City of Sebastopol

CITY COUNCIL MEETING AGENDA
Regular Meeting of Tuesday, October 20, 2026
6:00 pm Start Time

As Approved by the City Council at their regular meeting of November 17, 2026.

CALL TO ORDER: Mayor McLewis called the meeting to order 6:01 p.m.

ROLL CALL:

Present:	Mayor Jill McLewis
	Vice Mayor Sandra Maurer
	Councilmember Phill Carter
	Councilmember Stephen Zollman
	Councilmember Neysa Hinton (Remotely)
Absent:	
Staff:	Mary Gourley, City Manager
	Alex Mog, City Attorney, Redwood Public Law
	Administrative Services Director Kwong
	Interim Planning Director, 4Leaf Eva Kelly
	Gold Ridge Fire Chief Dave Bray
	Police Chief McDonagh
	Public Works Director Hart

REMOTE PARTICIPATION Pursuant to California Government Code Section 54953(b) Councilmember Hinton will be attending remotely from:

River Street Inn
124 E Bay Street
Savannah, GA 31401
912-234-6400
Hotel Conference Room

The public shall be given the opportunity to attend, observe, and provide public comment directly from this teleconference location. In accordance with the Brown Act, the meeting agenda has been physically posted at this location at least 72 hours prior to the scheduled start of the meeting.

SALUTE TO THE FLAG Mayor McLewis led the salute to the flag.

LAND ACKNOWLEDGEMENT: The City of Sebastopol acknowledges that we live and work within the unceded ancestral homelands of the Southern Pomo and the Coast Miwok people. We pay our respect to the past, present, and future generations of these peoples, including the Federated Indians of Graton Rancheria.

REMEMBERING THE HISTORY OF SEBASTOPOL: Presented Jitney Service

PROCLAMATIONS/PRESENTATIONS/INTRODUCTIONS: **None**

STATEMENTS OF CONFLICTS OF INTEREST: Conflicts of interest may arise in situations where a public official deliberating towards a decision, has an actual or potential financial interest in the matter before the Council. In accordance with state law, an actual conflict of interest is one that would be to the private financial benefit of a public official, a relative or a business with which the Councilmember is associated. A potential conflict of interest is one that could be to the private financial benefit of a Councilmember, a relative or a business with which the Councilmember is associated. A Councilmember must publicly announce

potential and actual conflicts of interest, and, in the case of actual conflict of interest, must refrain from participating in debate on the issue or from voting on the issue and must remove themselves from the dais.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA (FIRST COMMENT PERIOD): *Up to Twenty (20) Minute Time Limit (Two Minutes for up to ten speakers). Additional public comment will be held at the end of the discussion and action items for up to an additional twenty (20) minutes. Mayor has discretion to allow for additional time beyond the 20 minutes allocated for public comment dependent upon the subject matter or number of speakers.*
Process for calling on Speakers: Mayor or designee shall ask for public comment as follows: Speakers to be called on in an alternate manner (One speaker in person to be called on first; then one speaker remote to be called on second with additional speakers to be called on in the same manner) based upon the time limit.

The following member(s) of the public spoke during public comment for items not on the agenda:

1.	Peter Alexander	Discussed election candidates;
2.	Member of the public	City water/sewer plans/generators/solar generators
3.	Jennifer	Former resident at Horizon Shine
4.	Mary	Going back to three minute comment
5.	Katarina	Woodmark
6.	Melissa	Woodmark
7.	Trinelle	Woodmark
8.	Member of the Public	Woodmark
9.	Shawn	Rescind Adoption of AB 1033

CONSENT CALENDAR: The consent agenda consists of items that are routine in nature and do not require additional discussion by the City Council or have been reviewed by the City Council previously. These items may be approved by one motion without discussion unless a member of the City Council requests that the item be taken off the consent calendar.
The Mayor will read aloud the title of each consent item (either full agenda title or a simplified version of the agenda title), and ask if a Councilmember wishes to remove one or more items from the consent calendar; and then open public comment to the members of the public in attendance. At this time, a member of the public may speak for up to two (2) minutes on the entire consent calendar and request at that time that an item or items removed for discussion.
If an item or items are removed from the consent calendar, the item shall be placed at the end of the regular agenda items unless otherwise determined by the Mayor. Council Members may comment on Consent Calendar items or ask for minor clarifications without the need for pulling the item for separate consideration. Items requiring deliberation should be pulled for separate consideration and shall be placed at the end of the regular agenda items unless otherwise determined by the Mayor.

Mayor McLewis read the consent calendar.
Mayor McLewis asked if any Councilmember wanted to remove a consent calendar item. There were no requests.
Mayor McLewis opened for public comment. The following member(s) of the public spoke during public comment:

Kyle Remove Consent Calendar Items: 2, 4, 5 and 6

Mayor McLewis called for a motion.

MOTION:
Councilmember Zollman moved and Councilmember Carter seconded the motion to approve consent calendar items 1, 2, 3, 4, 5 and 6.

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

VOTE:
Ayes: Councilmembers Carter, Hinton, Zollman, Vice Mayor Maurer and Mayor McLewis
Noes: None
Absent: None
Abstain: None

1. **Approval of City Council Meeting Minutes for Regular Meeting of October 6, 2026**
   Responsible Department: City Manager/City Clerk
   Fiscal Impact: Staff time required to prepare the minutes is covered within existing budgeted salaries.
   Additional Fiscal Impact: None
   City Council Action: Approved City Council Meeting Minutes for Regular Meeting of October 6, 2026
   Minute Order Number: 2026-267
2. **Receipt of FY 2026-27 City Council Goals Status Update (as of October 12, 2026)**
   Responsible Department: City Manager/All Departments
   Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.
   Additional Fiscal Impact: None. There is no fiscal impact associated with receiving this status update. Budgeted items are funded in the FY 2026-27 Operating and Capital Improvement Program budgets as noted in the matrix.
   City Council Action: Approved Receipt of FY 2026-27 City Council Goals Status Update (as of October 12, 2026)
   Minute Order Number: 2026-268
3. **Approval of First Amendment to the Sonoma County Waste Management Authority Joint Powers Agreement for Development of the new Household Hazardous Waste Facility and Amendment to the Central Disposal Site and Former Settlement Agreement. On March 1, 2017, the cities located in Sonoma County and the County of Sonoma entered into an Amended and Restated Joint Exercise of Powers Agreement for the Sonoma County Waste Management Agency (the "JPA Agreement"). The JPA Agreement governs the operations of the Sonoma County Waste Management Agency, also known as Zero Waste Sonoma. The JPA Agreement was unanimously approved by the governing boards of the member agencies, and any amendments to the JPA Agreement must similarly be amended by unanimous approval of the governing boards of the member agencies. Recently, the Agency acquired property located at 5885 Pruitt Avenue in Windsor, and hopes to develop a household hazardous waste collection facility and potentially offices for staff and administrative functions ("HHW Facility") at that location. The Agency would need to secure financing to develop an HHW Facility, and Agency staff has been evaluating potential financing sources for such a project. As part of this process, Agency staff has requested that the County of Sonoma (the "County") consider providing the Agency with a line of credit to help fund the cost of development of the HHW Facility. County Public Infrastructure staff has expressed a willingness to discuss this request with the Board of Supervisors, in light of the regional benefits of development of the contemplated HHW Facility in the northern part of the County. While the JPA Agreement does allow generally that the Agency may incur debts, liabilities and obligations (See JPA Agreement, Section 3(b)(vi)), it does not expressly provide that the member agencies may make loans or advances to the Agency, as allowed by Gov't Code section 6504. This item makes it clear that the Agency is authorized to borrow money from the County for the development of the HHW Facility, and that the County is authorized to make the contemplated loan to the Agency.**
   Requestor: Leslie Lukacs, Executive Director, Zero Waste Sonoma and Glenn Morelli, Integrated Waste Operations Division Manager, County of Sonoma, Sonoma Public Infrastructure
   Responsible Department: City Manager/City Attorney
   Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.
   Additional Fiscal Impact: None. The recommended action does not authorize any City expenditure, loan, debt guarantee, pledge or new City rate, and the City would not be a borrower, lender, guarantor or party to the County–ZWS Credit Agreement. Under the draft Credit Agreement, repayment is solely the obligation of ZWS and is secured by the ZWS Waste Management Agency Fee; any future ZWS fee or budget action related to debt service would be a separate action of the ZWS Board.
   City Council Action: Approved First Amendment to the Sonoma County Waste Management Authority Joint Powers Agreement for Development of the new Household Hazardous Waste Facility and Amendment to the Central Disposal Site and Former Settlement Agreement
   Minute Order Number: 2026-269
   Resolution Number: 6803-2026

4. **Approval of Financing Agreement/or Full Purchase of Public Works Vactor Truck**
   Responsible Department: Public Works Director
   Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries. Additional Fiscal Impact: This vehicle was approved in the FY26/27 Operational Budgets for $100,000. The purchase price of the replacement Vactor is $521,786.53. The proposed financing includes a $100,000 down payment and financing of the remaining $421,786.53 over five years at an interest rate of 6.13%. Quarterly payments are approximately $24,646.05, equivalent to annual debt service of approximately $98,584. Total payments over the five-year term would be approximately $592,921, including approximately $71,134 in interest and financing costs.
   City Council Action: Approved Financing Agreement/or Full Purchase of Public Works Vactor Truck
   Minute Order Number: 2026-270
   Resolution Number: 6804-2026
5. **Approval of the Amended and Restated Joint Exercise of Powers Agreement of Santa Rosa Plan Groundwater Sustainability Agency.**
   Responsible Department: Public Works Director
   Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries. Additional Fiscal Impact: None. Approval of the proposed amended and restated JPA and Bylaws will have no fiscal impact on the City's General Fund or Water Enterprise Fund. The proposed amendments address the governance and administration of the SRPGSA and do not authorize any new City expenditure, assessment, or financial commitment.
   City Council Action: Approved Amended and Restated Joint Exercise of Powers Agreement of Santa Rosa Plan Groundwater Sustainability Agency.
   Minute Order Number: 2026-271
   Resolution Number: 6805-2026
6. **Approval of Task Order with DCCM for Engineering and Design of Eastside Ave and South St pavement reconstruction (CIP #0521-25.05)**
   Responsible Department: Public Works Director
   Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries. Additional Fiscal Impact: This project is in the approve FY2026-27 Capital Improvement Program. The cost of Task Order 3 will be allocated among the City's pavement, water, and wastewater capital improvement programs based on the project scope. The roadway improvements will be funded through the FY 2026-27 Citywide Pavement Improvement Program (CIP #0521-25.05), and the water and sewer improvements will be funded through their respective enterprise funds. Approval of the task order will authorize expenditures not to exceed $56,143.
   City Council Action: Approved Task Order with DCCM for Engineering and Design of Eastside Ave and South St pavement reconstruction (CIP #0521-25.05)
   Minute Order Number: 2026-272
   Resolution Number: 6806-2026

INFORMATIONAL ITEMS/PRESENTATIONS: *Informational Items or Presentations are items that are informational only and do not require action by the City Council.* **Presentations shall be scheduled as necessary for the promotion of an event or service or general information items to the Council and should be limited to ten (10) minutes total in length of item (total length includes questions of Council to presenter and public comment).**

NONE

PUBLIC HEARING(s):

The following Councilmembers disclosed they met with the developers for Item Number 7:

Councilmember Carter
Councilmember Hinton
Vice Mayor Maurer

7. **Public hearing for a housing development project at 8100 Valentine Ave. Consideration of an application from Rob Toste on behalf of the Grupe Company, LLC for a Tentative Subdivision Map, Density Bonus, and related entitlements to subdivide a 2.69 acre lot located at 8100 Valentine Avenue into 20 lots, allowing up to 39 total units (20 single family homes and up to 19 detached Accessory Dwelling Units (ADUs)). The project requests removal of up to 7 protected native trees, with mitigation per the project Tree Inventory Report. Parking for 83 vehicles is proposed. The applicant has requested waivers and/or concessions under Government Code 65915 to allow greater lot coverage, reduced building setbacks, and greater building heights. The project will also require Tree Removal permits and Design Review approval. The proposed project has been determined to be exempt from further environmental review under Section 15183 (Projects Consistent with a Community Plan) of the California Environmental Quality Act (CEQA) Guidelines. A copy of the CEQA determination will be included with the staff report.**
Responsible Department: Planning
Fiscal Impact: There is no fiscal impact as this project is budgeted through a deposit account.
Additional Fiscal Impact: None. The project includes no fiscal impact to the City as the deposit account for the project has been paid for by the project applicant and City staff hours are billed to that account. Additionally, the project would provide impact fees, building permit and plan check fees to the City should it move through its entitlements and on to building permit application.

4Leaf Consultant John Jay presented the agenda item recommending City Council conduct the public hearing and approve the resolution.

Mayor McLewis opened for questions of staff. The Council asked various questions of City staff and consultant.

The applicant, Rob Toste, The Grupe Company, presented a presentation.

Mayor McLewis opened the public comment period for the public hearing. The following member(s) of the public spoke during the public hearing comment period:

Tom	Remove condition 4
Steve	Support single story residence
Oliver	Repeal 1033
Heather	Traffic; Valetine won't be safe to walk on
Katie	4 Decisions
Janet	Communication lacking; concern of trees/sprinklers/amended site map/increasing setbacks/relocating ADUs/ensure traffic safety measures in place
Lee	Trees/parking/sewer pipe/tell developer what City to accept within law
Katherine	Developer goal is money/many not in favor/not what this community wants
Diane	Reinforcement of what has been said/sewer system/impact fees/increased traffic
Manuel	Traffic/cars/trips/drainage
Linda	Council listening/neighbor to property/parking/cars/traffic/evacuations
Shawn Paul	Trees/birds nesting/lots smaller due to AB1033/sewer system/egress/health and safety concerns
James	HOA question/run by developer or property management or homeowners and democratic
Kate	Council voted in AB 1033 other than Mayor McLewis/against AB 1033/benefits developers and commercial estate interest/decrease value of primary asset/repeal AB 1033
Joel	Lives next to project/condo project/not subdivision fill in project/ADUs were option at that time/are they still operational or build them or sell them/project could look different
Mary	Issue would have been non existent had listened to Mayor and made design requirements/original meeting City publicized/impact fees
Mary	Evacuation; took two hours to go one mile; sacrificed to buy house in neighborhood/property value will dilute

City Council Discussion/Deliberations/Comments:
Council continued discussion of the item.

Vice Mayor Maurer	Housing can be built in Sebastopol/density difficult/majority of people not happy/money to defend lawsuit is resident's money/save stand of heritage trees/approve with conditions
Councilmember Hinton	Feel backed into corner/feels like Woodmark/State made difficult to be able to stop projects/lean on legal counsel/do not know what we can do/conditions/not heard that/fiduciary responsibility
Mayor McLewis	Voted no on AB 1033/hear double speak/concern of infrastructure/City did not know ins and outs of ordinance/County wait to see how this all applies/endured ridicule/not see this as solution/cannot support tonight
Councilmember Carter	Change is hard to get used to/how will kids be able to live in Sebastopol/see $1.5M spending in city pay for cops/infrastructure/water/sewer/feels more comfortable than apartment complex/more area for drainage/could be better for water/sewer for current neighborhoods/is manageable/think of kids and grandkids/support
Councilmember Zollman	Encouraging in fill in downtown corridor/economic development with housing funding knowledge/find ways to incentive developers to do right thing/horrendous situation/will be sued if we do not vote for this/case law split

Mayor McLewis called for a motion.

MOTION:
Councilmember Carter moved and Councilmember Zollman seconded the motion to approve adopting resolution approving the applicant's Density Bonus application and Vesting Tentative Map to subdivide a 2.69 acre lot into 20 lots for the property located at 8100 Valentine Avenue, including the associated Findings, and subject to the recommended Conditions of Approval, and find the project exempt from additional environmental review pursuant to CEQA Guidelines Section 15183;

Approving alternate Site Plan submitted as Attachment G.
Swap building 37 and Building 14 to save a tree

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

VOTE:

Ayes:	Councilmembers Carter, Hinton, Zollman
Noes:	Vice Mayor Maurer and Mayor McLewis
Absent:	None
Abstain:	None

City Council Action: Approved the resolution for the Density Bonus application and Vesting Tentative Map to subdivide a 2.69 acre lot into 20 lots for the property located at 8100 Valentine Avenue, including the associated Findings, and subject to the recommended Conditions of Approval, and find the project exempt from additional environmental review pursuant to CEQA Guidelines Section 15183.
Minute Order Number: 2026-273
Resolution Number: 6807-2026

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

8. ***Consideration of Cancellation of the November 3, 2026 City Council Meeting***
Requestor: Councilmember Hinton and Councilmember Carter
Responsible Department: City Manager
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries. Additional Fiscal Impact: There is no additional fiscal impact associated with canceling the meeting. Cancellation would save approximately $1,070 in audiovisual and closed-captioning costs. Any additional savings related to consultant, contract, or staff time would depend on the meeting agenda and cannot be quantified at this time. The minimal staff time required to prepare and post a cancellation notice would be absorbed within existing City Clerk resources.

Councilmembers Hinton and Carter presented the agenda item recommending City Council cancel the Regular City Council Meeting of Tuesday, November 3, 2026, due to the Statewide General Election and the Sebastopol City Council Election.

Mayor McLewis opened for questions of staff. The Council asked various questions of City staff.

Mayor McLewis opened the public comment period. The following member(s) of the public spoke during the public comment period:

Kyle	Taking off work on Nov 3rd/publish each members attendance/discussed council pay
Gabriela	Urge not to cancel meeting due to just cause ordinance/deadline Jan 2027
Lee	Cost allocation review item urgent and needs to be discussed/should be monthly
Shawn Paul	Election day/not well attended/focus should be there/important Council does its business/have a full plate

City Council Discussion/Deliberations/Comments:
Council continued discussion of the item.

Mayor McLewis called for a motion.

MOTION:
Councilmember Hinton moved and Councilmember Carter seconded the motion to cancel the November 3rd City Council meeting.

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

VOTE:

Ayes:	Councilmembers Carter, Hinton, Zollman, and Mayor McLewis
Noes:	Vice Mayor Maurer
Absent:	None
Abstain:	None

City Council Action: Approved the motion to cancel the November 3rd City Council Meeting.
Minute Order Number: 2026-274

9. ~~**Consideration of the following actions related to Enterprise Funds:**~~
   - ~~**Consideration of Revised FY 2026-27 Cost Allocation Percentages for Selected Central**~~
   - ~~**Services;**~~
   - ~~**Utility Counter Customer Service Hours;**~~
   - ~~**Cost Allocation Plan RFP Timeline; and**~~
   - ~~**Water Enterprise Fund's Syserco Loan payments**~~

   City Council Action: Item continued to the Agenda Review Committee for future scheduling.
   Minute Order Number: 2026-275

10. ~~**Consideration of Authorization for approval of City Attorney Hours to Review and Provide information on City Lexipol Policies; CIRA Law Enforcement Trainings; Law Enforcement Practices Regarding Collaboration with ICE; Youth diversion/restorative justice information; and review of recommendations from Gault Center. Item Continued from the October 6, 2026 City Council Meeting.**~~

    City Council Action: Item continued to the Agenda Review Committee for future scheduling.
    Minute Order Number: 2026-276

11. ~~**Consideration and Approval of Revised FY26/27 CIP Program reallocating water enterprise funds from CIP 0826-26.06 to CIP 0827-26.07**~~

    City Council Action: Item continued to the Agenda Review Committee for future scheduling.
    Minute Order Number: 2026-277

Councilmember Zollman called for a motion.

MOTION:

Councilmember Zollman moved and Mayor McLewis seconded the motion to continue the undiscussed agenda items to the agenda review meeting for scheduling.

VOTE:

Ayes:	Councilmembers Carter, Hinton, Zollman, Vice Mayor Maurer, Mayor McLewis
Noes:	None
Absent:	None
Abstain:	None

ADDITIONAL PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: Two minutes per speaker for up to twenty (20) minutes total for public comments but can be reduced at Mayor's discretion depending upon the number of speakers or Mayor has discretion to allow for additional time beyond the 20 minutes allocated for public comment dependent upon the subject matter or number of speakers.

Kate	Schedule regular meetings for EFOC/standing meeting/use three meetings per year specific to enterprise
Oliver	Repeal AB 1033
Kyle	Not cancel meetings/be open to engagement

COUNCILMEMBER(S) REQUESTS FOR FUTURE CITY COUNCIL AGENDA ITEMS

Vice Mayor Maurer: Make mandatory for pre applications; get notification of application
Councilmember Carter supported

Vice Mayor Maurer: Rescinding AB 1033
Mayor McLewis supported

CITY COUNCIL/CITY STAFF REPORTS/COMMUNICATIONS/ANNOUNCEMENTS/FUTURE MEETINGS:

12. City Manager and/or City Clerk Reports: (This will be either verbal reports at the meeting, or

written reports provided at or prior to the meeting)

a. September Departmental Reports

13. 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. ((This will be either verbal reports at the meeting, or written reports provided at or prior to the meeting)
14. Council Communications Received (Information/Meetings/Correspondence Received from the General Public to Councilmembers)

CLOSED SESSION: NONE

ADJOURNMENT OF CITY COUNCIL MEETING

October 20, 2026 City Council Regular Meeting was adjourned by Mayor McLewis at 10:28pm the next Regular City Council Meeting of Tuesday, November 17, 2026 at **5:00 pm**, Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA.

Respectfully submitted:

Mary C. Gourley
Interim City Manager

Attachment 1: ZOOM Raw Minutes
Attachment 2: VITAC Real Time Transcription Minutes

WEBVTT

1

00:00:00.020 --> 00:00:00.910

Sebastopol Community Cultural Center: Go ahead.

2

00:00:01.860 --> 00:00:05.519

Sebastopol Community Cultural Center: This is also your... I mean, please.

3

00:00:05.640 --> 00:00:07.639

Sebastopol Community Cultural Center: Are we good to go? Oh.

4

00:00:21.510 --> 00:00:22.330

Sebastopol Community Cultural Center: Okay.

5

00:00:23.190 --> 00:00:23.990

Sebastopol Community Cultural Center: I can.

6

00:00:27.810 --> 00:00:30.750

Sebastopol Community Cultural Center: Mary, are you good to go? Okay.

7

00:00:32.369 --> 00:00:34.509

Sebastopol Community Cultural Center: All right, good evening, everyone.

8

00:00:34.640 --> 00:00:37.060

Sebastopol Community Cultural Center: We're going to call this,

9

00:00:37.480 --> 00:00:56.589

Sebastopol Community Cultural Center: We're going to call this meeting to order. We have a lot of people here. I don't know the exact number. I think Dave Bray's here somewhere. We have a... we have a room capacity of 60-some people in the actual room here, so I just want to let people know that as it gets fuller and fuller, we'll have to address that. I don't know where he went, the fire chief... the...

10

00:00:57.120 --> 00:01:00.769

Sebastopol Community Cultural Center: I'm sorry? He's in the back. Oh, he is? Okay. He didn't answer.

11

00:01:00.890 --> 00:01:16.960

Sebastopol Community Cultural Center: So anyway, okay. All right, so we'll get going, and just for those who haven't come in, we have to keep an eye on the center once we get so many people in the room, according to our fire code. So, go ahead and call to order, Mary. Thank you, Mary Council. Thank you. Councilmember Carter?

12

00:01:18.850 --> 00:01:21.019

Sebastopol Community Cultural Center: Here. Councilmember Hinton?

13

00:01:22.000 --> 00:01:22.670

Councilmember Neysa Hinton: Here.

14

00:01:22.670 --> 00:01:41.340

Sebastopol Community Cultural Center: Councilmember Zolman? Present. Vice Mayor Maurer? Here. Mayor McLewis? Here. Please note all Councilmembers are in attendance. Okay. And, we have remote participation with Councilmember Neysa Hinton on Zoom there. So, can you hear... you can hear us fine, right? I just want to make sure.

15

00:01:41.860 --> 00:01:44.029

Councilmember Neysa Hinton: I can hear you perfectly. Can you hear me?

16

00:01:44.030 --> 00:01:45.160

Sebastopol Community Cultural Center: Yep,

17

00:01:45.550 --> 00:01:46.750

Councilmember Neysa Hinton: Great, thank you.

18

00:01:46.750 --> 00:01:49.949

Sebastopol Community Cultural Center: I know you can't see it, but we have a room full.

19

00:01:49.950 --> 00:01:53.099

Councilmember Neysa Hinton: Oh, I can see a lot of people there, all the chairs are full.

20

00:01:53.100 --> 00:01:56.170

Sebastopol Community Cultural Center: Perfect. Okay. Alright, so then,

21

00:01:56.310 --> 00:02:00.040

Sebastopol Community Cultural Center: Let's see, we're gonna... if you could do the salute to the flag with me next?

22

00:02:03.170 --> 00:02:04.890

Sebastopol Community Cultural Center: Welcome to the bride.

23

00:02:05.060 --> 00:02:07.190

Sebastopol Community Cultural Center: competitive states of America.

24

00:02:07.300 --> 00:02:15.439

Sebastopol Community Cultural Center: to the republic for which it stands, one nation, God, indivis, for all.

25

00:02:20.860 --> 00:02:33.300

Sebastopol Community Cultural Center: All right, thank you. So, in each meeting, we do a land acknowledgement, which I'm going to read. The City of Sebastopol acknowledges that we live and work within the unceded ancestral homelands of the southern Pomo and Coast Amiwok people.

26

00:02:33.300 --> 00:02:41.009

Sebastopol Community Cultural Center: We pay our respect to the past, present, and future generations of these peoples, including the Federated Indians of Grayton Rancheria.

27

00:02:41.080 --> 00:02:50.409

Sebastopol Community Cultural Center: And then, as part of being mayor, I have been, at every meeting, remembering the history of Sebastopol, and I work in conjunction

28

00:02:50.620 --> 00:03:05.249

Sebastopol Community Cultural Center: with, our West County Museum and Teresa Raimondo. And this week, sometimes they're shorter, sometimes they're longer, and I found this one super interesting. Mary has it pulled up there on the screen. In November 1971, bus service

29

00:03:05.250 --> 00:03:19.110

Sebastopol Community Cultural Center: went into operation. It says, the city's first transit system will go into operation tomorrow. Jim Burris, owner of the Sebastopol Transit System, told the Times he would drive up every street in the city approximately every 1 hour and 15 minutes.

30

00:03:19.110 --> 00:03:29.129

Sebastopol Community Cultural Center: Until a more exact schedule is worked out, the 12-passenger Jitney will not have designated bus stops. Burris indicated that he will stop for anyone standing along the curb.

31

00:03:29.130 --> 00:03:37.610

Sebastopol Community Cultural Center: The service will be offered from 7 a.m. to 6 p.m, Monday through Saturday, unless evening activities create a demand for it to remain in service later.

32

00:03:37.610 --> 00:03:52.770

Sebastopol Community Cultural Center: The service will also be open for a half day on Sundays to service churches. One week later, a detailed schedule was posted and now reserved the hours of 7 to 9 a.m. and 5 to 6 p.m. for those wishing individual pickup and delivery to and from work.

