selling those homes right after the 2008 crash of property values, so I did have to go back to City Council to request some changes to the financial assistance from the City, which was granted, which was great. By that time Sequoia Village was pretty built out (not yet complete, but it was nearly done and people had not yet moved in), and somebody got up to speak in support and they said, I spoke against this project a year or two ago, whenever it was, but now that I see it, and I met some of the families, I really think it's a good thing, and I'm really glad it's here. He kind of retracted his statement as just one anecdote.

Paul Fritz, Vice Chair

I think those are important.

Michael Jacob

One other thought I wanted to mention was Sonoma, Napa, and American Canyon, have put in projects on City land. American Canyon did a homeless community that opened two years ago, on about three acres. Charles "Chuck" Durrett was the architect on that one. The City of American Canyon had land, and they put it out as an RFP, and they got like 28 developers to submit for it. I have seen it, not in person, but I have seen photos of it, and it is really nice. We know there is a huge need, and a huge demand for meeting ABAG goals for low, very low-, and moderate-income housing, and of course, there is a huge demand for homeless transitional housing, which is what that project in American Canyon was. We do not have quite the opportunities; we do not have the open green fields.

Paul Fritz, Vice Chair

Do you feel like there is some cost benefit to this kind of development versus, a non-cohousing arrangement?

Michael Jacob

I think that cohousing probably costs a little more per square foot than a comparable sized project that would be developer driven, such as a condo or townhouse. Partly because, in a small-town development of 14 units, you would not see a 2,200 square foot common house, they would not do that. We are amortizing that in. There is a lot more space, that's just community space, that you probably would not see. I have not done a recent look, but I think some of our homes are probably larger, we have got more unit types than you would normally see. There are four-unit types at Two Acre Wood in just 14 homes, a developer probably would not do that. On the other hand, if you look at the resale value,

we are higher per square foot resale values, then a comparable townhouse or condo project. It pencils out because of that.

Paul Fritz, Vice Chair

You mentioned you could only get 14 units on your two acres, I know there is definitely a cost analysis that would have to be done, but just in terms of the community side, what would be the minimum number of units you would expect to see in a cohousing development to make the community aspect work well?

Tom Kuhn

We are close to the low end, I would want to say 10, maybe, it depends a lot on the commitment of the people. If it were a community similar to Two Acre Wood, where the future owners are the ones doing the development, that would be a sure sign of strong commitment, and that would feel better. I would feel more comfortable going smaller that way, bigger would be better, however, because then you are more likely to have that core of totally committed folks that would be involved. There are always economies of scales. I am sure there's top end, I do not know what it is.

Michael Jacob

Spoke on a cohousing project in Oakland with six homes on a very small lot, and they actually have a common house too. Socially, it's easier when there's more people. When it is a small group, it can be more difficult. I do not think size is a limiting factor. It could be small; it could be medium.

Tom Kuhn

Tom Kuhn - Yes, I would agree, in any group of households at any given time, there is a certain number of them that are going through some kind of a crisis? We have had deaths, we have had divorces, we have had long term illness, people get older, and so on. When those things happen, people are not able to participate as fully. If you have a larger group, you can kind of absorb that and think, well, the Smith's have got this going on, and they cannot do much in the next year or two, but we know they contributed a lot back in the early years, and they will probably come back around once they get through whatever it is. There is that kind of thing to consider, too, if you have six households, and even one of them is going through, say a divorce, that could be pretty difficult on the whole community.

Paul Fritz, Vice Chair

Mr. Jacob, you mentioned the idea of a downtown cohousing kind of project. How would you see something like that coming together? Would you see the City trying to actively do that with a developer, or do you think it would be better for a group of people to come together and propose something?

Michael Jacob

Because you have this ability to build vertically in the downtown core, whether it is on bare dirt, like a parking lot that the City already owns, where the City could put out an RFP, or if it is a property that has a building on it, but maybe there is some extra land next to it. I know the downtown charter campus was an opportunity. It is still possible, in my mind, you could build a podium and park underneath it, and build up four floors, and create something on a site like that. That would not be a public/private partnership. It would be all done privately. If the City had a real strong interest in supporting it, that would be helpful, because there were parking issues and plenty of other things that the City could do to support a development like that because it would be pretty difficult to make it work financially. Especially for a senior complex, where the parking is already

reduced, that could have some legs if there were people that were committed to being able to do that. Two Acre Wood is becoming senior cohousing just because we have all aged to that age, most of us did not start that way. We have three new families that just moved in that are 40 and under so that is great, it makes a difference.

