



## City of Sebastopol Planning Commission Staff Report

Meeting Date: July 23, 2024  
Agenda Item: 6A General Plan Consistency for the City of Sebastopol Capital Improvement Plans for Fiscal Year 2024-25  
To: Planning Commission  
From: David Woltering, Interim Planning Director  
 Toni Bertolero, GHD, Engineering Consultant  
Subject: Fire-Related Building Improvements at Community Cultural Center Project (CIP Project #0713-24.09)  
Recommendation: Adopt a Resolution finding that CIP Project #0713-24.09 is consistent with the General Plan

### **Introduction:**

The City of Sebastopol Capital Improvement Program (CIP) is a five-year program and the annual Capital Improvement Plan for Fiscal Year 2024-25 is Year 1 of the five-year CIP and outlines public improvements and estimated expenditures to construct improvements. On June 25, 2024, the Planning Commission adopted Resolution 004-2024 making a finding that the Fiscal Year 2024-25 Capital Improvement Plan (Plan) is consistent with the General Plan.

After the June 25 meeting, the Plan was presented to Council and was adopted on July 2, 2024, but with one new project added: Fire-related Building Improvements at the Community Cultural Center Project (Project). Council approved the new project, subject to Planning Commission making a finding of General Plan consistency.

### **Project Description:**

The State of California Government Code Section 65401 requires the City's Planning Commission review the Capital Improvement Plan for consistency with the City's adopted General Plan prior to final adoption by the City Council. The General Plan Goals and Policies pertaining to the Project is

### **Project Location and Surrounding Land Uses:**

The Project is located at 390 Morris Street.

### **General Plan Consistency:**

Staff has reviewed the projects and determined which General Plan goals and/or policies apply to specific projects included in the Capital Improvement Plan for Fiscal Year 2023-24 (See attachments). Each project and applicable goal or policy can be found in the CIP attachment.

These General Plan Goals and policies for this project are in the table on the following page:

Reference No.	General Plan Goals and Policies
CSF 2-21	Continue to provide support to local non-profits providing community recreational services on City-owned land operated by the non-profits, including Ives Pool, the Sebastopol Community Cultural Center, and the Burbank Experimental Farm.
LU 7-3	Provide and maintain opportunities for community gathering and social interaction through cultural and art center, park facilities, the Laguna, and community centers.

**Public Comment:**

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

No public comments have been received as of the writing of this staff report regarding General Plan consistency items.

**Recommendation:**

Staff recommends that the Planning Commission adopt the Resolution finding that the Capital Improvement Plan for Fiscal Year 2024-25 is consistent with the General Plan.

**Attachments:**

Planning Commission Resolution  
New CIP Project #0713-24.09

RESOLUTION NO. 24-\_\_\_

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL FINDING THAT THE FIRE-RELATED BUILDING IMPROVEMENTS AT THE COMMUNITY CULTURAL CENTER IS CONSISTENT WITH THE ADOPTED GENERAL PLAN

WHEREAS, the City of Sebastopol completed a comprehensive General Plan update with adoption of a new General Plan on November 15, 2016; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (14 CCR, § 15000 et seq.), on November 15, 2016, the City Council certified and adopted an Environmental Impact Report (EIR) for the Sebastopol General Plan (the “Project”; State Clearinghouse No. 2016032001); and

WHEREAS, the State of California Government Code Section 65401 requires the City’s Planning Commission review the Capital Improvement Plan for consistency with the City’s adopted General Plan prior to final adoption by the City Council; and,

WHEREAS, the City of Sebastopol Capital Improvement Program (CIP) is a five-year program and the annual Capital Improvement Plan for Fiscal Year 2024-25 outlines public improvements and estimated expenditures to construct improvements; and

WHEREAS, on June 25, 2024, the Sebastopol Planning Commission opened a duly-noticed public hearing to review the Draft Proposed Capital Improvement Plan for Fiscal Year 2024-25 (Plan) for consistency with the adopted General Plan, heard a staff report and public testimony, and deliberated and adopted Resolution 004-2024 finding that the Plan was consistent with the General Plan; and

WHEREAS, the City Council held a duly noticed public hearing on July 2, 2024, and adopted City Council Resolution 6600-2024 approving the Capital Improvement Plan for Fiscal Year 2024-25 with the addition of one new project “Fire-Related Building Improvements at the Community Cultural Center,” subject to the Planning Commission finding the Project consistent with the General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY ADOPT THIS RESOLUTION finding the Fire-Related Building Improvements at the Community Cultural Center Project is consistent with the General Plan, and that the projects therein are consistent with the following General Plan Policies:

Reference No.	General Plan Goals and Policies
CSF 2-21	Continue to provide support to local non-profits providing community recreational services on City-owned land operated by the non-profits, including Ives Pool, the Sebastopol Community Cultural Center, and the Burbank Experimental Farm.
LU 7-3	Provide and maintain opportunities for community gathering and social interaction through cultural and art center, park facilities, the Laguna, and community centers.

Approved on July 23, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Certified: \_\_\_\_\_

David Woltering, Interim Planning Director

**City of Sebastopol**  
**5-Year Capital Improvement Program**  
**FY 2024-25 to FY 2028-29 Adopted 7-2-24**



All costs shown are in 2024 dollars.

# NEW: Fire-related Building Improvements at Community Cultural Center

**Project No:** 0713-24.09  
**Category:** Stormwater and Flood Mitigation Projects  
**Project Location:** 390 Morris Street



**DESCRIPTION:** Replacement of flood-damaged dry walls and acoustical ceiling panels, insulation, thermal and moisture protection, and related work.

**JUSTIFICATION:** The walls and ceiling panels were damaged during the 2019 Flood event and are no longer fire-rated. The walls and ceiling panels will need to be repaired/replaced in order to continue operational use of the building.

**GENERAL PLAN Goals and Policies:** Community Services and Facilities CSF 6-16: Support improvements to, expansion of, or replacement of the Sebastopol Community Cultural Center to address flood issues, and to improve services and facilities available to the community in order to enhance the quality of life for all City residents through the provision of quality community services and facilities.

EXPENDITURES						PROJECT TOTAL
	FY23-24 Estimated	2024-25	2025-26	2026-27	2027-28	
9200 - Construction		70,000				70,000
<b>EXPENDITURE TOTALS</b>		70,000				70,000
FUNDING SOURCES						
127-2019 Flood Mitig Earmark		70,000				70,000
<b>FUNDING TOTALS</b>		70,000				70,000