33

00:03:52.770 --> 00:04:03.330

Sebastopol Community Cultural Center: I just thought that that sounded so Sebastopol, the community we have. And then there's just a picture of, the Jitney stop at the corner of McKinley and Weeks Way.

34

00:04:03.330 --> 00:04:13.870

Sebastopol Community Cultural Center: Which actually became the current Town Square site circa 1977, so I just think it's important for us to remember the history as we make decisions for the future, so...

35

00:04:14.050 --> 00:04:20.909

Sebastopol Community Cultural Center: Let's see... Any statements of conflict of interest here tonight?

36

00:04:23.140 --> 00:04:32.860

Sebastopol Community Cultural Center: I have met with the neighbors of 8100 Valentine, some of them, and I've also met with the developer, Rob Tosti, of Group A, both.

37

00:04:33.020 --> 00:04:34.270

Sebastopol Community Cultural Center: Okay, thank you.

38

00:04:34.490 --> 00:04:35.450

Sebastopol Community Cultural Center: Anyhow.

39

00:04:36.480 --> 00:04:54.050

Sebastopol Community Cultural Center: I have as well, but that's not, like, a conflict. I don't think so, our attorney could have. It's not a conflict of interest. Good evening, Council. It's not a conflict of interest, it's something you should disclose, but you could do that when we get to that item as well. Okay, thank you. Any others?

40

00:04:54.580 --> 00:05:03.950

Sebastopol Community Cultural Center: Okay. All right, then we are just gonna go on to our public comment, and this is for items that are not on the agenda, and Mary will handle those.

41

00:05:04.840 --> 00:05:23.439

Sebastopol Community Cultural Center: Thank you, Mayor. So, as you just noted, this is for public comment period for items that are not on the agenda. It is a 2-minute public time limit. It is 20 minutes total, and so what we do is 2 minutes for in chambers, we go out to Zoom, come back into chambers, so if there's anyone in chambers that would like to make a public comment for an item not on tonight's agenda.

42

00:05:32.010 --> 00:05:33.950

Sebastopol Community Cultural Center: Good evening, Peter Alexander.

43

00:05:34.130 --> 00:05:35.740

Sebastopol Community Cultural Center: And I already see this.

44

00:05:35.870 --> 00:05:37.649

Sebastopol Community Cultural Center: California's new governor.

45

00:05:38.130 --> 00:05:43.059

Sebastopol Community Cultural Center: Michael Fiamaro from Santa Rosa. Lieutenant Governor Michael McGuire.

46

00:05:43.200 --> 00:05:46.010

Sebastopol Community Cultural Center: and the Attorney General, Omar Figuara.

47

00:05:47.140 --> 00:06:02.969

Sebastopol Community Cultural Center: I love you all. I am Peter. I'm here speaking truth to power. All Christos light warriors are risen in gear, including present already is Archangel Michael, who publicly smote a corrupt priest with a crucifix in South America for all to see.

48

00:06:03.910 --> 00:06:15.860

Sebastopol Community Cultural Center: Join me now as a man on fire with the method and the means, freedom and liberty, to acquire the 40-day freedom strike. Total non-compliance with the system, beginning on this full moon.

49

00:06:21.780 --> 00:06:28.570

Sebastopol Community Cultural Center: Becerra, the slick gangster, or Hilton, another Trump prankster? I don't think so.

50

00:06:28.810 --> 00:06:32.670

Sebastopol Community Cultural Center: Trump did what to the military, LGBT community?

51

00:06:33.060 --> 00:06:35.929

Sebastopol Community Cultural Center: And he took Harvey Milk off the ship's name.

52

00:06:36.280 --> 00:06:39.799

Sebastopol Community Cultural Center: I sort of starting to remember what happened at Stonewall back in New York.

53

00:06:42.590 --> 00:06:51.329

Sebastopol Community Cultural Center: Most highly regarded champion of the people is Michael Theomara. Most powerfully successful prosecutions of corrupt, abusive Cops in the Catholic Church.

54

00:06:51.390 --> 00:07:04.660

Sebastopol Community Cultural Center: Senator Mike McGuire, he was born to take things higher. Our next governor after 4 years with Michael Fiamara. Omar Figueroa gets the nod from every smoker, joker, and midnight toker.

55

00:07:04.710 --> 00:07:24.210

Sebastopol Community Cultural Center: And to all oppressors regarding your oppression of women, children, animals, and the truth having been so untoward. Vengeance is mine, saith the living Lord. And I do remember back in the day when Arnold the Governator made a statement to the public that the media and the lawyers made sure you never heard twice or thought about.

56

00:07:24.210 --> 00:07:34.470

Sebastopol Community Cultural Center: He said... Peter, you have 10 seconds. When the people rise up against his greed and corruption, I'll be honored to be their servant. He was talking about the freedom strike, which we are all capable of doing, it is so, it is done. A-ho.

57

00:07:35.250 --> 00:07:45.020

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go out to Zoom. If there's anyone on Zoom that would like to make a public comment for item not on tonight's agenda, if you could please raise your hand virtually.

58

00:07:46.900 --> 00:07:53.320

Sebastopol Community Cultural Center: Seeing none, I will come back in the chambers. If there's anyone in chambers that would like to make a public comment for an item not on tonight's agenda.

59

00:07:53.900 --> 00:07:54.570

Sebastopol Community Cultural Center: Oh.

60

00:07:54.890 --> 00:07:58.590

Sebastopol Community Cultural Center: Okay, I'm gonna go... Okay.

61

00:08:00.590 --> 00:08:12.899

Sebastopol Community Cultural Center: Thank you very much, Mayor. Thank you. Thank you, sir. Thank you. Please, you can't be disruptive. Thank you.

62

00:08:13.690 --> 00:08:18.249

Sebastopol Community Cultural Center: It is disruptive, please... okay, this is enough.

63

00:08:19.150 --> 00:08:21.419

Sebastopol Community Cultural Center: Thank you. Go ahead, please, with your public comment.

64

00:08:21.470 --> 00:08:37.630

Sebastopol Community Cultural Center: I have a pretty brief, question or suggestion. I submitted this over the summer, but, I know that our, like, city water and sewer plants probably have, generators in case there's any type of grid issue.

65

00:08:37.630 --> 00:08:48.840

Sebastopol Community Cultural Center: And I was wondering if we could consider getting solar generators, because not only are they more sustainable, but they're more reliable, in case there's also a disruption in supply lines. And that's it.

66

00:08:49.510 --> 00:08:58.830

Sebastopol Community Cultural Center: Thank you for your public comment. We will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment for an item not on tonight's agenda, to please raise your hand virtually.

67

00:08:59.140 --> 00:09:01.259

Sebastopol Community Cultural Center: Seeing none, I will come back into chambers.

68

00:09:03.730 --> 00:09:04.460

Sebastopol Community Cultural Center: Peace?

69

00:09:04.460 --> 00:09:29.110

Sebastopol Community Cultural Center: Hi, my name is Jennifer Apodaca, and I was a former resident at Horizon Shine, and I just wanted to make a comment that some of us are still standing, and we would like to know the... have an update on the placement at Gravenstein Commons that we were told during being residents there that we may have reserved spots there. And I know that there is a good neighbor policy in the transition of how those people would be chosen, should that happen.

70

00:09:30.730 --> 00:09:41.739

Sebastopol Community Cultural Center: I'd like to say I'm a good neighbor, and there are a few of us that are left still standing that haven't had services, and I'm a recovering, victim of domestic violence, and I'm still... have not received services, and I know that

71

00:09:41.740 --> 00:09:55.809

Sebastopol Community Cultural Center: That project has given some heartache to the City of Sebastopol as far as their success rate, but there are some of us that are capable of success and would like to see that addressed in this community. So, you know, if we could do that, it would be great to know what's going on with that.

72

00:09:55.920 --> 00:09:57.240

Sebastopol Community Cultural Center: So, that's that.

73

00:09:57.630 --> 00:09:58.580

Sebastopol Community Cultural Center: Thank you.

74

00:09:58.810 --> 00:10:07.299

Sebastopol Community Cultural Center: Thank you, Jennifer. I would go back out to Zoom, if there's anyone on Zoom that would like to make a public comment for an item not on tonight's agenda, to please raise your hand virtually.

75

00:10:08.520 --> 00:10:10.480

Sebastopol Community Cultural Center: Mary, can you unmute yourself, please?

76

00:10:11.290 --> 00:10:15.169

marycone: Yep. Quickly... oh, sorry, Mary.

77

00:10:15.170 --> 00:10:17.880

Sebastopol Community Cultural Center: No, that's okay, I was just gonna ask if you could see the timer.

78

00:10:17.880 --> 00:10:35.800

marycone: I can, but you know I never take that long. I just would like to ask again if the Council would consider going back to a 3-minute comment, because there are so many people that need to have their voices heard, and 2 minutes is a pretty short time. Thank you.

79

00:10:36.140 --> 00:10:42.929

Sebastopol Community Cultural Center: Thank you, Mary, for your public comment. Next, I will come back into the chamber, if there's anyone in chambers that would like to make a public comment.

80

00:10:45.740 --> 00:11:05.550

Sebastopol Community Cultural Center: Yes, hi. My name is Katharina Servi, and I'm one of the residents of Woodmark Apartments, still here in Sebastopol, and I would like to thank the Council for supporting us through this saga of Woodmark Apartments that we've been dealing with for over a year at this point.

81

00:11:05.650 --> 00:11:20.780

Sebastopol Community Cultural Center: The ordinance that, passed last year ended up being tremendously helpful, because, the developer of Woodmark, the Pacific Companies, did proceed with the phone eviction filing,

82

00:11:20.840 --> 00:11:29.969

Sebastopol Community Cultural Center: enough for retainer on us, but eventually dropped those efforts, two days prior to quarter date.

83

00:11:30.690 --> 00:11:47.319

Sebastopol Community Cultural Center: In part because of the ordinance. So, we are asking the Council if you could consider making this ordinance permanent, since there is the sunset clause, that the ordinance is expiring at the end of the, year.

84

00:11:47.320 --> 00:11:51.309

Sebastopol Community Cultural Center: End of December. So, if you could consider making the,

85

00:11:51.490 --> 00:11:56.779

Sebastopol Community Cultural Center: just cause eviction and relocation assistance permanent, that would really help us. Thank you so much.

86

00:11:57.230 --> 00:12:06.230

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go out to Zoom. If there's anyone on Zoom that would like to make a public comment for an item not on tonight's agenda, to please raise your hand virtually.

87

00:12:06.930 --> 00:12:14.170

Sebastopol Community Cultural Center: Seeing none, I'll come back into chambers. If there's anyone in chambers that would like to make a public comment for an item not on tonight's agenda, please go ahead.

88

00:12:14.780 --> 00:12:26.619

Sebastopol Community Cultural Center: Hi, my name's Melissa Page, and I'm a tenant at Woodmark, and I just want to thank the Mayor, Vice Mayor, City Councilmembers, Alex and Mary, for all of your help and everything you've done for us.

89

00:12:26.620 --> 00:12:36.129

Sebastopol Community Cultural Center: And I'm just here today to ask that the Just Cause Eviction and Relocation Assistance Ordinance is kept on the November 3rd agenda and is made permanent.

90

00:12:36.130 --> 00:12:48.529

Sebastopol Community Cultural Center: This ordinance played a big part in keeping the remaining Woodmark tenants in their homes, and protects other tenants in affordable housing. Thank you for your time and attention, and continuing to do the right thing for the residents of Sebastopol.

91

00:12:49.400 --> 00:12:58.400

Sebastopol Community Cultural Center: Thank you, Melissa, for your public comment. Next, I will go out to Zoom. If there's anyone on Zoom that would like to make a public comment for an item not on tonight's agenda, to please raise your hand virtually.

92

00:12:59.140 --> 00:13:02.230

Sebastopol Community Cultural Center: Seeing none, I will come back into chambers, if there's anyone in chambers.

93

00:13:05.480 --> 00:13:22.799

Sebastopol Community Cultural Center: Hi, my name is Trannell, and I'm also a tenant of Woodmark Apartments. I want to thank the Sebastopol City Council for standing by us and passing the Just Cause Eviction Ordinance last year. I believe this ordinance is part of the reason that we have been able to remain in our homes.

94

00:13:23.110 --> 00:13:31.509

Sebastopol Community Cultural Center: Unfortunately, we are still facing uncertainty about our future at Woodmark, as we have not received any reassurance that the Pacific companies

95

00:13:31.610 --> 00:13:43.690

Sebastopol Community Cultural Center: will not attempt another eviction based on our status as non-farm workers. I ask the Councilmembers to please make sure that a review of the Just Cause Ordinance is on the agenda in November.

96

00:13:44.070 --> 00:13:53.979

Sebastopol Community Cultural Center: The tenants of Woodmark are asking that the Just Cause Ordinance be made permanent to continue providing much-needed protection for vulnerable Sebastopol residents. Thank you.

97

00:13:55.300 --> 00:14:04.049

Sebastopol Community Cultural Center: Thank you for your public comments. Next, I will come back out to Zoom, if there's anyone on Zoom that would like to make a public comment for an item not on tonight's agenda.

98

00:14:04.690 --> 00:14:06.440

Sebastopol Community Cultural Center: Seeing none, I will come back in, Sean?

99

00:14:11.040 --> 00:14:11.870

Sebastopol Community Cultural Center: No.

100

00:14:14.120 --> 00:14:25.549

Sebastopol Community Cultural Center: I'm here for the same reason here. I want to express, my gratitude for standing up for us for the past year here, hearing our concerns.

101

00:14:26.080 --> 00:14:41.070

Sebastopol Community Cultural Center: We're still being affected by Woodmark, TPC, and we need your help to make this ordinance permanent. For months, we're just living with the consistent anxiety of not knowing whether we'll be able to remain in our homes.

102

00:14:41.070 --> 00:14:48.219

Sebastopol Community Cultural Center: Walking on eggshells, trying to be the best tenants possible, paying the rent, following rules, doing everything right.

103

00:14:48.220 --> 00:14:52.330

Sebastopol Community Cultural Center: While fearing we could still lose it at no fault of our own.

104

00:14:52.330 --> 00:15:02.400

Sebastopol Community Cultural Center: The anniversary of this ordinance is approaching, and it's, you know, with its protections nearing expiration, our fear and uncertainty have only intensified.

105

00:15:02.430 --> 00:15:07.910

Sebastopol Community Cultural Center: So, as a working single parent, I can't, you know, express how, you know...

106

00:15:08.020 --> 00:15:15.920

Sebastopol Community Cultural Center: Dangerous this feels, raising my two kids, you know, not wanting their lives uprooted, their routines.

107

00:15:16.060 --> 00:15:23.800

Sebastopol Community Cultural Center: Housing is more than a roof over our heads, it's security, stability, and the foundation that allows our families to thrive.

108

00:15:24.220 --> 00:15:43.910

Sebastopol Community Cultural Center: We didn't create these circumstances, but we are the ones facing the consequences. We're not asking for special treatment, we're just asking for fairness, accountability, and protection from this unjust displacement, so just please stand with us. We're hoping this is on the November 3rd agenda, and we're looking forward to that.

109

00:15:43.930 --> 00:15:52.470

Sebastopol Community Cultural Center: Thank you. Thank you for your public comment. Again, I will go back out to Zoom if there's anyone on Zoom that would like to make a public comment for an item not on tonight's agenda.

110

00:15:53.000 --> 00:15:54.159

Sebastopol Community Cultural Center: Seeing none.

111

00:15:54.710 --> 00:15:56.020

Sebastopol Community Cultural Center: Sean?

112

00:15:58.420 --> 00:15:59.480

Sebastopol Community Cultural Center: H-hello.

113

00:15:59.640 --> 00:16:09.009

Sebastopol Community Cultural Center: I kindly request the Council and City explore revoking the adoption, the optional adoption of AB1033, because of its intended abuse by the developers.

114

00:16:09.070 --> 00:16:26.620

Sebastopol Community Cultural Center: AB1033 could make sense if the dwellings were constructed following normal business and zoning rules. For example, standard lot size minimum 5,000 square feet. Adding an ADU for sale on this size of lot would make sense. Unfortunately, we've recently seen developers getting zoning waivers allowing lot sizes much smaller than the minimum.

115

00:16:26.620 --> 00:16:39.810

Sebastopol Community Cultural Center: that adding... and then adding large ADUs to the lot, essentially adding homes now to lots that are half the original minimum lot size. This creates unsafe and favorable additions to our community, so please consider revoking AB1033.

116

00:16:40.360 --> 00:16:49.149

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment for an item not on tonight's agenda, to please raise your hand virtually.

117

00:16:50.220 --> 00:16:57.129

Sebastopol Community Cultural Center: Seeing none, I will come back into chambers, if there's anyone in chambers that would like to make a public comment for an item not on tonight's agenda.

118

00:16:57.360 --> 00:16:59.440

Sebastopol Community Cultural Center: Seeing none, public comment is closed.

119

00:17:00.040 --> 00:17:10.750

Sebastopol Community Cultural Center: All right, thank you, Mary. We are back now to, moving on to the next item, and that is the consent calendar. I'm gonna go ahead and read those items, and then...

120

00:17:10.920 --> 00:17:16.550

Sebastopol Community Cultural Center: We will go from there. My glasses on, my glasses off, I can't see either way. Let's see...

121

00:17:16.790 --> 00:17:33.759

Sebastopol Community Cultural Center: So, consent calendar item number one, approval of City County Meeting Minutes for Regular Meeting October 6, 2026. Number 2, receipt of fiscal year 26... 2026 and 27 City Council goal status updates as of October 12, 2026.

122

00:17:33.930 --> 00:17:48.140

Sebastopol Community Cultural Center: Number 3, approval of First Amendment to the Sonoma County Waste Management Authority Joint Powers Agreement for development of the new Household Hazardous Waste and Facility Amendments to the Central Disposal site and former settlement agreement.

123

00:17:48.390 --> 00:17:55.530

Sebastopol Community Cultural Center: Number 4. Approval of financing agreement or full purchase of Public Works Vactor truck.

124

00:17:56.440 --> 00:18:16.149

Sebastopol Community Cultural Center: Number 5, approval of the amended and restated Joint Exercise of Powers Agreement of Santa Rosa Plan Groundwater Sustainability Agency. And number 6, approval of task order with DCCM for Engineering and Design Eastside Avenue and South Street Pavement Reconstruction.

125

00:18:16.150 --> 00:18:21.280

Sebastopol Community Cultural Center: CIP number 0521-25.05.

126

00:18:21.460 --> 00:18:27.020

Sebastopol Community Cultural Center: So I wanted to just check with everyone if anyone... Has any items?

127

00:18:28.170 --> 00:18:32.050

Sebastopol Community Cultural Center: No? Okay. I can't see.

128

00:18:32.650 --> 00:18:34.739

Sebastopol Community Cultural Center: Councilmember Hinton, are you good?

129

00:18:35.150 --> 00:18:35.910

Sebastopol Community Cultural Center: Nothing.

130

00:18:36.310 --> 00:18:37.839

Sebastopol Community Cultural Center: Any? Okay.

131

00:18:37.840 --> 00:18:39.160

Councilmember Neysa Hinton: Totally good.

132

00:18:39.160 --> 00:18:56.779

Sebastopol Community Cultural Center: Okay, any questions? Okay. If not, then we'll go out to public comment. Thank you, Mayor. So this is for public comment on this consent

calendar items. Again, if you'd like to make a public comment, it is a 2-minute public comment time period. We will come into chambers first, and then go out to Zoom. If there's anyone in chambers that would like to make a public comment on consent.

133

00:18:56.840 --> 00:19:00.929

Sebastopol Community Cultural Center: Seeing none, I'll go out to Zoom. Kyle, can you mute yourself, please?

134

00:19:02.100 --> 00:19:02.950

Kyle Falbo: I can.

135

00:19:03.160 --> 00:19:04.849

Sebastopol Community Cultural Center: Thank you. Do you see the timer?

136

00:19:05.410 --> 00:19:06.759

Kyle Falbo: No, you can let me know.

137

00:19:06.760 --> 00:19:07.900

Sebastopol Community Cultural Center: Okay, go ahead, please.

138

00:19:08.390 --> 00:19:18.410

Kyle Falbo: All right, Council, I'd like to ask that consent calendar items 2, 4, 5, and 6 be pulled for separate discussion.

139

00:19:18.950 --> 00:19:25.140

Kyle Falbo: Item 2, the Council Goals Update, identifies delayed, unbudgeted, and staffing-constrained priorities.

140

00:19:25.790 --> 00:19:32.080

Kyle Falbo: At this point, it's worth discussing which items will actually take priority, and what work will be deferred.

141

00:19:32.630 --> 00:19:41.540

Kyle Falbo: Item 4 authorizes a Vactor truck costing more than $521,000, although only $100,000 was budgeted.

142

00:19:42.170 --> 00:19:51.909

Kyle Falbo: Financing raises the total cost up to $593,000 before approving it, the public should hear whether competitive financing quotes were obtained.

143

00:19:52.020 --> 00:19:58.100

Kyle Falbo: See a complete comparison of new and used equipment, including maintenance, warranty, resale value.

144

00:19:58.840 --> 00:20:05.209

Kyle Falbo: Item 5 changes the groundwater sustainable agency's governance rules, including voting and contracting procedures.

145

00:20:05.450 --> 00:20:13.950

Kyle Falbo: Council should explain whether the reduced supermajority requirements affect competitive procurement, Conflict safeguards.

146

00:20:14.130 --> 00:20:17.130

Kyle Falbo: Or Sebastopol's influence within the agency.

147

00:20:17.330 --> 00:20:31.959

Kyle Falbo: Item 6 approves $56,000, 143, engineering task order, but the report does not provide the expected construction cost, or specify how the expense will be divided among pavement, water, and wastewater funds.

148

00:20:32.190 --> 00:20:37.490

Kyle Falbo: Ratepayers and taxpayers should know those allocations before approval.

149

00:20:38.330 --> 00:20:41.660

Kyle Falbo: These may ultimately be worthwhile actions.

150

00:20:41.840 --> 00:20:51.629

Kyle Falbo: My request is for enough public explanation to evaluate their costs, priorities, and oversight protections before Council votes. Thanks.

151

00:20:52.230 --> 00:20:58.589

Sebastopol Community Cultural Center: Thank you, Kyle, for your public comment. Next, I will come back into Chambers, if there's anyone on Chambers that would like to make a public comment.

152

00:20:59.540 --> 00:21:06.659

Sebastopol Community Cultural Center: Seeing none, I'll go back out into Zoom. If there's anyone on Zoom that would like to make a public comment on the consent calendar, please raise your hand virtually.

153

00:21:07.770 --> 00:21:10.560

Sebastopol Community Cultural Center: Seeing none, consent calendar, public comment is closed.

154

00:21:10.970 --> 00:21:16.590

Sebastopol Community Cultural Center: All right, thank you. So we're back at the dais. If anyone has any comments... Promotion? Go ahead.

155

00:21:17.760 --> 00:21:35.500

Sebastopol Community Cultural Center: I have a comment on the Vactor truck, just to let the public know that the Enterprise Finance Oversight Committee and the Budget Committee, we reviewed this item, and we did discuss, whether or not a used truck would be, you know, workable or not. And,

156

00:21:35.500 --> 00:21:38.940

Sebastopol Community Cultural Center: So that was reviewed by, two committees.

157

00:21:40.460 --> 00:21:41.430

Sebastopol Community Cultural Center: Okay.

158

00:21:41.720 --> 00:21:45.249

Sebastopol Community Cultural Center: Go ahead. I'll go ahead and move the consent calendar items.

159

00:21:46.530 --> 00:21:47.290

Sebastopol Community Cultural Center: Right?

160

00:21:49.070 --> 00:21:51.559

Sebastopol Community Cultural Center: Second. Alright, Mary.

161

00:21:51.710 --> 00:22:02.629

Sebastopol Community Cultural Center: Thank you. So moved by Councilmember Zolman, and seconded by Councilmember Carter to approve consent calendar items 1, 2, 3, 4, 5, and 6. Councilmember Carter? Yes. Councilmember Hinton?

162

00:22:02.820 --> 00:22:03.550

Councilmember Neysa Hinton: Aye.

163

00:22:03.810 --> 00:22:14.350

Sebastopol Community Cultural Center: Councilmember Zalman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis? Yes. Motion passes unanimously. All right, thank you. So now we're moving on to informational item presentations.

164

00:22:15.030 --> 00:22:18.509

Sebastopol Community Cultural Center: The first one is our public, let's see...

165

00:22:18.650 --> 00:22:33.949

Sebastopol Community Cultural Center: Sorry, public hearings. Public hearing for a housing development project at 8100 Valentine Avenue, consideration of an application from Rob... is it TOSST? On behalf of the group company LLC for a tentative subdivision map.

166

00:22:33.950 --> 00:22:40.829

Sebastopol Community Cultural Center: I don't think I need to read the whole thing, so I wanted to see, is Orian... who is taking the lead with this?

167

00:22:40.970 --> 00:22:44.119

Sebastopol Community Cultural Center: Okay, I wasn't sure if you were... okay, perfect.

168

00:22:46.400 --> 00:22:51.920

Sebastopol Community Cultural Center: Thank you, Mayor. I'm gonna bring up my presentation on the screen here, just give me one second.

169

00:22:55.020 --> 00:23:00.149

Sebastopol Community Cultural Center: This is John Jay, the contract. Might just want to move the microphone closer, so it's hard. Can you hear me?

170

00:23:01.100 --> 00:23:04.129

Sebastopol Community Cultural Center: If you get it closer to your mouth, yeah, you can.

171

00:23:05.480 --> 00:23:10.520

Sebastopol Community Cultural Center: This is John Jay, the contract associate planner with the City.

172

00:23:12.340 --> 00:23:13.120

Sebastopol Community Cultural Center: Okay.

173

00:23:36.920 --> 00:23:39.010

Sebastopol Community Cultural Center: Okay, can everybody see that okay?

174

00:23:51.900 --> 00:23:52.670

Councilmember Neysa Hinton: Mayor?

175

00:23:53.180 --> 00:23:53.850

Sebastopol Community Cultural Center: Yes.

176

00:23:55.160 --> 00:24:03.859

Councilmember Neysa Hinton: I need to disclose that, I have also met with the developer about this project, so I wanted to make sure that I disclosed that before the presentation started.

177

00:24:04.290 --> 00:24:05.689

Sebastopol Community Cultural Center: Oh, okay, thank you.

178

00:24:06.290 --> 00:24:07.420

Sebastopol Community Cultural Center: Anyone else?

179

00:24:08.410 --> 00:24:09.270

Sebastopol Community Cultural Center: Okay.

180

00:24:10.030 --> 00:24:19.629

Sebastopol Community Cultural Center: And just so you know, I can't see you right now, Councilmember Hinton, so if you need something, shout out, because with the screen... they have the screen, I can't see you.

181

00:24:23.290 --> 00:24:26.560

Sebastopol Community Cultural Center: Okay, am I okay to go?