Paul Fritz, Vice Chair

How did you find the original families? How did you all come together for this?

Michael Jacob

People brought in people. We put the word out in our circles, and we got quite a bit of free publicity in some of the local papers. There were a lot of people swirling around. It was sort of like a whirlpool, people would swirl into the middle and they would either find the gravity to keep them there, or they had too much magical thinking going on and thought they could get a house without being able to afford it, or the value system that they had did not match. Some people stayed close and ended up joining our meal club, even if they did not move in. While not happening during Covid, we would do two meals per week. There were people who were part of our original group that joined our meal club and came and ate with us although they never did move in. We did a significant amount of outreach during those first couple of years. Getting families interested was not a problem.

Paul Fritz, Vice Chair

Tom Kuhn - That group photo that I showed, there were probably three households in that photo that never lived at Two Acre Wood, but we know them, and they come around pretty regularly, although not during Covid times.

Kate Haug, Commissioner

In a vertical or urban model, how would the community spaces function in a downtown location with less community space that was outdoors?

Michael Jacob

I can give you an example of one that I was actually looking at in the very early feasibility phases. There was a concept of having a four-story terraced building. Everybody had a small terrace that looked out into the center core that was common, there was a common area and a big deck above the parking which was on the second floor. That had a reasonable amount of light hitting it because of the way the building stepped back, and it was open to the south. The idea would probably be to have an elevator so that it could also meet people as they age and to be ADA accessible. That would be urban, even the downtown of Sebastopol is urban if you are going to put residents.

Kate Haug, Commissioner

Thank you. I think that sounds like it could be a lovely arrangement. In New York City, there are many apartment buildings that are based around courtyards, which provide community space and also light into the unit. It sounds like each person finances their own portion of the development, does that mean that each person finances one quarter of the total structure?

Michael Jacob

When we first set it up, we created an LLC. Everybody became a member of the LLC and there was a buy in to be able to build enough equity so that we could get a commercial lender to come in. I think we got an 80/20 loan to value ratio commercial loan on the construction loan. Once we were built, everybody took out their own mortgage, and we paid off the construction loan that way. We were all members of the same public corporation.

Kate Haug, Commissioner

How did you structure the financing for the low-income units? Did you receive monies from the state to offset that?

Michael Jacob

The City of Sebastopol had a redevelopment agency at the time, so they funded a silent second and Burbank Housing was the third party that managed that, and I assume they still do, that those two properties are still under that.

Tom Kuhn

Burbank helped draft the documents, the City of Sebastopol holds the deed restriction, and should one of those households decide to sell, I think this is the way Burbank normally structures this with their properties, the City can go wherever they want to administer their affordable housing program. They used to have a sort of an agreement with Burbank Housing, and they may still, I retired from Burbank a few years ago, so I am not up to date, but the City could go with whoever they want to administer that sale. There is probably terms around first right of refusal, and that sort of thing, in order to assure that those homes stay in the affordable inventory and continue to count toward affordable numbers for the City.

Michael Jacob

When they sell, the City will get their silent second back, I believe.

Tom Kuhn

Yes.

Evert Fernandez, Chair

How is the turnover in families? I would imagine that it is a careful consideration both ways. Someone coming in to buy a house has to kind of keep in mind that it is a closer community, versus buying a home in a neighborhood where you might have a bit more privacy. How does that work?

Tom Kuhn

It is something you have to be a little careful about from both sides of it. One is, you want to make sure a new buyer understands what is going on. The disclosure for the sale requires that the seller disclose not only the CC&Rs and so on, which are pretty boilerplate, but also the agreements. Through the years of community meetings, we have come up with a lot of agreements about things like how often we cook, where we park, how we can and cannot use the common house, and all these things. The expectation is that the buyer self-selects by spending time with that, it is very easy, and risky to fall afoul of real estate fair housing rules. You have to be pretty careful around that. You cannot pick and choose just based on who you think you will like, necessarily, because that is very undefendable if something should go to court there. You really have to have a sale process that looks pretty normal on the surface, and then hope that the households that are looking to purchase that home, do it with open eyes and understand what they are getting into. We try to do things to make that easy, so that prospective buyers have a good idea of what the expectations are of participation and that sort of thing.

