

CITY COUNCIL MEETING MINUTES

MINUTES FOR Meeting of January 5, 2021

As Approved by the City Council at their regular meeting of January 19, 2021.

The public is advised that pursuant to Government Code Section 54957.5 all writings submitted to the City Council are public records and will be made available for review.

Please note that minutes are not verbatim minutes and are meant to be the City's record of a summary of actions that took place at the meeting. City Council video recording are kept for a period of one year from date of meeting.

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Notice: All resolutions and ordinances introduced and/or adopted under this agenda are waived of all reading of entire resolution(s) and ordinance(s).

The Sebastopol City Council welcomes you to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

SIMULTANEOUS MEETING COMPENSATION DISCLOSURE (Government Code § 54952.3): Members of the City Council receive no additional compensation as a result of convening a joint meeting of the City Council and Successor Agency to the Former Community Development Agency.

SB 751 Legislative bodies of local agencies must publicly report: (1) any action taken and (2) the vote or abstention on each action taken by each member present for the action at a meeting.

[GOVERNOR'S EXECUTIVE ORDER N-29-20](#)

RE CORONAVIRUS COVID-19

CITY COUNCIL MEETINGS WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.

This meeting complies with the Sonoma County Health Officer's COVID-19 Order to Shelter in Place issued on March 17, 2020, and pursuant to California Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

Government Code Section 54953.

(a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials and City staff, the City requests all members of the public to follow the California Department of Health Services' guidance and the County of Sonoma's Public Health Officer Order for the Control of COVID-19 restricting group events and gatherings and maintaining social distancing.

Consistent with Executive Order N-29-20, in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available. Remote public participation information is available on the City website.

NOTICE: All Resolutions and Ordinances introduced and/or adopted under this agenda are waived of all reading of entire resolution(s) and ordinance(s).

The Sebastopol City Council welcomes you remotely to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

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City Council Regular Meetings are available in real time and archived on Livestream. Important Notice The City of Sebastopol shows both live broadcasts and Video Archive of City Council Meetings over the Internet. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

Here is the link: <http://bit.ly/sebcctv>

There are times that the meetings may not be live streamed due to technical issues; if that is the case, the meeting will be video-taped and uploaded as soon as possible to the City Web Site.

Anyone using abusive, vulgar, offensive, threatening, or harassing language, personal attacks of any kind or offensive terms that target specific individuals or groups will be muted and removed from the meeting.

5:30 PM Convene Special City Council Meeting (ZOOM VIRTUAL FORMAT)

CALL TO ORDER : Mayor Glass called the special meeting to order at 5:31 pm.

ROLL CALL:

Present: Mayor Una Glass – By video teleconference
Vice Mayor Sarah Glade Gurney – By video teleconference
Councilmember Neysa Hinton – By video teleconference
Councilmember Diana Gardner Rich - By video teleconference
Councilmember Patrick Slayter -By video teleconference

Absent: None

Staff: Assistant City Manager/City Clerk Mary Gourley

1. Interviews for Vacancies on the Design Review Board (Responsible Department: Planning/City Administration)

DESIGN REVIEW BOARD MEMBER	TERM ENDING DATE
Ted Luthin	December 31, 2020
Gregory Beale	December 31, 2020
Cary Bush	December 31, 2020

Applicant Interviews:

5:30 pm Ted Luthin
5:45 pm Cary Bush

**City Council Action: None Taken. Applicants interviewed with appointments to be made later in agenda.
Minute Order Number: 2021-001**

ADJOURNMENT OF SPECIAL MEETING: Mayor Glass adjourned the special City Council meeting at 6:07 pm.

6:00 pm Convene Regular City Council Meeting (ZOOM VIRTUAL FORMAT)

CALL TO ORDER: Mayor Glass called the regular meeting to order at 6:10 p.m.

ROLL CALL:

Present: Mayor Una Glass – By video teleconference
Vice Mayor Sarah Glade Gurney – By video teleconference
Councilmember Neysa Hinton – By video teleconference
Councilmember Diana Rich - By video teleconference
Councilmember Patrick Slayter -By video teleconference

Absent: None

Staff: City Manager/City Attorney Larry McLaughlin
Assistant City Manager/City Clerk Mary Gourley
Planning Director Kari Svanstrom

SALUTE TO THE FLAG: Mayor Glass led the salute to the flag.

PROCLAMATIONS/PRESENTATIONS:

The following was presented:

- Recognition of Outgoing Planning Commissioner Patrick Wilson
- Recognition of City of Sebastopol Years of Service Awards Calendar Year 2020 (This is to recognize the City Employees who were not recognized during the 2020 Council meetings due to COVID 19 Pandemic)

Last Name	First Name	Job Title	Years of Service with the City of Sebastopol
MIKUS	HENRY	Engineering Manager	5
VILLANUEVA	SALVADOR	Police Officer	5
IRAOLA	MICHAEL	Maint Worker 1	5
LEACH	THOMAS	Volunteer Firefighter	10
FURRY	JOSEPH	Police Officer	10
REYES	JUVENAL	Laborer	15
MURPHY	PATTIE	SR Admin Asst	20
PENNACCHIO	MARIA	Reserve Officer	20
GOURLEY	MARY	ACM City Clerk	25
MOONEY	CHRISTOPHER	Police Dispatcher	25
ELSON	MICHAEL	Volunteer Firefighter	30
PICININI	JACK	Volunteer Firefighter	40

Mayor Glass commented as follows:

- Thanked the individuals who received Years of Service Awards for their service to this community.
- It is really gratifying to have these people who do so much for our City.
- Cannot thank them enough and know the entire City Council feels the same way.

City Council Action: None Taken. Presentations Made.

Reference Number: 2021-002

PUBLIC COMMENT (for items not on the agenda).

Public comment received to the meeting:

Kate Haug – Submitted to City Council

City staff has received multiple emails on Item Number 7 that have been submitted to the Council.

Meg Mizutani commented as follows:

- Speaking on behalf of Sebastopol World Friends.
- They're a Sister City organization of the City of Sebastopol.
- We have two Sister Cities, one in Japan and one in Ukraine.
- Once a year, to celebrate the Sister City relationship and our commitment to citizen diplomacy, we hold a community dinner event called Sister City Friendship Dinner.
- This year, due to the pandemic, we're holding this event by Zoom.
- This year, January 23rd, which is Saturday, it starts at 6:30 P.M. on Zoom.
- Our famous tagline of the event is Friendship Dinner.
- We make food from Japan, sushi, and borscht from Ukraine.
- This time the Friendship Dinner is having it at your house.
- We partnered with two restaurants in town and they are making friendship dinner specials for the event.
- You will order food with registration and we ask you to pick it up.
- You can make your own, we have recipes up on the website.
- We have a lot of interesting programs, cultural presentations.
- The easiest way to register is to visit our website, sebastopolwf.org.
- You can see the link to go to the registration page.
- Even if you don't order food, please register so we can send you the zoom link.
- The event starts at 6:30 P.M., door opens at 6:15 P.M.
- We would love to have you come together and join our celebration.

Laura and John commented as follows:

- My public comment is a huge virtual hug to you, Ms. Gourley, and to everybody else who has been recognized.
- We recognize you, and it's one of the things we love about Sebastopol, our public servants, because of your service.

STATEMENTS OF CONFLICTS OF INTEREST BY MAYOR/CITY COUNCILMEMBERS FOR ITEMS ON THE

AGENDA: Councilmember Slayter stated he had a conflict of interest with Item Number 7 and would be recusing himself from the meeting for that item.

REGULAR CALENDAR AGENDA ITEMS (DISCUSSION AND/OR ACTION):

2. Discussion and Consideration of Appointment(s) to the City of Sebastopol Design Review Board and Direct Staff to Recruit and Publish Public Notice of Vacancy Not Filled for Future Interview and Appointment (Responsible Department: Planning/City Administration)

The Council conducted interviews earlier in the evening. This item is to consider appointments.

Mayor Glass asked for questions/comments.

Councilmember Rich commented as follows:

- Just want to say how impressed I was by both of them, in terms of their tenor, approach to their positions, their commitment, they're open-hearted, balanced, community-minded description of what they saw as their duties.
- Very impressed.

Vice Mayor Gurney commented as follows:

- Second that and wanted to add how professional the team is on the Design Review Board.
- Two people with experience coming back.
- It was interesting to hear Cary Bush say how he's still learning into a third term.
- All the time, how he's trying to advance his profession to our community, and make sure people are interested in it.
- They are great, very positive ambassadors for Sebastopol.

Mayor Glass commented as follows:

- Think our Design Review Board is extraordinary, and we're fortunate to receive the professional services of these people.
- When I look at that group of people, and think about the amount of time they're spending, and what their billing rate would be, the City is getting an incredible value and amount of service from these very skilled professionals.
- Thanks to all of them.

Mayor Glass opened for public comment. There was none.

Council Consideration:

Councilmember Slayter commented as follows:

- We have two applicants that have over repeated terms demonstrated their experience and knowledge.
- Would like to recognize an alternate member who did not re-apply, Gregory Beale.
- He participated as an active member of the board, non-voting in many cases, but participated, nonetheless. Want to note that Gregory's contributions were significant. Want to appreciate him for the work that he did.

MOTION:

Councilmember Slayter moved and Vice Mayor Gurney seconded the motion to approve appointment of the following:

Ted Luthin	Category B	Term Expirations	Dec 31, 2022
Cary Bush	Category A	Term Expirations	Dec 31, 2022

Mayor Glass called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Hinton, Rich, Slayter, Vice Mayor Gurney and Mayor Glass
Noes: None
Absent: None
Abstain: None

City Council Action: Appointed the following to the Design Review Board for a Term of January 1, 2021 Through December 31, 2022.

Ted Luthin	Category B	Term Expirations	Dec 31, 2022
Cary Bush	Category A	Term Expirations	Dec 31, 2022
Minute Order Number:	2021-003		

CONSENT CALENDAR:

Mayor Glass read the consent calendar.

Mayor Glass questioned if any Councilmember(s) wanted to remove any item(s) from the consent calendar. There were none.

Mayor Glass asked for any public comment on the consent calendar items. There were none.

Mayor Glass called for a motion.

MOTION:

Vice Mayor Gurney moved and Councilmember Rich seconded the motion to approve Consent Calendar Item(s) Number(s) 3, 4, 5 and 6,

Mayor Glass called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Hinton, Rich, Slayter, Vice Mayor Gurney and Mayor Glass
Noes: None
Absent: None
Abstain: None

3. Approval of Minutes of the City Council Meeting of December 15, 2020 (Responsible Department: City Administration)

City Council Action: Approved Minutes of the City Council Meeting of December 15, 2020.

Minute Order Number: 2021-004

4. Receipt of Calendar Year 2020 City Council Minute/Reference Orders (Responsible Department: City Administration)

City Council Action: Approved Receipt of Calendar Year 2020 City Council Minute/Reference Orders

Minute Order Number: 2021-005

5. Approval of Calendar Year 2021 City Council Meeting Dates (Responsible Department: City Administration)

City Council Action: Approved Calendar Year 2021 City Council Meeting Dates

Minute Order Number: 2021-006

6. Approval of Award of Contract to Felix General Engineering (dba WestPac Construction) to Install Infiltration Resistant Sewer Maintenance Hole Replacements, Contract Number 2020-04 (Bid price: Not to Exceed \$68,200.00) (Responsible Departments: Engineering Manager/Public Works Superintendent)

City Council Action: Approved Award of Contract to Felix General Engineering (dba WestPac Construction) to Install Infiltration Resistant Sewer Maintenance Hole Replacements, Contract Number 2020-04 (Bid price: Not to Exceed \$68,200.00)

Minute Order Number: 2021-007

INFORMATIONAL ITEMS/PRESENTATION: NONE

Councilmember Slayter recused himself from the meeting for Agenda Item Number 7.

PUBLIC HEARING(s):

7. Public Hearing – Public Hearing to Consider an Application from Mark Reece, requesting approval of a Conditional Use Permit, to operate an automated car wash at 6809 Sebastopol Avenue, a Tentative Parcel Map to subdivide an existing 1.51 acre lot into three commercial parcels, and a Variance to allow a reduction in the minimum floor area ratio below the requirement of the municipal code. (Responsible Department: Planning) *This item was continued to this date/time specific meeting (Jan 5th 2021, at or after 6:00 pm).*

Director Svansson presented the agenda item recommending the City Council conduct a public hearing to Consider an Application from Mark Reece, requesting approval of a Conditional Use Permit, to operate an automated car wash at 6809 Sebastopol Avenue, a Tentative Parcel Map to subdivide an existing 1.51 acre lot into three commercial parcels, and a Variance to allow a reduction in the minimum floor area ratio below the requirement of the municipal code.

Dave Hogan, Contract Planner, presented information to the City Council on the project.

Planning Commission Chair Evert Fernandez commented as follows:

- Mr. Hogan did a good job of summarizing the information.
- The only thing to reiterate is what is already in the minutes.
- What individuals might have said, I can't really project what some of their thoughts were behind it.
- Issues of the noise and traffic, and I think that at the time, from the information that we had, the decision was made by the Planning Commission. Since that time, there may have been more information, but I don't know if that would have changed anything with the Planning Commission.
- It was a difficult decision.
- On the one hand, you have a location that is ideal, and you are adding and supporting local businesses but people had concerns about the zoning, and if it would set up precedents for other businesses.
- Think it may be unique, but other than that the minutes outline the different comments and concerns about noise and traffic.

The applicant team made a presentation.

Mark Reece commented as follows:

- Owner of the tire service and express lube.
- Born and raised here in Sebastopol.
- Educated in the entire local school system - Parkside Elementary, Brook Haven Middle.
- Came to the tire service when it opened with one employee back in 1977.
- That was at the corner of Florence and Healdsburg Avenue.
- Became the third employee in 1979 while still in high school.
- Became a partner in the company early on.