182

00:24:26.580 --> 00:24:46.090

Sebastopol Community Cultural Center: Sure. Okay, thank you. Again, so this is for a 20-lot subdivision with 20 single-family dwelling units and up to 19 detached accessory dwelling units. 3 of those single-family homes will be deed-restricted affordable at 120% area median income. That's what AMI stands for.

183

00:24:47.740 --> 00:25:00.110

Sebastopol Community Cultural Center: The project details of this site, the general plan land use of the project site 8100 Valentine is medium density residential, and the zoning is single-family RR4 residential.

184

00:25:00.420 --> 00:25:04.850

Sebastopol Community Cultural Center: The density that, is for this site, R4, is...

185

00:25:05.010 --> 00:25:13.690

Sebastopol Community Cultural Center: 5 to 8.7 units per acre. I do want to note that ADUs do not count towards, density, per state law.

186

00:25:14.120 --> 00:25:32.240

Sebastopol Community Cultural Center: The proposed site provides 7.4 units per acre. There are 40 parking stalls that are required per the zoning. There's 83 proposed at this site. And as far as setbacks go, required by this zoning, 20 feet for the front yard.

187

00:25:33.170 --> 00:25:39.890

Sebastopol Community Cultural Center: Proposed is 15 feet for the side yards, it's 5 to 9 feet, proposed is 4 feet.

188

00:25:40.160 --> 00:25:44.930

Sebastopol Community Cultural Center: And for the rear yards, 20 to 30 feet and 10 feet are proposed.

189

00:25:46.750 --> 00:26:01.190

Sebastopol Community Cultural Center: This project includes entitlements for a vesting tentative map for the subdivision of the land. It also includes a density bonus for reduction waivers of the following development standards, minimum lot area, building height, maximum lot coverage.

190

00:26:01.240 --> 00:26:08.660

Sebastopol Community Cultural Center: Parking spaces located on the same parcel, minimum lot width, minimum yard setbacks, special setback.

191

00:26:08.870 --> 00:26:14.340

Sebastopol Community Cultural Center: Mechanical equipment, things like air conditioning units, and the maximum parking stall depth.

192

00:26:14.640 --> 00:26:19.030

Sebastopol Community Cultural Center: This project was reviewed for consistency with the Sebastopol General Plan.

193

00:26:19.400 --> 00:26:33.590

Sebastopol Community Cultural Center: to enable the use of California Environmental Quality Act, or CEQA exemption, Section 15183, which is the consistency with a general or community plan, and this project has been deemed consistent as conditioned.

194

00:26:35.330 --> 00:26:47.850

Sebastopol Community Cultural Center: So the legal framework of this project, the intent of Senate Bill 330 is to expand housing supply by removing local barriers, stopping project delays, and freezing development standards at time of application.

195

00:26:48.160 --> 00:27:02.020

Sebastopol Community Cultural Center: SB330 in the Housing Accountability Act, or HAA, limits the number of hearings, grants vested rights via a preliminary application, and works alongside density bonus law to provide waivers and concessions.

196

00:27:03.540 --> 00:27:13.100

Sebastopol Community Cultural Center: The intent of the density bonus law is to offset the cost of building housing and eliminate local barriers that would otherwise make projects physically or economically infeasible.

197

00:27:13.410 --> 00:27:24.009

Sebastopol Community Cultural Center: Government Code 65915, which is the density bonus law, allows a developer to include... which includes 10% of its total units as affordable.

198

00:27:24.080 --> 00:27:35.650

Sebastopol Community Cultural Center: That developer is eligible and can request waivers and concessions from zoning requirements. This project qualifies for one concession and an unlimited number of waivers.

199

00:27:35.920 --> 00:27:47.440

Sebastopol Community Cultural Center: The City must grant these concessions and waivers unless there is evidence in the record of a specific quantifiable impact to the public health and safety, and there's no feasible alternative to mitigate that impact.

200

00:27:49.090 --> 00:28:01.900

Sebastopol Community Cultural Center: How SB3030 and HAA work together. Under SB330 and HAA, the City may not deny a project or approve it with a decreased density if the project complies with all applicable objective standards.

201

00:28:02.480 --> 00:28:13.979

Sebastopol Community Cultural Center: A project that does not comply with the adopted objective standard because it has been granted a waiver and concession under density bonus law is deemed to comply with the standards

202

00:28:14.340 --> 00:28:18.040

Sebastopol Community Cultural Center: for the purposes of SB330 and HAA.

203

00:28:20.620 --> 00:28:32.809

Sebastopol Community Cultural Center: Quick, brief summary of Section 15183. This applies to projects that are consistent with the density and development standards already analyzed in a certified EIR for the general plan.

204

00:28:33.050 --> 00:28:40.389

Sebastopol Community Cultural Center: Requires agencies to avoid duplicative environmental review when a project does not raise impacts peculiar to the site.

205

00:28:40.710 --> 00:28:55.560

Sebastopol Community Cultural Center: that have not already been addressed in a prior EIR. The CEQA checklist includes the following categories. I won't go through all of them, but they include aesthetics, air quality, biological resources, greenhouse gas emissions.

206

00:28:55.780 --> 00:28:59.089

Sebastopol Community Cultural Center: Land use planning, population and housing, such.

207

00:29:02.720 --> 00:29:22.470

Sebastopol Community Cultural Center: As this project went to the Planning Commission on September 22nd, these are a few things that we heard from that meeting. The Public Works Director confirmed that the sewer and water capacity is adequate for the site, and the applicant is conditioned to pay their fair share of improvement costs to fix the ruin intrusion in this stretch of Valentine.

208

00:29:22.740 --> 00:29:36.440

Sebastopol Community Cultural Center: Additionally, the Fire Chief has provided his approval of the proposed map that includes the secondary residential... resident emergency access and fire apparatus turnaround via the conditions of approval included in the report.

209

00:29:37.130 --> 00:29:41.999

Sebastopol Community Cultural Center: And the applicant has provided an alternative sitemap

210

00:29:42.140 --> 00:29:51.219

Sebastopol Community Cultural Center: which is included in your packet, that moves the two-story homes that surround the perimeter of the site to relocate most of the single-story homes with larger setbacks.

211

00:29:51.580 --> 00:30:02.900

Sebastopol Community Cultural Center: And lastly, the resolution that is before you tonight also includes a red-lined version that shows the changes that were proposed from the Planning Commission

212

00:30:03.190 --> 00:30:04.240

Sebastopol Community Cultural Center: From that meeting.

213

00:30:06.370 --> 00:30:11.939

Sebastopol Community Cultural Center: With that, staff recommends that the City Council adopt a resolution approving the vested tentative map.

214

00:30:12.040 --> 00:30:30.430

Sebastopol Community Cultural Center: To subdivide a 2.69-acre lot into 20 lots for the property located at 8100 Valentine, included with the associated findings and subject to the recommended conditions of approval, and also find that the project is exempt from additional environmental review pursuant to CEQA section 15183.

215

00:30:30.660 --> 00:30:35.619

Sebastopol Community Cultural Center: The alternative, tonight would be to provide alternative direction to staff.

216

00:30:35.880 --> 00:30:40.700

Sebastopol Community Cultural Center: With that, I will conclude my report, and happy to answer any questions that the Council may have.

217

00:30:41.470 --> 00:30:43.449

Sebastopol Community Cultural Center: All right, thank you very much.

218

00:30:43.550 --> 00:31:01.819

Sebastopol Community Cultural Center: First question out the gate. Go ahead, Councilmember Zolman. Yeah, this is to, John Jay first, before I direct questions to our Fire

Chief. John, obviously this whole process has not been great. The amount of public, emails that we've received, the amount of people who have showed up.

219

00:31:01.850 --> 00:31:08.309

Sebastopol Community Cultural Center: One suggestion from one public commenter was, you know, we all need housing.

220

00:31:08.360 --> 00:31:15.440

Sebastopol Community Cultural Center: But what are we going to do to incentive... incentivize infield development in the downtown corridor?

221

00:31:16.080 --> 00:31:25.630

Sebastopol Community Cultural Center: Because infill is the way most cities are moving, because the residences are close to mass transit, it's good for businesses, etc, etc.

222

00:31:25.630 --> 00:31:42.750

Sebastopol Community Cultural Center: So, given your experience, your familiarity with the city for many, many years, what is your advice to not have something like this happen again? That we incentivize developers to do infill housing in the downtown corridor, which is happening everywhere. Who is...

223

00:31:42.780 --> 00:31:48.110

Sebastopol Community Cultural Center: Any city that's taking environmental considerations, it...

224

00:31:48.280 --> 00:32:05.189

Sebastopol Community Cultural Center: into consideration, so what is your advice? Sure, I think there's kind of two alternatives to the infill development. This site would be considered infill development, as it's surrounded by, yeah, but that's not the reason why these people are here. This happened in the middle of a subdivision.

225

00:32:05.190 --> 00:32:13.609

Sebastopol Community Cultural Center: And from a lot that we've gathered, it would have caught them all off guard. So my specific question is, what advice do you have to get the infill development

226

00:32:13.690 --> 00:32:28.829

Sebastopol Community Cultural Center: like Santa Rosa's doing on Mendocino, where they're literally having developers build residential establishments. Maybe it's only 2 or 3 apartments on Mendocino Avenue. That type is what I'm getting at.

227

00:32:28.880 --> 00:32:42.520

Sebastopol Community Cultural Center: Yeah, I honestly, I'm not sure how to answer that question as far as the development costs. Could be a lot more for smaller, kind of, one to two units, as opposed to a larger development project, because

228

00:32:42.710 --> 00:32:43.819

Sebastopol Community Cultural Center: the,

229

00:32:44.940 --> 00:33:02.800

Sebastopol Community Cultural Center: There's more incentives for density bonus and things like that through concessions and waivers for larger-scale projects than there would be for one or two units, which a lot of the downtown core, the parcels are very small compared to a two and a half acre lot, so...

230

00:33:03.200 --> 00:33:05.670

Sebastopol Community Cultural Center: It's... it's difficult to get a lot of...

231

00:33:06.310 --> 00:33:12.640

Sebastopol Community Cultural Center: You know, multiple units in a very, kind of, compact area, but happy to

232

00:33:12.930 --> 00:33:33.949

Sebastopol Community Cultural Center: If, Eva, if you have any other questions, or... I appreciate that, and happy to have other things added in, but Alex, to try to do my homework, I sent the same question to you, so can you elaborate for the public about what it would take for this body to not have similar things happen in the middle of a subdivision, and encourage it to be done? Yeah, there's a...

233

00:33:34.110 --> 00:33:37.689

Sebastopol Community Cultural Center: a couple things I would say to consider. First,

234

00:33:38.220 --> 00:33:42.440

Sebastopol Community Cultural Center: Developers have to be able to buy the land in order to pursue a project.

235

00:33:42.640 --> 00:33:59.459

Sebastopol Community Cultural Center: So it's a question first of what land is available. John mentioned, you know, projects may or may not be feasible in certain areas, right? You may need to be able to sell a certain number of units to make the profit in order to make a project feasible. I mean, I think it's a...

236

00:33:59.930 --> 00:34:07.350

Sebastopol Community Cultural Center: It's not a secret, developers are in the business of making money, and so if a certain project is not gonna pencil, they're not going to pursue it.

237

00:34:07.560 --> 00:34:08.800

Sebastopol Community Cultural Center: And so...

238

00:34:08.980 --> 00:34:16.969

Sebastopol Community Cultural Center: You know, your question in many ways is more of an economic question than a planning question of what... what might incentivize

239

00:34:17.170 --> 00:34:21.630

Sebastopol Community Cultural Center: Developers to pursue smaller projects downtown.

240

00:34:21.989 --> 00:34:32.559

Sebastopol Community Cultural Center: would it be, you know, increasing height limits? Would it be, you know, the city council waiving impact fees? You know, that... those, you know.

241

00:34:32.790 --> 00:34:40.390

Sebastopol Community Cultural Center: are some options. Ultimately, I think it's outside of both my and John's expertise, and it's really a question

242

00:34:40.750 --> 00:34:48.390

Sebastopol Community Cultural Center: For, you know, economic, you know, analysts to provide more, who's, you know, more familiar with how.

243

00:34:48.850 --> 00:34:54.710

Sebastopol Community Cultural Center: housing financing works to, you know, provide suggestions to the Council. Okay, thanks.

244

00:34:56.420 --> 00:34:58.120

Sebastopol Community Cultural Center: Okay, thank you.

245

00:34:58.940 --> 00:35:09.319

Sebastopol Community Cultural Center: Other questions? A question, did the developer purchase this property, or did the church actually choose this developer to develop on it without purchasing it? Thank you.

246

00:35:09.640 --> 00:35:13.180

Sebastopol Community Cultural Center: I don't know, that's a question for the... applicant.

247

00:35:13.330 --> 00:35:16.280

Sebastopol Community Cultural Center: I'm sorry, for who? The applicant. Okay.

248

00:35:17.750 --> 00:35:26.350

Sebastopol Community Cultural Center: we're... Yeah, where is... The applicant will... has a presentation to give to, so they'll...

249

00:35:26.470 --> 00:35:32.089

Sebastopol Community Cultural Center: So we can ask questions after the... after his presentation to him? Yeah. Okay. Okay.

250

00:35:32.460 --> 00:35:36.280

Sebastopol Community Cultural Center: Alright, so... do we want to go on to that presentation?

251

00:35:37.050 --> 00:35:49.539

Sebastopol Community Cultural Center: Or, just as a clarification, or should we finish the city presentation first? Because I would like to have many questions for our fire chief, so if we go beyond... Maybe let's all agree on what we'd like to do.

252

00:35:49.880 --> 00:36:04.089

Sebastopol Community Cultural Center: Go ahead. It's up to the Council. The applicant, I believe, is going to go much more into the details of the project, so it might be helpful to have that, and you can certainly ask both of us questions at the same time, if that's the will of the Council.

253

00:36:04.710 --> 00:36:12.739

Sebastopol Community Cultural Center: Would you all be amenable to... oh, go ahead. Yeah, is it possible... I've asked this question, you've given me the answer, but I'm asking this for the public.

254

00:36:12.930 --> 00:36:22.859

Sebastopol Community Cultural Center: Is it possible for the City Council to have a say in the type of housing the city needs? For example, we currently need moderate or above moderate housing.

255

00:36:22.960 --> 00:36:41.530

Sebastopol Community Cultural Center: or we may want to plan community for families. Is it possible that the City Council could have that authority? So, the city has to take the applications it receives and see whether they comply with our adopted standards. A requirement that the city cannot adopt a requirement prohibiting

256

00:36:41.710 --> 00:36:49.499

Sebastopol Community Cultural Center: deed-restricted housing. That creates fair housing issues. So, no, the city can't say you can't pursue

257

00:36:49.620 --> 00:36:51.590

Sebastopol Community Cultural Center: Any type of affordable unit.

258

00:36:52.860 --> 00:37:11.940

Sebastopol Community Cultural Center: the city might be able to rezone properties, to be... excuse me, a planned community is a type of zoning. So, the city cannot force an applicant that complies with adopted zoning to do a rezoning. The city might be able to choose sites to rezone

259

00:37:12.110 --> 00:37:23.380

Sebastopol Community Cultural Center: On its own to be, a planned community, although that gets into a number of issues regarding downzoning and that sort of thing that's prohibited under state housing law.

260

00:37:25.610 --> 00:37:40.790

Sebastopol Community Cultural Center: Okay, thank you. All right, so what I would like us to do is hear from the developer. I think that if we actually have them, the developer, do the presentation, then we can, you know, maybe get some answers and do our questions.

261

00:37:41.440 --> 00:37:42.450

Sebastopol Community Cultural Center: Sure.

262

00:37:42.900 --> 00:37:53.160

Sebastopol Community Cultural Center: I have one more legal question, and again, I've asked this, I'm just asking it for the public. Can state laws overrule Sebastopol's general plan? Yes.

263

00:37:54.410 --> 00:38:03.429

Sebastopol Community Cultural Center: Okay, do we have... who... do we have... I'm sorry, I can't see everybody, so if you're... if you want to come up here and... and do that for me?

264

00:38:04.300 --> 00:38:22.759

Sebastopol Community Cultural Center: We do generally try to keep this in 10 minutes, but I understand there's a lot, so I'm just putting that out there, that that's what we typically do, and we'll see where we're at with this. I know we have a lot of people here, so... and then also, I just want to make sure that everyone knows that everyone will have time for public

comments, so I just don't want to end up with some exchange going on, because I know there's a lot of...

265

00:38:23.580 --> 00:38:36.799

Sebastopol Community Cultural Center: thoughts here. And just to clarify, 10 minutes for this presentation, or does that include, question and answer? No, just you talking, like... Perfect. We try to keep it around that, where... Yeah. And I know it may fluctuate a little bit, so... Perfect, great.

266

00:38:37.470 --> 00:38:53.480

Sebastopol Community Cultural Center: All right, well, good evening, Mayor, Councilmember, Staff, members of the public. For those of you I haven't had the opportunity to meet, my name is Rob Tosti, here on behalf of the... of Groupie Development, or Groupie... The Groupie Company, to present our proposed community located at 8100 Valentine.

267

00:38:53.950 --> 00:39:00.209

Sebastopol Community Cultural Center: Rather than repeat everything we presented at the Planning Commission, I'd like to spend a few minutes talking about where we started.

268

00:39:00.330 --> 00:39:10.269

Sebastopol Community Cultural Center: how we got here and the lengths we've gone in an effort to be good neighbors and deliver a project that not only Group B is proud of, but both the city and the community can be proud of as well.

269

00:39:10.410 --> 00:39:12.459

Sebastopol Community Cultural Center: But first, I wanted to remind everyone

270

00:39:12.610 --> 00:39:14.390

Sebastopol Community Cultural Center: What we're trying to accomplish here.

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00:39:14.490 --> 00:39:20.280

Sebastopol Community Cultural Center: At its core, the project is about creating a type of housing that Sebastopol has very little of today.

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00:39:20.370 --> 00:39:35.890

Sebastopol Community Cultural Center: We're proposing 39 for-sale homes, including smaller homes ranging from approximately 750 to 1,000 square feet, and a market where most homeownership opportunities are considered... are considerably larger and much more expensive. These homes

273

00:39:36.080 --> 00:39:44.120

Sebastopol Community Cultural Center: That could appeal to first-time buyers, young families, and existing Sebastopol residents who want to downsize without leaving the community.

274

00:39:44.510 --> 00:39:55.099

Sebastopol Community Cultural Center: We're not standing here promising these homes will be inexpensive. Land, labor, material, and development costs in California simply don't allow that. But what we can do is build smaller homes.

275

00:39:55.420 --> 00:40:08.400

Sebastopol Community Cultural Center: with smaller footprints and fewer costly amenities to create a more attainable alternative to the traditional single-family home. And importantly, we're proposing to deliver these homes without relying on

276

00:40:08.560 --> 00:40:09.880

Sebastopol Community Cultural Center: public subsidies.

277

00:40:10.130 --> 00:40:14.740

Sebastopol Community Cultural Center: And I think there's a great example of just how much demand exists for this type of housing.

278

00:40:15.050 --> 00:40:25.379

Sebastopol Community Cultural Center: Following our Planning Commission hearing, we actually had our first prospective buyer reach out to us, ask to be placed on our interest list, specifically for the 1,000 square foot ADU.

279

00:40:25.390 --> 00:40:36.430

Sebastopol Community Cultural Center: In our 60 years of developing communities, I can tell you that's never happened before. We've never had someone reach out, ready to get in line for a home immediately following a Planning Commission hearing.

280

00:40:36.430 --> 00:40:47.610

Sebastopol Community Cultural Center: I think that speaks volumes about the need for this type of housing in Sebastopol. These aren't just homes we're hoping people will want someday. We're already have... we already have someone knocking on the door for one.

281

00:40:47.800 --> 00:40:49.820

Sebastopol Community Cultural Center: Now, I'd like to take you back to...

282

00:40:49.960 --> 00:40:54.780

Sebastopol Community Cultural Center: to March of this year, we hosted what the city calls a community workshop.

283

00:40:54.940 --> 00:40:57.030

Sebastopol Community Cultural Center: It was well attended by neighbors.

284

00:40:57.470 --> 00:41:02.519

Sebastopol Community Cultural Center: By neighboring residents and other members of the public, and we received a great deal of feedback.

285

00:41:02.530 --> 00:41:19.519

Sebastopol Community Cultural Center: We took that feedback seriously. Following the workshop, we made meaningful changes to the project design, including relocating some of the two-story homes away from the rear property line, and substantially redesigning the architectural elevations to better complement the surrounding neighborhood.

286

00:41:20.100 --> 00:41:24.890

Sebastopol Community Cultural Center: Fast forward to our Planning Commission hearing last month, although the community ultimately, or the...

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00:41:25.120 --> 00:41:33.510

Sebastopol Community Cultural Center: Although the Commission ultimately approved the project as presented, we heard loud and clear that some neighboring residents still had concerns.

288

00:41:33.650 --> 00:41:38.650

Sebastopol Community Cultural Center: So rather than simply moving forward with the approved plan, we went back to the drawing board again.

289

00:41:40.100 --> 00:41:44.699

Sebastopol Community Cultural Center: As you can see on one of the slides that are posted up top here.

290

00:41:45.050 --> 00:41:58.929

Sebastopol Community Cultural Center: We developed an alternative site plan that relocates nearly all of the two-story homes away from the neighboring property lines, leaving primarily single-story ADUs adjacent to the existing homes

291

00:41:59.320 --> 00:42:09.889

Sebastopol Community Cultural Center: to the existing homes in the neighborhood. I want to emphasize that this alternative was not necessarily our preferred site layout, but if making these changes meant that much to the surrounding residents.

292

00:42:10.120 --> 00:42:12.469

Sebastopol Community Cultural Center: We felt it was important to make that effort.

293

00:42:12.700 --> 00:42:15.090

Sebastopol Community Cultural Center: And I think that distinction matters.

294

00:42:15.670 --> 00:42:31.420

Sebastopol Community Cultural Center: What you're seeing tonight is an actual example of the public process working. The city encouraged community engagement, residents participated, we listened, and the project has evolved. And even after receiving Planning Commission approval, we continue to make changes.

295

00:42:31.980 --> 00:42:38.040

Sebastopol Community Cultural Center: Not because we were required to, but because we believe there was an opportunity to make the project better for the surrounding community.

296

00:42:38.290 --> 00:42:51.089

Sebastopol Community Cultural Center: We've made substantial changes, some of which came at the expense of our preferred design and layout, but I also think it's important to recognize that meaningful compromise doesn't necessarily mean everybody... everyone gets everything they want.

297

00:42:52.020 --> 00:43:02.520

Sebastopol Community Cultural Center: It means listening, making reasonable adjustments, and ultimately finding a balance between the wants of the surrounding neighborhood and the broader housing needs of the community.

298

00:43:02.760 --> 00:43:10.290

Sebastopol Community Cultural Center: I also want to take a moment to thank the neighbors who reached out to me personally to discuss their concerns. I generally appreciated those conversations.

299

00:43:10.680 --> 00:43:22.139

Sebastopol Community Cultural Center: What I found interesting was that several concerns stemmed from misunderstandings about the specific aspects of the project. Once they had an opportunity to talk about those details, I believe we were able to put those concerns at ease.

300

00:43:22.410 --> 00:43:27.870

Sebastopol Community Cultural Center: For example, we discussed our proposed 5-foot side yard setbacks that are consistent

301

00:43:27.990 --> 00:43:31.649

Sebastopol Community Cultural Center: With setbacks commonly found between existing neighborhood homes.

302

00:43:31.760 --> 00:43:37.090

Sebastopol Community Cultural Center: We discussed the placement of the second-story windows to minimize impacts on neighboring properties.

303

00:43:37.240 --> 00:43:48.390

Sebastopol Community Cultural Center: We clarify that our internal roadway is a private street, and therefore is not subject to other maximum applicable streets under the municipal code.

304

00:43:48.750 --> 00:43:54.129

Sebastopol Community Cultural Center: And we also walked through the fire department's review and their approval process, amongst other things.

305

00:43:54.540 --> 00:43:57.020

Sebastopol Community Cultural Center: These were very productive conversations.

306

00:43:57.250 --> 00:44:06.200

Sebastopol Community Cultural Center: I'd also like... I'd also like to briefly address AB 1033 and the separate sale of ADUs, because I think there's been some confusion around our intentions.

307

00:44:06.580 --> 00:44:19.159

Sebastopol Community Cultural Center: The concept of separately selling ADUs is not unique to this development. An individual, any individual, could acquire 4 or 5 continuous homes in any neighborhood.

308

00:44:19.390 --> 00:44:24.579

Sebastopol Community Cultural Center: Construct ADUs in their backyards, and pursue the separate sale under the applicable rules.

309

00:44:24.900 --> 00:44:30.130

Sebastopol Community Cultural Center: Similarly, we could have taken a much less Transparent approach by proposing

310

00:44:30.480 --> 00:44:39.229

Sebastopol Community Cultural Center: a 20-lot subdivision with large backyards, obtaining our approvals, and then pursuing ADUs afterwards. But that's not how we do business.

311

00:44:39.630 --> 00:44:53.370

Sebastopol Community Cultural Center: From our initial pre-application submitted in August of 2025, we've been upfront about our intentions to develop 20 primary homes in 1980s with the goal of creating 39 individual homeownership opportunities.

312

00:44:53.760 --> 00:45:07.559

Sebastopol Community Cultural Center: We could have chosen an approach that invited less scrutiny, fewer questions, and frankly, fewer challenges, but we believe the city and the community deserve to know exactly what they're getting, and that's why we chose transparency over convenience.

313

00:45:07.820 --> 00:45:09.829

Sebastopol Community Cultural Center: And that brings me to my final point.

314

00:45:09.990 --> 00:45:13.300

Sebastopol Community Cultural Center: Group E has been developing communities for over 60 years.

315

00:45:13.540 --> 00:45:19.330

Sebastopol Community Cultural Center: During that time, we've built 55,000 homes and developed 15,000 apartments.

316

00:45:19.520 --> 00:45:26.109

Sebastopol Community Cultural Center: We've been doing this a long time. We understand the entitlement process, we understand the technical requirements of development.

317

00:45:26.240 --> 00:45:31.840

Sebastopol Community Cultural Center: And perhaps more importantly, we understand the responsibility that comes with developing communities.

318

00:45:32.300 --> 00:45:50.469

Sebastopol Community Cultural Center: wouldn't have been as successful as we've been over the last 6 decades if we operated unethically, ignored communities, the communities we work in, or weren't confident in our ability to deliver what we propose. I recognize that not everyone is going to agree with every aspect of this project, and I respect that.

319

00:45:51.130 --> 00:46:05.890

Sebastopol Community Cultural Center: But Sebastopol has spent years discussing the needs of more attainable housing, more diverse housing choices, and this project provides those opportunities for home ownership for younger families, teachers, first responders, and other residents who wish to remain in the community.

320

00:46:06.100 --> 00:46:10.489

Sebastopol Community Cultural Center: Tonight, you have an opportunity to support a project that actually delivers those things.

