



**City of Sebastopol**  
Incorporated 1902

**PLANNING COMMISSION MEETING**  
**MEETING OF June 14, 2022**

**6:00 P.M.**

## **AGENDA**

***PLEASE NOTE DIFFERENT ZOOM LOG ON INFORMATION FOR EACH MEETING***

The Planning Commission meeting will be held via teleconference pursuant to AB 361. Options for observing the meeting and participating in public comment are included at the end of this agenda.

Join Zoom Meeting

<https://us02web.zoom.us/j/83439171071>

Meeting ID: 834 3917 1071

One tap mobile

+16699006833,,83439171071# US (San Jose)

Find your local number: <https://us02web.zoom.us/j/83439171071>

### **VIEWING MEETINGS ONLINE**

For this meeting, the City of Sebastopol will be utilizing the Program ZOOM which allows for audio and visual participation. Further log-in information and instructions are included at the end of this agenda.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES – MARCH 8, 2022**
4. **COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA** – This is for items *not* on the Commission agenda, but that are related to the responsibilities of the Commission. The Commission receives any such comments, but under law, may not act on them.
5. **STATEMENTS OF CONFLICTS OF INTEREST**
6. **PUBLIC HEARINGS**
  - A. **Peacetown Concert at the Barlow - Temporary Use Permit (TUP) (File 2022-038)** – Consideration of a Temporary use permit to permit music stages at the parking lots of The Cooked Goat (120 Morris Street #120) and Foundry/Woodfour Building (6780 Depot Street #160) and the Community Market south lawn (6762 Sebastopol Avenue #100) from June to September for the “Peacetown” event. [Stages are also to be provided at the Barlow Event Center and Hopmonk, which already are permitted for live events and will not be part of this application review.]
  - B. **Habitat for Humanity – 333 N Main Street (File 2002-006)** - Proposal for the construction of 6,000 square foot new residential building and associated site and landscaping improvements on a vacant 7,286 square foot lot. The building would consist of (4) three bedrooms, structured in two-story townhouses with (4) one car garages. The entrances to the townhouses will face North Main Street. The garages will be accessed from an existing driveway at the north edge of the

property. The project entitlements include: a Tentative Map, Conditional Use Permit to allow residential-only use in a Commercial Zone, and Environmental Review.

**7. REGULAR AGENDA ITEMS**

**A. Election of Chair, Vice Chair**

**8. SUBCOMMITTEE UPDATES**

**9. PLANNING DIRECTOR'S REPORT**

**10. ADJOURNMENT:** This meeting will be adjourned to the next regular meeting of the Commission, to be held on June 28<sup>th</sup>, 2022, at 6:00 p.m.

**PUBLIC HEARINGS AND PUBLIC COMMENT ON ITEMS**

The City of Sebastopol wishes to foster a constructive, respectful, and open process through its meeting procedures. Members of the public have the right to speak on all public hearings under discussion by the Planning Commission including consent calendar items, after being properly recognized by the Chairperson. The Commission requests that members of the public refrain from expressions of approval or disapproval (clapping, booing, hissing) of statements of other participants, which discourages the expression of a range of viewpoints, as well as lengthening meetings. The following is the hearing process:

1. The Chairperson opens public hearing.
2. Presentation of Staff Report from the Planning Department.
3. Commission Questions of Staff.
4. Presentation by the Project Applicant, Questions of Applicant from Commissioners. Applicant presentations should generally be limited to approximately 10 minutes or less.
5. Comments from members of the public. Comments should be limited to 3 minutes or less. **Please see Attachment for public meetings to this agenda for how to do public comment during the Covid 19 emergency.**
6. The Chairperson may request that the applicant or staff respond to specific issues raised in the public comments.
7. The Chairperson closes the public hearing, but reserves the right to re-open the public hearing later that evening.
8. The Planning Commission deliberates on the project. Commissioners discuss the project; applicant or public comment is not permissible unless allowed by the Commission.
9. The Chairperson may re-open the public hearing to give the public or applicant the right to comment on the Planning Commission deliberation or bring forth new information to the Commission.
10. The Planning Commission takes action on the project by making one or more motions to approve, condition, deny, or continue (schedule further consideration for a future meeting) the matter.
11. Appeals may be filed of official actions upon filing of an appeal form and payment of the applicable appeal fee. Such appeals, including the appeal fee, must be filed within 7 days of the action. Appeals will be heard by the City Council.

**STAFF REPORTS ON AGENDIZED ITEMS** are available for review on the City's website:

<https://www.ci.sebastopol.ca.us/Meeting-Event.aspx> Reports are generally issued and posted by 6 p.m. on the Thursday before the meeting. Interested persons are encouraged to review these reports, which evaluate proposals relative to adopted laws and policies.