- Believe that I am one of the few independent owner-operated businesses in Sebastopol that has a 42-year history under the same ownership.
- Brad retired in 2008.
- Have continued running our corporation with the same enthusiasm and passion for cars that I had back in 1979.
- We designed, built, and moved to our current location in 1994, and added the express lube in 1999.
- We've been here for slightly more than 27 years.
- We equipped both buildings with solar panels to offset our electrical energy consumption.
- In 2021, we're still trying to invest in our local economy and community by providing a needed business that Sebastopol has been missing.
- The new technology express wash facility will be in the remaining parcel behind our existing locations.
- This will not change the street front landscape of our existing location, it will be hardly noticed from the street.
- Sebastopol does not have a better location for this type of service.
- We currently have 22 full-time employees, of which 75% are from the immediate community of Sebastopol.
- Like myself, they were born and raised either here in Sebastopol or the surrounding areas.
- Currently, our three most tenured employees are of 30, 17, and 9 years.
- We, as an employer have continued to support our local schools, when auto shop classes were eliminated, we hired dozens of high school students.
- Have several graduates, now tenured technicians who started with little or no experience and have worked their way through the ranks to full-fledged diagnostic technicians.
- We sponsor little league, soccer, basketball, and football programs.
- We take part in fundraisers, Sebastopol Police Race the Cops, Sebastopol Fire Department, the Rotary Sunrise with their Youth exchange program.
- Was Rotarian of the Year for the rebuild of the soccer field, and numerous fundraisers and more as well.
- In 2017, we began this journey with a soft review at the Planning Commission department.
- With the majority of positive input, we moved forward with this project.
- Fast forward with fires and more fires, the lack of commercial construction loans, and now COVID concerns and shelter in place, we're still trying to invest in our local economy as well as providing more jobs and a needed quality express wash.
- We have been extremely lucky to be able to survive all these years as a small, independent business which has a tremendously loyal following.
- Without this loyal community, we would never have made it through some of these challenges.
- Even as the future dictates the elimination of petroleum based fuels, it still remains that even alternative power vehicles will need automotive services and a clean appearance.
- Automotive tire and service related repairs require a certain number of tools to perform their duties. These do make noise.
- We do our best to always take into consideration our surrounding area and neighbors.
- We are proud that we do not have any noise related complaints.
- The industrial area of Sebastopol has substantial traffic noise.
- In addition, the adjacent place is performing outdoor metal grinding which creates excessive noise.

- We recognize this as part of our location.
- We designed the car wash with new technologies to keep noise well below thresholds.
- We added the sound wall to take the noise level even lower than required as a good neighbor commitment.
- We believe the majority of our customers will already be here for related services.
- We've heard positive feedback from the surrounding neighborhoods adjacent to other car washes welcoming another option away from their neighbors.
- The car wash has been our highest request for additional services for several years.
- This will allow our city, the City of Sebastopol, to continue to do our best to always take into consideration our surrounding area and neighbors.
- We are proud that we do not have any noise related complaints.
- The industrial area of Sebastopol has traffic noise. This area has traffic noise.
- In addition, the adjacent makers place is performing fabrication with grinding and welding, that creates excessive noise.
- We picked this area as part of our location. New technologies in equipment and the dryer blowing system to keep the noise levels well below the allocated thresholds and to help lower the level, we added to take the noise level even lower than a good neighbor commitment.
- We believe the majority of the express wash customers will already be here for related service.
- We have heard positive feedback from surrounding neighborhoods in relation to other car washes, and they welcome another option away from their neighborhoods.
- A car wash is our highest request for additional services for several years.
- This will allow our City to move one step closer to being a full service small city.
- The new clientele will be driving by on Sebastopol Avenue, driving out of town to find a car wash, who are not currently our market.
- It will allow more visits into the downtown core to help keep people local and away from outlying areas so they can utilize what amenities we have here.
- Five gallons or less to wash the vehicle and recycle the water run off to prewash the next vehicle gives us very little unused water.
- Solar equipment is efficient. Solar dryer units will be well above the street level.
- Green certified fluids that are environmentally safe complete the Green certified business.
- Cement building construction gives you fire and flood resistance and better insulation in all areas.
- We have designed an aesthetically pleasing building that fits with the architecture of the businesses.
- We have assembled a team that is as passionate about the project as I am.
- Patrick Slayter was my primary architect. I picked Patrick because every project I have seen him do has the best interest of Sebastopol at hand and I continue to be happy with that selection.
- Jack is on board as assistant architect. He will be heading up the meeting and answering questions.
- James Jenson is here from Adobe Associates with the site development and we have Ed from Tunnel Vision, the car wash consultants.
- Want to be the best for our customers, the community, and ourselves.

Jack Paddon commented as follows:

- It's my honor to present to you a few key points that is well considered in the staff report.
- In terms of the location, you are all familiar with this part of downtown, and the downtown core.

- It's probably important, especially to provide some context in some of the comments that have been made over time relative to the distance from the Laguna, the Joe Rodota trail, and the distance from the nearest single family residence.
- It's really quite remote from those other components of downtown, especially the rural part of downtown.
- This is truly an ancillary use to the existing auto related service.
- It has great potential to reduce vehicle miles traveled because there will already be services provided on site.
- In our judgment and estimation, there is probably no more ideal location in town for a car wash facility, both in terms of the context of other potential parcels but especially because this will be a component of an existing use.
- It can't be seen from Sebastopol Avenue. It's tucked well behind the existing uses. It's consistent with the zoning ordinance as explained by staff.
- That was a key concern of the Planning Commission.
- It's also important to note that the car wash location does not prohibit the relationship with mixed use in the future.
- Keeping in mind that a general plan is a long-term vision, a document that will be implemented as the plan is realized and different points come to play, including houses and other services for this particular site.
- It's not precluded forever. It's absolutely compatible with housing and other uses for completing other neighborhoods.
- It's important to note that the denser this downtown core becomes, there will be more need for services nearby and not forcing occupants to travel to the edge of town for necessary services, this is important for a complete and self-reliant neighborhood.
- Services will follow residential development.
- The benefit in this case, in this proposal, is that services will be a first piece of the puzzle of a more dense and multi-use downtown core.
- Also important to note that the housing development proposals require a review process and it will be required to mitigate any particular issues.
- Every piece of the puzzle will also be appropriately scrutinized, the neighborhood, the downtown core, gentrification, and economic vitality.
- In the economic vitality section of the housing element of the general plan, it starts out by saying the economic vitality elements sustain and diversify the city's economy to move towards a more self-sufficient economy, and local businesses and broadening and expanding the implement base for the students in the city, and certainly this is a good fit in that regard.
- We are rapidly moving towards an electrified economy, electric non-combustion economy, including mobile vehicles, private vehicles and public, shared vehicles which will still need tires and other vehicle related services, battery charges, battery exchange.
- The current service provider says local dollars stay local. This will continue to be the case.
- This is another component of the vehicle service center and one of the things we found in the community, is that there will be more of a need perhaps for shared mobility options, scooters, e-bikes, rentals, early rentals and so certainly having the ability to transform the provision of services and the demands for the future are a very real possible for the location.
- Comes back to the same comment about not having the local citizens drive to Santa Rosa for related services as the general plan is realized.
- Discussed sustainability.

- This is a very low water use, about five gallons per wash. Significantly less than any other mode of washing your car. All of the agents used are nontoxic.
- 80% of the water will be .
- Also very important to point out that storm water will be treated on site.
- The water quality as well as retention in peak storm, a good car wash removes brake dust, rubber dust and treats it before it gets in the storm water system, versus having that be a wash set that perhaps in the rain from down the stream to a storm drain.
- It's been very clear in this analysis, including the Planning Commission's review, and conclusion that this project has no environmental impacts, especially related to noise and traffic.
- Request that the City Council approve the use of the land and variance as requested.

Mayor Glass asked for questions.

Vice Mayor Gurney commented as follows:

- Would like to start with my questions for staff.
- Slide one had the three parcels actually outlined one, two and three on it.
- There's a line that goes east-west between parcel number two and parcel number three, is that a fence line?
- Is there some way of keeping the traffic out that comes in the driveway from Sebastopol Avenue so it doesn't go down to the car wash queue?
- Is there a fence there?

Mr. Paddon commented as follows:

- There is landscaping in this area here.
- They wouldn't be able to drive straight in this way.
- The way the site's designed, they will come in this way.

Vice Mayor Gurney commented as follows:

- Cars can come in both ways.
- Does the tire business have street access?
- Is that an easement over parcel number two?
- Can't tell where the property line is related to a driveway.

Mr. Paddon commented as follows:

- The parcel line is in the middle of an existing driveway.
- Right now this is a single parcel.
- There are no parcel lines in between.
- The existing driveway comes in here (showed on the map), and then would access the entire business this way.

Vice Mayor Gurney commented if, for instance, everybody related to the tire business retired and it became something else, could that parcel still have street access?

Mr. Paddon commented as follows:

- As part of the parcel map, we have an access easement.
- Both will have access to the drive aisles.

Vice Mayor Gurney questioned if that is in addition to the street access they already have?

Mr. Patton showed the access on the map.

Vice Mayor Gurney questioned if even without that easement, each parcel would have a driveway.

Mr. Paddon stated yes.

Vice Mayor Gurney questioned if that was in addition to street access.

Mr. Hogan discussed additional street access.

Director Svanstrom commented as follows:

- Right now, the tire center and the oil change have the one entry, that would remain.
- They will still share it and the way that the project is structured, it is required to work for different property owners in the future, even though that is not the intent of this applicant.
- They are proposing that all the paved areas, all the parking and drive aisles, have a shared easement.
- They don't have to create a separate entrance.

Vice Mayor Gurney commented as follows:

- Want to make sure if the use changed for different business people who are not a cluster group, managed or owned by the same party, will still have street access.
- Discussed the access from Barnes Avenue to the project site.
- Would like to understand that access and how it relates to the Ford property which is at the bottom of this diagram where it says overall site plan.
- We have the Ford property with the southerly half that is undeveloped and we know he is interested in developing his property.
- How does he have access from Barnes Avenue?

Mr. Paddon commented as follows:

- I believe there's a paper street - a street that doesn't exist, along the southern boundary line extending from Abbott Avenue over towards that parcel.

Vice Mayor Gurney commented this project would not close access to part of the neighboring property?

Mr. Paddon commented as follows:

- I believe that's correct since there is a paper street that exist on the map but doesn't exist in reality.
- The Ford site does not currently have access from Barnes Avenue.

Vice Mayor Gurney asked about the paper street.

Director Svanstrom commented it is in the General Plan.

- It's actually undeveloped area that is owned by the City.
- Abbott Avenue was rebuilt past the Feed Store.
- If you develop this, a larger street, a little more right of way.

- If you look at the southern property line, between that and the next line over, that is city right of way (showed on map)
- That could be developed in some way if the Ford property were to develop, they would need some sort of turn around to the east as there's no access through.
- The turnaround option could connect to the trail.
- You have to have some way of turning around and getting back.

Vice Mayor Gurney questioned that this entrance on Barnes Avenue is not interfering or foreclosing on the property to the east.

Director Svanstrom commented as follows:

- Stated that is correct.
- It's all north of there and north of the property line.

Vice Mayor Gurney questioned what is the purpose or interest in a subdivision if it complicates the application by moving it in requiring a variance.

Director Svanstrom commented as follows:

- Believe the intent is just a mechanism for financing the project at this time.
- With the subdivision, we do look at it that as subdivided, it can be sold off separately.

Vice Mayor Gurney questioned if somebody had an easier way why not choose the easier way.

Director Svanstrom commented it was financial consideration to the applicants.

Councilmember Rich commented as follows:

- Discussed the packet of information received.
- As Councilmembers have an obligation to go through them.
- The 290 some odd pages really captured an incredible amount of work by the Planning Commission, the applicant and everyone involved.
- Want to recognize that because as I'm listening to all of the comments and the information that we have already and the additional information, not just from the documents, but from new information that we're hearing here, it strikes me a lot of the concerns that have been expressed by the public and have been processed by the Planning Commission and have been responded to by the applicant and consultants that have created a project, and it checks off a lot of amazing boxes for us as a community, and really tailors everything down to the General Plan, and the environmental check boxes are there.
- Can the precedent issue be checked off.
- This is a very unique sort of project. Don't see any other project where you have two existing auto related businesses on one piece of land and a third piece is being proposed.
- Want to give context in terms of the amazing work that has been done.
- How narrow the issue is for a decision tonight might be is reflected in all the 298 pages.
- As a specific question, I know there's been concern, and I think it's worth recognizing, regarding the use of the property along the eastern border which I refer to as the Ford building but it's been referred to in other ways too.
- It's the eastern boundary that is shared between the applicant's property and the Ford building property next to it.

- Think it's useful to note that the back of the new car wash actually extends along the eastern boundary, and from what I can tell from the drawings it really presents kind of a solid wall.
- You aren't looking at cars.
- Want to make sure I understand that that visual that would be viewed from the Ford building in fact would be a visual that is not a line of cars but the back of the enclosed solid wall structure of the car wash.
- Want to make sure we understand what would be viewed there and is there room there once we get to the Design Review Board is there room there in the design to allow some landscaping, sort of protection of masking, to the extent the Design Review Board feels it's appropriate?
- If you can focus on what the opportunity might be to create a visually appropriate border between the Ford building and the car wash property?

Director Svanstrom commented as follows:

- The East elevation, the smaller long elevation, is the elevation that is proposed to be facing the Ford building property.
- This is not going through the Design Review Board yet.
- We haven't done that analysis on the application yet.
- In general, this is the elevation, the east elevation, in terms of the buffer, we'll ask the applicant to address that.
- The area between the building and property lines is utilized for storm water catchment, and there is a utility easement on the backside of the building on the property line, but it can and be will landscaped.