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00:46:10.550 --> 00:46:17.709

Sebastopol Community Cultural Center: It's not a hypothetical project, it's not a housing policy or long-term planning exercise. It's 39 real homeowners

322

00:46:17.710 --> 00:46:31.699

Sebastopol Community Cultural Center: ownership opportunities on an underutilized project... property that will generate approximately $1.6 million in fees to the city, proposed by a developer with 60 years of experience and a demonstrated willingness to work with this community.

323

00:46:31.910 --> 00:46:40.710

Sebastopol Community Cultural Center: We've listened, we've made meaningful compromises, and we've done our part to bring forward a project that balances the wants of the existing neighbors.

324

00:46:41.530 --> 00:46:50.520

Sebastopol Community Cultural Center: with those of future residents. We believe this is exactly the kind of housing opportunities Sebastopol should be encouraging, and we respectfully ask for your approval.

325

00:46:50.660 --> 00:46:51.930

Sebastopol Community Cultural Center: Thank you very much.

326

00:46:52.160 --> 00:46:59.010

Sebastopol Community Cultural Center: And before I turn it back, we also have our civil engineer on Zoom if there's any other technical questions. Thank you.

327

00:47:02.080 --> 00:47:15.780

Sebastopol Community Cultural Center: Oops, sorry, turned it off. I guess... go ahead, Councilmember Zone. Sure, I'm gonna get right into it. Public safety. So, when you designed all of this, you decided to just have

328

00:47:15.900 --> 00:47:22.060

Sebastopol Community Cultural Center: the... the... I guess it's been described as, like, a hammer type.

329

00:47:22.310 --> 00:47:27.029

Sebastopol Community Cultural Center: Way for emergency vehicles to come into the property.

330

00:47:27.170 --> 00:47:46.639

Sebastopol Community Cultural Center: that was an intentional decision on your part? Like, you didn't consider a U thing for emergency vehicles to be able to get in, drive around

a U, and then get back out. That was an intentional decision on your part? Yeah, because if we had to provide the U, you'd lose way too many units, and the site just doesn't work.

331

00:47:47.800 --> 00:47:57.409

Sebastopol Community Cultural Center: So that's... that's a yes. So you factored it out from profit to public safety and figured on the hammer shape. That's also assuming that it is a public safety issue.

332

00:47:57.610 --> 00:48:16.329

Sebastopol Community Cultural Center: Okay, well, we've... well, I also have a question, too. As far as the public comment that we have received, you've had access leading up to tonight's meeting, correct? You know where our site is, you know the meeting date, you could have clicked on all the letters and emails that we've received about public safety, correct?

333

00:48:16.330 --> 00:48:20.020

Sebastopol Community Cultural Center: Correct, yes. Did you? Yeah, well, yeah. Okay, so that's still your answer.

334

00:48:20.490 --> 00:48:39.850

Sebastopol Community Cultural Center: Correct. Around the hammer. Correct, yeah. The way it's designed is per California fire code, and I can... I mean, I think the fire chief is here tonight to... to jump in, too, I believe. I understand that. I just wanted to complete my question. Oh, no, I'm sorry, I just... I wanted to clarify something from your question. Sure. I just wanted to clarify, you said you will lose units.

335

00:48:40.260 --> 00:48:43.469

Sebastopol Community Cultural Center: I'm sorry? You said, you said to the Councilmember.

336

00:48:43.870 --> 00:48:57.899

Sebastopol Community Cultural Center: If we did that, you would lose units. Who's you? We're not losing units. Yeah, the project would lose too many units. Your project would lose units and FUDs. Okay. I just want to clarify, because you said you will lose units, and...

337

00:48:58.070 --> 00:49:08.009

Sebastopol Community Cultural Center: Yeah, yeah. Okay, I'm just clarifying who's... who's gaining from that, not... it's not the Council, it's... Yeah, no, understood. Okay, sorry, Councilmember, I just...

338

00:49:08.190 --> 00:49:10.289

Sebastopol Community Cultural Center: Couldn't let that go. Go ahead.

339

00:49:13.300 --> 00:49:18.129

Sebastopol Community Cultural Center: Is this a joint project between Group A and the church?

340

00:49:18.530 --> 00:49:19.430

Sebastopol Community Cultural Center: No, ma'am

341

00:49:19.610 --> 00:49:26.559

Sebastopol Community Cultural Center: Have you paid the church for the land, or are they... no. So, okay, but it's not a joint project, but they...

342

00:49:26.780 --> 00:49:33.840

Sebastopol Community Cultural Center: they chose you to do this project. Did they want the density? Is that something that the church wanted?

343

00:49:34.120 --> 00:49:37.970

Sebastopol Community Cultural Center: No, the church had no opinion on the density.

344

00:49:38.740 --> 00:49:50.419

Sebastopol Community Cultural Center: Can you describe the process for how they chose you, and why they chose Group A? There was just a typical bidding process. It wasn't anything out of the ordinary. It went out for market, and offers were submitted, and...

345

00:49:50.940 --> 00:49:53.410

Sebastopol Community Cultural Center: And, they ultimately chose us.

346

00:49:53.640 --> 00:50:05.149

Sebastopol Community Cultural Center: Okay. Have you ever developed a housing community like this, with big and little houses? Have you ever developed something like that? Big and little houses, yes, that's happened before.

347

00:50:06.210 --> 00:50:24.639

Sebastopol Community Cultural Center: Okay, thank you. Can you expound more on this process for... that the church still owns it, they did a bid, you're doing it, so just for everyone here, so everyone can clearly understand what you're saying, and... and what... where does the church benefit from this? If they're not selling you the property, they're not making money from

348

00:50:24.980 --> 00:50:33.359

Sebastopol Community Cultural Center: Property sale, so where... where's the value here, and where's their ROI? Yeah, no, they are selling the property, we just have not purchased it from them. I see.

349

00:50:33.950 --> 00:50:41.920

Sebastopol Community Cultural Center: But you will be. Correct. Okay, I'm just trying to clarify. There's a lot of different, you know, missing pieces here for people to understand.

350

00:50:42.760 --> 00:50:45.090

Sebastopol Community Cultural Center: Councilmember Carter, thank you.

351

00:50:45.750 --> 00:50:56.209

Sebastopol Community Cultural Center: Yeah, I think sometimes when you're developing property, you don't know if it's gonna go well or not, so you have the option, right? Correct. You're optioning it so that your project could

352

00:50:56.610 --> 00:51:06.339

Sebastopol Community Cultural Center: you could have it out, just in case, right? Correct. So, I'm gonna ask a slightly more... fudgy question about parking. So, you have...

353

00:51:06.530 --> 00:51:16.770

Sebastopol Community Cultural Center: on the, what I think is the, the east side, on the entrance, coming through, there are about, 12 or 15 spaces.

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00:51:17.600 --> 00:51:21.829

Sebastopol Community Cultural Center: And they are now perpendicular, what I would call perpendicular.

355

00:51:22.150 --> 00:51:41.809

Sebastopol Community Cultural Center: If you were to reduce those to about 8 spaces, or something like that, and turn them into parallel parking, you could probably gain about 5 feet. And that sounds small, but it might end up being big if it were placed behind the west buildings, which would move them just a touch this way.

356

00:51:42.010 --> 00:51:51.740

Sebastopol Community Cultural Center: Have you thought about, like, if the parking minimum's fine if you did that? So, would... I'm just gonna ask you to consider that.

357

00:51:52.910 --> 00:52:05.200

Sebastopol Community Cultural Center: Do you want me to respond to that? Sure. Yeah, so the reason why we have, I'll say, the parking count in general is because typically with a new single-family development, anywhere from any public builder.

358

00:52:05.200 --> 00:52:13.770

Sebastopol Community Cultural Center: They have at least two parking spaces per home, and usually that's with a garage. Not even to mention the two parking spaces they would have in their driveway.

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00:52:13.910 --> 00:52:21.130

Sebastopol Community Cultural Center: So, we have... the parking count have at least 2 parking stalls per home since,

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00:52:21.350 --> 00:52:27.609

Sebastopol Community Cultural Center: you know, I believe the count's 83 or so with 39 homes, so we have at least 2 plus some for visitors.

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00:52:28.130 --> 00:52:43.340

Sebastopol Community Cultural Center: So, so my thought was if you just lose, like, 5 or 6, it's not gonna be that big of a deal, and it'll still be, like, 1 point... I calculated it to be, like, 1.8, 1.9 spaces per. And so, it kind of might be negligible, and still also not impact road traffic.

362

00:52:43.340 --> 00:52:54.099

Sebastopol Community Cultural Center: but would buy you that 5 feet along 3 or 4 5 houses on that one side. It might be happier that way. And, you know, this is Sebastopol, so...

363

00:52:54.270 --> 00:53:02.860

Sebastopol Community Cultural Center: One of the reasons why the project is nice is because it is across the street from a school and a park, and near soccer, and

364

00:53:03.220 --> 00:53:09.229

Sebastopol Community Cultural Center: Kind of near... shopping. So, you know, maybe cars aren't so important.

365

00:53:14.660 --> 00:53:29.430

Sebastopol Community Cultural Center: Councilmember Zolman? To the safety issue. So, I got your answer about the fact that you designed this for the hammer, so they couldn't do the U-turn in order to get more spots for housing.

366

00:53:29.610 --> 00:53:38.140

Sebastopol Community Cultural Center: basically a profit issue. But the secondary road, that was supposed to come into all of this as another

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00:53:38.140 --> 00:53:45.550

Sebastopol Community Cultural Center: Way for emergency vehicles to get in for fire, or for our police chief to get in for the things he needs to do.

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00:53:45.550 --> 00:53:58.239

Sebastopol Community Cultural Center: But the secondary road, what's come out through public comment is, is that... well, first, I'll just have you describe the secondary road, and the ownership of that secondary road, and how it is that you anticipate that that will actually be maintained

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00:53:58.410 --> 00:54:02.520

Sebastopol Community Cultural Center: To make sure that it is unblocked at all times, so just, please.

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00:54:03.640 --> 00:54:20.090

Sebastopol Community Cultural Center: Yeah, so the ownership of that road, in which it's... the design of that road is not in the sense of blacktop and curb gut or sidewalk in the normal sense, so what that is, is an unblocked, 12-foot

371

00:54:20.160 --> 00:54:35.480

Sebastopol Community Cultural Center: alleyway from the back of the hammerhead all the way to Valentine Road. The ownership of that would be via the HOA that will control all of the, I'll say, ingress and egress, and ensuring that stays unblocked at all times.

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00:54:35.540 --> 00:54:40.939

Sebastopol Community Cultural Center: So you've shifted the responsibility for the second entrance to the HOA, essentially.

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00:54:41.710 --> 00:54:51.490

Sebastopol Community Cultural Center: you're not... you're not accepting any degree of responsibility for the safety of the residents. For the secondary interns, you've shifted that responsibility to the HOA, is that correct?

374

00:54:52.440 --> 00:55:06.269

Sebastopol Community Cultural Center: Yes, I'm not sure I understand your question of shifting it to the HOA from us. Well, you had other ways to design the safety that would have addressed all these residents' questions and concerns about safety. You just chose

375

00:55:06.270 --> 00:55:15.630

Sebastopol Community Cultural Center: to not address them by just having this secondary alleyway, hoping that the HOA would keep it clear. Is that... is that a fair assessment?

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00:55:16.630 --> 00:55:19.760

Sebastopol Community Cultural Center: Yes, although I don't agree with the idea of shifting

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00:55:20.130 --> 00:55:24.200

Sebastopol Community Cultural Center: Shifting the response, because, like, we wouldn't own it in perpetuity, like, the...

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00:55:24.300 --> 00:55:29.209

Sebastopol Community Cultural Center: us developing and owning, like, we as Groupie wouldn't own that. But you could have.

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00:55:29.590 --> 00:55:37.600

Sebastopol Community Cultural Center: Well, when we... when we, purchase and develop property, there's no part of any new development that Group E continues to own in perpetuity.

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00:55:38.170 --> 00:55:44.370

Sebastopol Community Cultural Center: Okay. We have Councilmember Neysa Hinton, who's been patient, so if she's up on the screen there.

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00:55:44.610 --> 00:55:45.150

Sebastopol Community Cultural Center: Okay.

382

00:55:45.150 --> 00:55:47.670

Councilmember Neysa Hinton: So, I had a couple questions,

383

00:55:48.120 --> 00:56:00.959

Councilmember Neysa Hinton: One is, I understood that it was a trade-off, and maybe you could explain it better. Trees for two stories.

384

00:56:01.720 --> 00:56:03.080

Councilmember Neysa Hinton: That you couldn't...

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00:56:03.520 --> 00:56:18.569

Councilmember Neysa Hinton: do both. That if we were gonna get rid of some of the two-story trees, trees had to go. We've had a number of letters that talk about the trees. Could you explain why both can't, survive?

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00:56:21.760 --> 00:56:23.460

Sebastopol Community Cultural Center: Yeah, and I just want to be clear that

387

00:56:23.540 --> 00:56:37.809

Sebastopol Community Cultural Center: that's a... that's another... I'll say a separate issue from the... the secondary evacuation route. So, during this process of this alternative site

plan that we've developed since Planning Commission, part of that was we heard there was still a lot of

388

00:56:37.850 --> 00:56:46.299

Sebastopol Community Cultural Center: concerns over two-story homes along the property boundaries. So in order to do that, because of the orientation of the homes that were...

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00:56:46.350 --> 00:56:51.559

Sebastopol Community Cultural Center: shown in the original site plan that we submitted to the Planning Commission.

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00:56:52.200 --> 00:57:07.850

Sebastopol Community Cultural Center: By adjusting the orientation of those homes, additional trees ended up having to go, because we originally shifted homes and placed them in areas that did not conflict with trees, because our original intention was to keep as many as we could.

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00:57:07.850 --> 00:57:13.799

Sebastopol Community Cultural Center: And that is still our intention. However, to remove two stories from the property lines

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00:57:13.850 --> 00:57:17.359

Sebastopol Community Cultural Center: That ended up having to have additional trees removed.

393

00:57:18.850 --> 00:57:20.629

Sebastopol Community Cultural Center: I hope that addressed your question.

394

00:57:21.370 --> 00:57:25.310

Councilmember Neysa Hinton: I have a second question, if the Council doesn't mind.

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00:57:25.310 --> 00:57:27.290

Sebastopol Community Cultural Center: You were patient, so please go ahead.

396

00:57:29.300 --> 00:57:42.450

Councilmember Neysa Hinton: So, my understanding of AB 1033, and maybe we haven't got there yet, so we have a homeowners association for the entire development, which will oversee the common areas.

397

00:57:42.450 --> 00:57:50.920

Councilmember Neysa Hinton: this extra emergency access road, that Councilmember Zolman was talking to about. But my understanding of

398

00:57:50.940 --> 00:58:03.240

Councilmember Neysa Hinton: AB 1033 is that you will need and be required to create homeowners association for every unit and the ADU on the separate lots.

399

00:58:04.840 --> 00:58:13.229

Councilmember Neysa Hinton: I know we're not discussing that per se tonight, but I just want to clarify that that's your understanding of the ordinance that we passed as well.

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00:58:16.500 --> 00:58:18.580

Sebastopol Community Cultural Center: Is that a question to me or staff?

401

00:58:21.050 --> 00:58:29.730

Councilmember Neysa Hinton: Well, I believe the question is to you, but staff could weigh in as well, if I'm not understanding the ordinance that we've previously passed.

402

00:58:30.790 --> 00:58:31.939

Sebastopol Community Cultural Center: Yeah, so...

403

00:58:32.880 --> 00:58:49.100

Sebastopol Community Cultural Center: the way the ordinance, if I remember right, the way the ordinance was originally passed, it could... and I believe there's some technicalities when you start digging into the David Sterling Act, which is part of the Subdivision Map Act, but, you can have the... the...

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00:58:49.280 --> 00:58:50.410

Sebastopol Community Cultural Center: one...

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00:58:50.610 --> 00:59:04.440

Sebastopol Community Cultural Center: HOA per lot, and that could still happen, but because there's a master HOA anyway, there can be smaller HOAs within the larger HOA, so it ends up creating the same effect as having 20 individual versus one master.

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00:59:07.890 --> 00:59:11.430

Sebastopol Community Cultural Center: I have a question. Did you say that

407

00:59:11.590 --> 00:59:21.660

Sebastopol Community Cultural Center: basically, you're telling us that you're... you're being upfront by putting all these units on there, and with... with sort of... let me look at my notes here. Basically, you made it...

408

00:59:21.680 --> 00:59:32.040

Sebastopol Community Cultural Center: sound like it was a foregone conclusion that all of these properties would end up with an ADU, but you're doing us the favor of letting us know, and you're putting them all on there. I just sound a little...

409

00:59:32.250 --> 00:59:43.440

Sebastopol Community Cultural Center: very confident and very much, like, fork on that every home on there before we passed this 1033 would have ended up with an ADU. That sounds like a really big assumption, do you think?

410

00:59:43.730 --> 00:59:48.090

Sebastopol Community Cultural Center: That... that's not the assumption I was making. The...

411

00:59:48.390 --> 00:59:58.970

Sebastopol Community Cultural Center: to clarify is, when we submitted our application, our pre-application in August, we could have shown the same site plan without the ADU shown on it.

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00:59:59.770 --> 01:00:03.339

Sebastopol Community Cultural Center: And we could have not mentioned them at all.

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01:00:03.660 --> 01:00:06.250

Sebastopol Community Cultural Center: And then come through after it was approved.

414

01:00:06.400 --> 01:00:08.880

Sebastopol Community Cultural Center: And thrown in ADUs afterwards.

415

01:00:09.000 --> 01:00:23.030

Sebastopol Community Cultural Center: So, that's the clarification I want to make. Not to say that that would have happened with any other developer or anybody, but that's what I'm saying. That could have happened, and that's not how we do things. We wanted to be upfront about how we were developing it from the start of our application.

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01:00:23.140 --> 01:00:24.070

Sebastopol Community Cultural Center: I see.

417

01:00:24.620 --> 01:00:27.790

Sebastopol Community Cultural Center: Councilmember Hinton, did you have more?

418

01:00:27.790 --> 01:00:39.030

Councilmember Neysa Hinton: Just one last question, and I, you... you're saying that you're building these, and they're affordable by design. Could you go ahead and tell me what you anticipate?

419

01:00:39.030 --> 01:00:48.310

Councilmember Neysa Hinton: the list price for both the ADUs, the 750 and the 1,000 square foot, and then the primary homes for this project.

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01:00:49.330 --> 01:00:53.380

Sebastopol Community Cultural Center: Yeah, and what I'll do is I'll give a range, and I want to preface this with

421

01:00:55.870 --> 01:00:59.210

Sebastopol Community Cultural Center: We don't want to state a price and then have it, you know.

422

01:00:59.330 --> 01:01:09.309

Sebastopol Community Cultural Center: two, three years later, all of a sudden come back because costs go up, and then now we had to increase our price, too. So I'll state the prices that we are assuming as of right now.

423

01:01:09.660 --> 01:01:21.500

Sebastopol Community Cultural Center: So I just wanted to disclose that. But right now, the way... what the price ranges that we are assuming in our model is for the smaller 750 square foot units, low 600s.

424

01:01:22.070 --> 01:01:26.110

Sebastopol Community Cultural Center: The 1,000 square foot units are high 600s.

425

01:01:26.420 --> 01:01:38.159

Sebastopol Community Cultural Center: The single-family, or the primary 1400 square foot plan is in the low 700s, and the 1600 square foot plan is in the high 700s.

426

01:01:42.720 --> 01:01:44.599

Sebastopol Community Cultural Center: Okay, go ahead.

427

01:01:44.840 --> 01:01:45.729

Sebastopol Community Cultural Center: Go ahead.

428

01:01:46.810 --> 01:01:53.550

Sebastopol Community Cultural Center: Somewhat related to the economy, given that interest rates just went up to, like, 7-2 or something like that.

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01:01:53.860 --> 01:01:55.579

Sebastopol Community Cultural Center: How, how do you...

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01:02:00.320 --> 01:02:17.279

Sebastopol Community Cultural Center: 13 or 14, when I was, like, growing up, I guess. But anyway, yes, so interest rates are definitely... could be in a precarious place, right? How does that affect your building plans? Could this be 2 years, 3 years, or how fast do you feel like this will progress?

431

01:02:17.280 --> 01:02:27.569

Sebastopol Community Cultural Center: Yeah, so depending on how... because things are changing quickly, depending on how fast interest rates change, you know, we'll end up going through construction drawing process first, assuming things...

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01:02:27.730 --> 01:02:31.689

Sebastopol Community Cultural Center: progress and things are approved. We go through a construction drawing process.

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01:02:31.850 --> 01:02:39.080

Sebastopol Community Cultural Center: during that time, we continue to evaluate if this is still something worth pursuing. So...

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01:02:39.520 --> 01:02:58.159

Sebastopol Community Cultural Center: I don't know if that answers your question about time... timeline. It won't happen tomorrow, but it will be a process from between now and 9 months from now before things would be ready to even start construction. Right. I was actually kind of wondering, like, you know, is there a magic number for a building contract loan where, like, you might not

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01:02:58.200 --> 01:03:02.420

Sebastopol Community Cultural Center: You might stall until rates drop for you as a builder.

436

01:03:02.480 --> 01:03:04.200

Sebastopol Community Cultural Center: Yeah, I see what you mean. So...

437

01:03:04.700 --> 01:03:20.580

Sebastopol Community Cultural Center: if rates get too high, eventually it becomes a payment problem, right, for folks, because that rate increases the payment, and then that ultimately would affect the price of the home. So if that affects the price of the home enough where it has to keep dropping, and it becomes financially infeasible.

438

01:03:20.580 --> 01:03:25.979

Sebastopol Community Cultural Center: You know, so there is no magic number, it's just a constant move, because at the same time prices move.

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01:03:25.980 --> 01:03:32.330

Sebastopol Community Cultural Center: costs may also move, too. Well, I meant for the, like, the construction loan, because, like, as a... as a...

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01:03:32.390 --> 01:03:47.420

Sebastopol Community Cultural Center: As a buyer, you probably need to make about $130 as a family to afford the $700 thing, but as a builder, you know, sometimes construction loans are 10%, they could be way higher, and that might say, hey, like our hotels, and then you won't build.

441

01:03:47.650 --> 01:04:02.439

Sebastopol Community Cultural Center: Yeah, so I'll answer it kind of similarly. So there is no magic number, it's all... everything moves all at the same time, so when we go look... say that construction loan does come in at 10%, and it... the project can still absorb a 10% construction loan, but maybe prices went up.

442

01:04:02.550 --> 01:04:15.139

Sebastopol Community Cultural Center: So, if that offset anything... so it's a... there's... imagine it is a lot of knobs being turned all at the same time that we run before we actually make the decision to go and start construction. So, there is no magic number.

443

01:04:15.420 --> 01:04:25.149

Sebastopol Community Cultural Center: Can I ask... oh, go ahead. Go ahead, and then I'll ask. Yeah, I think I got the... your final answers on the public safety part. I'm going to switch to another part of safety, which...

444

01:04:25.150 --> 01:04:37.679

Sebastopol Community Cultural Center: It sounds like you're really familiar, you've been tracking the situation, Sebastopol, so you understand the fact that we are a very healthy community, we strive to be healthy, part of the health is our environment, which are the trees, and

445

01:04:37.870 --> 01:04:48.549

Sebastopol Community Cultural Center: I think you said you did read all the public comments leading up to tonight. A big consideration is the trees. So it sounds like you went through the Planning Commission, you heard about the large size.

446

01:04:48.550 --> 01:04:59.759

Sebastopol Community Cultural Center: taller parts of the primary residences and them being able to look into the neighbor's backyard, essentially. So in order to switch that, you put the shorter houses, ADU, and the back side of that.

447

01:04:59.760 --> 01:05:10.290

Sebastopol Community Cultural Center: Therefore, what I heard you say earlier is the fact that you're going to have to eliminate more of these trees. Well, the question ultimately is, have you done any research about trying to eliminate

448

01:05:10.550 --> 01:05:19.279

Sebastopol Community Cultural Center: quite a huge chunk of those trees, and the viability of any of them even blasting after. That has to happen. Have you done any of that?

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01:05:19.360 --> 01:05:31.020

Sebastopol Community Cultural Center: Me, personally, I have not, but that's why we have an arborist that we hire, which I believe in the packet there is an arborist report that mentions the health of trees that would be staying.

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01:05:32.530 --> 01:05:43.760

Sebastopol Community Cultural Center: It does list the fact that with all the trees you're going to have to remove, somebody's opined that the remaining trees would be happy and live. Is that essentially it? Because I did not see that.

451

01:05:45.290 --> 01:05:52.310

Sebastopol Community Cultural Center: I don't know if it was mentioned exactly the way you asked that question, but it addresses every tree that's on the site, and if every tree

452

01:05:52.500 --> 01:06:07.789

Sebastopol Community Cultural Center: the trees that will stay, it mentions in there how it will... our development would affect those trees if they stayed. In other words, the trees that we're keeping, what we would have to do in order for the trees that are staying to live. And you're planning on doing that?

453

01:06:07.940 --> 01:06:20.020

Sebastopol Community Cultural Center: planning on doing... Paying the expense to keep the remaining trees alive, and providing a healthy environment for the residents that are going to move in. Is that your answer? Yeah, so as part of, I believe, in the conditions of approval, there's

454

01:06:20.020 --> 01:06:33.679

Sebastopol Community Cultural Center: condition number 3 or 4, where it mentions the tree mitigation and protection plan that will have to be... I understand, I understand that part. What I'm trying to get from you is the fact that you're saying the fact that you're going to pay what you need to pay in order to make sure.

455

01:06:33.680 --> 01:06:40.320

Sebastopol Community Cultural Center: that those remaining trees have the best chance of living on after you move on to another... a new project. Is that...

456

01:06:41.060 --> 01:06:42.999

Sebastopol Community Cultural Center: A fair way to sum it up, or no?

457

01:06:43.370 --> 01:06:47.010

Sebastopol Community Cultural Center: I'm not sure I understand that question about us paying

458

01:06:47.570 --> 01:07:04.719

Sebastopol Community Cultural Center: for those trees staying, because those trees will ultimately be either in backyards of residents, of people owning that tree. They're not going to be in common areas, per se, so that'll ultimately be the homeowner that will be buying the home. That tree will be in their backyard now, and that will be in...

459

01:07:05.150 --> 01:07:07.360

Sebastopol Community Cultural Center: You know, other neighbors' backyards.

460

01:07:07.480 --> 01:07:20.020

Sebastopol Community Cultural Center: Within the community. Okay, I'm trying to get at the health of the remaining trees after the ones that you're going to eliminate, because you've reconfigured the properties. So, are you saying you're going to do the best that you can.

461

01:07:20.080 --> 01:07:33.530

Sebastopol Community Cultural Center: to guarantee... well, not guarantee, but make a good chance that the remaining trees will live on. Oh, of course. It's not a hard answer. Yeah, that... that... yeah, that is. I just... I didn't understand what you meant by pay to keep the trees

462

01:07:34.040 --> 01:07:35.000

Sebastopol Community Cultural Center: you know.

