



## City of Sebastopol Community Development Department Memorandum

Date: May 27, 2025  
To: Planning Commission  
From: Emi Thériault, Community Development Director  
Subject: Agenda Item 8A – Informational Update on Housing/Zoning Update Subcommittee Status and Zoning Fix it List

### **Background**

The City of Sebastopol routinely updates its Zoning Code to address various matters. Current anticipated updates, to be analyzed by the Housing/Zoning Update Subcommittee for recommendations to the larger Commission, will include both review of the Housing Element implementation items and a “Zoning Fix-it” list (List).

The List is maintained by staff as it notices issues with lack of clarity in the document language, need for the Code to reflect current best planning practices, suggestions by the Planning Commission, and new use types, in addition to other matters.

### **Subcommittee Status**

During its regular meeting on April 22, 2025, the Planning Commission formed a subcommittee to review Housing Element implementation and other Zoning Ordinance updates. Chair Paul Fritz and Commissioner Jennifer Koelemeijer were appointed as representatives to the ad hoc group. The first meeting of the subcommittee is tentatively scheduled for Tuesday, June 10<sup>th</sup> subject to availability.

### **Next Steps and Considerations**

- Suggested updates include Zoning updates such as:
  - better clarity in language,
  - need to address new State laws, and
  - change in local preferences for discretionary and objective design review standards over time.
- Staff will also be arranging for the subcommittee to meet with the Napa Sonoma Collaborative to go over available model zoning code update templates for consideration of updates and

recommendation to the larger Commission for the housing element update requirements and for the Zoning fix-it list.