Councilmember Rich questioned if it could be landscaped.

Mr. Paddon commented as follows:

- Stated yes.
- To the extent that the Design Review Board looks at the arrangement when it gets to them, it has landscaping in order to make that boundary more visually appealing and therefore we have to get into it to have greater potential usage for the adjoining property.
- There is room to do that. We would be very agreeable to that, that makes perfect sense.

Councilmember Rich commented as follows:

- Following up on a similar question, we see that building in the drawing, there are also going to be cars that are visible coming into the building and going out.
- Is that the case?

Mr. Paddon commented as follows:

- To the south side, on the far south end if you go back to the exhibit, you can see through to cars entering the car wash but exiting there is a sound wall but it's an opaque wall to control sound that will keep any visual access into the site on the north end of the building as you have people exiting.

Councilmember Rich questioned how high is the wall intended to be?

Mr. Paddon stated ten feet.

Councilmember Rich commented the south end where there is more area, would landscaping be possible.

Mr. Paddon stated yes.

Councilmember Hinton commented as follows:

- It was alluded to earlier that the lot split brought the project to us initially.
- If I'm understanding, it's one lot now. Is the lot split for three separate lots?
- Not just one lot for the car wash, correct?

Mr. Reece commented as follows:

- Stated that is correct.
- I went to a more complicated process for financial reasons, and to clean up where you could have three different businesses, three different owners, each having its own parcel makes it really clean for everybody involved.
- You are not dealing with three different businesses, three different owners potentially on one parcel.
- The primary reason for the difficult application for us, nobody wants to loan on a huge project and be in second position when it comes to property.

Mayor Glass commented as follows:

- This is a General Plan conceptual question.
- For the public's edification, if not here, where?

Director Svanstrom commented as follows:

- Think one of the things is that the site is automotive, and the old CVS building is in the location of the Chevy dealership.
- The Ford building is now offices with an industrial art space in the back. It's a mix of those types of things.
- The Chevy building is gone now and there is obviously retail there.
- This is certainly an area of transition.
- This zone is part of the central business district.
- That is a little bit different than the outer regions where we have general commercial.
- In terms of zoning intent, you wouldn't necessarily have a lot of auto uses that aren't in town or the potential to other uses in the downtown district.
- Think you do need to recognize this as an unusual site, and the site to the south across from where the paper street is actually industrial zoning.
- You also have a downtown business district to the west.
- It's quirky, and there is the other building that has other industrial uses in it.
- We had some interest in the vacant parcel to the south for manufacturing pre-COVID.
- That has probably evaporated at this point.
- That is manufacturing, a site zoned for industrial.
- From that perspective, a car wash adjacent to industrial is not really an issue.
- Sebastopol is unique where we have a mix of highways running through it.
- We have had questions and a car wash from someone else on the North side of town that backs up to residential in a much closer way, and I don't think staff would support that.

Mayor Glass commented as follows:

- Discussed the General Plan.
- Looked at the map and thought about how many locations would be zoned for something that is consistent with automotive use that are far enough away from a dense neighborhood and that are also accessible to the public.
- Those are the three criteria.
- Is this an existing automotive use and it's not smack in the middle of somebody's neighborhood?
- It's not in a dense residential neighborhood.

Director Svanstrom commented as follows:

- He is certainly local.
- It's intensifying the use but without the subdivision we wouldn't have an issue.
- Certainly the Planning Commission itself struggled with wanting to support local businesses, while not quite feeling it is the right site.
- We can't design the projects.
- Wished there was a way to work out to get the car wash further to the west on the site, that was discussed at the Planning Commission meeting by some of the Commissioners as well.
- That might have helped with some of those issues.
- Our understanding is there wasn't a good option that allowed appropriate queuing to get to the car wash.

Mayor Glass commented as follows:

- When you look at the entire map of the area, one of the things that strikes you is the kind of island of buildings this is.
- It's not very consistent with our notion that we're going to densify.
- As I look at the site plan, could some of the buildings be closer together and can some of the parking be shared between the three businesses?
- Get the issue of being able to find financing because banks are peculiar about how they want to loan money even though it's a good idea.
- It sounds like it's not really an option.
- Concerned about us not being consistent with the F.A.R.
- Is there any other solution to that?
- Is there something more that could be done to be more consistent?

Mr. Paddon commented as follows:

- I suppose you can cover the vacuums but it would be only for the purpose of creating mapping to the FAR.
- More importantly, it's not readily developable for many uses even over a long period of time.
- That is the nature of a small little postage stamp near the back of an existing use.
- Think it's very realistic that as the General Plan is realized over time, you may have applications that ask for 2.0 FAR., a taller residential structure, or other kinds of uses.
- In aggregate, it will be on average instead of a parcel needing that.
- Think that's an exception to that, the nature of the use, ancillary to the existing service use, and realizing, proposals over time that have.
- It wouldn't be unusual to expect the visual over time.

Mr. Hogan commented as follows:

- If the Council is looking for a reason as to why this project might be different or unusual enough to justify approval and it not creating a precedent in other areas, I think the fact it is an add-on to an existing automotive use that is providing additional services for the community.
- At some point in the future it may change.
- The business may go away and may be replaced by something else but this addition to the business doesn't really change.
- That might provide a little better insight for members of the Council if that helps.

Vice Mayor Gurney commented as follows:

- Here is what I'm wondering about the Planning Commission and thanked Commissioner Fernandez for the work that you did.
- We saw it in pages and pages of notes, and we viewed numerous really thoughtful analytical comments.
- Was really appreciative to see the work, and the people in the hot seats doing that work.
- Referred to additional information that Commissioner Fernandez believes is before us that the Planning Commission didn't get.
- Aside from the General Plan issues, is it your sense that the Planning Commission is comfortable with the project? Aside from the conflict between more intense, less intense, in terms of environmental issues, the negative, and overall, what is your sense of the comfort level with the proposal as it is?
- What else do we have that they didn't have on the project.

Commissioner Fernandez commented as follows:

- Want to concur as far as the level and people we have on the Commission.
- As long as I have been on there, we have been really fortunate and I'm always amazed at some of the outlooks that people have because of what they do, and how they bring their viewpoints.
- That's been terrific.
- I do believe based on comments, it was the majority of people saying the project, the individual involved with the project, and the business were all supportive. You can see that on the comments made. Including my own.
- Think the issue was the concern that the project being there, would it be a negative impact for the future of building additional structures there.
- Think some of the way it was presented and some of the information, for example, addressing the mix of the businesses was important, and we discussed the wall.
- It seemed a little more concrete from that stand point.
- On traffic, some of the people were already going by there or may already be there at the business.
- I'm not saying that any additional information would change or alter the Commissioner's thoughts. I don't know. It's up to them to say that. I would say confidently that the project was well supported. People say it's a great project.
- I'm not sure that's the right place for it. Where else would it go?
- Would you want cars going from the tire shop across town?
- One of the things I looked into more is comparison, it's not necessarily that we need another car wash.
- The idea of having more customers from that corporation, people are already in that part of town, going over to local business, they're going to be doing that any way.
- May as well be an efficient place that is environmentally friendly.

Vice Mayor Gurney questioned is there information we need to consider that the Planning Commission hasn't seen?

Director Svanstrom commented as follows:

- No, I don't think there is any additional information that the Commission did not hear.
- We probably have a little more bit more information on the water usage and the biodegradable chemicals in the presentation with Jack.
- I know there were questions about water which were more thoroughly addressed tonight.

Vice Mayor Gurney commented as follows:

- Thank you very much for your presentations.
- They were very helpful and detailed and very articulate.
- There is one confusion from the staff report in the elevations.
- They show the second story as equipment and mechanical and storage, and then I read it was going to be office space.
- Can you make sure I understand what the second story on the car wash building is for?

Mr. Paddon commented as follows:

- The second level is primarily mechanical.
- There will be very small component of an office space but not an office building.
- It's to house all of the equipment and part of the acoustical plan to put all the equipment in one room.

Vice Mayor Gurney questioned if this is going to produce noise or is it down on the street level where the water is splashing around?

Mr. Paddon commented it is fair to say it's both, and both are considered by the acoustical report and both have been mitigated by the acoustical mitigations and further project mitigations that have been in the staff report.

Councilmember Rich commented as follows:

- There's been mention of concerns about approval of the project setting a precedent.
- When I look at this property, it seems to be particularly unique because it has other auto related services right there on the same property.
- It seems to me, as a town, we can identify the elements of this property that make it unique and therefore don't create some greater precedent that might cause us concern.
- Does Planning have any concerns.

Director Svanstrom commented as follows:

- Can think of times where I have had concerns about setting a precedent.
- Those are generally more about policy. Every site is unique, and in particular, this site, I do not have the concerns about a precedent being set.

Councilmember Rich commented as follows:

- Does subdividing the property into three parcels benefit the City in any way?
- Does it give us control over the future uses? Is there any upside?

Director Svanstrom commented as follows:

- The first thing that comes to mind are parcel taxes.
- Don't think there are any significant benefits to the City.
- There are a lot of cross easements across the property.
- The code now requires electric car charging and bicycle parking. It doesn't make sense to have those at the car wash but they will be installing those up front at the tire location. Someone might drop off their car for service and bicycle home/around town.

Councilmember Rich commented as follows:

- Discussed the subdivision.
- Want to confirm it seems that the General Plan does envision other commercial uses, and that it does envision auto retail sales and service as a category.
- Put that out there to make sure number one I understand it, and also to connect back to what other Councilmembers have said, which is if not here, where?
- Am I understanding the General Plan that it does provide for other uses and auto services?

Director Svanstrom commented as follows:

- That is correct and I think the staff went over other uses.
- We did have one Commissioner say no, and the rest of the Commission, I believe they were comfortable with the Interpretation of the code.
- A conditional use permit is required, it isn't permitted outright. There are two main question/findings needed to approve a CUP. First, is it consistent with the vision in the General Plan?
- I think that is the issue they struggled with and didn't feel that it was appropriate because it's in the downtown area.
- The other question/finding is, is it in the best interest of the neighborhood and the broader community, and yes there are some concerns about noise from adjoining neighbors, but that is really a judgment at the discretion of decisionmakers.

Councilmember Rich commented as follows:

- My final question goes back to the member of the Planning Commission.
- Incredible work has been done by everyone on this project.
- Think Commissioner Fernandez has answered this question.
- We have a recommendation from the incredible Planning Commission that this project not be allowed to go forward.
- I want to make sure on a sensitivity level, if the City Council were to allow this project to go forward, give us a sense, will the Commission feel that we have disrespected or disregarded all the incredible work they have done?
- I don't want that impression.

Director Svanstrom stated the Chair and other Commissioners in the audience can speak to that.

Chair Fernandez commented as follows:

- I certainly didn't feel that way. I don't know, as far as the other commissioners.
- Think that we did the work. We brought some issues up.

- Think that the variance issues were something that we had a concern about, and we were happy to kick it up to the City Council.
- Really it was a concern about the building issues around there.
- There were also concerns about precedent.
- I mentioned that, as that is one thing that seems to be better clarified.
- It wouldn't necessarily set a precedent, and I would encourage you to hear from other commissioners that are here.
- As far as I'm concerned, my feeling is, we pass it on to you and give you things to consider.

Commissioner Oetinger commented as follows:

- To that point, in particular, think that the Planning Commission is looking at one set of issues.
- The Council can have different opinion on it because we're not in your seat.
- I'm looking at it as a member of the Planning Commission.

Commissioner Lindenbusch commented as follows:

- My impression that it was the will of the Commission that the project be denied because the project is not in line with the General Plan and the provisions of what the City should be expecting and building in the downtown core.
- That is the largest impression I came away with from the two meetings.

Councilmember Hinton commented on what we are looking at tonight - that maybe the Planning Commission did not have the information such as issues to the wall to address sound issues.

Director Svanstrom commented as follows:

- In between the first and the second Commission meetings, the first part of the hearing in September, and the second meeting in October, we worked closely with the applicant in relationship with the potential noise in the second story.
- Yes, the noise ordinance applies vertically on up. You can't just meet it on the ground level.
- The project needs to meet the noise ordinance at upper levels.
- We worked with the noise consultant, and in that process the sound wall shown in red on this diagram was revised a little bit.
- I believe it was a straight wall previously, and the height might have been increased a little bit to ensure the sound was captured, redirected, and wasn't affecting upper levels on the building site.
- The Planning Commission did see the revisions at their October meeting, so it was in their considerations.

Mayor Glass opened the public hearing.

Kyle commented as follows:

- The contract planner spoke of increased circulation, but this is increased traffic.
- It's my hope that Sebastopol stick to its General Plan.
- The Planning Commission states this project is inconsistent with the General Plan goal of adding more housing in and around the downtown area, expanding the auto service center would create a future land use conflict.
- The City would not be able to deny other automotive businesses, which would be further detrimental to the goals of the General Plan.

- Getting my tires changed requires my car not to be actively running. Getting my oil changed, similar level of use. The vehicle is off.
- This trip is required every 3,000 to 6,000 miles.
- A drive-through car wash, the frequency of this type would happen on a scale likely 5 to 10 more times more frequent.
- The time to be forward thinking for this Council is now.
- If you continue to support vehicular-centric operations, you will promote a vehicular-centric community.
- This continued push of residential outside of the core will promote additional vehicles in our city core.
- The property owner says there's no better location, but there are two other car wash locations within the city.