Chair Fernandez opened Public Comment.

There were no members of the public wishing to speak on this item.

Director Svanstrom indicated that no written comment from the public had been received.

Chair Fernandez closed public comment.

Evert Fernandez, Chair

With nothing further, that means that you have thoroughly covered this subject very well. I really appreciate Mr. Kuhn and Mr. Jacob for taking time out to be here and for educating us on that process, and for providing that insight. This will give us something to think about.

Kari Svanstrom, Planning Director

While our Planning Commission videos are available on YouTube through the City's website, we are hoping to extract the presentations and put them on our Planning website under the Housing Resources section as long as Mr. Kuhn and Mr. Jacob are okay with that.

Mr. Kuhn and Mr. Jacob responded in the affirmative.

Evert Fernandez, Chair

Thanked Commissioner Haug for setting up this presentation as well as others that are coming up.

7. REGULAR AGENDA

- A. ALCOHOL USE PERMIT: FERN BAR (6780 Depot Street, Suite 120) – PROJECT #2020-74** – This is a Use Permit application submitted by Lowell Sheldon, requesting approval to expand the Fern Bar by incorporating 6780 Depot Street, Suite 140, a 2,300 sq. ft. space, which is intended to be used for events, such as wedding receptions, corporate catering, dance parties and live music. Suite 140 was previously occupied by Scout, a retail clothing store, which vacated the site in 2020. A Use Permit is required because the existing restaurant is substantially increasing their square footage. **(Public Hearing)**

Chair Fernandez introduced the item.

Associate Planner Montes presented the staff report.

Chair Fernandez asked for questions of staff.

Paul Fritz, Vice Chair

There are a few conditions that look like they came from the Building Department in particular. I appreciate what it seems they are trying to say, but in some ways, they seem like extraneous conditions because they are already requirements. For example, Condition 23 says that the building has to comply with the Building Code. Construction has to comply with that regardless, do we really need that as a condition of approval? Condition 24 talks about the number of drawings that need to be submitted, does that really need to be a condition of approval? When you go to submit a set of drawings for approval, you contact the City and ask how many sets they need and then you provide them with that. That seems unnecessary as it is not specific to this project, it is not a special condition that this applicant has to comply with. Condition 25 talks about accessibility. Again, that is a Building Code requirement. We are not listing every other Building Code requirement in the Conditions of Approval, why are we listing this as a specific condition? Condition 26 talks about construction hours. Item B, roman number II again talks about accessibility

requirements. I already question whether we need it once, we definitely do not need it in there twice. Condition 28 talks about needing to comply with COVID-19 requirements. I am assuming that that is going to a limited thing, and that it is not going to be something that is lasting forever, it is just a general requirement for doing business at this time, businesses have to comply with COVID-19 requirements. Does it need to be a Condition of Approval for this project? Hopefully COVID-19 and these limitations will be over this year and then we will still have this Condition of Approval that does not really mean anything. Condition 29 is unclear; I do not understand what it means.

Alan Montes, Associate Planner

Conditions 28 through 30 were requested by the County's Health Department to be included as part of the Conditions of Approval.

Paul Fritz, Vice Chair

Are you saying that we cannot change those?

Alan Montes, Associate Planner

In my prior experience, what I was always told was that, Building, Fire, outside agency departments, if they request specific Conditions of Approval, those are their Conditions of Approval. We can clean them up or tweak them, as long as the intent is the same.

Kari Svanstrom, Planning Director

One of the things that I can note is that sometimes our Conditions of Approval may seem obvious to an architect or someone like you, but oftentimes, they are helpful for an applicant when the applicant is not a design professional for them to understand. It is a sort of heads up on things like accessibility, a lot of business owners do not realize that they may have to upgrade other parts of their building if they do a construction project. Some of it is a little bit advisory, I agree. We are trying to highlight the big things that applicants may not be aware of. With regards to COVID-19, we have made that a fairly standard condition as it has been coming from the County's Health Department, and we have actually done that with Use Permits as well so that there is a very clear understanding of the expectations regarding that.