463

01:07:35.080 --> 01:07:49.699

Sebastopol Community Cultural Center: Whoops, wait, wait, we can't have... yeah, we can't have... sorry. So I have a question, and I'm... I'm looking at all the pictures and all that, and I would like you... it's election time, I'm walking neighborhoods, I'm looking at a lot of houses.

464

01:07:49.700 --> 01:07:58.970

Sebastopol Community Cultural Center: and I look at the renderings and everything that you have here. Can you help explain to me what effort went into actually making this look like part of the neighborhood? Because it looks like something

465

01:07:59.180 --> 01:08:12.860

Sebastopol Community Cultural Center: it reminds me of just, like, I don't know, it just looks like something's plopped right down in the center of, you know, this neighborhood that stands out tremendously. So I'm trying to understand what your thinking is, and what effort went into trying to

466

01:08:12.860 --> 01:08:21.600

Sebastopol Community Cultural Center: to meld with the community that you're coming into and telling us that you're doing all good for us. So, can you help me to understand? Yeah, and...

467

01:08:21.600 --> 01:08:23.180

Sebastopol Community Cultural Center: what I wanna... what I wanna...

468

01:08:23.870 --> 01:08:29.149

Sebastopol Community Cultural Center: Point out here is an important distinction, between the surrounding neighborhood

469

01:08:29.680 --> 01:08:37.940

Sebastopol Community Cultural Center: Us fitting in with the surrounding neighborhood doesn't necessarily mean that the project is inconsistent with any of the city's planning objectives, right?

470

01:08:37.939 --> 01:09:02.929

Sebastopol Community Cultural Center: the city has adopted general plan, the zoning regulations, housing element to establish... I mean, I'm just gonna say, I understand all that, and just because... what we have is law, and then what is right. Sometimes they're not the same, so I'm just asking you what type of effort you made, not to comply with our laws, but just like to, you know, the goodwill you keep talking about. I'm asking, what goodwill did you put toward trying to make it look more like the neighborhood? Not necessarily what the letter of the law

471

01:09:02.930 --> 01:09:05.259

Sebastopol Community Cultural Center: said you had to do, but just what you

472

01:09:05.439 --> 01:09:23.530

Sebastopol Community Cultural Center: people with integrity tried to do. Do you understand what I mean? Like, every time you look at something, it's not just about, well, the loss is this, loss is that. Yeah, that's true. The other thing is it's somewhat subjective, too, right? I mean, the homes built today aren't built with the same standards as they were

473

01:09:23.680 --> 01:09:26.310

Sebastopol Community Cultural Center: 40 years ago, and these are, you know, the...

474

01:09:26.890 --> 01:09:33.350

Sebastopol Community Cultural Center: what homes we build with today are stucco, have certain accents to them, stone. The neighborhood doesn't...

475

01:09:33.439 --> 01:09:48.349

Sebastopol Community Cultural Center: doesn't have stone, that doesn't have stucco, so naturally, with new construction standards, it naturally won't be identically cohesive. And that's kind of what I was getting to, earlier, is if we built with the same standards, it would be

476

01:09:49.460 --> 01:10:02.519

Sebastopol Community Cultural Center: making identical copies of the same home within the same neighborhood, and that limits the type of housing that we could develop today. So, we wouldn't be putting T111 siding on homes that some of the homes have in the neighborhood, and other,

477

01:10:03.090 --> 01:10:12.380

Sebastopol Community Cultural Center: construction processes that would, you know, typically happen 60 years ago, so they naturally won't stay the same. So I hope that answers your question.

478

01:10:13.800 --> 01:10:16.830

Sebastopol Community Cultural Center: It doesn't, but go ahead, Council... or Vice Mayor.

479

01:10:18.090 --> 01:10:25.330

Sebastopol Community Cultural Center: So is there, an updated tree protection and replacement plan for the alternate proposal?

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01:10:26.140 --> 01:10:44.430

Sebastopol Community Cultural Center: Could you repeat the first part of that question? Is there a tree protection and replacement plan for the alternate proposal? Yeah, so the tree protection plan will happen prior to grading permit, but the replacement, right now, I believe it's 2 to 1, and in our landscape plan, we have

481

01:10:44.750 --> 01:10:51.260

Sebastopol Community Cultural Center: 24... 24-inch box trees that are planned to be planted.

482

01:10:52.390 --> 01:10:53.400

Sebastopol Community Cultural Center: Okay.

483

01:10:53.570 --> 01:10:56.610

Sebastopol Community Cultural Center: Vice Mayor... I mean, I'm sorry, Councilmember Carter.

484

01:10:57.990 --> 01:11:10.959

Sebastopol Community Cultural Center: Yeah, I kind of have three questions. The first... two are related, and one's a little bit different, but I think you can keep up with the three. The first one is...

485

01:11:11.000 --> 01:11:20.940

Sebastopol Community Cultural Center: I don't know what the profit margin on a particular building is, but if you took out one ADU, would that help solve the problem? And then, and then,

486

01:11:20.940 --> 01:11:33.100

Sebastopol Community Cultural Center: with trees going away, could there be trees planted, or could there be, like, some other facility to make up for the trees in a different part of the city, or something like that? And then the third is.

487

01:11:33.100 --> 01:11:52.190

Sebastopol Community Cultural Center: The rigidity of the HOA, can people still show some bit of individualism, so if they don't love the look, they can modify it as time goes? Yeah. Yeah, so to answer the first question, like, I just want to be clear, this project is not a huge moneymaker. Like, on paper, it's not huge, so every little bit counts.

488

01:11:52.190 --> 01:11:54.790

Sebastopol Community Cultural Center: So, taking one ADU away.

489

01:11:54.970 --> 01:12:03.239

Sebastopol Community Cultural Center: is not great. So, every little bit counts. So that takes care of the first one. The second one,

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01:12:03.440 --> 01:12:06.990

Sebastopol Community Cultural Center: Actually, just repeat it, because I don't want to... I don't want to answer a question you didn't ask.

491

01:12:08.830 --> 01:12:16.320

Sebastopol Community Cultural Center: Well, it was about, like, tree replacement in other parts of the town, like, you're gonna remove, like, 10 trees, can 10 trees be somewhere else?

492

01:12:16.320 --> 01:12:30.599

Sebastopol Community Cultural Center: Yeah, so that is an option. I believe the way the condition was written, we could place them somewhere else, especially if they didn't fit on the site, but right now, I believe they fit on the site. Like I said, I think we've got 24, 24-inch box trees that would be going in

493

01:12:30.810 --> 01:12:33.270

Sebastopol Community Cultural Center: Anyway.

494

01:12:34.770 --> 01:12:37.550

Sebastopol Community Cultural Center: Redwoods, or, like, box elders, or something?

495

01:12:37.810 --> 01:12:53.740

Sebastopol Community Cultural Center: I don't remember the exact species, but we tried to keep it as native as we could, because that was the direction I gave to the landscape architect. And that actually came from the March 17th meeting, when we got feedback, there was a desire to have more native plants, so I directed the landscape architect to do that.

496

01:12:53.800 --> 01:13:12.739

Sebastopol Community Cultural Center: Understandable, because they'll grow and somewhat hide the neighborhood at some point, maybe. And then the last one was the rigidity of the HOA. Oh, yeah, so the rigidity of the HOA can be changed at any point, right? Especially after we sell our last home and, you know, we turn over the HOA to the homeowners to control as they please.

497

01:13:12.770 --> 01:13:14.470

Sebastopol Community Cultural Center: They can... they can...

498

01:13:14.700 --> 01:13:27.809

Sebastopol Community Cultural Center: do whatever they please. It'll be a board made up of the homeowners. Like, paint the house blue or something. They could if they wanted to. So, I have a question, and then Councilmember Hinton does. You mentioned, just now, you said.

499

01:13:28.540 --> 01:13:39.140

Sebastopol Community Cultural Center: this is not a moneymaker. It doesn't make much money. So, if you didn't have the ability to put these ADUs on there and sell them, and was just selling a house with a large lot.

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01:13:39.710 --> 01:13:41.250

Sebastopol Community Cultural Center: What was the plan?

501

01:13:41.980 --> 01:14:00.650

Sebastopol Community Cultural Center: the plan was to provide affordably or attainably priced homes for folks that can't otherwise obtain it. And it's been a mission of the company to find projects to do that, because not enough people are doing it. The large builders aren't doing it. So you're just doing this out of the generosity, not making money? I didn't say we didn't make... I'm trying to understand...

502

01:14:00.650 --> 01:14:09.500

Sebastopol Community Cultural Center: Yeah, I didn't... I didn't say we weren't making money. Okay. It's not a huge money maker. So before... so you're saying it doesn't make money, it's not making much money now.

503

01:14:09.800 --> 01:14:27.319

Sebastopol Community Cultural Center: But you have the ADU... and you... the ADU's a required piece of this in order for it to make sense, dollar-wise. I'm just trying to understand what the plan was before, because you added all these ADUs in, and to me, it looks like a money grab, but am I wrong? It's definitely not a money grab.

504

01:14:27.320 --> 01:14:43.790

Sebastopol Community Cultural Center: But what was the plan before you could put those ADUs on there and actually sell them at $600,000 to $700,000? I just don't understand the numbers. The math doesn't math for me. When you say the plan before, were you always planning? I mean, you did... until we passed this.

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01:14:43.870 --> 01:14:47.940

Sebastopol Community Cultural Center: AB 1033, not me. I voted no.

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01:14:49.860 --> 01:15:06.950

Sebastopol Community Cultural Center: you couldn't have divided... I mean, I'm just trying to understand, I mean, that provided you the opportunity to divide the lot, right? Or were you planning to divide the lot before that? And I'm trying to understand the way you're talking, kind of in circles about this. Yeah, I understand your question now. So...

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01:15:07.250 --> 01:15:11.650

Sebastopol Community Cultural Center: When we originally submitted our

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01:15:12.080 --> 01:15:19.960

Sebastopol Community Cultural Center: when we originally submitted our, our pre-application, right? Obviously, when we met with city staff and presented our project.

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01:15:20.210 --> 01:15:24.609

Sebastopol Community Cultural Center: we found out that AB1033 was already something that was in the works.

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01:15:25.290 --> 01:15:30.930

Sebastopol Community Cultural Center: So, it would have... it was a perfect catalyst to... to...

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01:15:30.990 --> 01:15:43.899

Sebastopol Community Cultural Center: use AB1033, and that was something that we've always done. We actually started this in Stockton before mining Sebastopol. We had another site we were working on with the same process, and Stockton was adopting it as well, because it's still so new.

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01:15:43.950 --> 01:16:01.460

Sebastopol Community Cultural Center: So you're saying you were able to do this because this Council passed 1033, that was... that sort of helped... was your catalyst, you said. Did I understand you correct? To sell them, correct. Yeah. We could have still built them and rented them, but that was not... never the business plan. Okay, Councilmember Hinton's been patient. Go ahead.

513

01:16:02.740 --> 01:16:09.370

Councilmember Neysa Hinton: Yeah, this is a question to staff. I just wanted to confirm, because we have got a lot of letters about

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01:16:09.440 --> 01:16:29.009

Councilmember Neysa Hinton: the trees and, detailing out from the staff report, it says that staff has determined that the requested concession must be granted, that the applicant can excuse full compliance with the city's trees protection ordinances, can

515

01:16:29.010 --> 01:16:40.480

Councilmember Neysa Hinton: that be clarified for the public, because I just want to make sure that this is what we're seeing, and that the public understands that we must grant this. Alex, can you address it?

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01:16:40.480 --> 01:16:46.300

Sebastopol Community Cultural Center: Yeah, so under density bonus law, we have to grant a concession unless it would have a

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01:16:46.640 --> 01:16:50.350

Sebastopol Community Cultural Center: Specific adverse impact on public health and safety.

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01:16:50.760 --> 01:16:53.119

Sebastopol Community Cultural Center: That cannot be mitigated.

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01:16:53.140 --> 01:17:07.330

Sebastopol Community Cultural Center: And the city has adopted the standards for mitigation of tree removal. So, assuming that tree removal is a public health and safety standard, the city has identified how that is mitigated through

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01:17:07.330 --> 01:17:14.740

Sebastopol Community Cultural Center: the requirements of the Tree Mitigation Ordinance, which provide that you can mitigate tree removal through

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01:17:15.400 --> 01:17:21.470

Sebastopol Community Cultural Center: planting of, I believe it's a 12-inch, box tree, or no, sorry, 2-gallon.

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01:17:24.510 --> 01:17:32.730

Sebastopol Community Cultural Center: And you could do that by a 2 to 1 ratio, either locating them on-site in locations approved by the city arborist, locating them off-site.

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01:17:33.110 --> 01:17:35.239

Sebastopol Community Cultural Center: And, you know, with a...

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01:17:35.520 --> 01:17:41.310

Sebastopol Community Cultural Center: application through the Public Works Department, or paying an in-lieu fee of $75 per tree.

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01:17:41.560 --> 01:17:56.649

Sebastopol Community Cultural Center: So, that is what the city's adopted mitigation process is for tree mitigation. So, under those standards, there's no basis for the city to say that there is a public health and safety impact that cannot be mitigated.

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01:17:59.190 --> 01:18:03.600

Sebastopol Community Cultural Center: Okay. Oh, I'm sorry, did you have more? Sorry, Councilmember Hinton.

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01:18:04.260 --> 01:18:05.850

Councilmember Neysa Hinton: No, I was just saying thank you.

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01:18:05.850 --> 01:18:06.460

Sebastopol Community Cultural Center: Oh, okay.

529

01:18:06.880 --> 01:18:18.399

Sebastopol Community Cultural Center: So, I'm assuming that you put in some time and effort through this process, and so if we were to deny, you have a pretty large law firm, correct, that you work with? Is that a fair assessment?

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01:18:20.290 --> 01:18:33.589

Sebastopol Community Cultural Center: No, I'm not under... I'm not understanding what you mean by... The fact that there would be consequences, and I'm asking you specifically, you said you've been in business for 65 years. With that, I'm assuming you have a decent-sized law firm behind you, correct?

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01:18:34.230 --> 01:18:38.650

Sebastopol Community Cultural Center: I'll just say we have attorneys that we work with. Okay, thanks.

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01:18:39.820 --> 01:18:41.000

Sebastopol Community Cultural Center: Vice Mayor?

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01:18:41.160 --> 01:18:47.700

Sebastopol Community Cultural Center: And Vice Mayor, if I could just interrupt, because I jumbled my answer. I just wanted to clarify that what the ordinance says is

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01:18:47.800 --> 01:18:54.129

Sebastopol Community Cultural Center: Mitigation is one to... It's a 2 to 1 ratio, and it's a 15-gallon tree.

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01:18:54.250 --> 01:18:55.020

Sebastopol Community Cultural Center: Got it.

536

01:18:55.770 --> 01:18:57.579

Sebastopol Community Cultural Center: And what did you originally say?

537

01:18:58.080 --> 01:19:08.210

Sebastopol Community Cultural Center: I think I said it was a 2-gallon tree. Yeah, okay, I just want to make sure. Okay, go ahead, Vice Mayor. Okay, I have 3 questions. Are box trees native? I'm not familiar with box trees.

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01:19:09.260 --> 01:19:26.310

Sebastopol Community Cultural Center: I'm sorry, what was the question? Are box trees native? I'm not familiar with box trees. The box trees, that's just the size of the tree when it comes to the site. That's just a description of the size when it gets delivered. So the box... that's... again, that's just a description, so it could be of any species.

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01:19:26.310 --> 01:19:31.119

Sebastopol Community Cultural Center: Okay, so are you... is your intention to put native trees? Correct. Okay.

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01:19:31.160 --> 01:19:38.270

Sebastopol Community Cultural Center: So my second question is, in the staff report, it's on page 20,

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01:19:38.380 --> 01:19:53.939

Sebastopol Community Cultural Center: And it's about neighbor notification, and it says, in the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to or within the area of your project, and to inform them of the proposed project.

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01:19:53.940 --> 01:19:59.599

Sebastopol Community Cultural Center: Including construction activity, possible impacts such as noise, traffic, dust, etc.

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01:19:59.610 --> 01:20:17.030

Sebastopol Community Cultural Center: And it says it's a good neighbor policy, it is a good neighbor policy to inform your neighbors so that they understand your project. And it goes on. And it says, I have informed site neighbors of my proposed project, and it's checked off no.

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01:20:17.230 --> 01:20:31.869

Sebastopol Community Cultural Center: So, I'm wanting to know why, considering the city recommended this, it highly recommended that you do this. Why not? Why did you not do this? Yeah, so the process... when we originally discussed

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01:20:32.240 --> 01:20:48.779

Sebastopol Community Cultural Center: the... I'll say the path to entitlement, the workshop was what was brought up as a means and methods to receive community feedback. So, that's what the March 17th, I believe the date was, was used for.

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01:20:51.350 --> 01:21:03.610

Sebastopol Community Cultural Center: Oops, oops, one second, we can't have the... Yeah, and I don't know what the city's notification process is for that, but I believe it was advertised some way, because there was...

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01:21:03.980 --> 01:21:21.600

Sebastopol Community Cultural Center: a decent turnout from the public, so I don't know how that process happened. I just know that a lot of neighbors didn't feel like they were contacted, and that's unfortunate, because I think early neighbor participation in things like this is really going to be helpful to a project.

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01:21:21.780 --> 01:21:37.430

Sebastopol Community Cultural Center: So my last question is, and I... I don't... I'm having a hard time with the idea of the marketability of large houses next to small houses, next to large houses. I just... I'm having a hard time with that, and I'm...

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01:21:37.430 --> 01:21:52.100

Sebastopol Community Cultural Center: I'm wondering why you're not grouping them together. Like, on my way here, to the meeting, there are condos right behind Pacific Market, and they are stacked. So, I have 1, 2, 3, 4.

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01:21:52.180 --> 01:22:05.640

Sebastopol Community Cultural Center: And they're stacked, and that would save space. Those are also two-story. You could have done something... I don't know, I'm just curious, why this kind of hodgepodge of big and little houses? Yeah, so...

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01:22:05.800 --> 01:22:17.209

Sebastopol Community Cultural Center: The big and little naturally comes from a single family in an ADU, just like if anybody in a neighborhood were to put an ADU in their backyard, it would be the main home in the front and a smaller ADU in the back. And since this project's

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01:22:17.360 --> 01:22:25.279

Sebastopol Community Cultural Center: building ADUs that will naturally be the bigger home in the front, and the larger, and the smaller home in the back, or vice versa.

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01:22:26.920 --> 01:22:31.349

Sebastopol Community Cultural Center: So that, just by nature, that's by building ADUs, that's... that's what happens.

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01:22:31.660 --> 01:22:44.899

Sebastopol Community Cultural Center: And you also can't group the ADUs together, because a single-family home needs to have an ADU in the back or in the front. So, if you group small homes, then they're just a bunch of ADUs versus a

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01:22:45.410 --> 01:22:57.399

Sebastopol Community Cultural Center: you know, group of single-family homes. So you've... do you feel confident that this project is marketable? We do, yeah. As I mentioned in my opening statement.

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01:22:57.620 --> 01:23:02.600

Sebastopol Community Cultural Center: We wouldn't be... You know, as successful as we've been for 60 years, if we...

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01:23:02.770 --> 01:23:05.610

Sebastopol Community Cultural Center: You know, didn't, you know, feel confident in what we were doing.

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01:23:06.230 --> 01:23:07.470

Sebastopol Community Cultural Center: So, I have...

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01:23:08.270 --> 01:23:21.789

Sebastopol Community Cultural Center: I... Councilmember Carter in the... I just had a mildly related question about, like, why they're not in, like, a townhouse kind of formation, you know, like, maybe some of them are shared walls, and maybe just a touch taller, or something like that, but...

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01:23:23.550 --> 01:23:37.340

Sebastopol Community Cultural Center: What was the question? Like, if these houses had a little less pathway in between them, and they were a group, like, 3 townhomes in a row, I'm very familiar with this being from the East Coast, I've seen a lot of that.

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01:23:37.910 --> 01:23:47.800

Sebastopol Community Cultural Center: Yeah, so we build all kinds of product type in different areas. In this specific area, because it's more suburban in all of the research we've done, folks really want their own

562

01:23:48.000 --> 01:24:01.610

Sebastopol Community Cultural Center: Home with their own yard, with their own space, and that was the intention behind the design as well, too, to give, again, home ownership opportunities to those that typically wouldn't be able to afford a new starter home, like

563

01:24:01.700 --> 01:24:12.069

Sebastopol Community Cultural Center: you know, like the canopy, right? They're opening up at million dollar plus. This isn't the canopy, totally different project. Smaller home, smaller lot, still private open space.

564

01:24:12.540 --> 01:24:13.730

Sebastopol Community Cultural Center: that they own.

565

01:24:14.300 --> 01:24:16.060

Sebastopol Community Cultural Center: Okay, Councilmember Zolin?

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01:24:16.250 --> 01:24:30.090

Sebastopol Community Cultural Center: Yeah, you mentioned the workshop, date of a workshop earlier, and I saw gasps from the audience, and then I just heard other responses when you mentioned this workshop. So, what was the date of the workshop? I believe it was March 17th?

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01:24:30.430 --> 01:24:41.310

Sebastopol Community Cultural Center: Okay, you believe, and then... so you're not familiar with advertising that went out to the... to the public? It wouldn't have been from... it wouldn't have been from us, it was within... it was sponsored by the city.

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01:24:42.270 --> 01:24:57.299

Sebastopol Community Cultural Center: when I say sponsored by the city, it was a means and methods to gain community feedback all at once. There was a workshop of the Planning Commission, the Design Review Board, and the noticing period is not something I control because it was a publicly held meeting.

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01:24:58.610 --> 01:25:16.929

Sebastopol Community Cultural Center: Okay, and so you said it was well attended, so how many people, since you're so interested in receiving comments... Yeah, it was probably a room about this size, this many folks, maybe a little less. And it's... it's all video recorded, you know, right? Anybody can go back and look at that as well. It's a very well-attended meeting.

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01:25:19.890 --> 01:25:26.119

Sebastopol Community Cultural Center: Sure. Oh, sure, it's getting... is it getting warm in here? Yeah, sorry. I've just... from staff.

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01:25:26.240 --> 01:25:28.779

Sebastopol Community Cultural Center: Can anyone verify all that information?

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01:25:29.730 --> 01:25:46.060

Sebastopol Community Cultural Center: Since some people here don't seem to... Yes, it's on... it was an agendized item on the March... it was a special meeting between the... it was a joint special meeting between the Design Review Board and Planning Commission. And it's on the website? Correct. Okay. And the recording and, agenda item is all on there.

573

01:25:46.080 --> 01:25:55.969

Sebastopol Community Cultural Center: I have a question. You mentioned Stockton earlier, and I believe that was related to the 1033, and that's just following up from Vice Mayor Auer's question about

574

01:25:55.990 --> 01:25:59.040

Sebastopol Community Cultural Center: You know, you're confident that this is marketable.

575

01:25:59.230 --> 01:26:01.720

Sebastopol Community Cultural Center: And you did this in Stockton already?

576

01:26:02.190 --> 01:26:21.509

Sebastopol Community Cultural Center: No, I didn't say we did. We started this in Stockton. The deal fell apart for other reasons, but, we started this process in Stockton, went through the entitlement process, started it, and then ended up not following through with that project. So we're the first, if it goes through? Is that what you're saying? Related to, like, the ADU and the house, and...

577

01:26:22.270 --> 01:26:23.990

Sebastopol Community Cultural Center: I'll say, I think...

578

01:26:24.110 --> 01:26:32.170

Sebastopol Community Cultural Center: This is technically the third. The third? Where else have you done it? When you... when I say done it, we've started it in Lancaster as well.

579

01:26:32.430 --> 01:26:36.440

Sebastopol Community Cultural Center: And I believe one other city that's blanking my mind, so maybe 4.

580

01:26:36.670 --> 01:26:49.090

Sebastopol Community Cultural Center: where we started. There hasn't been a process that's been fully entitled yet. But you only know of one, Lancaster, the others? Lancaster,

we're in the middle of right now. I just want to know where, because I'd like to talk to those council members to see, so if you could...

581

01:26:49.090 --> 01:26:59.189

Sebastopol Community Cultural Center: Yeah, Lancaster, Lancaster for sure. I know the Lancaster folks, so yeah, I can... got that, but where else? Yep, and then Stockton, we started it, didn't finish it, and then I'm blanking on the other one.

582

01:27:00.020 --> 01:27:02.380

Sebastopol Community Cultural Center: Okay, maybe you can email me that later.

583

01:27:02.550 --> 01:27:15.300

Sebastopol Community Cultural Center: Go ahead, Vice Mayor. So why did it not, proceed in Stockton? The one in Stockton was completely separate from any, I'll say, policy or entitlement process. It was a deal with the landowner that ended up going south.

584

01:27:16.890 --> 01:27:24.719

Sebastopol Community Cultural Center: So, nothing related to policy, procedure, design, it was... This is a landowner issue.

585

01:27:26.510 --> 01:27:34.400

Sebastopol Community Cultural Center: One more? Oh, yeah, I'm sorry, go ahead. So, let's see, on page 47 of 314 in the staff report.

586

01:27:34.890 --> 01:27:39.969

Sebastopol Community Cultural Center: number 22, and this is an environmental report. It says...

587

01:27:40.090 --> 01:27:51.359

Sebastopol Community Cultural Center: Regarding change in scenic views or vistas from existing residential areas or public lands or roads, it says that there's no effects.

588

01:27:52.090 --> 01:27:59.859

Sebastopol Community Cultural Center: And I don't agree with that. Can you help me... can you help me... can you justify that no answer, please?

589

01:28:01.440 --> 01:28:08.310

Sebastopol Community Cultural Center: I am not sure exactly which one you're looking at, and if you said it... did you say it was on the environmental report?

590

01:28:09.110 --> 01:28:18.449

Sebastopol Community Cultural Center: It's called the Environmental Information Assessment Form Application Checklist, and it's dated 12-18-25.

591

01:28:18.660 --> 01:28:34.759

Sebastopol Community Cultural Center: And it's number 22. It says, change in scenic views or vistas from existing residential areas or public lands or roads, and it says... it's checked off no, that there wouldn't be any effects.

592

01:28:35.280 --> 01:28:49.379

Sebastopol Community Cultural Center: And I disagree with that, and I'd like to hear why you think it's a no. I... what was the date you said that was on that? You say it was December? December 25th, I think? I'm having a hard time recollecting what that... that was. That was...

593

01:28:49.960 --> 01:28:51.390

Sebastopol Community Cultural Center: A long time ago.

594

01:28:54.440 --> 01:29:06.789

Sebastopol Community Cultural Center: It was the... yeah, I'm seeing it's Environmental Information Assessment Application. Yeah, I... I... I can't... I don't know what that looks like off the top of my head, or what the context of that was. It's...