David commented as follows:

- I've been in Sebastopol for 34 years now.
- I've been going to Benedetti Tires for 34 years.
- I live in Santa Rosa, and I still go to Benedetti Tires for work, I go places, I spend money walking around town.
- This car wash would be a very pleasant addition to something I'm already going to come and get.
- I wouldn't drive from Santa Rosa to get a car wash in Sebastopol because that would be silly.
- I don't imagine people, if the car wash wasn't there, and people are driving to Santa Rosa to get a car wash, we can't be so narrow-minded to say, just in Sebastopol we have to worry about this.
- It's a global thing.
- If people are driving from Sebastopol for a quality car wash to Santa Rosa, they're burning way more fossil fuels.
- In the last Planning Commission, it was a hot day, I had a portable air conditioner.
- I said, I wonder how loud my little air conditioner is sitting in my house.
- I looked it up online, and my air conditioner is actually going to be louder than the car wash.
- That's just in my own house.
- It didn't bother me or anyone on the call.
- The other thing is, I don't understand where you would possibly put a house around Benedetti Tire, unless they bulldoze that whole area and put in houses, I don't see really where the last gentleman, Kyle's, comments were coming from.
- I don't see how they could affect housing.
- With that, I will bid you adieu.
- Good luck with your decision.

Kathy commented as follows:

- Is the extension of Abbott Avenue wide enough for both cars and pedestrians?
- You can answer that later.
- My concern is that the car wash downtown, it ticks so many boxes and could be a useful business for downtown.
- My feeling is that the building itself is not adequate to contain all the uses inside the car wash.
- My feeling is that the sound is very, very important for the neighbors and future neighbors.
- Existing neighbors and future neighbors.

- The sound wall, while it is ten feet high, could actually be an extension of the insulated concrete foam blocks that the building itself is constructed with, that is so good at preventing sound.
- The building to the north, where the cars exit, should continue the entire curbed area, it should have a cover to contain the sound and the aspirants that come out when the car is being dried with high-pressure air.
- The other issue, to the South of the building, the same situation exists.
- Landscaping could hide some of the activity, but cars are turning in and they get prewashed outside of the building.
- The aerosols will affect the building next door.
- In addition to that, the soap that gets dropped down on the cars as it goes in, I've seen exit the building outside of the doorway.
- I feel that that area also needs a wall, and it needs a booth to cover it, to protect the current and future residents of that neighborhood.
- That was the main reason why on the Planning Commission, I felt it was important to deny the project.
- It doesn't fit the downtown when the car wash uses are not contained within the building.
- I'm not concerned about the vacuums and other things, because it's inside the building.
- Those are my real concerns with this project in the downtown.
- If those issues can be addressed, I wouldn't have any problem with being a neighbor to the car wash.

Laura commented as follows:

- I would like to speak as a customer and fellow business owner.
- Mr. Reece talked about it at the beginning, his passion for cars and for mentoring youth.
- He has a passion for Sebastopol.
- I so respect that because not just energy efficiency but running an ethical business which is exactly what we want in our town.
- We have electric vehicles, they get dirty, and I would love to get our cars clean without having to go somewhere else.
- Think what Mr. Reece is running is a business that is ethical, it's needed, he's a good neighbor, there is so much work that has gone into this from all aspects, I think this project deserves to be approved.
- This is an industrial, automotive businesses, that whole area is, that's what it's made for.
- I believe that all the work that has gone into this to make it a good business really deserves your positive consideration.

John commented as follows:

- I echo what Laura says.
- When I first heard about this project, I got really excited because I think that a high-tech environmentally friendly car wash is long overdue and much needed.
- Not only just for the business community of which we're a part of, and not only for the local residents of Sebastopol, but also for the greater community, especially those of us who live in West county, where we live down dirt roads, our cars get very dirty, and rarely make it into Santa Rosa, it serves the greater community good, too.
- A trivial note, we're environmentally conscious.
- We have a private electric vehicle, they do get dirty.
- A clean car is an efficient car.

- Dirty cars bring down your mileage.
- It's a win for everyone, and I strongly encourage you to approve this project.

Terry commented as follows:

- I just wanted to speak a little bit about the applicants.
- I've known Mr. Reece since I've moved to Sebastopol and got active in the rotary club.
- Many of us have had kids, grandkids, neighbor kids, who played baseball, sports, different things.
- This is local youth activity.
- In 2004, when the rotary club took on the job of refurbishing those fields, Mr. Reece chaired those projects for us.
- He probably turned a tremendously complicated project into something that was fun to do, we had budgeted \$100,000 for it.
- We spent about \$10,000 because of Mr. Reece's connections.
- That means that we talk about long term business owners.
- You talk about long term businesses in the community, and here's one that between Mr. Reece and Brad have been here for 40 years.
- Benedetti has probably given back more than about any campaign consistently over time back into this community.
- They've addressed this project, they've taken a hard look at it.
- Think they've answered everything that was thrown at them.
- They're good people, trying to put forth an expansion of their business within our restrictive requirements.
- I applaud them, and I would encourage Council to please give this serious consideration, and I would like to see this go forward.

Lisa commented as follows:

- I was at the second Planning Commission meeting, and I was very much against this project at the time.
- Being at this meeting, I've learned a lot.
- I'm really impressed with what Mr. Reece has done with his business.
- I work in the Ford building, and I still have one really major concern about this project, and that is the traffic. It's a cat that you can't put back in the bag.
- It's really something that worries me.
- The traffic studies were done last June, which was a time when there really was very little traffic.
- It was better than doing it in March, which was what I was told at the Planning Commission meeting. There was still very little traffic in the area.
- I drive down Mendocino Avenue regularly, and Dutch Brothers Coffee is on the corner.
- The traffic in their little queue goes out of Dutch Brothers on to the street on Pacific, and on to Mendocino.
- There's a lot of room in the Benedetti area, but I would never have expected it after Starbucks was there to see the kind of traffic at Dutch Brothers.
- Likewise, even Chick-fil-A, which has an incredible driveway and parking area set up for their drive-through on Mendocino, sometimes falls out into the street with their traffic.
- I would just like to point out and raise the really serious concern that you really can't predict the traffic and I think especially on a traffic study done in June during some of the worst times of COVID.

- This is a serious concern.

Jean commented as follows:

- For anyone who is out there and doesn't know who I am, I'm Jean McLoughlin.
- Jean@sebastopolfilm.org if you need to contact me.
- I'm really puzzled by this conversation and the difficulty we're having.
- If not Mr. Reece, who?
- This is a person who has been part of our community forever, part of our rotary club.
- He participates in all kinds of Sebastopol-centric projects and programs.
- I do drive to Piner Road to get my car washed.
- I would very much rather have it washed in Sebastopol and have whatever movies that come from that to go to Sebastopol.
- If not Mr. Reece and this project, who?
- Who are we really supporting as a local, who are we really supporting to maintain our essence as a community?
- Think that should be part, a primary part of how we make our decision.

Brett commented as follows:

- I live in Sebastopol.
- I grew up with Mr. Reece, and I remember walking the streets of Sebastopol and the trains used to run through the town.
- I in coming tonight, I had heard what was going on, and I felt strongly that I just wanted to share my opinion.
- I've been hearing some great questions and some comments that are negative and positive.
- I'm not going to come at it from an environmentalist or an economic standpoint.
- I just wanted to share my relationship with Mr. Reece and the idea that I see him as a Sebastopol person.
- He's been involved in the community ever since we were young, young kids.
- He's supported sports, he's in the rotary club, he's done all kinds of stuff in terms of the business community.
- I am a coach and an educator, and he's always been supporting of my athletic teams and of the education system in Sebastopol.
- I want to just say, as a community member, I want someone like Mark Reece in my town, and to care about the community that he lives in.
- I want to support that person because I've been in Sebastopol for over 40 years, and I've known Mr. Reece for almost 50 years.
- I want to be able to live in my town and know the people around me and know that I can be safe in my town and trust people that own businesses and that are doing business in Sebastopol, that they're going to meet the needs of everybody, and they're going to hear the questions that are asked, and they're going to make the adjustments they need to make so their projects can go over.
- I'm not necessarily supporting the car wash, I'm supporting Mr. Reece with the belief that he's going to take care of me when I need help.
- That's what I think a community member does.
- Being in Sebastopol, I still consider it a small town, even though I get stuck in traffic and I don't know people.

- I want to believe that there are people out there like Mr. Reece that care about Sebastopol and that care about taking care of others, which he does.
- I just want to be a part of that, and I wanted to show that I appreciate the support that I've received from him and give it back to him.
- I hope that you guys will take into consideration what he's trying to do and what he's done for Sebastopol.

Martin commented as follows:

- My name is Martin, and I have office space right next door to the proposed car wash.
- I live in town as well.
- This will be my third time speaking, and I feel quite passionately about this project.
- I've read the reports that are associated with this.
- I've done my due diligence looking at other car washes that are similar.
- I stood outside the diner and listened to the noisy car wash, and what an unpleasant experience that made eating outside there.
- You hear the industrial fans turn on, you hear the hum of cars idling.
- You often smell the fumes of the cars and trucks idling waiting to get washed.
- I'm sure that Mr. Reece is a great guy, and great for the community.
- We're not debating his personality or character, we're talking about this project. I'll keep my comments focused on that.
- Also, I'll point out that the City doesn't make any tax revenue here, because car washes are considered a service business.
- As an automated car wash, it's unlikely to create any real jobs for the community.
- There's an increased risk of rear end collisions at the town's busiest intersections, Highway 12 and Petaluma.
- Many of the expected 400-plus daily visitors would be turning left.
- It requires cars to slow down to only a couple of miles per hour.
- This could greatly exacerbate traffic during peak times in an area that already sees some of the most traffic in Sebastopol.
- The proposal includes 16 vacuum stalls. This is a large project.
- They're expecting this to be a very busy, a very noisy car wash.
- What we've said in Sebastopol is that we want the downtown area to be full of housing, we want it to be more akin to what we see with people walking around, they want to spend time.
- I'm not opposed to a car wash.
- However, I don't think that's the right use for this area.
- Cars will be idling in the queue, and at the vacuum stations.
- This further increases the noise and will increase emission off gassing.
- There is also a risk of potentially dirty aerosols.
- It's something that neighbors at most car wash facilities have complained of.
- The spray that oftentimes has soap in it, leaves a sort of grimy film.
- I posted this on NextDoor and lots of people voiced their displeasure.
- Think there's actually a strong contingency of people in Sebastopol that don't see a problem with a car wash, but they do see a problem with this at this facility.
- Please vote against this project.

Dave commented as follows:

- Think this is an ideal location that is highly compliant.
- Two, I believe it's a consistent use when coupled with existing in-place businesses.
- Three, I think we've had expert opinions who have mitigated many of the opposite interests in this property.
- Four, I think it fits with the long term vision of Sebastopol.
- Five, it's a positive contributor towards a self-sufficient economy.
- Six, and this is an important one, it keeps a lot of dollars within our community.
- I urge approval.

Tony commented as follows:

- My name is Tony, I've been following this project for some time now.
- I do want to thank everybody, the Planning Commission and Councilmembers for all of the updated data.
- I found it very useful. A lot more detail this time. I did appreciate all of that.
- I do know Mr. Reece and Benedetti's, and I appreciate them as people as well as their business.
- I go there often.
- After listening to everything, a couple of things come to mind.
- They did present the plan previously.
- There were concerns raised, they came back with updated information.
- That shows they're committed to working with and within the requirements of Sebastopol.
- The only other thing, the question is if not there, where else?
- What else can you do within that area?
- It's already got a half-dozen other industrial type businesses going on.
- If you were planning on bringing in more residential, I'm sure if you held a meeting about that, there would be concerns about the industrial already going on there.
- It's not an ideal place to throw up new residential communities.
- The lot that it's on is already in that business type.
- You're going to have this conversation again down the road with somebody else, and you're going to come across the same problem, where else?
- The money that comes in stays in Sebastopol.
- The location it's at is already set for an industrial automotive style business.
- The lot is being split.
- There's a lot of benefits to it, with the one negative of the noise as well as any type of, I believe it was Susan or someone that said the aerosols.
- The noise and the aerosols, or any kind of contaminants.
- The noise in an area that's already got as much industrial and commercial going on, isn't going to be a huge factor.
- The next business that comes up in that area will probably be somewhat related to what is going on.
- If you want to change that style, you probably should look in a different area of downtown to start looking at a different style of downtown to rebuild.
- I appreciate you, and all the new data.
- Thank you for your time.
- I appreciate all of the hard work that's gone into it.

Michael commented as follows:

- I would like to really encourage the Council to approve this applicant.
- I've known Mr. Reece for 25 years at least.
- I've done business with him all of that period of time.
- I've always been a satisfied customer.
- It's highly consistent with the use of the existing property.
- Think the only people who will be really upset about this are the auto shops in town.
- I had a little fender bender and I was in an auto shop, and I was talking to them about the car wash.
- He was saying, this is not a good thing because a lot of my business comes from cars that crash into the wall trying to get in there.

Leslie commented as follows:

- My name is Leslie Winter, I live at 113 West Hills Circle in Sebastopol.
- I just want to say, this is my second meeting that I've attended regarding the car wash.
- I take my vehicle to get serviced there as well as my mother's, and we've had nothing but great experiences there.
- I also want to say as a Sebastopol resident, I think it would be beneficial for many different reasons.
- Obviously, not having to travel into Santa Rosa, which is where I end up going for things I can't find here in Sebastopol.
- Having something local is very convenient for me, because I'm a single mother in the community.
- So I try to keep my errands down to a minimum.
- Think Benedetti's has made a lot of adjustments to their plan to try to meet the needs in Sebastopol.
- Think it will help everybody in the community, not just them as a business owner.