Evert Fernandez, Chair

Are any of those conditions ones that you would agree or have no problem with removing as Vice Chair Fritz mentioned?

Kari Svanstrom, Planning Director

Well, certainly the duplications can be removed. The number of sets of plans is clearly advisory, it will be required for a building permit, and can be removed. I do think it is helpful to note the year of the codes. City staff and departments are currently working on a list of standard Conditions of Approval that might include some of this stuff as a separate exhibit, so you do not have to wade through and look at which ones are standard, and which specifically relate to the project.

Paul Fritz, Vice Chair

One concern I would have about Condition 23, and actually putting the date of the Building Code in it is that they get updated every three years. This could lead to confusion with an applicant thinking they get to comply with an old building code depending on where their approval fell in the update cycle, which would not be the case.

Kari Svanstrom, Planning Director

For that, the way I have written that condition will pass, and we can talk to the Building Official about this, but I'd be comfortable tonight saying, conformance with the Building Code that is in effect at the time the building permit is applied for.

Paul Fritz, Vice Chair

Yes, I think that would be better to make it the current Building Code rather than the specific year because I think that could be confusing at some points in time. When are we going to do electronic submittals? Why are we still submitting paper copies anyway?

Kari Svanstrom, Planning Director

We are allowing the option to applicants. Some people do not have that capability, but we are accepting electronic submittals for most things, unless it is a very complex project that has a lot of drawing sheets.

Paul Fritz, Vice Chair

That is good to know. I know a lot of other jurisdictions are going to electronic submittals. It is great, I love it.

Evert Fernandez, Chair

Condition 18 says the business owner shall be responsible for removing any graffiti on the outside of the restaurant. Don't we have a graffiti ordinance? I recall there being a certain amount of time in which it should be removed, or should that be added to this one? I thought I remembered something about a timeline before.

Alan Montes, Associate Planner

The only mentions of graffiti that I see at this time are related to wireless communication (cell towers).

Evert Fernandez, Chair

What is the timeline on that one?

Kari Svanstrom, Planning Director

I think this has come up before and we made the condition of approval state the same timeframe that Associate Planner Montes is looking up right now, as a good standard. I recall you asking for that in a previous application. As a point of information, our Police Department does notify business owners so that they are aware when they get reports of vandalism. Sometimes business owners are not aware of it, certainly under these circumstances when they are not there, it is easy to see how they may not be aware.

Evert Fernandez, Chair

Right. It benefits them to get rid of as soon as possible as well, so I just want to be clear on that.

Kari Svanstrom, Planning Director

Yes. The Barlow has always been very attentive to that for their properties.

Evert Fernandez, Chair

Graffiti can encourage more graffiti if it is not removed within a certain period of time.

Kari Svanstrom, Planning Director

I do not believe we have a representative from the applicant team here tonight.

Evert Fernandez, Chair

For the record, I did speak to Mr. Sheldon as I had some questions for him. One of the questions I had was with the issue of making sure that food is provided throughout the hours of operation, and how would that work based on the fact that it was for events, and he said that the restaurant would be providing the food and that he makes sure that snacks, or on a limited basis menu is available the entire time that alcohol is being served.

Alan Montes, Associate Planner

Director Svanstrom found the code section referring to how quickly graffiti should be removed, and it is within 48 hours.

Evert Fernandez, Chair

I would like to add that as a Condition if that is acceptable.

Chair Fernandez opened Public Comment.

There were no members of the public wishing to speak on this item.

Associate Planner Montes indicated that no written comment from the public had been received.

Chair Fernandez closed Public Comment.

The Commission discussed this application as follows:

Paul Fritz, Vice Chair

Moved to approve the Use Permit with the following:

- Condition 18 must be modified to require that graffiti be cleared within 48 hours.
- Recommends that the year of the Building Code be removed and that it be replaced to read, 'per the current Building Code in effect at the time of building permit application'.
- Condition 24 should note the option for electronic submittals.
- Removal of the roman numeral II under item 26 as it is redundant and doubles the accessibility requirement.

Chair Fernandez seconded the motion.

Alan Montes, Associate Planner

For the digital submittals, and maybe Director Svanstrom can touch on this, Condition 24 that Vice Chair Fritz referred to is for the Building Permit submittal and I am not sure that the Building Department is accepting, or I think they are selectively selecting electronic submittals depending on the scale of project.