595

01:29:07.250 --> 01:29:24.359

Sebastopol Community Cultural Center: Okay. You know, if I had time to look at it, I, you know, may have an answer, but I don't know off the top of my head. And also the change in pattern, scale, or character of general area of project, that's also checked no, and I think that that's, anyway, so...

596

01:29:25.910 --> 01:29:28.640

Sebastopol Community Cultural Center: Can you tell us why you think that's a no?

597

01:29:28.800 --> 01:29:36.499

Sebastopol Community Cultural Center: I... I have no... no comment on that. I... it's hard for me to comment on something I... I don't... I don't remember.

598

01:29:37.230 --> 01:29:50.500

Sebastopol Community Cultural Center: Go ahead, Councilmember Solman. Yeah, so I'm still stuck on this whole public workshop thing. So John Jay identified the date, but it sounded like you went to some place, and you were encouraged

599

01:29:50.500 --> 01:29:59.439

Sebastopol Community Cultural Center: To do the public workshop that the city noticed, instead of going door-to-door and putting a flyer saying, hi, we're building these 39 units next to you.

600

01:29:59.520 --> 01:30:03.559

Sebastopol Community Cultural Center: Was that a fair assessment of what I thought I heard earlier, or no?

601

01:30:05.980 --> 01:30:09.559

Sebastopol Community Cultural Center: I saw, no, there wasn't...

602

01:30:10.930 --> 01:30:13.410

Sebastopol Community Cultural Center: There was an efficient process that was...

603

01:30:13.640 --> 01:30:32.700

Sebastopol Community Cultural Center: offered up, which was this public workshop that we would be able... it would be noticed somehow, I was not part of that noticing period, where the public would attend through some form of noticing, and it was a well... like I said, it's well attended, and the planning commission was here, the design review board was here.

604

01:30:32.900 --> 01:30:36.290

Sebastopol Community Cultural Center: staff was here, so I don't know...

605

01:30:36.530 --> 01:30:40.009

Sebastopol Community Cultural Center: what other means and methods that would have been efficient.

606

01:30:40.080 --> 01:30:59.349

Sebastopol Community Cultural Center: Like, why would you not have, with a huge thing in this community, where nothing like this ever has ever happened, and there's only apparently 4 other places you've attempted this, why would you not just do a flyer on

everybody's door in the community? Because there was another means and methods that was more efficient. More efficient for you.

607

01:31:00.010 --> 01:31:02.380

Sebastopol Community Cultural Center: No, I didn't say that. Okay, that's fine.

608

01:31:06.230 --> 01:31:07.910

Sebastopol Community Cultural Center: Other questions?

609

01:31:10.520 --> 01:31:23.650

Sebastopol Community Cultural Center: Yeah, yep, absolutely. I have a question. Are you planning to put fences around each of these little properties? Yes, ma'am.

610

01:31:27.350 --> 01:31:32.640

Sebastopol Community Cultural Center: Okay. So around and in between, like, typical... Yes.

611

01:31:33.640 --> 01:31:35.330

Sebastopol Community Cultural Center: I see, okay.

612

01:31:37.600 --> 01:31:39.450

Sebastopol Community Cultural Center: At what height of fence?

613

01:31:39.660 --> 01:31:43.159

Sebastopol Community Cultural Center: Just the standard... whatever the standard 6-foot fence is.

614

01:31:49.290 --> 01:32:08.900

Sebastopol Community Cultural Center: Can I ask a question? And I don't mean this... in all seriousness, just because I don't... I mean, are there any studies that are done to determine, like, animal migration, all that, when you're suddenly putting all those fences everywhere? I realize that we're in the city and everything, but I have deer everywhere, and, you know, all these... you know, we have a lot of wild... I'm just curious.

615

01:32:09.940 --> 01:32:21.430

Sebastopol Community Cultural Center: Was there a study of that particular... I'm just saying, in some places they do do that, so, I mean, it's a consideration. Under the 15183 checklist, we're relying on the... because the plan

616

01:32:21.430 --> 01:32:30.659

Sebastopol Community Cultural Center: the statute says because this is a density consistent with the general plan, you look at the general plan EIR, and then you look at whether there are any

617

01:32:31.320 --> 01:32:39.000

Sebastopol Community Cultural Center: peculiar impacts to this site that need to be studied, and study just Lowe's, to see if there's peculiar impacts

618

01:32:39.150 --> 01:32:40.870

Sebastopol Community Cultural Center: On that, so...

619

01:32:41.220 --> 01:32:46.950

Sebastopol Community Cultural Center: you know, I don't believe that particular issue was determined that there needed to be a study of this

620

01:32:47.020 --> 01:33:05.369

Sebastopol Community Cultural Center: particular site different from what was studied in the, general plan EIR? Okay, I appreciate it. I mean, I mean it in all seriousness, because, I mean, it does impact, you know, not just us humans. Go ahead, Vice Mayor. Can you give us the page number in the staff report where that

621

01:33:05.390 --> 01:33:08.529

Sebastopol Community Cultural Center: Is that... is that page 46 where that starts?

622

01:33:10.300 --> 01:33:14.059

Sebastopol Community Cultural Center: Or is that something different? The 15183...

623

01:33:14.230 --> 01:33:16.730

Sebastopol Community Cultural Center: Checklist. I don't know what page it's on.

624

01:33:17.010 --> 01:33:18.980

Sebastopol Community Cultural Center: It's attachment E.

625

01:33:21.760 --> 01:33:27.250

Sebastopol Community Cultural Center: I'm sorry, what's... Yeah, but the... the...

626

01:33:29.130 --> 01:33:34.359

Sebastopol Community Cultural Center: Sorry, it's... it's exhibit, no, within attachment E, it's exhibit,

627

01:33:44.050 --> 01:33:46.589

Sebastopol Community Cultural Center: Attach... yeah, sorry, it's attachment E.

628

01:33:46.920 --> 01:33:50.799

Sebastopol Community Cultural Center: Of the staff. Of the staff support.

629

01:33:54.300 --> 01:34:00.780

Sebastopol Community Cultural Center: Councilmember, the biological analysis of Attachment E begins on page 21 of 57.

630

01:34:01.780 --> 01:34:16.000

Sebastopol Community Cultural Center: The attorney was talking about some checklists, so I just wanted to find out where that checklist is exactly. What page... what page does it start on? Page 21? The checklist itself is the entirety of attachment E.

631

01:34:16.120 --> 01:34:22.540

Sebastopol Community Cultural Center: It's a... it's a CEQA environmental checklist, so it goes through aesthetics, bio, traffic, all the environmental...

632

01:34:22.760 --> 01:34:24.970

Sebastopol Community Cultural Center: And that starts on page 21.

633

01:34:25.470 --> 01:34:26.470

Sebastopol Community Cultural Center: Known.

634

01:34:27.140 --> 01:34:39.860

Sebastopol Community Cultural Center: Page 21 of 57 of Attachment E is the bio section of the checklist, the biological resources section, but Attachment E, the checklist itself, is 57 pages long.

635

01:34:39.900 --> 01:34:51.990

Sebastopol Community Cultural Center: And what page does it start on, please? Mary's trying to find... Yeah, it's part of the packet. We have the page numbers for up to 314, so somewhere between 1 and 314, where is that?

636

01:34:54.300 --> 01:34:58.129

Sebastopol Community Cultural Center: Setting aside all the individual items that are... Yeah, that's right. Okay.

637

01:34:59.000 --> 01:35:02.839

Sebastopol Community Cultural Center: And I just... just for reference, I just want to say that

638

01:35:02.870 --> 01:35:21.339

Sebastopol Community Cultural Center: it's my understanding, because you get a lot of, like, ads on these social media and stuff, isn't... I... just for a statement, I've seen the Canopy advertising homes for about $800. I know you said they were millions above, but I see that some of the... I've seen ads that some of them are $800, I don't know if that's true, but that seems like

639

01:35:21.560 --> 01:35:32.090

Sebastopol Community Cultural Center: It's the bottom... yeah, so I'm just saying that it sort of overlaps in some of that area where you're... you're high-end, and they seem to be having trouble. Okay. Did you find the pages?

640

01:35:33.230 --> 01:35:34.810

Sebastopol Community Cultural Center: We're working on it.

641

01:35:42.570 --> 01:35:44.299

Sebastopol Community Cultural Center: Is it something simple?

642

01:35:44.450 --> 01:35:46.310

Sebastopol Community Cultural Center: I just didn't wanna...

643

01:35:46.620 --> 01:35:50.379

Sebastopol Community Cultural Center: add more to their plate while they're trying to figure that? I'll ask John Jay a question.

644

01:35:51.780 --> 01:35:52.700

Sebastopol Community Cultural Center: Go ahead.

645

01:35:53.180 --> 01:36:07.130

Sebastopol Community Cultural Center: John Jay, I'm looking at Google Earth right now, and I'm looking at all the neighbors surrounding the houses just to see what they look like. What is the average distance between their back door and the fence line?

646

01:36:07.130 --> 01:36:15.709

Sebastopol Community Cultural Center: their side roofline and the side roofline of their neighbors, because sometimes I don't feel like I put a piece of paper between it on the computer.

647

01:36:15.710 --> 01:36:22.189

Sebastopol Community Cultural Center: Yeah, it's difficult to tell on a satellite image, because it's a 2D image over a 3D kind

648

01:36:22.190 --> 01:36:30.029

Sebastopol Community Cultural Center: scope, but the zoning requires 20 to 30 feet for the rear yard.

649

01:36:30.090 --> 01:36:49.489

Sebastopol Community Cultural Center: 5... 10% of the lot width, no less than 5 feet, no greater than 9 feet, is the actual code requirement for that zone. So, essentially, between 5 and 9 feet. If the lot is 60 feet wide, it would be a 6-foot setback. If it's 70 feet wide, it would be a 7-foot setback.

650

01:36:49.510 --> 01:37:07.670

Sebastopol Community Cultural Center: If it's 50 feet wide, it'd be a 5-foot setback, so it varies depending on the lot width in that surrounding area. But the side yards from building to property line would be 5 feet, and then another 5 feet to the next,

651

01:37:08.080 --> 01:37:26.430

Sebastopol Community Cultural Center: property line to buildings, so a total of essentially 10 feet. In most cases, roof overhangs are about a foot and a half to two feet, so, you basically just reduce that down by 4 feet in total, and that would be your kind of rough estimate.

652

01:37:26.490 --> 01:37:36.249

Sebastopol Community Cultural Center: But each lot is going to be a little bit different, because they're not all exactly the same. Can I ask you just to bottom line it? Sure. We have the house, we have the ADU.

653

01:37:36.640 --> 01:37:41.450

Sebastopol Community Cultural Center: for the public, how much space is between... and on average, between the ADU

654

01:37:41.690 --> 01:37:52.419

Sebastopol Community Cultural Center: And the next house. So, an ADU is a little bit different, because it requires ADUs and all these, so let's just look at the reality that they're proposing, not theory. House, ADU,

655

01:37:52.840 --> 01:38:01.169

Sebastopol Community Cultural Center: existing house. So, the property line measurement for an ADU from the building to the property line is 4 feet by state law.

656

01:38:01.710 --> 01:38:20.380

Sebastopol Community Cultural Center: The primary unit is 20 to 30 feet from the building to the property line. Right, but they're proposing an ADU in between that. Correct, yeah. And the 4-foot setback is a state law requirement that we are not... Sure, I'm very familiar with it from my own street, okay.

657

01:38:20.480 --> 01:38:24.699

Sebastopol Community Cultural Center: It's page 213. 213 of the 314.

658

01:38:24.910 --> 01:38:25.710

Sebastopol Community Cultural Center: Okay.

659

01:38:25.880 --> 01:38:31.109

Sebastopol Community Cultural Center: Sorry, I'm just looking at that real quick. Did you have a question already?

660

01:38:32.350 --> 01:38:34.450

Sebastopol Community Cultural Center: Sorry, I'm just looking that up, too.

661

01:38:35.230 --> 01:38:39.390

Sebastopol Community Cultural Center: Do you mind if I comment on the setbacks to be a little more clear? Sure.

662

01:38:39.540 --> 01:38:49.599

Sebastopol Community Cultural Center: So, the setbacks for, especially along the... like, let's talk about... your question was for the boundary going to the next house for the neighbors outside of the property, is that correct?

663

01:38:50.600 --> 01:38:52.089

Sebastopol Community Cultural Center: Was that your question?

664

01:38:52.850 --> 01:39:09.009

Sebastopol Community Cultural Center: Well, I mean, I just wanted it bottom line, because we're given all these numbers, and I think we just need to, like, talk reality of, like... Yeah. And your question was the roofline of our... His question was the roofline. So, for, like, our rear units along the back of the property, those are ADUs.

665

01:39:09.010 --> 01:39:15.869

Sebastopol Community Cultural Center: The roofline to the rear boundary for our property is, on average, 14 feet.

666

01:39:15.870 --> 01:39:29.970

Sebastopol Community Cultural Center: from there, depending on the neighbor behind, is, in some cases, 6 feet and 7 feet to upwards of 13 feet. So, in some cases, our backyards for the ADUs on the back property line is actually larger

667

01:39:30.150 --> 01:39:32.120

Sebastopol Community Cultural Center: than the neighbor...

668

01:39:32.330 --> 01:39:47.109

Sebastopol Community Cultural Center: In the rear, in some cases. On the east side of the project, our setbacks are 25 feet from our property line. The neighbors on the other side of the fence, in some cases, are a lot less than 25. You're saying behind the ADU, there's 25 feet?

669

01:39:47.110 --> 01:39:58.029

Sebastopol Community Cultural Center: On the west side, those buildings, there's a single family, single family, and ADU. On the west side, between the back of those homes, regardless if it's a single-family or...

670

01:39:58.030 --> 01:40:08.159

Sebastopol Community Cultural Center: or an ADU, there's 25 feet on the west side. On the east side... East, that's the east side. One second. Yeah, on the east side, thank you. On the, on the,

671

01:40:08.160 --> 01:40:23.799

Sebastopol Community Cultural Center: On the west side, those are all side yards, those aren't back yards. So, in the back corner, because we realize it's tight in that corner, we have a 10-foot setback off of that building to our property line. The neighbor on the other side of that fence, their home is

672

01:40:24.000 --> 01:40:27.410

Sebastopol Community Cultural Center: 7 or so feet, so we actually have a larger setback.

673

01:40:27.770 --> 01:40:36.139

Sebastopol Community Cultural Center: from our corner home. Along the... the entirety of the west property line, those side yard setbacks are 5 feet.

674

01:40:36.370 --> 01:40:45.900

Sebastopol Community Cultural Center: from the side of the home to the property line, which are consistent with other homes in the neighborhood. And on average, the distance between the main home and the ADU?

675

01:40:46.250 --> 01:40:51.269

Sebastopol Community Cultural Center: Mostly 10 feet for those, the main home and the ADU.

676

01:40:53.720 --> 01:40:54.710

Sebastopol Community Cultural Center: Thank you.

677

01:40:57.060 --> 01:40:58.360

Sebastopol Community Cultural Center: I'm looking...

678

01:40:58.700 --> 01:41:15.480

Sebastopol Community Cultural Center: The north side? Yeah, the north side is along the property boundary that I was mentioning, so between the ADUs and the back fence, on average, it's 14 feet. Some of them are 26 feet. I think there's 2 lots with a 26-foot backyard, and those were actually to save trees.

679

01:41:15.790 --> 01:41:17.880

Sebastopol Community Cultural Center: Got it. In that, in that instance.

680

01:41:18.180 --> 01:41:25.160

Sebastopol Community Cultural Center: So, does anyone have any other questions for, this gentleman here? Not from the gentleman. And...

681

01:41:25.830 --> 01:41:27.969

Sebastopol Community Cultural Center: Councilmember Hinton?

682

01:41:28.900 --> 01:41:36.319

Sebastopol Community Cultural Center: Okay, so let's see, so then what we're gonna do is we're... I'm sorry, go ahead.

683

01:41:36.560 --> 01:41:51.300

Sebastopol Community Cultural Center: I'm sorry. Yeah, we can do that. Okay, so what we're going to do is, I think we're finished. Thank you for answering our questions. I've been asked to take a 5-minute break, so we're gonna take that break, and then we will...

684

01:41:52.060 --> 01:41:53.170

Sebastopol Community Cultural Center: Thank you.

685

01:41:55.710 --> 01:41:57.330

Sebastopol Community Cultural Center: Got it. Start.

686

01:42:05.210 --> 01:42:08.350

Sebastopol Community Cultural Center: Got it, got it. I just wanted to know, it's...

687

01:42:12.480 --> 01:42:17.699

Sebastopol Community Cultural Center: And our own mailers, and... Got it. No, you did good here.

688

01:42:19.320 --> 01:42:26.780

Sebastopol Community Cultural Center: Thank you, and now we're going to try to get started here, so we can get to the public comment. So everyone, can we... are you ready, Mary? Okay.

689

01:42:26.990 --> 01:42:30.849

Sebastopol Community Cultural Center: If everyone, if we could take our seats so we can get back to this.

690

01:42:31.040 --> 01:42:34.550

Sebastopol Community Cultural Center: Cause we have a time limit of 10.30.

691

01:42:34.740 --> 01:42:38.139

Sebastopol Community Cultural Center: So, we want to make sure it's already almost 8 o'clock.

692

01:42:39.180 --> 01:42:46.569

Sebastopol Community Cultural Center: So if we could get everyone to kind of quiet down for us so that we can move forward with the meeting.

693

01:42:48.600 --> 01:42:50.680

Sebastopol Community Cultural Center: Everyone in the back there?

694

01:42:52.630 --> 01:42:54.029

Sebastopol Community Cultural Center: I'm going to.

695

01:42:57.670 --> 01:43:01.669

Sebastopol Community Cultural Center: Well, I banged it earlier, and I thought, oh my gosh, okay.

696

01:43:06.250 --> 01:43:29.480

Sebastopol Community Cultural Center: I'm trying not to do as loud as I did before, it cracked my ear. Everyone, if we could please take a seat. If you... if you still want to talk, it's okay, just kind of go out to the back, because we need to continue on. We still have questions, and then we're going to go to public comment, and then... and so I actually have, a couple... I actually have another question that I personally... so I want to get everybody back here.

697

01:43:29.480 --> 01:43:32.629

Sebastopol Community Cultural Center: So that we can continue on...

698

01:43:34.280 --> 01:43:40.699

Sebastopol Community Cultural Center: And I had one more question for the developer, and I apologize, your name, I'm so bad with names, please.

699

01:43:41.900 --> 01:43:48.829

Sebastopol Community Cultural Center: Rob, sorry about that. I had a quick question for you, and just because knowing where I live.

700

01:43:49.480 --> 01:43:52.160

Sebastopol Community Cultural Center: Between the fences with the homes.

701

01:43:52.700 --> 01:43:56.439

Sebastopol Community Cultural Center: Do you have drainage running through there, or what is...

702

01:43:57.010 --> 01:43:59.110

Sebastopol Community Cultural Center: How does that work? Yeah, so there's...

703

01:44:00.010 --> 01:44:01.510

Sebastopol Community Cultural Center: Can you guys hear me okay?

704

01:44:01.570 --> 01:44:15.920

Sebastopol Community Cultural Center: Yeah, so there's drainage... there's... there's drainage throughout... in between each home, all the way out into the street, depending on where the... the homes are, and the ones that aren't on the internal street drain towards the bioretention basin in the front of the site.

705

01:44:15.920 --> 01:44:16.910

Sebastopol Community Cultural Center: So, like...

706

01:44:16.910 --> 01:44:37.300

Sebastopol Community Cultural Center: So the places where there's, like, fence, and then the homes that are existing, there's a space in between there, right? Correct. And do you have drainage in there as well? Okay. Yeah, especially along the back, too. Yep, along the back property line. I see. Okay. I just wondered. It was just a thought I had just based on where I live and how that works, so thank you. Does anyone else have any questions for Rob?

707

01:44:37.570 --> 01:44:48.910

Sebastopol Community Cultural Center: Before we... we were gonna go to the city. I appreciate you coming up here, sorry. No problem, thank you, one thing I thought of. Okay, so we have a... well, now we're going to go into questions for any of the city staff, and I... Councilmember Zolman has questions.

708

01:44:50.480 --> 01:44:59.429

Sebastopol Community Cultural Center: For Alex, so trying to get prepared for all this, I sent in some questions, and you answered, and you sent the answers out to all of us.

709

01:44:59.520 --> 01:45:10.670

Sebastopol Community Cultural Center: It looks like the only way we can get out from underneath having to do what the developer has now put in play is to find a significant legal risk to the city.

710

01:45:10.700 --> 01:45:19.820

Sebastopol Community Cultural Center: significant legal risk, as I understood it, had to do with health and safety. So, is that your understanding of what a significant

711

01:45:19.820 --> 01:45:38.999

Sebastopol Community Cultural Center: risk would be to the city, would it relate to health first, and then you can explain, hopefully, the rest of what you typed for us. So it's not about significant legal risk to the city. Under state housing law, under the Housing Accountability Act, the city can't deny a project that complies

712

01:45:39.010 --> 01:45:44.740

Sebastopol Community Cultural Center: With the city's adopted objective standards, or approve it at a lower density.

713

01:45:45.240 --> 01:45:47.549

Sebastopol Community Cultural Center: can't do that.

714

01:45:48.010 --> 01:45:52.589

Sebastopol Community Cultural Center: And it also can't deny waivers or concessions under the density Bones Law.

715

01:45:54.140 --> 01:46:09.139

Sebastopol Community Cultural Center: Unless it can make one of two findings, essentially. One, either that it would violate a state or a federal law, or that it would have a specific adverse impact on public health and safety, and there is no feasible method to mitigate or avoid the impact.

716

01:46:09.260 --> 01:46:21.700

Sebastopol Community Cultural Center: And then a specific adverse impact is defined in state law as a significant, quantifiable, direct, and unavoidable impact based on objective, identified, written public health or safety standards.

717

01:46:21.850 --> 01:46:27.090

Sebastopol Community Cultural Center: Policies or conditions as they existed on the date the application was deemed complete.

718

01:46:27.940 --> 01:46:29.820

Sebastopol Community Cultural Center: Okay, so...

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01:46:30.500 --> 01:46:46.660

Sebastopol Community Cultural Center: If we were to say that there was a significant, public health or safety issue due to, what we heard about the ingress and egress for emergency vehicles and that, if we were to find that, then

720

01:46:46.730 --> 01:46:53.699

Sebastopol Community Cultural Center: that would be defensible. We wouldn't be sued, right? First, you have to identify what is the...

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01:46:54.580 --> 01:46:58.459

Sebastopol Community Cultural Center: Objective health and safety standard that is being violated.

722

01:46:58.460 --> 01:47:19.639

Sebastopol Community Cultural Center: Okay. That's the first step. Okay, and so from all the things that we've heard from the public, from what my understanding is from the public comment, they have safety concerns about the ingress and egress, this hammer thing versus a U, this whole other secondary thing, which is a dirt path. Like, apparently we're not thinking that that's a public safety... So, in order for that to be a...

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01:47:20.190 --> 01:47:26.449

Sebastopol Community Cultural Center: basis. The concern needs to be based on an objective, identified, written public health or safety

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01:47:26.630 --> 01:47:32.559

Sebastopol Community Cultural Center: Standards, policies, or conditions as they existed on the date the application was deemed complete.

725

01:47:33.200 --> 01:47:50.960

Sebastopol Community Cultural Center: So, for example, the fire code. That is a written standard. My, you know, the fire depart... fire district, rather, has reviewed this and determined it, you know, complies with the requirements of the fire code, either through the standard.

726

01:47:51.460 --> 01:48:00.590

Sebastopol Community Cultural Center: requirements or by, you know, alternative means of compliance. I would defer to Chief Bray to talk about that more, if you have questions about that, but...

727

01:48:01.610 --> 01:48:16.150

Sebastopol Community Cultural Center: you know, that determined has been... determination has been made by the... that itself. So, once Chief Ray issued his opinion, then that eliminated that potential option to get out from underneath this, is that what you're saying? Well...

728

01:48:16.340 --> 01:48:23.460

Sebastopol Community Cultural Center: And, so, you have to have the objective identified written public health and safety standard, that's the first thing.

729

01:48:23.660 --> 01:48:29.239

Sebastopol Community Cultural Center: And then, the impact cannot be mitigated, right? If you can mitigate the impact.

730

01:48:29.720 --> 01:48:35.940

Sebastopol Community Cultural Center: you... it doesn't count. So, for example, the fire chief has determined this impact under the fire code.

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01:48:36.870 --> 01:48:41.480

Sebastopol Community Cultural Center: is mitigated in certain other ways by providing the,

732

01:48:42.090 --> 01:48:46.239

Sebastopol Community Cultural Center: residential emergency access path, even though there's not a...

733

01:48:46.960 --> 01:48:53.809

Sebastopol Community Cultural Center: emergency wheel access. There are sprinklers in the system, so, like, there's... Things that are being done.

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01:48:53.990 --> 01:49:01.519

Sebastopol Community Cultural Center: To mitigate that, risk, and that's... that specific adverse impact.

735

01:49:01.580 --> 01:49:17.339

Sebastopol Community Cultural Center: health and safety. Okay, thank you. And when you say standards, those are the minimal standards, because that's something we got in for public comment, too, that there are just minimal things, but we could have imposed, or our fire chief could have imposed, higher standards, given

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01:49:17.390 --> 01:49:26.840

Sebastopol Community Cultural Center: the degree of public safety that has been expressed for all these residents. So, a project... we cannot deny a project that,

737

01:49:27.450 --> 01:49:28.960

Sebastopol Community Cultural Center: meets our...

738

01:49:28.980 --> 01:49:45.409

Sebastopol Community Cultural Center: adopted standards. We can't impose additional standards. I won't speak for the fire chief about what is in the fire code. I don't claim to be an expert on the fire code and what it requires, and what authority he might have under the fire code to require more.

739

01:49:45.410 --> 01:49:51.110

Sebastopol Community Cultural Center: You know, if they deem that necessary, but the city can't require

740

01:49:51.280 --> 01:49:55.859

Sebastopol Community Cultural Center: Compliance with something over and above our objective standards.

741

01:49:56.010 --> 01:49:57.510

Sebastopol Community Cultural Center: Okay, thanks.

742

01:49:58.840 --> 01:50:01.470

Sebastopol Community Cultural Center: Okay, other... go ahead, Vice Maurer.

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01:50:01.850 --> 01:50:04.450

Sebastopol Community Cultural Center: Vice Mayor Maurer, sorry, Vice Maurer.

744

01:50:04.620 --> 01:50:11.570

Sebastopol Community Cultural Center: Question on page... 223, this is part of Exhibit E.

745

01:50:11.750 --> 01:50:20.240

Sebastopol Community Cultural Center: Number 2, it says there are no project-specific effects which are peculiar to the project or its site.

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01:50:20.690 --> 01:50:28.690

Sebastopol Community Cultural Center: And this is, as detailed in the CEQA section 15183 Environmental Review Consistency Checklist.

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01:50:28.870 --> 01:50:34.399

Sebastopol Community Cultural Center: However, this project, the alternate proposal.