## **Attachments**

Attachment 1 –Zoning Fix-it list

Zoning Ordinance fixes				
Section	Change	Why	Who	Current Interpretation
Table 17.360-2	add "outdoor cultivation" and clarify not permitted	missing from table	KS	Not permitted based on 17.140.090(A)
Table 17.110-3	clarify that it is "Minimum Vehicle Parking Spaces"		KS	minimum, no maximums should this also be added to 17.110-2 or on second thought get rid of all minimum parking requirements
17.360	clarify what is needed/add standards for delivery in-town from out-of-town locations	control locally; review any new state regs	KS	allowed, but with submittal/review of approval of licensing jurisdiction (basis of operations)
17.360	cannabis distribution - Permitted vs conditional use permit			
	review how expirations of approvals work etween Use permits and DR approvals		DM/KS	
17	Exemption 7 - add "primary" to residence requirements	intention of council, missing from language	KS	
Definitions	definition of Lot Width	could be clearer	DM/KS	
6.10.070	Keeping of Animals- change references to zoning to match (to be R2 and R3) - look at way to permit in other R zones (large lots, etc.)?	change in Zoning title in 2018	DM	
17.20	Review potential restrictions on conversion of MFR to other use (Use Permit)			
	acc structures - move regs out of definitions. Consider allowances of more than 2 on lots of certain size for large lots? Or allow as many as you want up to the max. lot coverage			
Table 17.25-1	(1)Commercial uses allowed that have individual buildings exceeding 30,000 square feet in size.	Unclear subnote - bldgs 30k SF or above req' Use Permit (also, should this SF be lowered).	AM	
Definitions	Exercise facilities are defined 3x in this section: "Convenience Sales and Service, Extensive Commercial, and Exercise facilities". Additionally in the land use table the level of review for this type of use can vary from P to C.	Clarification	AM	I like the idea of reviewing the use based on its size, but there shouldn't be overlap (either eliminate exercise facility from the land use tables or further define it)
Modifications				
Section	Change	Why		
17.350	tasting rooms - add cider and/or beer as needed to language	review - section repealed, may be ok.	KS	
		studio's get a break on density, why not senior housing and assisted care which tend to have lower impacts than traditional housing?	DM	
17.200	add similar allowance for density reduction for Senior House and Assisted Care Facilities		KS	
17.100.050(B)2	references a Diagram (Exhibit A) - recind and reference Disposal Co standards	no diagram on file	KS	
17.20-2	Setbacks for RMH - listed as 15/20' old used to reference 15' unless adjacent to street, then 20. change so street and interior side yards read this way.	does not make sense as-is	KS	
17.20-2	farm animal setbacks in R4 zone - should be 50' front; 20'side/rear, 30' any dwelling not currently allowed in R4			
17.08.114	Mobile home - should reference Health and Safety Code (HSC) 18008, not GOV 18008		KS	
17.160	rename NonConforming Uses and Structures	include structures	KS	
17.415	Define that Use permits dormant for 12 months expire, does this mean after a use has been terminated?	clarity	KS	
17.160.040(B)	note that increase in DU does not include an ADU	state law consistency / clarification	KS	
17.08	expand tasting est. to allow for limited production? Or re-look at where wineries allowed?	occidental cellars example		
17.415.020(B)	allow the Standard conditions to be modified by the PC (ie not run with land, expiration date, etc.)			
17.25	Wineries listed under both "Extensive Commercial" and industrial categories, with different zoning allowances. Wineries not allowed in GC area (ie Occidental Cellars) unless ancillary use to tasting rm or other).			
Table 17.20-2.	clarify that mechanical equipment in front yards is subject to the full front yard setback, not the special setback for mech of 50%			
17.135	modify to allow cannabis delivery in industrial zones	makes sense, is basiclaly a warehouse/logistics function	PC mtg 6/11/19 hearing	
17.340.030 Exemptions.	add hospitals/medical facilities (Crestwood, etc.)		KS	
17.120.060(B)	wrong location in code - should be a separate section called 'sign program standards' OR as Section I in 17.120.060	sign program currently under SFR/MFR distrct paragraph	KS	
17.110 (Parking)	Establish parking standards for outdoor dining uses. I couldn't find anything in our code requiring additional parking for outdoor dining areas and the 20% increase the only thing I could tie it to (and it does feel far too low). In SR the outdoor dining regulations were interpreted as the outdoor space cannot exceed 25% of your indoor seating, unless you provide additional parking for it at the restaurant rate (1:50 sf of public dining area). It was useful in terms of making things black and white, but I always felt that the 25% never allowed a restaurant to have a good sized outdoor dining area (as just about no restaurant had surplus parking). I personally would like to see either a larger % of allowed outdoor space before additional parking is required or a reduced parking rate for outdoor dining as I personally feel it's something that should be encouraged.	Current code has no parking for outdoor dining uses	AM	
17.100	Pool setback based on depth (Example: A setback of at least three feet (3') or a distance equal to one-half (½) the depth of the pool, whichever is greater, shall be provided from the property line.) define retaining wall heights inside and outside setbacks	no clear pool setback in code.	AM	
17.110	eliminate parking minimums throughout the city - a must downtown to encourage a walkable environment		PF	
17.250	residential by right in more locations that are currently primarily commercial. CG CO CD (specific blocks) CM			
17.20	allow up to 6-plex in any SF zoning district (at least a 4-plex)		PF	
17.20	reduce setbacks in R zoning districts, and maybe others and make standard 10' front (5' in some locations); 10' rear; 5' side; not subject to the width of the lot		PF	
17.220	allow larger ADUs - up to 1,200 sf as state law allows			
	clarify that roof decks are NOT a story - same interpretation as building code			

17.220.020 (D)4	remove any reference to 'substantially compatible' here and elsewhere			
17.250.080	allow in-lieu fees rather than requiring inclusionary units to be built			
17.250.050(A)	substantially raise the threshold for when inclusionary units are required			
17.20-2	allow mechanical units to be within sideyard setbacks			
17.25-2	adjust FAR requirement in CD zone			
17.200.040	add other zones that allow development at R6 and R7 densities			
17.25-2	allow 4 story buildings by right in CD zone, 5 if residential			
17.25-2	allow max. height regardless of number of stories			
17.25-2	remove residential open space requirements			
17.20-2	remove residential open space requirements			
	allow short term rental use of a primary residence when owners are away			
Need to identify code sections:	Missing middle code support:			
	• regulate building width and depth; 45'-60'			
	• allow increased densities, but ensure house-scaled buildings by regulating building size			
	• reduce min. required lot size			
	• max. heights to allow up to 2.5 stories			
	• max. heights of 3-4 stories along higher traffic corridors and transition zones into neighborhoods			
	• no open space requirements for multi-family			
	• 2 missing middle zones			
	Other:			
	• "Fence" definition needs to be added to the definitions section.			
	• Need graphic for yard designations e.g. for flag lots, through lots, etc.			
Other related code update needed:				
8.12.060 Replacement Trees				
	Change the \$75.00 fee of replacement trees to refer to the most updated fee schedule.			