Kari Svanstrom, Planning Director

We can add, if feasible, or if possible, to that.

Paul Fritz, Vice Chair

We could add, 'as allowed by the Building Department'.

Kari Svanstrom, Planning Director

Yes, perfect.

Vice Chair Fritz amended his motion to reflect the change.

Chair Fernandez seconded the amended motion.

Hearing no further discussion, the Commission voted on the amended motion as follows:

VOTE:

AYES: Chair Fernandez, Vice Chair Fritz, and Commissioners Kelley, Haug, Lindenbusch and Oettinger

NOES: None

ABSTAIN: None

ABSENT: Commissioner Douch

8. SUBCOMMITTEE UPDATES

Kathy Oettinger, Commissioner

Our parks subcommittee had a nice surprise in that the Public Works Department managed to take care of some of the things on our list. Now, we will need to meet again to decide what is left and see if there's something that we can turn into a workday. Among the things that the Public Works Department did for us was, they took down the two do not feed signs. In the process, they also cleaned out the whole area and it just looked beautiful in the morning when I was there. Once I saw that the signs were gone, and your eye just passes through the area without stopping on this ugly thing. It was really beautiful. Because they had done that, I went down toward the bollards on the east end and noticed that they had also been mostly straightened, painted, and refreshed, and that the unreadable signs had been removed, along with the ugly post holding it, and that new trash cans were placed there. When you enter the park from east now it looks very welcoming, and it is a very nice thought. I did, along with other communications, thank Superintendent Del Prete for that work. I have been in communication with Jim Corbett regarding the stage, and it looks like he has enough energy with his various foundations, contractor friends, and volunteers from the love choir and Peacetown that they can probably go ahead with their repairs of the stage. I was taking a yoga course with a woman who is giving free lessons on the stage and I noticed that there is a lot of moss growing between the trek decking or whatever non-wood surface that is. I thought that if we could add that to our list of things to ask Superintendent Del Prete to take care of, or maybe turn it into a workday, would be to power wash the stage now or as soon as the pine pollen has left us which should be coming up pretty soon.

Kate Haug, Commissioner

Commissioner Oettinger had prepared a lovely document that we are hoping to present to the Public Arts Committee regarding a potential mural around Ives Pool. We are hoping to get on their calendar to present at some point in the future to see if they are interested in that project. Commissioner Oettinger created a very detailed and complete document that we are hoping to present and get support for from the Public Arts Committee. I think we are very pleased with the progress we have made. The collaboration that we had and experienced with Director Svanstrom and the Public Works Department has been going extremely smoothly. We are progressing much more rapidly that I would have initially imagined when we started meeting back in late November. I am very happy. I think if we continue forward that we will continue to see improvements in the park and hopefully that will create enjoyment for everybody who accesses the park. I want to thank Commissioner Oettinger for her work on this.

Evert Fernandez, Chair

Yes, what you two have done is really fantastic. You really focused a got a lot of items checked off. I really appreciate you both. Your subcommittee of two has done the work of five. Really appreciate everything you have put in there and everything you have lined up. Getting stuff done is not always so easy, but you two have really helped things along. Thank you and thank you to Director Svanstrom for helping out with that too.

Kathy Oetinger, Commissioner

Director Svanstrom, can we get on the agenda for the Public Arts Committee next month?

Kari Svanstrom, Planning Director

I can look at the agenda. The agenda is pretty packed right now, but I can talk to the Chair of the Public Arts Committee to see when a good time might be.

Kathy Oetinger, Commissioner

I could attend the meeting very quickly and supply the documents. I wanted to create a short statement saying that we really are looking at the west wall for now, not the south wall. I could do it as public comment at the beginning of the meeting if it is not an officially itemized agenda.

Kari Svanstrom, Planning Director

We can discuss that. I think it would be good for it to be a regular agenda item. Let me see what I can work out with the Chair of the Public Arts Committee.

Kathy Oetinger, Commissioner

Okay, I will add that little statement to those documents.

Paul Fritz, Vice Chair

Thank you. I am glad there has been some progress.