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01:50:34.970 --> 01:50:38.910

Sebastopol Community Cultural Center: is going to... I believe it's gonna...

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01:50:39.110 --> 01:50:45.330

Sebastopol Community Cultural Center: Cause the loss of 16 of 19 protected heritage trees.

750

01:50:45.530 --> 01:50:50.720

Sebastopol Community Cultural Center: And so, is that not, an effect?

751

01:50:51.590 --> 01:50:59.020

Sebastopol Community Cultural Center: So, under CEQA regulations, an impact is not peculiar if it is mitigated by

752

01:50:59.130 --> 01:51:04.590

Sebastopol Community Cultural Center: the, application of the city's standard

753

01:51:05.230 --> 01:51:17.249

Sebastopol Community Cultural Center: uniform policies or standards. So if you go back to the general plan, the general plan says no... tree removal won't be an impact, a significant unavoidable impact, because they'll comply with

754

01:51:17.670 --> 01:51:21.000

Sebastopol Community Cultural Center: You know, requirements of the tree mitigation ordinance.

755

01:51:21.790 --> 01:51:29.410

Sebastopol Community Cultural Center: The developer has requested... the applicant has requested a concession to avoid some of those procedural aspects.

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01:51:29.540 --> 01:51:36.199

Sebastopol Community Cultural Center: Of the concession, but you're... if you compare the substantive requirements of the

757

01:51:36.450 --> 01:51:44.860

Sebastopol Community Cultural Center: condition of approval to what the tree mitigation ordinance requires. They are essentially the same. I don't want to say they're exactly the same, but

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01:51:45.140 --> 01:51:49.339

Sebastopol Community Cultural Center: Substantively, they're extremely similar. And so...

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01:51:49.940 --> 01:51:58.219

Sebastopol Community Cultural Center: the impacts have been mitigated. There's... under CEQA, it's not peculiar, because they've been mitigated to a less than significant impact.

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01:51:58.730 --> 01:52:04.059

Sebastopol Community Cultural Center: Based on... The application of our standard policies.

761

01:52:05.070 --> 01:52:13.479

Sebastopol Community Cultural Center: Okay, so one more thought. So basically the loss of 16 heritage trees is a concession

762

01:52:13.610 --> 01:52:33.460

Sebastopol Community Cultural Center: that is pretty much a failure of state law to carve... to... a lack of carving out of protecting heritage trees. Because you... just because you

replace them with two box trees, you can't replace these beautiful, you know, 40 to 60 inch heritage trees in that lawn.

763

01:52:34.100 --> 01:52:39.109

Sebastopol Community Cultural Center: Well, I mean, I will certainly say that state law is limiting.

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01:52:39.730 --> 01:52:45.900

Sebastopol Community Cultural Center: quite significantly in the city of these impacts here. It is partially that

765

01:52:46.060 --> 01:52:49.340

Sebastopol Community Cultural Center: And sequed is also partially

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01:52:49.490 --> 01:52:52.570

Sebastopol Community Cultural Center: the original general plan EIR, and what the general...

767

01:52:53.030 --> 01:53:05.839

Sebastopol Community Cultural Center: Plant EIR identifies as impacts, what it identifies as significant and unavoidable impacts, and what it identifies as how those impacts are mitigated to be less than significant. So all of those things are working

768

01:53:05.840 --> 01:53:15.660

Sebastopol Community Cultural Center: together here. Certainly, our ability to deny a concession is an imposition that, you know, state law imposes on us.

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01:53:15.800 --> 01:53:25.680

Sebastopol Community Cultural Center: There, for example, we used to have ability to deny a concession if it would have an impact. Don't quote me on the exact language, but...

770

01:53:27.350 --> 01:53:29.289

Sebastopol Community Cultural Center: Essentially, an environmental impact.

771

01:53:30.320 --> 01:53:38.579

Sebastopol Community Cultural Center: within the last 5 years, that language, the legislature amended the density bonus law to remove that language. So.

772

01:53:39.360 --> 01:53:43.200

Sebastopol Community Cultural Center: Yeah, thank you. I'm... that's what I'm calling a failure of the state law.

773

01:53:43.960 --> 01:53:45.390

Sebastopol Community Cultural Center: Councilmember Zolman?

774

01:53:45.590 --> 01:54:01.640

Sebastopol Community Cultural Center: So, yeah, Alex, again, back to the significant legal risks now to the city, not to the residents for safety concerns. In the memo where you were answering our specific questions, can you walk us through what you stated here would be the significant legal risk to the city

775

01:54:01.800 --> 01:54:19.969

Sebastopol Community Cultural Center: If we were to actually deny this project tonight. So, walk us through that. Sure, so the, you know, as I mentioned earlier, the city has very limited authority to deny it, so if the city denies it, you know, I don't want to speak for the developer whether they will or will not, but that is something that a developer could sue the city over.

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01:54:21.400 --> 01:54:29.310

Sebastopol Community Cultural Center: you know, based on the way state law is written and the limits it imposes on us, I think there's a high chance that they would win.

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01:54:29.600 --> 01:54:38.130

Sebastopol Community Cultural Center: and, you know, if they win the lawsuit like that, the city is responsible for their...

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01:54:39.920 --> 01:54:45.419

Sebastopol Community Cultural Center: attorney's fees, as well. And what... one thing I would note, is that

779

01:54:46.030 --> 01:54:48.439

Sebastopol Community Cultural Center: Under state housing law in general.

780

01:54:48.600 --> 01:55:08.480

Sebastopol Community Cultural Center: interested parties can also sue for violations of housing law. So what you see in a lot of cases is not that a developer sues, you see some of these housing advocacy groups sue instead on behalf of people who could have lived in the housing if it was built. Because their interests may be different than a developer's interests as well, and so...

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01:55:10.800 --> 01:55:13.500

Sebastopol Community Cultural Center: Hopefully that answers the question.

782

01:55:13.630 --> 01:55:14.290

Sebastopol Community Cultural Center: Okay.

783

01:55:17.970 --> 01:55:19.390

Sebastopol Community Cultural Center: Other questions?

784

01:55:21.370 --> 01:55:30.759

Sebastopol Community Cultural Center: Not of Alex, I have some other police chief, or the fire chief. Okay, I have one for Alex, and can you just help me to understand the impact fees? I know that when I...

785

01:55:30.760 --> 01:55:47.810

Sebastopol Community Cultural Center: did not want to vote for AB 1033. One of my points was concern about the lack of paying impact fees and the impact it has on our city, especially given the infrastructure that we have and putting all of these... and I understand there were other regulations before with the ADUs, understanding that, but

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01:55:47.810 --> 01:55:55.250

Sebastopol Community Cultural Center: Can you talk to this at all? Yeah, so for, impact, for, the primary units.

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01:55:55.380 --> 01:55:57.280

Sebastopol Community Cultural Center: They will pay the impact fees.

788

01:55:57.530 --> 01:56:04.759

Sebastopol Community Cultural Center: under, state housing law for the ADUs.

789

01:56:05.000 --> 01:56:09.470

Sebastopol Community Cultural Center: Impact fees cannot be applied for units.

790

01:56:09.750 --> 01:56:13.190

Sebastopol Community Cultural Center: ADUs that are less than 750 square feet.

791

01:56:13.840 --> 01:56:24.839

Sebastopol Community Cultural Center: For units that are over 750 square feet, the city can charge impact fees in proportion to the size of the primary unit.

792

01:56:24.890 --> 01:56:40.680

Sebastopol Community Cultural Center: But the legislature just amended this a little bit further, effective as of January 1st. So, how it used to work is, let's say you had an 800 square foot ADU, and the primary unit was 1,600 square feet, you could charge the ADU

793

01:56:41.130 --> 01:56:44.159

Sebastopol Community Cultural Center: 50% of the impact fees.

794

01:56:44.390 --> 01:57:02.590

Sebastopol Community Cultural Center: How the legislature has changed that is that you only use the proportionality of the square footage over 750. So now, an 800-unit ADU, that's 50 feet above... 50 square feet greater than 750. So in that same example, you would take

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01:57:02.950 --> 01:57:05.960

Sebastopol Community Cultural Center: 50 square feet out of 1,600.

796

01:57:06.190 --> 01:57:12.240

Sebastopol Community Cultural Center: I don't know what that is off the top of my head, less than 5%, and so the city would be charging those ADUs

797

01:57:12.430 --> 01:57:16.750

Sebastopol Community Cultural Center: You know, whatever that is, less than 5% of the impact fees.

798

01:57:18.850 --> 01:57:20.970

Sebastopol Community Cultural Center: Got it. Okay, thank you.

799

01:57:21.790 --> 01:57:25.819

Sebastopol Community Cultural Center: So you have questions for the fire chief? Yes. Okay.

800

01:57:27.070 --> 01:57:28.239

Sebastopol Community Cultural Center: What was it?

801

01:57:29.340 --> 01:57:30.630

Sebastopol Community Cultural Center: Chief Bray?

802

01:57:42.310 --> 01:57:53.909

Sebastopol Community Cultural Center: Good evening. Afternoon. So, in trying to do my homework, and submitting questions to staff, I had questions about what was reported in the Sebastopol Times. What was reported, it seems that

803

01:57:54.040 --> 01:58:09.719

Sebastopol Community Cultural Center: once you made the decision that all safety concerns, from your perspective, were alleviated, then that was just basically it. But then Alex sort of said, no, that was a misinterpretation or a misunderstanding of the question. My question to you is.

804

01:58:10.610 --> 01:58:24.359

Sebastopol Community Cultural Center: What prompted you to just say that all safety concerns related to ingress and egress, and specifically related to emergency vehicles, yours and our police chief's, what led you

805

01:58:25.050 --> 01:58:38.910

Sebastopol Community Cultural Center: to believe that you were fine with the safety concerns. And I also have a question about the standards, because as Alex said, there are certain standards, but please explain the standards on which your opinion that this was all good.

806

01:58:39.060 --> 01:58:46.369

Sebastopol Community Cultural Center: So, the article that you're referencing, haven't read it, the statement that you're quoted, Didn't say it.

807

01:58:46.480 --> 01:59:02.419

Sebastopol Community Cultural Center: So I'm not... I can't comment to that article. Now, as far as code is concerned, we did review the code, we did review the actual application, and talk with the developer quite stringently. I also have our consultant online, Hans, who will weigh in as well, and can give a...

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01:59:02.470 --> 01:59:06.970

Sebastopol Community Cultural Center: More of a detailed background and understanding of the code interpretation, if you would like.

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01:59:09.030 --> 01:59:10.440

Sebastopol Community Cultural Center: Yeah, I mean, if that...

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01:59:10.560 --> 01:59:26.140

Sebastopol Community Cultural Center: that opinion is the basis for your opinion that all of the concerns that... and I'm sure you've read the public comments, too. From my perspective, most of it is about emergency vehicles, and the fact that somehow the hammer thing

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01:59:26.140 --> 01:59:36.480

Sebastopol Community Cultural Center: Is okay for your vehicles and for our police chief's vehicles to just have Access to all the properties

812

01:59:38.130 --> 01:59:55.439

Sebastopol Community Cultural Center: off of the hammerhead, instead of having a U-turn where the emergency vehicle, your fire hose, could actually come up closer to one side of the U-shape to put out the fires. So, I guess that's my primary question, is why did you agree that the hammerhead was sufficient?

813

01:59:55.440 --> 02:00:07.999

Sebastopol Community Cultural Center: So the U-shaped driveway is preferred, and there was actually documentation of that. So, in conversations with the developer and talking about the feasibility of the project, there was conversations about evacuation being the major concern.

814

02:00:08.070 --> 02:00:16.300

Sebastopol Community Cultural Center: And so, for fire department access, there is certain width and height requirements for the actual, fire department access.

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02:00:16.470 --> 02:00:27.909

Sebastopol Community Cultural Center: At the termination of a driveway or roadway, over 150 feet, it is required to have a cul-de-sac or some way of turning around, and a hammerhead fits that. That is a 3-point turn.

816

02:00:27.930 --> 02:00:37.950

Sebastopol Community Cultural Center: That's at the end of that. And then also to address the evacuation concerns, which was one of our primary concerns, was the 12-foot emergency evacuation route that we put in.

817

02:00:38.450 --> 02:00:52.990

Sebastopol Community Cultural Center: Initially, that was discussed as an EVA. When I got tapped in the project, that was what it was told. It's not an EVA, and it's not emergency vehicle access. That is for emergency vehicle, or sorry, emergency evacuation for residents to use solely.

818

02:00:53.110 --> 02:01:01.780

Sebastopol Community Cultural Center: It will be compacted to 75,000 PSI, which is something that if we had to put a piece of apparatus on there, we could, but at 12 foot wide, we generally will not.

819

02:01:01.960 --> 02:01:17.230

Sebastopol Community Cultural Center: Right, so you answered the other question as far as what Alex was saying as far as mitigation. So we could find the public safety concern, but if they came up with mitigating facts, which is now apparently some dirt road that would be owned

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02:01:17.230 --> 02:01:22.410

Sebastopol Community Cultural Center: by the HOA, and the responsibility of HOA. It's like...

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02:01:22.410 --> 02:01:41.169

Sebastopol Community Cultural Center: Do you feel that's sufficient mitigation, is just having a dirt road that's on the whim of HOA to keep the cars out of there, so in case there is a fire, all the other cars would be flying out, and I guess they would only fly out one end, because the dirt road would be blocked if the HOA wasn't

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02:01:41.740 --> 02:01:46.250

Sebastopol Community Cultural Center: doing their job. Well, it's on the HOA to enforce. That is correct.

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02:01:46.910 --> 02:01:57.910

Sebastopol Community Cultural Center: Okay, so then also a mitigating thing that I've heard in public comments, apparently, was the sprinklers. So, with earthquakes and all the other natural disasters that we're anticipating.

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02:01:58.190 --> 02:02:10.760

Sebastopol Community Cultural Center: Sprinklers are fine, too? That's a sufficient mitigation? That is one of the things that we took into consideration when we approved the alternate route. That is correct. Every building that's there will be sprinklered. Fully.

825

02:02:10.900 --> 02:02:33.990

Sebastopol Community Cultural Center: In accordance to the code. And that's reliant on our city staff saying the fact that the infrastructure would support these additional sprinklers with the water and the sewer and all the other things, right? That's correct. Okay, so in your mind, it sounds like you had reservations about the public safety concerns, but you feel like they were all mitigated by this developer, and the developer's application, is that of your summary? Yeah, that is correct. Okay.

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02:02:35.860 --> 02:02:45.159

Sebastopol Community Cultural Center: Okay, if you'd like, I can... Hans can weigh in, too, if there's anything that you would like to hear. No, it sounds like you relied on his opinion, so I can take it from there. Okay.

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02:02:46.290 --> 02:02:47.270

Sebastopol Community Cultural Center: Go ahead.

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02:02:47.980 --> 02:02:51.600

Sebastopol Community Cultural Center: Why wouldn't that access road be paved?

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02:02:51.770 --> 02:03:04.530

Sebastopol Community Cultural Center: We have a... we have... I live on Frankl Lane, we have an access road with bollards near our home. It goes from Frankl Lane, we're in a court, but there's a little fire lane that goes to Stitch.

830

02:03:04.710 --> 02:03:09.089

Sebastopol Community Cultural Center: And that's paved, so I'm not sure why this wouldn't be paved.

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02:03:10.730 --> 02:03:23.599

Sebastopol Community Cultural Center: That's a good question, actually. That's something that would be directed towards the developer. It's not required to be paved, is my understanding, but it's something that the developer could potentially choose to do if they wanted to. Okay.

832

02:03:25.760 --> 02:03:37.699

Sebastopol Community Cultural Center: I... I don't know... I don't know what to say here. I just... when I look at this and how compact it is and everything, it just looks like a nightmare waiting to happen if we have an evacuation. I'm just saying, like... Yeah.

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02:03:37.800 --> 02:03:42.360

Sebastopol Community Cultural Center: Correct me, I mean, obviously everyone's saying it's legal, it's this, it's that, but...

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02:03:42.360 --> 02:03:58.930

Sebastopol Community Cultural Center: in my mind, when I look at it, I'm just like, wow, that's a lot of people to go out. You know, when I think about where I live and tried to get out when we had evacuations, and I'm right by 116, and I sat for an hour trying to get on my driveway. So, just looking at all of this, I'm like, holy cow, how does this work?

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02:03:59.750 --> 02:04:14.630

Sebastopol Community Cultural Center: I mean, we don't protect the trees, but yeah, we put all these people here. I will say, one of the difficulties of standing up here is not giving my own personal opinion. Yeah, no, I know. I have to side with what's allowed by the code. Got it.

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02:04:14.840 --> 02:04:28.919

Sebastopol Community Cultural Center: And that code is driven by the council here? Well, there's city ordinance, as well as the state California fire code that we use, and whatever, and in that adoption, as well as the appendis and such that are part of that. In regards to density.

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02:04:28.920 --> 02:04:37.539

Sebastopol Community Cultural Center: This is not something that probably a lot of people would like to hear. We do have more dense areas as far as Grammenstein, North.

838

02:04:37.770 --> 02:04:44.629

Sebastopol Community Cultural Center: Woodmark, we have a number of places that this would be, in some ways, easier to evacuate than even some of those.

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02:04:44.960 --> 02:04:53.610

Sebastopol Community Cultural Center: It's not a nice thing to say, or a comfortable statement to be made, but the truth be told, that it... everything as it's designed meets the intent of the code.

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02:04:53.810 --> 02:04:59.210

Sebastopol Community Cultural Center: Got it. Yeah, no, I know, I understand, it's just my own common sense looking at it seems.

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02:04:59.430 --> 02:05:04.329

Sebastopol Community Cultural Center: Very, very dense. Okay, are there other questions? I'm sorry, go ahead.

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02:05:05.630 --> 02:05:07.510

Sebastopol Community Cultural Center: This is...

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02:05:07.990 --> 02:05:24.130

Sebastopol Community Cultural Center: less for you, maybe for, John Jay, but, I agree that we have a lot of places hidden and tucked away at Sebastopol that are a lot tighter. Yes. But one thing that I was concerned about is suddenly there are...

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02:05:24.380 --> 02:05:29.880

Sebastopol Community Cultural Center: A lot more cars coming out at a particular time of day, you know, around school hours.

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02:05:30.020 --> 02:05:36.200

Sebastopol Community Cultural Center: I don't know if anybody's thought about counting it. I did, like, a side study of my own that it's...

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02:05:36.370 --> 02:05:46.379

Sebastopol Community Cultural Center: definitely not scholastic, but I feel like maybe, like, 22 cars per hour between 7 and 8, and another 22, 8, 9.

847

02:05:46.480 --> 02:06:00.450

Sebastopol Community Cultural Center: how do you feel like this is gonna impact traffic? Is it gonna feel rough? Is it just gonna feel normal, or just a slight busier? How do you think, you know, traffic is gonna impact people's ability to...

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02:06:00.480 --> 02:06:07.799

Sebastopol Community Cultural Center: just driving the roads regularly. I can't intelligently answer that. I know that there was a traffic study that was done,

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02:06:07.940 --> 02:06:22.149

Sebastopol Community Cultural Center: you know, there's gonna be more residents there. Yeah. Is there gonna be, like, a new light, or anything like that? Not that I'm aware of, and that would be something that would... I'd have to refer to planning on. No, there wasn't any additional roadway improvements that were...

850

02:06:22.650 --> 02:06:33.109

Sebastopol Community Cultural Center: recommended as part of the, it was just the paying to the impact... traffic impact fees. Yeah, so this is, like, 90 people, probably. Is this...

851

02:06:33.310 --> 02:06:36.850

Sebastopol Community Cultural Center: Similar... there are a couple of sets of apartments.

852

02:06:37.260 --> 02:06:42.489

Sebastopol Community Cultural Center: near Washington Street, that may be about this dense? Is this...

853

02:06:42.980 --> 02:06:47.520

Sebastopol Community Cultural Center: Does this have the same traffic impact as those, or what... what do you...

854

02:06:48.800 --> 02:07:02.169

Sebastopol Community Cultural Center: I'm not sure exactly to the numbers, but as part of the report, it indicated that obviously there will be a slight, you know, decrease in service for the, the roadway, but nothing to...

855

02:07:02.330 --> 02:07:05.539

Sebastopol Community Cultural Center: Kick it into an unfeasible

856

02:07:05.640 --> 02:07:12.859

Sebastopol Community Cultural Center: level of service, or VMT is now what the, and what are the primary ways to evacuate? Like, if...

857

02:07:13.250 --> 02:07:14.739

Sebastopol Community Cultural Center: Where are these people going?

858

02:07:15.510 --> 02:07:33.940

Sebastopol Community Cultural Center: That's hazard-dependent, to be fair, and not be cheeky in any which way. So if the fire's coming from the west side, everybody... everything's going to be heading to the east side. Likewise, if it's coming from the north, we're going to be working people out their materials in the opposite direction. So it really would depend upon the disaster or the situation, if we're talking fire.

859

02:07:33.940 --> 02:07:44.110

Sebastopol Community Cultural Center: whatnot. It is coordinated with the sheriff's Office and with our police department as well, through Nixle Alerts, and so they... we have evacuation zones that are all pre-planned.

860

02:07:44.490 --> 02:07:49.529

Sebastopol Community Cultural Center: We'd be basically making notifications through Nixle that those are the zones that need to evacuate.

861

02:07:49.760 --> 02:07:53.879

Sebastopol Community Cultural Center: But, but, you know, we talk about disaster, we got everything from

862

02:07:54.110 --> 02:08:09.169

Sebastopol Community Cultural Center: a room and contents fire in a house, which should be disastrous for most people, to a coffee park type scenario, right? Like, that... you can argue there's different extremes to that type of disaster terminology. So, for what it's worth, a difficult question to answer.

863

02:08:09.560 --> 02:08:25.950

Sebastopol Community Cultural Center: So taking a broader view, you know, we've had canopy, woodmark, we've had, you know, more developments, you know, excluding this, than we've had in a long time, and so I'm just wondering from even police and fire.

864

02:08:26.080 --> 02:08:31.660

Sebastopol Community Cultural Center: What calculations do you use as far as adding this number of people, buildings, all of that?

865

02:08:31.660 --> 02:08:49.939

Sebastopol Community Cultural Center: how does that go into staffing for fire, and the impact for that? You know, like, I mean, I don't know that answer, and I'm seriously asking, like, you know, at what point do you start calculating that, and whether or not the services that we currently have are sufficient to meet this growing demand, and...

866

02:08:50.210 --> 02:09:12.700

Sebastopol Community Cultural Center: Has that been done, or where is it done? I apologize, I tried to look through here, and I just couldn't really find anything. Did I miss it? There are studies that have been done. I can't name them off the top of my head, but the rule of thumb is more people means more calls. Well, that's what I mean. So, like, is there any type of thing? Because we know that... I mean, I'm just gonna say it, when we added... the county brought in and added Elderberry Commons to our

867

02:09:12.700 --> 02:09:14.760

Sebastopol Community Cultural Center: facility. Now we have

868

02:09:14.950 --> 02:09:39.100

Sebastopol Community Cultural Center: 25% of our police time is spent on 1% of the population that came to Elderberry Commons, and that's really, you know, that impacts our city. So now... and so now, I'm just saying in general, just adding these developments everywhere, more people equals more calls, and what, you know, what plans do we have? And that causes, you know, that increases, you know, the costs that we have, and

869

02:09:39.100 --> 02:09:45.839

Sebastopol Community Cultural Center: And also, you know, we merged and, you know, we did the consolidation so that we would have improved

870

02:09:45.840 --> 02:09:54.410

Sebastopol Community Cultural Center: response times, and so then I'm just asking if we have more responses. I don't know, I just see this as being... where is all this figured out, and when is...

871

02:09:54.540 --> 02:09:58.810

Sebastopol Community Cultural Center: You know, too much development, you know, for what we currently have, too much.

872

02:09:59.270 --> 02:10:13.159

Sebastopol Community Cultural Center: I... I don't have those numbers. So there's no... there's never anything, we just kind of wait and see what... how the calls increase, and then we react instead of... I mean, I'm not putting you on the spot, I'm just trying to understand, as developers do this, this is something, you know, we haven't dealt with.

873

02:10:13.160 --> 02:10:21.950

Sebastopol Community Cultural Center: necessarily anytime soon, so what... what impact could this amount of people have? So, my past life,

874

02:10:21.950 --> 02:10:27.590

Sebastopol Community Cultural Center: We had developments that were coming in 75,000, 100,000 homes at a time.

875

02:10:27.590 --> 02:10:45.840

Sebastopol Community Cultural Center: And sometimes there are negotiations that were had with the developer in order to fund fire apparatus or personnel that's there. And the sake for this project, I don't think it meets that threshold. We do have some high users within the city, believe it or not, that do capitalize our time.

876

02:10:45.840 --> 02:10:53.959

Sebastopol Community Cultural Center: But we do have plenty of coverage. We do have redundancy with our Station 82, which is just up the road, which services a lot of

877

02:10:54.100 --> 02:11:04.630

Sebastopol Community Cultural Center: the Pleasant Hill, Regal, that whole area, as well as comes into the core quite frequently. And just to clarify, this is property taxes that are paid for you at the moment, right? Yes.

878

02:11:04.650 --> 02:11:14.290

Sebastopol Community Cultural Center: So, so, like, each new house will actually be paying for an additional somebody in some... somewhere... Well, and that's a question that I have. Technically, yes.

879

02:11:14.980 --> 02:11:22.890

Sebastopol Community Cultural Center: a portion of it, yes. Well, the question I have is, parcels pay $265 right now. If you have, if...

880

02:11:22.910 --> 02:11:37.429

Sebastopol Community Cultural Center: I don't know if, Alex, who do I ask this to about? Are... will the ADUs be paying the $265, and the homes paying $265? Or how does that work? Because that's something that is never parsed out. I don't know the details of the Goldridge parcel tax.

881

02:11:37.670 --> 02:11:40.909

Sebastopol Community Cultural Center: Well enough to know.

882

02:11:41.540 --> 02:11:42.390

Sebastopol Community Cultural Center: He might.

883

02:11:45.150 --> 02:12:01.640

Sebastopol Community Cultural Center: So, this is my fire chief. Yes. So he can speak to the exact parcel tax breakdown and how that works. This, because of the development being what it is with the primary residence and ADU, this would be a good opportunity for him to weigh in. Yeah, so I heard the question,

884

02:12:02.010 --> 02:12:10.670

Sebastopol Community Cultural Center: My understanding is they're going to be individual parcels, so if there's 29 parcels, it'd be 29 times the base rate of 200, but... so...

885

02:12:10.700 --> 02:12:29.089

Sebastopol Community Cultural Center: So $265 for each parcel. If they remain as one property owner, it'd be $100 for the ADU and $265 for the primary. But my understanding of the configuration of ownership, it'd equal that $265. Got it. So roughly $10,000 a year of new revenue for the fire district.

886

02:12:29.260 --> 02:12:32.989

Sebastopol Community Cultural Center: You know, if you were to estimate the property value.