Russ commented as follows:

- Longtime resident of Sebastopol up until about a year and a half ago.
- We could go on about how great Mark is, how wonderful this car wash would be for the community and the benefits all around it.
- The opposition mainly hearing is from next door.
- They talk about the things landing on their car, but you're right there with a shop doing grinding, metal dust everywhere. Not to include the noise that that grinding generates.
- I can get my oil changed in my vehicle, and the noise coming from next door outweighs any noise here at this facility.
- I don't see how the car wash noise is going to outweigh anything that is already coming from that side of the property.
- To the comment about if not here, where, well, here's the other side.
- If the car wash doesn't go here, what else would you put on this lot right here?
- Any type of housing would not fit right there.
- No one wants to live right next to a service center or express lube, or at least I wouldn't.
- Again, it fits this area, it fits the lot.
- It's a unique, one of a kind facility to add that car wash.
- Where else can you go and have all the amenities that you can get all in one spot, allowing you to drop your car off, get service done, and go support the town. Be it shopping, dining, drinking, whatever it may be.

- Just enjoying the beautiful downtown core that we already have and is growing.
- When I was in Sebastopol, yes, I went to Santa Rosa to get my car washed. I didn't like it.
- I ended up planning the whole day, running errands out of town to get the car washed.
- I'm supporting other communities versus here in Sebastopol.
- I believe that's what the rest of the community would do.
- Again, back in the day, that car wash was approved in a residential area, along with big "O" down the street is in a residential area.
- We're trying to make this better and fit a lot nicer.

Huck commented as follows:

- I'm sad because I fear the City is being misled by developers and being bamboozled by their paid consultants. Just like you were by CVS. It's sad to see.
- A teacher says argue with reality and you will lose.
- I'm the owner of that Ford building next door.
- I renovated it five years ago.
- My conclusion is, locating this creates a conflict with the Ford building tenants due to the intrusive noise, congestion.
- It's a basic tenet of urban planning not to locate conflicting uses next to each other.
- When I was renovating the Ford building, relied on the assessment team's report.
- Thousands of hours of time were devoted to that.
- Some of the best talent in town, they all spent a lot of time on that.
- Along with eight top-notch professionals from across the country.
- Here's a quote. Economic activity is not sustainable.
- This project would take volumes of water and power, sacrifice the downtown ambience, all to make material objects a little shinier.
- It's been 50 days since Earth Day. Have we learned anything? Was your proclamation about Earth Day just lip service?
- Any new noise generating use in the area can claim their noise will just be drowned out by the car wash.
- You'll have an ever noisier, unfriendlier downtown, leading to just plain blight.
- You have a choice between noise and congestion, and downtown housing, between a downtown which serves cars and which serves people.
- No one needs a car wash. Everybody needs housing.
- Please have the courage to envision Sebastopol as it ought to be. May wisdom guide you.

Tonya commented as follows:

- I'm Tonya, and I work in the Ford building next to the proposed car wash.
- I've said before in previous meetings, what makes Sebastopol unique is its small town charm.
- There's been so much discussion tonight around what is the best use of that area.
- And these are all the reasons why I believe that a car wash does not belong in this location let alone in Sebastopol.
- Number one, it will cause much more traffic in what is already a very heavily trafficked area.
- It's going to create far too much noise.
- Many of us value peace and quiet while we're working, not to mention it's right next to the trail, which is also supposed to be a peaceful area.
- A few have mentioned earlier that this makes the city zero tax revenue.

- It's not a valid argument. It's really just the wrong place.
- This is not an industrial area at all. It's next to an office, it's in the downtown corridor.
- Next to the Barlow, and next to this beautiful trail.
- I've heard many people say tonight that this town doesn't need more housing. That's really not true.
- We should be providing more housing and places for people to live rather than more places for people to get their car washed.
- It's disappointing to me that the Mayor's is the architect for this, and I know the information is on the City Council website in public documents. But those are in documents that are buried, and no one is really going to look through that information.
- Think for transparency's sake, it would have been nice to have been up front about this in the past.

Laura commented as follows:

- My name is Laura, I'm a longtime resident in Sebastopol.
- This project makes perfect sense for our community.
- It's ecofriendly, and I've gone to Benedetti for years and I would use it to wash my car.
- I'm proud of Sebastopol and right now they don't provide an ecofriendly option for a car wash.
- I see a lot of electric clean energy vehicles on roads, but we're incapable of washing the cars without doing it at home or driving several miles out of town.
- This car wash will use less than five gallons to wash the car, and that's a plus for our community.
- The facility will be extremely quiet.
- It will use solar power, just like Benedetti Tire does now.
- I don't see why Sebastopol wouldn't support this project, with how technologically advanced this will be.
- Sebastopol should welcome this addition.

Luke commented as follows:

- My name is Luke, I am a member of the Planning Commission, and I recommend denial.
- I've gone to Benedetti before, I've enjoyed their service.
- Think Mr. Reece is a tremendous asset to the community.
- That's not what my role on the Planning Commission is, and that's to advice on land use in Sebastopol.
- If you take an objective use about this project, it does not comply with the intent of the people who wrote the general plan.
- It does not comply with the intent of the Council that ratified the general plan.
- It has a floor area ratio dramatically lower than the one required under the city.
- I haven't seen a justification for this variance.
- Another consideration that didn't come up at the time of our two meetings on this, on which we voted 6-1 on the project, the Sebastopol Inn is not just going to be for people who will be visiting the town, but for long term, permanent residents of this town.
- I don't know if this was explored, but that's a consideration.
- Think the point about, do we want to build a downtown for people or for cars?
- It really comes into the fore when you think about the fact that within spitting distance, we have vulnerable members of our community, and they deserve to be shown the respect of, if in our

neighbors, there was a car wash coming in, the neighbors of others do not particularly like that site.

- This is an area that has been identified for future growth, it's an area where we want to center growth, to be in alignment with our climate goals.
- I've talked about this plenty.
- But I just want to really state again that I think that this comes down to the land use and the intent of the general plan.
- And I just want to state for the record, Commissioner Wilson was not the only person who said this land use is not suitable for downtown.
- I was there, and Commissioner Fritz was as well.
- This was really not an easy decision and it had us tugging at our hair.
- Here we, and I want you to consider, do you want to build a downtown for people or for cars?

Steve commented as follows:

- My name is Steve, and I've been waiting a long time for a good car wash.
- Unlike some of the other speakers, I do care that Mark is a local merchant who has put his heart into our community.
- I go over to Santa Rosa every week for a car wash.
- There aren't people sticking out in the road like at the coffee shop on the corner of Mendocino or any place else that I go to the car wash.
- I'm familiar with the surrounding area down there, and I think you can worry about what is next door, but you should worry about what is in front of you today.
- We have a businessman that wants to put in a business that I think will be used, a great car wash.
- I'm not worried about if somebody later has a project down the road, and they don't have access.
- I know that's planning.
- I'm just saying what is before you tonight appear to have put in a lot of thought and money by everybody. Both Mr. Reece and his group, and all of the City Planning people, and all the people that would rather not see it there.
- I just feel like it's a good project.
- I have been bugging Mark for 20 years to get a car wash.
- Think it's a needed thing in Sebastopol.
- As far as traffic centered or pedestrian centered, we need a mix of both.
- People can't walk everywhere.
- Think it's a good project and I would ask you to approve it.

Mr. Polley had technical issues with Zoom but was thumbs up for the project.

Hearing no further comments Mayor Glass closed the public hearing.

Council Deliberations:

Mayor Glass commented as follows:

- Thanked everyone for attending.
- There is a lot of public input and thoughtfulness about this project.
- Now we get down to deliberating and discussing it amongst ourselves.
- Think we need to frame this up, because there are several different kinds of technical issues here that we need to be looking at.

- In the staff report, it's discussed that there are three options or three things to be deliberated, to deny or approve the application for a conditional use permit.
- Deny or approve a request for a variance.
- Deny or approve the application for a tentative parcel map.
- Those are three separate things we're looking at in this application.
- Perhaps we should start off with discussing the overall concept, and our general feeling about any issues that we have.
- Our feeling about how this fits in our City and our general feeling of positivity or negativity about the project.

Vice Mayor Gurney commented as follows:

- I just want to get to this good neighbor point about the noise and the aerosol.
- Think it's important that the public know, this is a mixed neighborhood, we have the Sebastopol Inn, which is now residential housing, 275 feet away.
- We have what I call the Dan Davis project, which has a new and official name at 450 feet away.
- Park village, 700 feet away.
- We have the trail, 500 feet away.
- The Eleanor Avenue neighborhood, 620 feet away.
- It's a much more mixed neighborhood than we've acknowledged this evening.
- I'm going to suggest that we hold the concept that future mixing of this neighborhood is possible.
- Think it's important for the applicant to answer the questions that were raised, particularly by Planning Commissioner Oetinger about closing more of the activities, what that might mean.
- A roof over the vacuuming area, doors over the car wash entry or exit.
- The sound wall coming around the curve of the driveway.
- There were a number of points there that were really important as to the good neighborliness of the business.
- I want to see if any of the applicant's team would like to talk about the possibilities of increasing the noise and sound and aerosol protection for the neighborhood.

Mr. Paddon commented as follows:

- It's well addressed in the technical studies.
- It really fits within the noise thresholds. It's really not an issue.
- The additional ten-foot radius wall was added to address some specific, real concerns. But it's not an issue from you might say the technical acoustical report.
- The engineer is here tonight. So if necessary, that could be addressed.
- It's important to note, there's no vapor aerosol that is emitted.
- In addition to that, there's no toxic chemicals used. That's really a non-issue as well.

Vice Mayor Gurney commented as follows:

- I understand the defense available through the reports.
- But Think we have a subjective and objective concern with our experience with the neighborhoods surrounding other car washes, about these issues.
- I want to ask our Planning Director, if a project is approved and it turns out that the surrounding neighbors have documented concerns about noise levels being higher than the report says, or aerosols that drift their way even though there are supposedly no aerosols, what is the recourse of the neighbors if there are future complaints?

Director Svanstrom commented as follows:

- There are a couple of ways that we handle that.
- The project is designed to meet the noise ordinance as it stands.
- If the project is somehow not meeting the noise ordinance for some reason, that's a pretty tested and true way of measuring the equipment.

Vice Mayor Gurney questioned if the city gets a noise complaint if a project is approved and it turns out that the surrounding neighbors have documents concerns, let's say about noise levels being higher than the report says or aerosols that drift there way, even though there are no aerosols what is the resource of the neighbors if there are future complaints?

Director Svanstrom commented as follows:

- The project is designed to meet the noise ordinance. If the project is somehow not meeting the noise ordinance because the design is flawed or another issue or the equipment is louder than anticipated, , our police department goes out and does noise measurements with noise meters. If they are above the noise levels, they need to further mitigate it back down to what is allowed by the noise ordinance.
- I have certainly dealt with that complaint in other places I've worked and worked with them to make sure they take appropriate measures to correct things like that.
- For the water vapor portion of it, that is a little more difficult to control.
- Certainly, when we do a condition, we usually do have a condition of approval, regarding a good neighbor policy.
- If the water vapor is a concern, yes, we have a condition that no water vapor shall go behind from the car wash, beyond the property line. One of the things that the commission looked at specifically with the project, was that the elevations showed the doors, however the doors are not closed when the car wash is operating.
- The doors are closed at the beginning and end of the day when the car wash is closed.
- That is something we asked the applicant, is that something you can design a car wash where the door will close when the cars are coming through it. Because that is going to minimize some of the noise and potential water vapor issues.

Mr. Paddon commented as follows:

- The comparison to Robbie's is a very different approach to car wash.
- It's a touchless, high pressure wash and also doesn't have the sound control or the water reclamation approach.
- It's really difficult to compare except maybe where the antithesis of a lot of issues that might be associated with Robbie's car wash.

Vice Mayor Gurney commented as follows:

- I just mentioned it because of the Council is sensitized to the issues in that neighborhood.
- After there was approval and we weren't aware of the adjacency issues, and would it be an administrative action we ran into the future problem that the high-tech protections for the neighbors failed us and there was a documented failure, is it handled by the Planning Commission or administratively?

Director Svanstrom commented as follows:

- Generally, we start at a staff level and staff will work with the applicant to let them know about the issue and give them a certain amount of time to rectify the issue, such as replacing filters.
- Adding something major like a new sound wall is required, if that is the solution, or doors that close, that could require administrative design review of DRB. For Rotten Robbie's, for example, the addition of doors had an administrative design review because it's minor, not visible from the street.
- We try to handle it as a staff level.
- If there's continued noncompliance, a conditional use permit can be revoked for not complying with the approval and that means bringing it to the Planning Commission generally, but if the approval were the City Council level it would come to the City Council. The decision-making body is the o review.
- I have seen projects in my career where someone was not come complying with their approval, in the case I'm thinking of it was a mobile food truck, so an easy thing to have to go away if it needed to go away. But when you have a structure that someone has put a lot of time and effort into, it's a much more difficult situation.

Vice Mayor Gurney acknowledged City Manager McLaughlin and former Police Chief Jeff Weaver in mediating the problems with Rotten Robbie.

Director Svanstrom provided comments in response to public comments as follows:

- There was one comment during the hearing I'd like to clarify. I have confirmed the traffic counts were taken prior to COVID.
- They were actually done in December of 2018 and February of 2020 before COVID shutdowns.
- The readings that were taken in June were for noise. We didn't want to take them out in March when the week they were going to come out was the week of the shutdown.
- They were instead taken in June, and the reality is because there was less traffic at that time, the noise levels were actually lower at that time, which is a detriment to the applicant because of the adjustments that were done for that.
- I believe a Commissioner had a question about the width of the right of way, of Abbott Avenue were to be extended.
- If you were to do a two-lane street, but a smaller street, for local traffic, it would probably need about 30 feet.
- We would need about ten more feet.
- This would require five feet for the ROW from this property, which is probably doable.
- You may lose one parking space. We can look at as part of the design.

Vice Mayor Gurney questioned if there would be no parking.

Director Svanstrom stated yes, that assumes no street parking.