Kathy Oetinger, Commissioner

I also attended the Zero Waste Subcommittee meeting. It was my first one and it is going to be a long learning curve for me, but they are working on a lot of things. I could probably report more concisely later, I have a few notes. It is very interesting. It is really so important that over time we eliminate our waste stream and figure out how to do that in our own lives. I am appreciating the opportunity to rethink things. Of note, if you get the City's newsletter, you might have noticed the flyer for the webinars where you can ask questions of a recycling expert, mostly through Recology. It is a good opportunity to ask questions if you have them. I know they always come up for me, and it is nice to know that there is a time when you can ask the question and get an answer rather than spending an hour or two searching the internet, or something like that.

Luke Lindenbusch, Commissioner

I have a Climate Action Committee report. I want to say thank you to Commissioner Oetinger for stepping up to be part of the Zero Waste Subcommittee. I am really glad that that work is getting back underway. Here is an update from the Climate Action Committee. One is that our first Resolution as a committee was to endorse Climate Safe California, an initiative to have net negative carbon emissions by 2030. That has largely been spearheaded by The Climate Center out of Santa Rosa, which was formerly the Center for Climate Protection. The City Council passed that, and we were the first municipality in the county to support Climate Safe California which the Council was very excited about, and we were as well. As I mentioned during our last meeting, we have our subcommittees on the Climate Action Committee underway now and we'll be having our first report backs on that at our meeting tomorrow at 3:30. Really excited about that, and

what our working groups will be able to accomplish to maximize the effort of the committee and also to bring other members of the community into those working groups to really tackle some of the specific areas in the Climate Action Plan and other areas that we're working on. Happy to answer any questions that may arise. But once again, things are just getting underway, and the work is just getting started. We are a standing committee so the work will hopefully continue for as long as it needs to.

Evert Fernandez, Chair

If a member of the public wants to attend the meeting, what is the best way to find out that information?

Luke Lindenbusch, Commissioner

The City's website is the place for that. Everything is noticed there with the Zoom information, just as the Planning Commission's meetings are.

Evert Fernandez, Chair

Thank you, Commissioner Lindenbusch for being part of that and for representing our Commission.

Luke Lindenbusch, Commissioner

Absolutely.

9. PLANNING DIRECTOR'S REPORT

Director Svanstrom provided the following updates to the Commission:

- Ives Park Sculpture Garden including timing for pad installation as well as issuance of the Call for Artists.
- Libby Park Super Playground ribbon cutting ceremony.
- Slow Cat Treasure Hunt at Libby Park.
- Recognized Commissioner Oetinger for sewing the new mask for Slow Cat.
- At the last City Council meeting:
 - Adopted a Resolution endorsing the Climate Safe California platform.
 - Approved the Benedetti Car Wash application with some additional conditions.
- Upcoming items for City Council:
 - There is a special City Council meeting, a study session, to review and discuss CoMission (our community vitality consultant) work that has been going on tomorrow, March 10 at 8:30 a.m.
 - The next regular Council meeting on March 16 will have the Planning Commission composition recommendations from this body. Chair Fernandez will be our liaison for that.
 - The Development Impact Fee public hearing is tentatively scheduled for April 6.
- Recent actions by the Design Review Board.
- Upcoming items for the Design Review Board which include review of Façade Improvement Grant applications.
- Upcoming items for the Planning Commission meeting on March 23.

The Commission asked questions of Director Svanstrom.

Paul Fritz, Vice Chair

Requested that, as a future agenda item, the Commission revisit Table 17.25-1 in the Zoning Ordinance competition with white shirt grits, regarding revisiting the commercial

use table, specifically because there is a conflict when it comes to the automotive repair versus automotive sales service and repair categories.

Kari Svanstrom, Planning Director

I will work with Chair Fernandez to look at an agenda for that. There are a couple of other pieces on the table that also need updating. One, has to do with the City's new tobacco retail license. As it is now, the table is inconsistent with the ordinance. The other piece has to do with Petaluma recently becoming the first city in the US to ban new gas stations. That might be something that comes up locally.

Evert Fernandez, Chair

Yes. It could be a time to review any other inconsistencies that we might want to address.

10. ADJOURNMENT: Chair Fernandez adjourned the meeting at 9:53 p.m. The next regularly scheduled Planning Commission meeting will take place on Tuesday, March 09, 2021 at 7:00 p.m.

Respectfully Submitted By:

Kari Svanstrom
Planning Director