**LETTERS OR WRITTEN MATERIALS** regarding agenda items may be submitted to the Planning Department prior to or at the Commission meeting; written materials submitted at least six days in advance of the meeting will be included in the Commission's meeting packet. The public is advised that pursuant to State law, written submittals to the City are public records, will be made available for public review, and

may be posted on the City web site. Public Comment can be emailed to the project planner listed in any notices, or [ksvanstrom@cityofsebastopol.org](mailto:ksvanstrom@cityofsebastopol.org).

American Disability Act Accommodations/Accessibility: If requested, staff will make the agenda and backup materials available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) Section 202 and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid or service by contacting the City Clerk's Office at [info@cityofsebastopol.org](mailto:info@cityofsebastopol.org) or by telephone at (707) 823-1153 who will contact the ADA Coordinator. The ADA Coordinator will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Notification: 72-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **ZOOM LOG IN INFORMATION**

*Please Note: The City of Sebastopol has scheduled a Zoom Meeting (A video communications technology platform for video and audio conferencing).*

*In order to minimize the spread of the COVID-19 virus, the City of Sebastopol is providing multiple alternatives to viewing City meetings and providing comments on items on the agenda. These alternatives allow the City to conduct City Meetings via teleconference pursuant to AB 361. Options for observing the meeting and participating in public comment are listed below.*

**IMPORTANT NOTICE TO PARTICIPANTS:** *If you are logged onto zoom whether by computer or phone, your information (such as name or phone number) is shown publicly as a participant. If you do not wish to have this information public, please submit written comments as the City does not yet have the capability to hide names and/or phone numbers in zoom.*

**PARTICIPATING IN CITY MEETINGS IN CONFORMANCE WITH SOCIAL DISTANCING REQUIREMENTS:** *The City Council special and regular meeting will be held via teleconference pursuant to AB 361. Options for observing the meeting and participating in public comment are attached.*

**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.*

*In order to minimize the spread of the COVID-19 virus, the City of Sebastopol is providing multiple alternatives to viewing Council meetings and providing comments on items on the agenda. These alternatives allow the City to adhere to social distancing requirements pursuant to AB 361.*

**VIEWING MEETINGS ONLINE:** *For this meeting, the City of Sebastopol will be utilizing the Program ZOOM which allows for audio and visual participation. However, Closed Session items are not open to the public but prior to adjournment into Closed Session, the public may speak up to 3 minutes on items to be addressed in Closed Session.*

**VIRTUAL PARTICIPATION BY ZOOM VIDEO CONFERENCING:** *The City of Sebastopol is now offering the ability to view and participate in Council meetings via video meetings and telephonic conferencing via "Zoom" video conferencing computer technology. Instructions for participating via Zoom are provided below.*

***How do I join the City of Sebastopol City Council meeting via Zoom Video Conferencing?***

Please visit <https://zoom.us> and either sign-up for a free Zoom account or continue as a guest. Once you have downloaded the app on your smart phone, joined from your web browser, or downloaded the Zoom software on your computer you will be ready for the Council meeting .

If you have previously signed up for Zoom, you can enter the meeting ID to join the meeting.

***I do not have a computer or smart phone; can I still use Zoom?***

*If you don't have a smart phone or computer to access the meeting via Zoom, no problem! You can participate on the phone, by calling 1-669- 900- 6833 and entering meeting ID*

***Public Comment While Attending Council Meeting Through Zoom Virtual Platform?***

*The Mayor will request public comment during the Public Comment periods on the agenda (Consent Calendar, Informational Items, Public Hearing (if any) and Regular Calendar Item(s). Once the Mayor has announced the public comment period, please do one of the following.*

**USING A COMPUTER OR SMART PHONE:**

- *Click on the "Raise Hand" feature in the webinar controls. This will notify Meeting Host that you have raised your hand.*
- *Meeting Host will unmute your microphone when it is your turn to provide public comment.*
- *A prompt will appear to confirm you would like to be unmuted and then you will have three minutes to provide public comment.*
- *Once your public comment has ended, you will be muted again.*

**USING A REGULAR PHONE:**

- *Dial \*9 (star 9), this will notify the Meeting Host that you have "raised your hand" for public comment.*
- *Meeting Host will unmute your microphone when it is your turn to provide public comment.*
- *You will hear "you are unmuted" and then you will have three minutes to provide public comment.*
- *Once your public comment has ended, you will be muted again.*

***I don't want to provide public comment live; can I provide my public comment for the record another way?***

*Of course! Please submit all public comments via email for inclusion into the public record.*

*You may also leave a voice mail that will be made a part of the public record (but will not be read into the record). Please call 707-823-1153 to leave a message (by recording or comments provided verbally to City staff). If recorded, your voice mail will be transcribed by the city and provided to the City Clerk as a public record but will not be read into the minutes at the City Council meeting. Comments should be received by 4:00 pm of the meeting date.*

***I am having difficulties preparing for the meeting and learning Zoom, do you have any resources to help me?***

*Yes, please visit Zoom's website support page on helpful tips to prepare for the meeting:*

*<https://support.zoom.us/hc/en-us/categories/201146643>*