Councilmember Rich commented as follows:

- I noticed a number of comments and I'm hoping that we can clarify comments about traffic.
- We have heard the traffic studies were done pre-COVID in December and February.
- But one person mentioned 400 plus daily visitors a day.
- Someone else was concerned about the traffic being unpredictable on some level.

- Can we have someone tell us what the predicted traffic numbers needed to be viewed in light of the fact that some of the people stated were cars that would already be present on the site getting tire and lube service.
- Can you give us a sense, in the midst of all this, how much additional car traffic to the experts predict would be heading on to the property?

Mr. Weinberger, W-Trans, commented as follows:

- My staff performed the traffic setting.
- You're asking about the vehicle trip generation summary.
- That is on page 13 of the traffic study.
- The daily traffic estimate was 400 trips per day. That is 200 inbound. 200 outbound vehicles.
- When we get uses like this that attract traffic from the road that we are already on the road passing by, we call it pass by trips.
- The number of new trips to the Sebastopol corridor, we subtract off about 25% of the trips already on the road, and that comes from the trip generation manual, so about 300 new trips to the Sebastopol Avenue per day, and the operational analysis is based on peak hours.
- Generally like to focus on the peak hour trips and both A.M. and P.M. is about 32 trips in the peak hour.
- It's about 16 in, 16 out of the site.
- That's the net trips after subtracting off the trips that are already on the corridor.

Councilmember Rich commented as follows:

- The bottom line is the 16 cars during a peak hour.
- Did the traffic study conclude that given the additional entrance and modifications, traffic would not be a substantial problem?

Mr. Weinberger commented as follows:

- The operational analysis conducted, we looked at the Sebastopol interactions, and sort of the increased traffic, all those met city standards - did not have a significant increase in delay in the met city standards.
- From the outset, we sort of identify that connection to the Barnes/Abbott connection is really key so traffic would not have to turn left out on to Sebastopol Avenue but can use the back entrance and can turn right and make a left turn at the signal instead.
- We actually assumed that in our assignment, and so the number one concern was not adding left turn traffic uncontrolled at the driveway as is difficult.
- This made that left turn movements so much easier with that access to Abbott.

Councilmember Rich commented as follows:

- We talked about the adjacent property, the Ford building property a number of times, and there's continued interest that comes from the public and also from the City Council.
- From the General Plan in making sure that that currently open property, the South end of that lot, the Ford property lot that is adjacent to the one we are discussing tonight, the potential using, the mixed uses for housing, for office, for retail, for other purposes, we want to do what we can to allow that to continue.
- To not have the development on this property that we're discussing infringe the opportunity there to meet our General Plan goals.
- We heard about the noise issues.

- We heard about the traffic issues.
- We talked about the potential for landscape, visual masking of some kind for the wall.
- We also talked about the back access road to the property.
- Anything else to be considering making sure if the car wash project goes forward, we have done what we can to provide that remaining lot as much opportunity for mixed use including residential that we can?

Director Svanstrom commented as follows:

- Noise is probably the biggest concern.
- Yes, there is road noise but that can be louder or quieter at certain times, towards the back of the property.
- What is the perception of that?
- Asked the noise consultant to address the question.
- Noise was the biggest concern.

Steve Deines commented as follows:

- We considered a worst-case scenario of all operational noise sources at the site, and the vacuums operating concurrent with use of the car wash uninterrupted throughout the full operational hours of the project.
- That being said, there is definitely room for additional noise mitigation, increasing the wall height above ten feet.
- I did calculations for a height up to 16 feet and it looks like it could potentially provide four dba or so of noise reduction and that is definitely noticeable with the noise generated by the project, well below the municipal regulations.
- Some mentioned a partial roof along the side that would provide noise reduction.
- That's true, and some other car wash projects, it's feasible with the design of the building, constructing a door that would close during the drying cycle that would provide additional noise reduction.
- As it's currently designed, it would meet the noise ordinance.

Director Svanstrom commented as follows:

- I don't think a 16 foot wall is appropriate in most places - .
- it's not nice to look out at walls.
- I know we brought up the idea of the door, it sounds like operationally that is not ideal for the applicant.
- But life is a series of compromising as well.
- Certainly additional landscaping is something that should be fine with the applicant.
- Think there are the real issues but there is also the issue of if I'm in an apartment, do I want the one next to the car wash? No, I want the one on the other side of the site.
- But if you don't see it and there is a nice screen, that's helpful. There is a sewer line below this easement, so you're not going to get a nice big Evergreen ash tree, likely to be smaller trees.
- So there is realism you have to look at and say, it's an urban site in the downtown corridor.
- Any additional issues that might come up with landscaping, it sounds like those could be addressed through the DRB process.
- I will say the Commission spent most of their time looking at the condition of use and the various components, and they didn't spend a lot of time looking at the Tentative Map component of it. I

do know that the town homes, the Davis project, they did look at it much more closely with things like that.

- Steve Weinberger and I talked briefly about the extension of Abbott. I think, if the Council chooses the option of moving forward with an approval, we would like an opportunity to take the feedback from the Council, including any specific direction, and bring back the conditions of approval for review.
- We can require dedication of a strip of land on the South side for a potential Abbott extension.

Mayor Glass commented as follows:

- Do we have both vapor and noise standards in our municipal code?
- Do we have standards on vapor?

Director Svanstrom commented as follows:

- We do not have additional standards on vapor.
- We did ask as the project was proceeding, we did ask Steve Deines to review the water vapor concerns.
- I don't think he had any specific concerns about it.
- I would suggest if the Council wanted to move forward with approval, we can put it in a condition of approval.

Mayor Glass commented as follows:

- Had a question for Steve Weinberger.
- Basically it comes down to 16 trips.
- I wondered if he could give us a little context for me, and for the public, –what is the number of trips in the corridor.
- How many trips are there in the corridor, approximately?

Mr. Weinberger commented as follows:

- The project generates about 32 new trips to the corridor.
- That is 16 in, 16 out.
- That section of Sebastopol, as I'm looking here -- it's about 1600 to 1700 total two-way trips during the peak hour on Sebastopol on that frontage.

Mayor Glass commented as follows:

- Basically, if we were to do a conditional permit, we could come up with some standards on vapor,
- We already have standards on noise.
- We just talked about the traffic standards.
- Would it be possible for us use language that says something as this is approved based on the fact there is an existing automotive use on the property and should not set a precedent for further similar uses in the same corridor.
- Can we include in the findings?

Director Svanstrom commented as follows:

- We have findings for denial for the Council right now.
- We would have to prep for approval in case they want to approval.
- That is something we can add.

- We could do findings that say this is specifically because of these conditions but we're not setting a precedent to do this further.

Mayor Glass called for a break at 9:27 pm and reconvened the meeting at 9:40 pm.

Mayor Glass commented as follows:

- There was a request that we hear from the applicant again.
- That would be with response to some of the specific questions like how about the additional mitigation measures such as an additional roof outside the building or easement for the sidewalk.
- We tried to respond to some of the questions and content and as we move forward, it would be a great opportunity to see how he feels about everything that is going on, and what his responses might be to various questions a couple of them might be expanding the structure of increasing the wall.
- Height was mentioned.

Mr. Paddon commented as follows:

- A lot of emotion, maybe passion.
- One thing is really clear to us is that the General Plan actually envisions services of all kinds in a mixed-use neighborhood.
- It's not only that the General Plan envisions it as the neighborhood densifies, but services will also be absolutely necessary.
- Otherwise, you have a non-mixed-use neighborhood, and you have people driving more people in a denser location driving to further reaches to find the services.
- It's actually not compatible.
- You have services, and here is a great opportunity, there is an existing use, that is well used, well loved, well respected, and this a small ancillary component, additional component to that use.
- I always respect everyone's opinion.
- Think everyone's tries to be thoughtful but it's actually incorrect to say this is income partible with use for the general plan.
- Not to point it out as a negative but as an area densifies, there will be more vehicles.
- Hopefully as time goes on, there will be other mobility options and one of the things we are seeing from the denser housing projects, zip cars or hourly rental services, fewer cars but that is something you could condition as part of a housing project, certainly, in the future.
- All those things come together and the additional traffic that is commented on a lot, this project is a very minor component, if a project is totally built out, housing will be the biggest component to housing.
- Not saying it as a negative. It's part and parcel with a denser neighborhood.
- The other thing we would say is appreciate the concerns mentioned about noise.
- Think the City's consultant, the project consultant has stated very closely, additional things could be done.
- The last comment was that the project complies.
- If Council were to consider additional measures, that would be only implemented if there is noncompliance.
- Instead of saying we can do several more things just in case we think that's probably unnecessary, an unnecessary burden to the project for no measured gain.
- We probably would be agreeable to some condition to say that we would have to find a way to comply if we don't comply.

- We don't think it will be helpful or beneficial or factual to say do more things just in case.
- Just for the Council consideration, that is our particular point of view and it's not a small thing.
- There's other public comment about the fact there's not, for the small postage stamp piece of property, probably not much will happen for a long time in the future if a car wash doesn't go here.
- Not only is it a great location for a car wash, but it will also add tax base to newly developed property, it's a marginal thing. It's not really going to make the City coffers all of a sudden rich.
- It's a marginal kind of thing in a positive direction so it also is necessary and it's compliant with zoning and the General Plan.
- I don't want to disparage anything that was said but I think some of it is factually wrong.

Mr. Reece commented as follows:

- Jack was not in on that particular session.
- Remembering back tonight the beginning of the Planning Commission, we checked all the boxes with the sound study at that point.
- We met with the City, we saw the concerns.
- We understand the concerns.
- I put this team together, especially with Ed, Troy and Brayton from Tunnel Vision because they truly care about the neighbors, and they care about the neighbors first before they care about me.
- Because they don't want the backlash to come back on them to say they are building a product that is going to create issues with the neighbors.
- It's the last thing they want to put on their resume, and it's the last thing I want on my head too.
- We sat down in a second meeting and we went ahead with ease and we said, okay, let's get together with the sound people.
- What else can we do to help push it in the right direction, with a two decibel decrease to put it further under the threshold.
- Again, I respect you for what you guys have been through, with the Rotten Robbie issues and the neighbors and complaints, and let me tell you, I'm very confident that we are going to be just fine in that area.
- If we're not, I guarantee you we will make it happen.

Mayor Glass commented as follows:

- For the edification of perhaps some members of the public that have not read the General Plan and they don't understand what all of this is about.
- This business is in our downtown core.
- Our General Plan calls for densification and try to create a more urban downtown area.
- We're a small town and makes it sound like we're turning into New York City or something.
- The idea is that we have a dense downtown.
- The reason why you do that, it creates gravity, a place for people to come to.
- It creates walkable shopping areas, it creates entertainment.
- It creates a place for people to go, where they will congregate and do multiple things, usually using both cars, public transit and bicycles and walks.
- It creates a really vital area if you have a lot of densification.
- How do we say this view fits in that context?
- Think part of land use and doing this kind of planning, I think it's not the engineers of land use, it's the art of land use.

- How do we pull all the different existing uses together and gradually transition to something that is denser?
- Something that is going to dovetail to the Barlow project and with the downtown main street and also create this as everybody said quirky thing, quirky town where we can have some automotive uses that are accessible to people that are coming from Freestone or Bodega or also the people that are in town.
- How do we make it so it fits with the long-term plan while supporting an existing business in the now?
- Think that's really the question that we're dealing with here.
- How do we make sure that this use fits in with the long term plan?
- Part of the long-term plan of making this a vital area is to make more housing in the downtown area.
- That means mixed use, apartments that are over shops, all that kind of thing.
- Can we make the use work for the possibility that there may be apartments half a block away or a couple lots away?
- Then you ask questions such as are we mitigating the noise issues enough so that it will be possible for us to have new buildings that have apartments in them?
- Will it be possible for this to fit in with a neighborhood where people actually want to walk down to go get coffee at Coffee Catz and then walk over to The Barlow to drink some wine.
- Then are they going to go down to Main Street to buy books at Copperfield's?
- Are we making it work together?
- That is the issue at hand.
- What I'm hearing from the applicant is that they want to participate in figuring out how to make that work.
- What things would we need to do, what conditions would we need to make if we were making this fit in with that long-term plan, and also know that we're supporting a really important local business.
- Think those are the issues that we're dealing with.
- Just wanted to frame that up for everyone.

Vice Mayor Gurney commented as follows:

- Asked the Planning Director to tell us what she would recommend for how to proceed.
- We haven't seen a resolution of approval or a list of conditions or to address the comments tonight.
- Is that what you need and how long would it take?

Director Svanstrom commented as follows:

- Would suggest a straw poll or a vote of some sort from the Council so you know if there's a majority vote.
- Requested input on this as well from the city attorney, there's two ways to do it.
- One, if we know the Council is in favor of approving this and we hear your concerns for the things to address for approval, and you probably saw in the staff report there were Conditions of approval, and there is clearly additional input from the Council.
- We as staff can go back, develop an appropriate resolution with the appropriate findings and bring back for your review and any discussion, we can discuss it at that time and make adjustments that you see with the project. City Manager McLaughlin, I have seen that done both ways, when it's easy, you take the vote and bring the resolution back.

- In this case, what would you recommend?

City Manager McLaughlin commented as follows:

- I would recommend a straw poll in this situation.
- Think the process outlined by the Planning Director is appropriate based on what we heard this evening.
- The reason for the straw poll would be to make sure that we are crafting the correct resolution that will likely carry the support of a majority of the Council.
- I do concur with a straw poll, a straw vote, and then the Planning Director and I will work together to craft additional conditions.
- We do have some precedent in that regard from the work that was done in Rotten Robbie.
- Based on Rotten Robbie, as you recall, the issues were strictly decibel readings at the boundary.
- It's relatively easy to ascertain compliant on that, and question be specific about that.
- That is what I recommend as the Planning Director suggested.

Vice Mayor Gurney commented as follows:

- I would appreciate the opportunity to see conditions drafted off tonight's conversation.
- I don't know that we all agree on every condition and I don't think we have the energy to confirm each of those points,

Mayor Glass commented as follows:

- Before we take a straw poll, I would like to first of all tell people in the public, the public comment is closed so we cannot take any public comment.
- The other thing, I would like to say to staff, if they could draft the conditions that there be perhaps a stepped process so that as the consultant said, according to the consultant, this complies with the standards now.
- Although we don't have standards on paper so can you look at a set of things that would need to be done to comply and then what would happen if we're out of compliance like a couple steps that could be taken if I hear Mark is saying the applicant is saying he is really confident this is going to meet with our standards but we want to have steps laid out that he will know what they are if he's out of compliance.
- That way everybody's on the same page.
- I'm just saying that staff can look at it in those terms so this would be the standard and then we can move to secondary things if we don't meet standards?

Director Svanstrom commented as follows:

- We can work with that.
- we tried to work with him really closely to begin with the issue.
- Patching up something at the end is much, much more expensive.
- If that's what's needed to meet the standards, that's fine.
- Mr. Hogan had a great suggestion too in terms of the water vapor.
- Because that isn't snag is necessarily easy to pull a standard from.
- He is thinking about a condition related to monitoring what is going on and address any issues, it's very much aligned with what you are suggesting.

Councilmember Hinton commented as follows:

- I like the idea of the straw poll as well.

- I would like to see the list what we want to see them come back.
- Some of the things if they are taking notes.
- Think we talked about additional landscaping on the side of the building.
- We talked about a roof.
- We talked about the easement for sidewalk.
- I just would like to see that listed tonight so we can make sure to include it all so when it comes back.

Mayor Glass commented as follows:

- Good start on the list there.
- Then would be sound standards, vapor standards.
- Then other mitigations.
- Does anyone have any other list, things they have on their list, that are other mitigations?

Councilmember Rich commented as follows:

- Think is a DRB issue -- awareness of the visual impact of the property from the perspective of the car wash from the perspective of the Ford building property.
- Just to sensitivity to that in terms of preserving the multiple uses on of that property.

Vice Mayor Gurney commented as follows:

- Our noise consultant mentioned the possibility of a door that can close in a drying cycle.
- We have a number of suggestions.
- Think one of the suggestions was putting the drying area under a roof.
- Think the question about if they are meeting the noise standard - it's fine if those standards met.
- Discussing additional measures if standards aren't met.

Councilmember Hinton commented as follows:

- From what I heard also is that the roof would lower the sound and then the doors were one more thing but maybe they were a lot more expensive or didn't work with the project.
- Maybe just vetting those things out sounds like a good idea to me.

Vice Mayor Gurney commented as follows:

- Include them in the draft and see where they are best placed.
- If there are conditions, we want in play now or conditions in the event of a noise failure.
- Just a little too late to figure this out and I for one would like to review the video of this meeting so that I can see what we talked about.
- And compare it to what's in the draft, and what the applicant is interested in, and the studies that we have.
- Think we need to do a little bit more work than we have time for conversation now.

Councilmember Rich commented as follows:

- From my perspective, I think we are just talking about factors that our Planning Director can take into consideration in discussions with the applicant and it might be that the standard, the resolution is they met the standards and so long as now they met the standards, we're going to go with this.
- But if there are problems later on, then these are what we expect them to do.

- This allows staff to have a discussion with the applicant because there may be some of the things that are incredibly easy.
- Or they might be some that are burdensome and we're not going to have the expertise to figure it out.
- They need to give us a list of possibilities.

Vice Mayor Gurney commented as follows:

- Where we have values in the General Plan that express an installation will be a walkable, pedestrian community that is car centric and we want to be a lively community that serves the people in the greater Sebastopol area, and what is curious here in the circumstance that is creating a lot of tension.
- We have an outstanding local business that happens to be car centric.
- We have a clash of values, but I didn't think the business will make the community more car centric if it's put on the parcel.
- I don't think we are going to deepen our love for cars or increase the use of cars individually if we have a car wash here.
- It makes sense to me to add this business and make a cluster of the business's kind of tightly together.
- As long as we make sure we have taken care of all the conditions, I will say under the umbrella of being a good neighbor and we have to have a conversation if we go beyond that.
- In a straw poll, I would be in favor of approval at this time.

Mayor Glass conducted a voice roll call straw vote. The following voted by straw poll in support:

Councilmember Hinton
 Councilmember Rich
 Vice Mayor Gurney
 Mayor Glass

Councilmember Hinton commented as follows:

- With that comment, I want to say, I like to keep track of the people that were generally loud voice was coming from the neighborhood neighbor, but we received so much mail in favor of the project and in favor of the local business,
- I also want to point out that this -- I'm a representative from Sebastopol for Russian River Watershed and these types of green car washes have been held up as amazing examples and better off than washing our own cars in our driveway.
- As far as environmentally, this is the right type of car wash if we allow a car wash.

Mayor Glass commented as follows:

- I want to make a couple comments and I think one of the problems here is the city, both city staff and residents, have had the experience of going through all of these, the series of problems with the Rotten Robbie car wash.
- Everybody is very tense that oh, no, this is another car wash. It's not another car wash.
- This is an extremely well designed, high-tech car wash and we are dealing with the kind of issues that are in old fashioned car washes, bad use of water, use of energy et cetera.
- The other thing I want to say, -- as the applicant has stated, there is still going to be electric cars.
- People are going to use other kinds of vehicles that will need -- that need the services that are offered by his other businesses.

- Just because we have a car wash doesn't mean we are becoming more car centric and even if we have self-driving cars that are electric in another 15 years, those are still going to exist and they still need to get cleaned.
- This is not making us a car centric community. It's actually dealing with what exists.
- I am in favor of getting information from staff about bringing us to the point where we can say, yes, brings us to the point where we can have the information to back up what will work for the General Plan and for the future.

Mr. Hogan commented as follows:

- We're really looking at coming up with conditions that will create good neighbor policies and good neighbor relations in terms of noise and air quality and water vapor, how the project will fit in with the future redevelopment on the Ford building that would probably benefit from having a second access point.
- Making sure that the findings and the resolution recognize this is kind of a unique situation.
- These were I think in a nutshell what I heard.

Mayor Glass commented as follows:

- I'm very interested in the findings being clear that we are continuing to move forward, our policies and general plan to densify our downtown and make it walkable and to make it mixed use and housing downtown, and that is really I think one of most critical things.
- That we ensure that we can still have downtown housing without this being so problematic that they can't do that.
- We want to ensure that we can build a mixed use development very close to this and it's not problematic.

Mr. Hogan commented as follows:

- Think I understand the direction of the Council has in terms of where you want to go with this and what you want us to bring back to you.
- We will need to spend some time talking with the applicant and his design team and I do want to talk with Steve Deines as well outside the meeting to get list thoughts in terms of ameliorating some of the vapor.

Councilmember Rich commented as follows:

- I just want to take a brief moment to thank all of the people who shared their comments with us, both positive and concerned - Both supporters and those with concerns.
- I hope they all recognize as we have come to the culmination of this even's process, that a lot of their comments have colored the result here, have affected the result here, and I think our discussion has benefited greatly from people willing to step up and express themselves and it's one of the things I love about this town.
- Thank you to everyone who came here and to stepped up and who told us how they felt.

Director Svanstrom commented as follows:

- We need to continue to date certain of February 16th 2021

MOTION:

Councilmember Rich moved and Councilmember Hinton seconded the motion to continue this item to February 16, 2021 City Council Meeting to be held at 6:00 pm by virtual ZOOM meeting format.

Mayor Glass called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Hinton, Rich, Vice Mayor Gurney and Mayor Glass

Noes: None

Absent: Councilmember Slayter

Abstain: None

City Council Action: Was supportive of the item and continued this item to February 16, 2021 City Council Meeting to be held at 6:00 pm by virtual ZOOM meeting format.

Minute Order Number: 2021-008

Mayor Glass commented as follows:

- That wraps up this item but I have to say one thing for the public.
- I am the current Mayor and I am not an architect.
- Someone in the public said it was me. I'm a different number cruncher.
- I want to let the public know that it was the former Mayor who was working on the project and he has been scrupulous about refusing himself from any public meeting, any kind of influence over this particular project.
- So this is the issue of being a small town.
- We're a small town so we all wear multiple hats in many cases so we have to recuse ourselves from things sometimes.

Councilmember Slayter returned to the virtual Council meeting and resumed his seat on the Council.

REGULAR CALENDAR AGENDA ITEMS (DISCUSSION AND/OR ACTION):

8. Consideration of Approval of City Outside Water and Sewer Service Applications for 726 and 732 Robinson Road (Responsible Department: Engineering)

Engineering Manager Mikus presented the agenda item recommending the City Council consider approval of City Outside Water and Sewer Service Applications for 726 and 732 Robinson Road. He included information about previous service applications in recent years as requested by Councilmember Gurney, and about the Sonoma County position on such applications at the request of City Manager McLaughlin.

Mayor Glass asked for questions.

Vice Mayor Gurney questioned what precipitated the application.

Manager Mikus commented In both cases, very old septic and water systems and they want to get them fixed before they run into issues.

Mayor Glass opened for public comments.

Mr. Vogel commented as follows:

- I want to thank the Council for considering this.
- It's crazy for us to be drawing out of ground water when we are sitting close to the city services.
- Thank you for considering our application.

Kyle commented as follows:

- I want to say I'm fully in approval of taking this action.
- But I would like to also for the Council to maybe do is take a look at possible opportunities for capital improvement projects.
- One third of the city streets are rated as very poor.
- The Council and the City have a hard time maintaining the streets and taking the funds to other budget concerns.
- Perhaps this could be an opportunity which some capital improvement might be needed.
- It would be great if they take a look at that area, take a look at what is happening in the general neighborhood and see if there is an opportunity to provide capital improvement to that area.

Council Considerations:

Mayor Glass commented as follows:

- I just would like to make a comment because this -- this is to my mind, a suitable extension of services.
- Because this is within the UGB.
- As I recall, actually, we are prohibited from extending services outside to -- to properties that are outside the urban growth boundary.
- We can only make extensions within the urban growth boundary if it's something like a school or public service.
- This is inside the urban growth boundary.
- It's needed by the homeowners or the residents.
- Think it's a very suitable thing for us to move forward with.

Vice Mayor Gurney commented as follows:

- I want to appreciate Manager Mikus doing the research for me.
- It's interesting that our history shows probably I think more success -- less failure of systems than we might think over all those years.
- Think that is fortunate, and I also want to give Manager Mikus a chance to address Kyle's comments about the capital improvement program, and the street maintenance and the state's work to prioritize streets and optimize what money -- where money might go to create couplets that were improved.
- We cannot improve streets that are out of our boundaries.
- That is not our job.
- Did you want to mention the work on the capital improvement project and the plan.

Manager Mikus commented as follows:

- My first thought is exactly what you just said, that even though I appreciate the gentleman's sentiment about wishing to do something that might be efficient as far as capital improvement, it's outside our boundary, so it wouldn't be up to us in any case.
- Having said that though, I think Council should be recognized because over the last couple months, they worked to rededicate about \$450,000 worth of money to try to hit some hard-hit areas paving wise.
- That's a project that is getting off the ground.
- It's got a budget of around \$430,000.
- And I'm thinking by spring, early summer, our local residents should see the fruitions of that.
- Think we just went to bid with that because it was before the holidays, they put the bid packages out.

- They are out on the street for people to start giving us prices.
- Think some time in February, March, you should hear back from the Engineering Department about how who they pick as contractor to get going with that.

Councilmember Slayter commented as follows:

- I'm in great support of this.
- This is something that makes complete sense.
- It complies with all the regulations and in particular, the environmental benefit of moving away from private septic systems.
- The state regulations regarding them have increased literally tenfold.
- It's been a while since there has been any articles on the press Democrat with people on the river, with the Russian river water shed and moving away from singular systems into a collector system is really a significant benefit for everyone.
- It protects the environment, it's more affordable.
- It's better for everyone.
- I'm in favor of this item.

MOTION:

Councilmember Slayter moved and Vice Mayor Gurney seconded the motion to Approval of City Outside Water and Sewer Service Applications for 726 and 732 Robinson Road.

Discussion:

Vice Mayor Gurney commented as follows:

- The properties are uphill from Robinson Road, from the last house to the city limits and the property to the North is two acre woods.
- Right on the boundary is a driveway that goes up to all those properties.

Councilmember Slayter commented as follows:

- The properties are just actually to the South of Burbank heights.
- We're in the same neighborhood.

Mayor Glass called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Hinton, Rich, Slayter, Vice Mayor Gurney and Mayor Glass

Noes: None

Absent: None

Abstain: None

City Council Action: Approved City Outside Water and Sewer Service Applications for 726 and 732 Robinson Road.

Minute Order Number: 2021-009

Mayor Glass asked for a consensus to move forward with the remaining agenda items as the next agenda items are beyond the 10:30 pm ending time. The Council was in consensus to move forward with the remaining agenda items.

9. Consideration of Amendment to Composition of Zero Waste City Committee (Responsible Department: City Administration)

City Manager McLaughlin presented the agenda item recommending the City Council consider Amendment to Composition of Zero Waste City Committee.

Mayor Glass asked for questions. There were none.

Mayor Glass opened for public comments. There were none.

Council Considerations:

Vice Mayor Gurney commented as follows:

- Think I may have created this dilemma.
- I like the option number two.
- An appointee, alternate and expand it to include a Planning Commissioner.
- Right now, we have to move our consciousness to approve the climate emergency to all key divisions and having a Planning Commissioner will bring that body in the community discussion about Zero Waste.
- That is valuable.
- They can take back to their Planning Commission that particular lens.
- How does Zero Waste apply to that situation or this situation.
- I like that idea.
- Option two.

Councilmember Rich commented as follows:

- Think I love the overlap of a Planning Commissioner.
- Other hand, I'm going to be involved in this subcommittee any way.
- But from a policy, I think the idea of having someone from the Planning Commission that overlaps into this -- into this subcommittee is an excellent idea.

Councilmember Slayter commented as follows:

- I'm one of the potentially effected individuals in the item.
- While I have not attended any of the waste management regional board meetings, I have done a little review of some of that information.
- Online, agenda packets and things like that.
- And honestly, the fact that we had Manager Mikus who was a bit of a ringer when it comes to waste management due to a former life, if one existed before you worked for Sebastopol, it's hard to believe that would exist.
- Thinks it makes sense for a staff member of Manager Mikus' experience to attend as the appointee from the City of Sebastopol to the regional board.
- And in a lot of ways, I think that continues that appointment is appropriate, and in this case, we do not have a staff member due to Manager Mikus' upcoming retirement that would be appropriate for this.
- So my feeling is that I kind of like the way that it is now, with two councilmembers on the Zero Waste Committee and a staff member who is the primary to the county board and also holds a seat and I also am a realist and I understand the Brown act quite well at this point, and do see a difficulty in that, and if the way to fix it is to have one member from the City Council who is on the Zero Waste Committee and one member of the City Council who is appointee to the regional board who has a seat on the Zero Waste Committee, by that, there is -- one of us need to step

aside, and I am willing to step down, while I like the work on the Zero Waste Subcommittee, I enjoy that group of people.

- Think it's important work and I'm a little chagrined to say I'm willing to step back in order to fix the snafu, having said that my preference is that staff continue to be the primary to the regional board.

Councilmember Hinton commented as follows:

- Because I have been the alternate to Manager Mikus as the staff member on the board and I hear what Patrick and saying and I do have to say that I do -- I think it was unique because Manager Mikus had a background.
- That was very tied to that board.
- But that board is made up of elected officials from that city.
- When I step in for him, usually it was because of a conflict for another meeting that is part of his job responsibilities and that is partly why we thought that it should be an elected official.
- So just with that background, having stepped in for Manager Mikus, I do have to say I think -- Manager Mikus, with a unique situation, represented us well, and I'm not sure that the new person would have that same background.
- So I feel good having an elected official in that role.

Manager Mikus commented as follows:

- When it first came up, I have to ~~ad~~ admit, I thought, wow, having a staff member because of the solid waste expertise, it's unfortunate that may have to change.
- But in retrospect and the comments tonight, and because of a conversation with Larry, I realize that the world's changing.
- One of the things I have been working on is AB-1383, a subtopic that has to do with increased organics recycling.
- The lens of Zero Waste and how it ties to climate change and how the globe is affected by that, are going to increase and I see no value in having officials participate because you are all the policy makers and it helps to be educated and have a role on the front line because that will make your decisions and comments more valuable moving forward.
- So I see real value to having elected officials involved with the waste agency.
- The waste agency and the board have been interesting.
- There is history there that might be pertinent.
- When I started there ten years ago, the board was nine staff members and one elected official, and the elected official was Steve Barbose of Sonoma who had a passion for having to do with waste and climate change.
- With some of the stuff that went on in the early part of the 2010s, there was a move to have more elected officials because it got really interesting over money.
- And then when that died down, the focus again shifted to environmental things.
- The balance went the other way.
- Currently, depending on who shows up for what city, it's seven elected and three staff members or 6 and 4.
- Sebastopol has always had staff members for the last five years.
- ~~That is just~~ I thought it might help you see how your role will fit in with that, thank you.

MOTION:

Councilmember Rich moved and Vice Mayor Gurney seconded the motion to amend the City Council representatives from two to one primary and one alternate and add Planning Commission representative.

Mayor Glass called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Hinton, Rich, Slayter, Vice Mayor Gurney and Mayor Glass
Noes: None
Absent: None
Abstain: None

MOTION:

Vice Mayor Gurney moved and Councilmember Rich seconded the motion to appoint Vice Mayor Gurney as Primary and Councilmember Slayter as alternate to the Zero Waste Sub-Committee and to add one Planning Commissioner to the committee.

Mayor Glass called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Hinton, Rich, Slayter, Vice Mayor Gurney and Mayor Glass
Noes: None
Absent: None
Abstain: None

City Council Action: Approved appointment of Vice Mayor Gurney as Primary and Councilmember Slayter as alternate to the Zero Waste Sub-Committee and to add one Planning Commissioner to the committee. Minute Order Number: 2021-010

CITY COUNCIL REPORTS:

10. City Manager-Attorney/City Clerk Reports:

City Manager McLaughlin reported as follows:

- COVID wise, I'm sure you all know that we are still operating under the most restrictive order in the public health orders so we are not utilizing the parks that were constructed.
- However, work goes on to improve them.
- As I understand, donations are being sought on labor to put a floor down in the one that is on the south end of Main, down in South Main.
- The one Screaming Mimi's is looking good, and the one at people's music, in the vicinity of people's music that now has a floor to it.
- We are continuing to work as a staff to make to make sure we are from compliance with requirements to respect of the employees.
- I will tell you that it's been quite a challenge lately.
- Think with the surge and so forth, there is a lot of concern for welfare of employees.
- We have a very elaborate, lengthy plan to be in compliance with Cal/OSHA.
- We have a meeting tomorrow to discussion this to make sure that the staff is protected.
- And the working conditions, they are not unduly exposed.
- This shows, you think that with the pandemic having been gone on for almost a year ago, that we would be getting easier.
- It's not.
- It's becoming more difficult to stay in compliance and try to ensure the safety of the employees.
- So I want you to know that the staff is working on that with the con sell tonight.

- I want to thank Mary who has been instrumental in getting those regulations explained and put out.
- The staff will charge tomorrow to work on that with the department heads.
- It is a challenge.
- when we get the City Council reports and there is a meeting with the housing committee with county next week, I believe, Mary has the date on that.

11. City Council Reports/Committee/Sub-Committee Meeting Reports: (Reports by Mayor/City Councilmembers Regarding Various Agency Meetings/Committee Meetings/Sub-Committee Meeting /Conferences Attended and Possible Direction to its Representatives (If Needed) on Pending issues before such Boards)

Councilmember Hinton reported as follows:

- I attended after the last Council meeting, the Russian river water shed on December 17th.
- And just review notes, unfortunately, everybody knows the steel head festival that normally happens is canceled due to COVID.
- Basically, we're supposed to be getting presentation hopefully in the next few months about the activities for the rush river water shed. So I have to get that.
- There is a seminar that is coming up on February 2nd and 3rd that will be on zoom sponsored by Russian river water shed and it's a friend lid landscaping event, and they have special speakers coming in, and the other things they are working on are updated educational stuff and translations from English to Spanish in materials and they did, as I mentioned earlier, highlight the benefits of using a professional car wash like the easy breezy car wash that is in Santa Rosa.
- there was a lot of discussion about that special car wash that happens to have a window cling special sticker on it about the benefits about saving water.

Councilmember Rich reported as follows:

- Attend first meeting of the Marin/Sonoma Mosquito and Vector Control District
- Very organized staff.
- That will be an interesting participation.
- Not a lot to report yet.
- They were in holiday, end of year holiday mode and I will be attending my first Sonoma Waste Management, Zero Waste meeting coming up in January.
- So I will report out on that, and just as a piece of information, I have been monitoring the supervisor, the board of supervisor meetings to the extent that anything comes up in interest, I will make sure I report them out.
- Really the most important thing is that the city's Climate Action Subcommittee will be having our kick off meeting this week.
- And we'll report out.
- Everyone is very excited about that.
- Housing Sub-committee Report Out (Sebastopol Inn) (Verbal Report Out From Sub-Committee)

Mayor Glass reported as follows:

- So the Housing Subcommittee has two meetings on January 14th, one is with the Housing Subcommittee, which is Patrick and I, and it also includes the county stake holders.

- So we will be meeting with people from Linda Hopkins' office and people from the CDC, and I would expect from FEMA and -- and I know that Tim was also invited from West county community services.
- So we're going to get the team together and talk about some of the issues including funding so what does this funding thing look like we have been told we are getting 375,000, we want to know what it looks like.
- What are the details on that?
- We want to be meeting with -- talking to them, the CDC in particular about venders and with FEMA about using the local venders for providing services to the new Sebastopol Inn housing complex.
- And then also pursuing some of the other answers to questions that were asked in the various meetings.
- Then we're also having a meeting that same day on January 14th with the business owners to talk with them -- it's the second meeting so hopefully we will be able to report more information we got from the CDC when we have a second meeting with the business owners.
- They're going to get the latest information immediately.
- And the other thing is I'm hoping also at the same time as we have the meeting with our friends from the CDC that we get more information about money that is coming in through the CARES Act for rent and eviction mitigation, rental problems.
- There is apparently -- Tim had told me he had money from the CARES Act to provide to people that were being evicted.
- He went through the first batch of money in October and November, and he went through the whole thing.
- So, now there's a new batch coming up, but it's not -- This legislation was just signed a week ago or less, so nobody knows quite how it's coming down, but there's some new CARES Act money coming along that is for programs to help people out who are in COVID economic meltdown and who need help with their rent and help with their utilities, et cetera.
- So I'm expecting that we'll find out more information about those programs and the route that that money is coming through from the feds to the county to our local providers.
- And part of this whole package is -- I'm thinking Patrick and I are going to be talking about this a lot, but I think that the Sebastopol Inn is mitigation money.
- Plus the CARES Act.
- This is a whole series of things that we need to pull together with kind of a bigger picture solution to -- not to the homeless, which is the permanent support of Housing, but hopefully some outreach support that will dovetail with our police department to help with the homeless that are living in cars, et cetera, on Morris Street, and we can start actually addressing these issues.
- What struck me as actually rather bizarre about the entire situation is, suddenly, because of COVID, we're starting to see some actual movement on dealing with some of these homeless issues.
- So, they are putting -- people with serious homeless problems are going out to the Alliance Redwoods, and that was something that was not happening pre COVID.
- So it seems like they are beginning -- the CDC's beginning to build a system for dealing with these issues, and hopefully, with some of this mitigation money, we may want to consider how we're going to use that and some money that's going to go from the CARES Act to our friendly partner, the West County Community Services.
- So, hopefully, this is going to look like more of a solution in a lot of different arenas, but we'll give you the lowdown on what we find out after the 14th meeting.

Vice Mayor Gurney commented as follows:

- I'm wondering if the Housing Subcommittee would be willing to write a summary, a report for the community newsletter.
- I suggest it because the transition to the Sebastopol Inn was really a momentous decision in our community.
- A lot of people were very interested in and against.
- There's quite a lot of strong feeling about it, and I think, were you to report to the community, it just shows the responsibility of government to be dealing with this issue, and it informs people, which is what people want to know -- what's really happening, what's the real information, not what they might create.
- If that's not too much work -- a short report

Councilmember Slayer discussed additional Federal money.

Mayor Glass commented as follows:

- That's an extremely good idea, and we need to do that after this 14th meeting.
- I am attending tomorrow evening, a county, apparently not open to the public, celebration of it.
- The Sebastopol Inn is open and has people in it.
- So, I was invited as Mayor, but apparently, it's not a public event.
- But I know there are people there, and I've heard from some people that they're extremely, extremely grateful to be there.

Councilmember Rich commented as follows:

- The amount of work that's going to be involved in going to these meetings and reporting out and monitoring the situation, it's amazing and it's so important for all of us.
- It's going to be so reassuring to the community, so thank you.

City Council Action: None Required. Informational Report Out.

Reference Number: 2021-011

Mayor Glass reported as follows:

- Vice Mayor Gurney and I got our pictures up on our website, which is "Take the Takeout Pledge." One day a week is all we ask.
- Laura Hagar reached out.
- She reached out to me directly.
- So, we've got us up on our website, and Townsy has added a place to sign up.
- So if you go to the Townsy app or the Townsy website, you can add your name to the list of people taking the Takeout Pledge, and we'll put this in our community newsletter and are encouraging everybody to take the Takeout Pledge.
- You got to get some takeout food at least once a week.

12. Council Communications Received

Vice Mayor Gurney received the following communication:

- Usually, in January about this time or the next meeting you hear from me as a citizen participant in the Sebastopol Walks program.

- And that's because, usually, around November, December, I motivate everybody to plan a whole another year.
- And this year, I sent out the message, "Well, it's just not a go right now, so just hang on." And what was interesting in doing that is I got an offer from Amie Windsor, who's also now part of the group as a runner, to consider publishing once a month in the paper a Sebastopol Walks column that has a featured route.
- I thought that would be really fun because we're advertising ourselves as a walking committee -- a walking community.
- So now I've just got to motivate the committee who has volunteered many times, to get a once-a-month thing up there if we all want to do it.
- And that also motivated Richard Nichols, our e-mail fellow, to send a blast out encouraging people to do the Peace Pole walk as part of their New Year's and holiday celebration, and folks actually did.
- There's this fun of doing it in person, but it's very interesting, of all these months of COVID, , we can just morph it into e-mailed information and newspaper information and let people have the responsibility, and there's so many people walking now, there's even more interest in it.

May we have a happy new year together with our community.

13. Future City Meeting Dates/Events (Informational Only): (See Agenda and City Web site for Up-to-Date Meeting Dates/Times)

CLOSED SESSION: None

ADJOURNMENT OF REGULAR CITY COUNCIL MEETING:

Meeting was adjourned to the City Council Regular Meeting of January 19, 2021 6:00 pm (VIRTUAL ZOOM PLATFORM)

Mayor Glass adjourned the meeting at 11:09 pm.

Respectfully Submitted:

Mary C. Gourley
Assistant City Manager/City Clerk, MMC