887

02:12:33.150 --> 02:12:45.199

Sebastopol Community Cultural Center: roughly $17 million of new revenue at, like, 1% for the city, so on an annual basis. So, if you're doing the math of new revenue and what services it could offset.

888

02:12:45.350 --> 02:12:54.050

Sebastopol Community Cultural Center: That's the math I would do. Okay. Sorry to put you on the spot, I just, as we talked about it, these are always concerns of mine, having been part of the whole...

889

02:12:54.090 --> 02:13:10.279

Sebastopol Community Cultural Center: you know, by our consolidation. And then, to follow up on, previous question regarding what's appropriate level of service to population,

roughly 10,000, people equals one staffed engine company. That's what I was getting at, okay, so... NFPA Center, so...

890

02:13:10.730 --> 02:13:28.150

Sebastopol Community Cultural Center: And again, that's... so, I mean, this isn't going to push us over the threshold within the city limits of 10,000 people, but it's how we would do the math of staffing and what would be the threshold to add a second engine company. I see. Thank you. Anyone else have questions?

891

02:13:31.620 --> 02:13:32.420

Sebastopol Community Cultural Center: Nope.

892

02:13:32.980 --> 02:13:38.810

Sebastopol Community Cultural Center: Truly appreciate putting you on the spot like that, sorry. You do! Thank you, guys. Yeah.

893

02:13:39.300 --> 02:13:42.390

Sebastopol Community Cultural Center: No other questions? Are we...

894

02:13:43.140 --> 02:13:49.390

Sebastopol Community Cultural Center: Councilmember Hinton, I want to make sure... I say, no? Okay. All right, well, then I guess it's time for public comment.

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02:13:50.660 --> 02:14:06.439

Sebastopol Community Cultural Center: Thank you, Mayor. So this is the public hearing for the 8100 Ballantyne Avenue project. If you would like to make a public comment, it is a 2-minute time limit. Again, we do chambers first, and then go out to Zoom and come back to chambers, so if there's anyone in chambers that would like to make a public comment.

896

02:14:06.660 --> 02:14:10.880

Sebastopol Community Cultural Center: Please raise your hand, and we'll call on you to come up to the podium. Tom?

897

02:14:26.380 --> 02:14:27.170

Sebastopol Community Cultural Center: I'll bold.

898

02:14:28.380 --> 02:14:47.159

Sebastopol Community Cultural Center: I'm not sure if your mic is on. I'm sorry, now you hear me. There you go. I'm Tom Bogue. Several of the people in the Council know me from Rotary, and I've met Sandra lately. Anyway, I live on Hanson Lane, just north of that grove of trees that we're talking about.

899

02:14:48.120 --> 02:14:50.570

Sebastopol Community Cultural Center: The protected trees.

900

02:14:50.970 --> 02:14:55.919

Sebastopol Community Cultural Center: After about 20 years here, living in that spot.

901

02:14:56.060 --> 02:15:01.659

Sebastopol Community Cultural Center: This project came as kind of a real surprise to me. It just... boom.

902

02:15:02.110 --> 02:15:08.379

Sebastopol Community Cultural Center: Now we're being asked to choose between, losing that grove of trees.

903

02:15:08.560 --> 02:15:15.299

Sebastopol Community Cultural Center: And having... or maybe having two-story houses looking down into our backyard.

904

02:15:15.790 --> 02:15:29.539

Sebastopol Community Cultural Center: So that's a little bit like a choice between arsenic and cyanide, but anyway, it's not too pleasant. The alternative layout leaves only 3 of 20 protected trees.

905

02:15:30.020 --> 02:15:38.069

Sebastopol Community Cultural Center: Thinking of all those people who are going to live in this new neighborhood, we've suggested to Mr. Tosti that

906

02:15:38.330 --> 02:15:52.880

Sebastopol Community Cultural Center: Wouldn't it be a good idea for them to consider getting rid of a few houses? Because, after all, they do advertise in the initial description of the project that one of the amenities is a grove of trees.

907

02:15:53.330 --> 02:15:54.890

Sebastopol Community Cultural Center: People could enjoy.

908

02:15:55.530 --> 02:16:01.199

Sebastopol Community Cultural Center: So, anyway, it's just a frustrating situation. I ask you to delete

909

02:16:01.330 --> 02:16:18.210

Sebastopol Community Cultural Center: Condition 4, in your set, and keep the tree board and the city arborist in charge of any further tree removal, and protection, especially, of the trees, and that you apply the 20%

910

02:16:18.240 --> 02:16:24.950

Sebastopol Community Cultural Center: root zone, role that, tell me about 15 seconds. ...the contractor told me about.

911

02:16:27.370 --> 02:16:36.580

Sebastopol Community Cultural Center: if I go on... on fire safety a moment, the district fire district's letter to me, and I've met with Chief Bray.

912

02:16:36.969 --> 02:16:40.299

Sebastopol Community Cultural Center: Now in your packet, I sent you a copy tonight.

913

02:16:40.450 --> 02:16:49.079

Sebastopol Community Cultural Center: Tom, that's 2 minutes. I'm sorry? That's 2 minutes for the public comment period. Okay. Can I... can I take another 30 or not?

914

02:16:49.350 --> 02:16:56.730

Sebastopol Community Cultural Center: No, everyone gets 2 minutes, I'm sorry. We do have your... you gave us what you... you... you were saying right here, right?

915

02:16:57.559 --> 02:17:01.670

Sebastopol Community Cultural Center: Yep. I will go out to Zoom. Steve, can you unmute yourself, please?

916

02:17:02.379 --> 02:17:05.879

Steve: Sure. Does that mean... can you hear me now?

917

02:17:05.879 --> 02:17:07.979

Sebastopol Community Cultural Center: I can hear you. Can you see the timer?

918

02:17:08.139 --> 02:17:09.199

Steve: Yes, I can.

919

02:17:09.200 --> 02:17:10.419

Sebastopol Community Cultural Center: Go ahead, please.

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02:17:10.809 --> 02:17:30.469

Steve: Great. I appreciate there are many views on this project. I simply wanted to offer a perspective, as someone who knows Sebastopola well and sees it as a very inclusive and welcoming community, and while being very respectful of all the comments that have been made, I would like to share the view that

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02:17:30.469 --> 02:17:37.930

Steve: For individuals who have mobility limitations, either due ongoing medical conditions or to the process of aging.

922

02:17:37.930 --> 02:17:45.350

Steve: The possibility of having a single-story residence in Sebastopol is a wondrous thing.

923

02:17:45.549 --> 02:17:58.200

Steve: You know, the canopy is a very nice place, but it's 3 stories. It's not a viable alternative for people with mobility limitations. It's not from a safety point of view. Having a bedroom on the third floor.

924

02:17:58.200 --> 02:18:09.590

Steve: relying on the few elevators that there would be there that are personal elevators, it's not... I don't think it's... it's not safe, frankly. So they're... they're not really,

925

02:18:09.750 --> 02:18:23.760

Steve: alternative in that sense, whereas the 8100 Valentine Lane does provide an opportunity for people with mobility limitations to live fully integrated in the community.

926

02:18:23.760 --> 02:18:33.029

Steve: But again, I want to be very respectful of the wide variety of use, so I'm not negating any of that in any way. I'm simply putting a plus for

927

02:18:33.059 --> 02:18:50.620

Steve: You know, for someone who knows Sebastopol, loves Sebastopol, but also wants to talk for people, myself included, who have mobility limitations, that, you know, having... having a single-story residence that could be owned, is...

928

02:18:50.850 --> 02:18:59.719

Steve: is truly a wondrous thing. So, I appreciate everyone's comments, and I want to thank you for, you know, giving your consideration to that.

929

02:19:01.500 --> 02:19:10.280

Sebastopol Community Cultural Center: Thank you, Steve, for your public comment. Next, I will come into chambers. Yep, thank you. So, the road to hell is paved with good intentions. We were all here in January.

930

02:19:10.379 --> 02:19:20.679

Sebastopol Community Cultural Center: most... everybody but Councilmember McLewis voted for 10.33, and here we are in October, where we have a developer who is,

931

02:19:20.680 --> 02:19:34.119

Sebastopol Community Cultural Center: basically jam-packing an enormous number of very unattractive properties into a very small space. The design review committee, because the Council voted in 1033, has no say on what those buildings actually look like.

932

02:19:34.260 --> 02:19:36.990

Sebastopol Community Cultural Center: So, that kind of wipes out...

933

02:19:37.549 --> 02:19:43.240

Sebastopol Community Cultural Center: Any ability for... to tell a developer, going forward from 1033,

934

02:19:43.280 --> 02:19:59.610

Sebastopol Community Cultural Center: what buildings should look like. I have an ADU in our garden, in my house, excuse me, built in 2005, I think, and the amount of back and forth with the city before that could be built was crazy, and the house was built in the spirit of the neighborhood.

935

02:19:59.740 --> 02:20:17.049

Sebastopol Community Cultural Center: before my time, thank God. We're in a... we're in kind of a nowhere land, and I'm inclined to agree with what Sean said earlier, which is maybe it's time to repeal 1033, as a city, because basically, it was very, very foolish to take on a state law

936

02:20:17.260 --> 02:20:28.759

Sebastopol Community Cultural Center: tiny little 1.7 square mile city, the first city in Sonoma County, and probably for a long way around to actually take this on as a city. Really foolish, and now we're in...

937

02:20:29.000 --> 02:20:44.189

Sebastopol Community Cultural Center: you know, we've got Councilmember Zolman who asked a lot of really good questions, but you voted for this, so you're kind of trapped by this nightmare scenario for all these people that live in the neighbourhood. The place is going to be jam-packed with traffic and cars, never mind the trees.

938

02:20:44.350 --> 02:21:02.729

Sebastopol Community Cultural Center: People in relatively low-income housing often have 2 or 3, even 3 jobs. You know, people in the house with 2 or 3 cars, because they've got to go to different places, and so on. None of this was thought through by the city at all. So we have a big problem on our hands, and the law, the ADU law in the city.

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02:21:02.730 --> 02:21:13.520

Sebastopol Community Cultural Center: is a total train wreck right now, because everything that went before is now out the window. All of the Airbnb logic... All over those two minutes. Yeah, okay, thank you. Thank you for your public comment.

940

02:21:13.520 --> 02:21:25.499

Sebastopol Community Cultural Center: Next. Oh, okay. Next, I'll go out to Zoom. If there's anyone on Zoom that would like to make a public comment during this public hearing for the 8100 Valentine Project, please raise your hand virtually.

941

02:21:26.880 --> 02:21:33.049

Sebastopol Community Cultural Center: Seeing none at this time, I will come back into chambers, if there's anyone in chambers that would like to make a public comment. I have a...

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02:21:33.470 --> 02:21:34.630

Sebastopol Community Cultural Center: Please, go ahead.

943

02:21:36.290 --> 02:21:38.200

Sebastopol Community Cultural Center: Okay, please go ahead for public comment.

944

02:21:41.550 --> 02:21:58.930

Sebastopol Community Cultural Center: I'll make it quick. My name's Heather Konkoff, and I live on Hanson Court, so we're a couple blocks away. We just got our first notice in the mail of this meeting. We didn't hear about anything before this, except through neighbors who were trying to inform us. My concern, I mean.

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02:21:59.540 --> 02:22:06.680

Sebastopol Community Cultural Center: is everything that has been said. However, I really want to think about the traffic on Valentine Road.

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02:22:06.960 --> 02:22:20.919

Sebastopol Community Cultural Center: I think we're talking about one project now. In my understanding, there's another rezoning behind the Catholic Church that would be only a block away, maybe a larger development based on what's going on as far as

947

02:22:21.020 --> 02:22:26.500

Sebastopol Community Cultural Center: state laws and... and building housing. So, my concern is that

948

02:22:26.750 --> 02:22:42.060

Sebastopol Community Cultural Center: Little Valentine Avenue is not going to be safe to walk on, because you're going to have a lot of people parking on the roads. You've got a park, you've got a school, there's a lot happening there. I just... I really have concerns about the overall traffic issue.

949

02:22:42.060 --> 02:22:51.979

Sebastopol Community Cultural Center: And so, I'm just asking you to keep our neighborhood in a way that we can still walk our dogs and our children can play there without being in danger. Thank you.

950

02:22:53.180 --> 02:23:02.000

Sebastopol Community Cultural Center: Thank you, Heather, for your public comment. Next, I'll go back out to Zoom. If there's anyone on Zoom that would like to make a public comment on this item, to please raise your hand virtually.

951

02:23:03.260 --> 02:23:06.120

Sebastopol Community Cultural Center: Seeing none, I will come back into chambers, please.

952

02:23:09.660 --> 02:23:22.680

Sebastopol Community Cultural Center: Thank you. My name's Katie Ajo, and I live in the neighborhood that we're talking about. I had a long talk to give, exactly 2 minutes, and I'm gonna say it involved fire safety, sewer, streets.

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02:23:22.750 --> 02:23:41.040

Sebastopol Community Cultural Center: ownership, trees, two-story homes, but after what I've heard tonight, I want to change the topic. And one is, I think, as the City Council, you have four decisions right now, if I understand it right. You can approve this, but you can approve it... approve it with some very tough conditions.

954

02:23:41.140 --> 02:23:49.270

Sebastopol Community Cultural Center: And that... I think that's the safest way, probably, for you to go. The second is you can continue

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02:23:49.690 --> 02:23:58.359

Sebastopol Community Cultural Center: To set a date for something specific, such as a written arborist report, a traffic report, things that have come up here.

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02:23:58.860 --> 02:24:01.360

Sebastopol Community Cultural Center: The other option is you can deny it.

957

02:24:01.540 --> 02:24:14.909

Sebastopol Community Cultural Center: And to deny it, you guys talked about it. You have to have... meet some very specific laws. It's very possible it'll end up in a lawsuit, and you'll be stuck with fees, so there's that.

958

02:24:16.890 --> 02:24:35.869

Sebastopol Community Cultural Center: So I think... was that 4 of them? Yeah, I think that's your choice. The other thing that I want to speak to is, I want to speak about group, who stood up here tonight and said they did everything they could, they care about us, and they want to do the right thing. And if that's true, I think they should show that tonight.

959

02:24:36.030 --> 02:24:49.570

Sebastopol Community Cultural Center: They can reduce the number of units. They refuse to, but they can. They can save the redwoods by reducing units. They can build something that's friendly to the neighborhood that would be welcome.

960

02:24:49.570 --> 02:25:04.660

Sebastopol Community Cultural Center: Instead of forcing us to do what they want to do. And if they really are who they say they are, I think they will take a hard look at that, because it's very clear from what I heard tonight, this is not what we want.

961

02:25:04.660 --> 02:25:17.249

Sebastopol Community Cultural Center: I live right in this neighborhood, and not one neighbor has said to me, we don't want any buildings there. We all know what it was zoned for. 14 to maybe 20 homes that fit our neighborhood.

962

02:25:17.250 --> 02:25:42.199

Sebastopol Community Cultural Center: And from some aspects, we were excited about it. Katie, that's 2 minutes. Okay, thank you. Thank you for your public comment. Next, I'll go out to Zoom. I just have to say, we try to limit the amount of clapping here, just because everybody has different opinions, and we try to honor them all, so if you could just kind of

hold off, I apologize. Go ahead, Mary. Thank you. I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment on this item, so please

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02:25:42.200 --> 02:25:43.959

Sebastopol Community Cultural Center: Please raise your hand virtually.

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02:25:44.590 --> 02:25:46.989

Sebastopol Community Cultural Center: Seeing none, I will come back into chambers.

965

02:25:53.110 --> 02:25:56.819

Sebastopol Community Cultural Center: Can everyone hear me? I hope I'm too close.

966

02:25:57.330 --> 02:26:01.739

Sebastopol Community Cultural Center: I'm a direct neighbor that lives right along the property line. I have 100 feet.

967

02:26:02.100 --> 02:26:06.129

Sebastopol Community Cultural Center: Of fence line that two homes are going to be going on.

968

02:26:06.340 --> 02:26:10.820

Sebastopol Community Cultural Center: Anyway, my name is Janet Lundgren. Good evening, everybody.

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02:26:11.230 --> 02:26:13.219

Sebastopol Community Cultural Center: I didn't change my,

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02:26:13.500 --> 02:26:22.479

Sebastopol Community Cultural Center: discussion tonight, but I do want to say that communication was so lacking, and we never heard one iota about this public workshop.

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02:26:22.630 --> 02:26:41.280

Sebastopol Community Cultural Center: I figure I'm public, but you never heard a thing about it. The last... I didn't know anything about this project until one of our rainy nights, a lady came from concern and brought us the maps and everything. So, communication was so lacking, and that part is I'm disturbed. I've lived here for 35 years, so I'm...

972

02:26:41.710 --> 02:26:46.070

Sebastopol Community Cultural Center: consider myself a Sebastopolian and not a San Franciscan any longer.

973

02:26:46.370 --> 02:26:58.010

Sebastopol Community Cultural Center: Anyway, I'm concerned about the trees, we've talked about the trees. There's qualify waivers and concessions, which I think is groups' way of getting around a lot of things. I... I just...

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02:26:58.190 --> 02:27:03.219

Sebastopol Community Cultural Center: I haven't felt from the beginning that group is anything concerned with anything about

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02:27:03.550 --> 02:27:18.940

Sebastopol Community Cultural Center: our neighborhood whatsoever. I'm concerned about the emergency access. I understand what Chief Bray is saying. I get that. I agree with him that we should have a U-turn driveway going through. I do not feel that

976

02:27:19.140 --> 02:27:22.390

Sebastopol Community Cultural Center: Sprinklers are going to help anybody in an emergency.

977

02:27:22.430 --> 02:27:39.500

Sebastopol Community Cultural Center: I've had two friends that have lost their house in Coffee Park. Sprinklers didn't save their home. I would like to have the following things entered into the record. An amended site map, which I haven't seen yet. During the meeting with the neighbors on October 14th, the 8100 project, Mr. Toast described

978

02:27:39.940 --> 02:27:49.290

Sebastopol Community Cultural Center: several proposal changes, which he said with the neighborhood when he walked last week. Janet, you have about 15 seconds. That's fine. Increasing the property setback.

979

02:27:49.290 --> 02:28:00.750

Sebastopol Community Cultural Center: Which he said tonight, relocating the ADUs, which he said, but I also want it confirmed in the record that all traffic safety measures are in place as city arborists, not groups, little arborists.

980

02:28:00.840 --> 02:28:16.480

Sebastopol Community Cultural Center: approval, and also, the study for environmental, even though that's been waived, nobody has talked about all of the wildlife that is affected. Thank you for your consideration. Thank you for your public comment. Next, I will go back out to Zoom. Lee, can you unmute yourself, please?

981

02:28:19.980 --> 02:28:21.270

Lee: Yes.

982

02:28:21.270 --> 02:28:22.710

Sebastopol Community Cultural Center: Can you see the timer?

983

02:28:22.710 --> 02:28:23.440

Lee: Yes, thank you.

984

02:28:23.440 --> 02:28:24.669

Sebastopol Community Cultural Center: Great, go ahead, please.

985

02:28:24.860 --> 02:28:43.430

Lee: Yeah, 3 quick questions, or 3 quick comments. Trees. If a developer could come in and take out heritage trees, does that mean that residents now can take out heritage trees and replace them with 2 trees from a... with a 12-inch bucket? I think that's a deal. I think a lot of people would like to do that. There's a lot of trees around that are... seem pretty...

986

02:28:43.460 --> 02:28:49.299

Lee: rickety and dangerous, but I don't believe the city allows that to happen. Second, parking.

987

02:28:49.360 --> 02:29:02.400

Lee: 2 per lot... two per building, sounds great. 0.5 for the ADUs? Why do we think ADUs don't drive... people in ADUs aren't gonna have cars, because there's a school across the street? They're gonna walk to 7-Eleven for their groceries? Where are they gonna... how are they gonna get to work?

988

02:29:02.620 --> 02:29:19.779

Lee: I just looked at the statistics, 62% of California households have at least 2 vehicles, 25, 26% have 3 or more, only 7.4% have no vehicles. So, there's gonna be cars parked in the

streets all around this development, just like in Santa Rosa. Is that the way we want the city to look?

989

02:29:20.250 --> 02:29:23.609

Lee: Last, the 6-inch sewer pipe.

990

02:29:23.810 --> 02:29:35.350

Lee: It says in the information there that it's obstructed, that it has to be cleaned out, that once it's cleaned out, it'll be great. I think we all know that once people get into these things, we discover that there are issues. There are problems.

991

02:29:35.430 --> 02:29:49.399

Lee: And that could lead to hundreds of thousands of dollars in repairs that have to be done. Is the city ready to do that? Do we have the money in the bank? Do we have the resources to pull that off in the timeline that it's going to take them to build this development?

992

02:29:49.430 --> 02:29:57.410

Lee: I think that that may be the unintended consequence of this whole thing. Lastly, I guess,

993

02:29:57.800 --> 02:30:02.779

Lee: You know, in the words of the developer, this wouldn't be profitable if they took out a couple of units.

994

02:30:03.150 --> 02:30:27.210

Lee: I don't know if you have an option to say that you gotta take out a couple of units, but I don't think it's your job to concede to the developer, it's your job to tell the developer what the city's willing to accept within the law, and the developer can decide whether it's profitable or not. He's already told you, he didn't buy the property yet, and even in Stockton, they couldn't come to an agreement and cancel the project. So, keep your hat on about, you know, who's the decision maker here. Thank you.

995

02:30:28.130 --> 02:30:31.779

Sebastopol Community Cultural Center: Thank you, Lee, for your public comment. Next, I will come into Chambers.

996

02:30:36.030 --> 02:30:42.259

Sebastopol Community Cultural Center: Hello, yes, my name is Catherine, and my living room window is 7 feet from the fence line.

997

02:30:42.610 --> 02:30:46.360

Sebastopol Community Cultural Center: Of where there will be houses looking into my house.

998

02:30:46.800 --> 02:31:04.630

Sebastopol Community Cultural Center: It's very clear, and Mr. Tosti made it very clear, their goal is money. Their goal is not this neighborhood. Their goal is to make money, and that's it. That is only their only goal. And they may have had one person come forward to say they would be interested.

999

02:31:04.630 --> 02:31:05.760

Sebastopol Community Cultural Center: But there are...

1000

02:31:05.760 --> 02:31:29.879

Sebastopol Community Cultural Center: many, many, many more people, including most of this city council, who is not in favor. So the only reason why this will go forward is, A, because the City Council unfortunately passed the law allowing the ADUs and all the state laws, but this is not what this community wants. Yes, we want housing, yes, we need housing, but you need to know

1001

02:31:29.880 --> 02:31:35.920

Sebastopol Community Cultural Center: You are doing this for your own financial gain at the cost of this town.

1002

02:31:36.240 --> 02:31:40.659

Sebastopol Community Cultural Center: I also want to add that your only constraint is money.

1003

02:31:40.810 --> 02:31:55.500

Sebastopol Community Cultural Center: you can pretty much do whatever you want. All the waivers, one couldn't str... I mean, it's quite extraordinary. When you were asked by the Councilmember about, did you consider what it looked like, you went into some mumbling detail about

1004

02:31:55.500 --> 02:32:01.630

Sebastopol Community Cultural Center: building materials. Well, actually, the question is more relevant about the architectural look.

1005

02:32:01.630 --> 02:32:13.860

Sebastopol Community Cultural Center: The look doesn't remotely fit into the community. So if we have to live with 39 units, the least you can do is make an effort to make them look like they belong in the area.

1006

02:32:13.860 --> 02:32:21.759

Sebastopol Community Cultural Center: Building materials and codes may be different, but that doesn't mean you have to make it look like a monstrosity, which is what it is right now.

1007

02:32:21.830 --> 02:32:25.539

Sebastopol Community Cultural Center: 17 seconds.

1008

02:32:26.460 --> 02:32:33.880

Sebastopol Community Cultural Center: That's it. Give it a... give a good little hard look at it yourselves, and really think about what you're doing to this community of real people.

1009

02:32:35.640 --> 02:32:39.960

Sebastopol Community Cultural Center: Thank you, Kathleen, for your public comment. Next, I will go back out to Zoom.

1010

02:32:40.440 --> 02:32:42.569

Sebastopol Community Cultural Center: Diane, can you unmute yourself, please?

1011

02:32:48.480 --> 02:32:51.259

Diane: Unmute. Yes, I can unmute myself.

1012

02:32:51.260 --> 02:32:51.820

Sebastopol Community Cultural Center: Bing.

1013

02:32:51.820 --> 02:32:54.219

Diane: Not very technological, so sorry.

1014

02:32:54.220 --> 02:32:54.790

Sebastopol Community Cultural Center: It's okay.

1015

02:32:54.790 --> 02:32:56.230

Diane: See the timer.

1016

02:32:56.230 --> 02:32:58.349

Sebastopol Community Cultural Center: Thank you, go ahead for your public comment.

1017

02:32:58.350 --> 02:33:05.029

Diane: Thanks. I have a couple of, just, reinforcement of what's been said, on...

1018

02:33:06.170 --> 02:33:20.579

Diane: I'm not sure the impact fees that the developer is paying is going to be enough to replace our sewer system so that when they go in to try and clean out the roots or whatever, the whole thing is going to collapse.

1019

02:33:20.620 --> 02:33:36.970

Diane: Possibly. I'm just not convinced that whatever they're paying is going to be enough, and then I'm going to be without a sewer system for a while, while the city figures out the money to repair the sewer. Another concern that I have in the neighborhood is.

1020

02:33:36.970 --> 02:33:48.469

Diane: with all this increased traffic, and they're trying to make it family-friendly, there's going to be more kids walking along Valentine, crossing Pleasant Hill to go to school at Brookhaven.

1021

02:33:48.470 --> 02:34:09.729

Diane: And that intersection of Brookhaven and... or Valentine and Pleasant Hill is a nightmare already, and is any consideration to the city being done, by the city being done, to how to improve that intersection and have the developer who's bringing all these families in to pay for some of the improvements at that intersection?

1022

02:34:10.070 --> 02:34:12.650

Diane: And the other thing about the trees is.

1023

02:34:12.780 --> 02:34:20.359

Diane: The trees that they're saving are gonna be in somebody's backyard, so whoever moves into that house

1024

02:34:20.600 --> 02:34:26.230

Diane: can tear down the tree... cut down the tree if they want to. And then there will be no trees there.

1025

02:34:26.430 --> 02:34:33.129

Diane: So that'll impact the whole safety of... or environmental of the neighborhood.

1026

02:34:33.330 --> 02:34:35.620

Diane: That's all I had for now. Thank you.

1027

02:34:36.170 --> 02:34:44.790

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into, chambers. If there's anyone in chambers that would like to make a public comment, please raise your hand and come up to the podium.

1028

02:34:49.680 --> 02:34:54.230

Sebastopol Community Cultural Center: My name is Manuel Olvera, I'm new to Sebastopol, I've only been here 37 years.

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02:34:54.830 --> 02:34:57.790

Sebastopol Community Cultural Center: I live on Pleasant Hill Avenue North Raceway.

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02:34:58.110 --> 02:35:00.449

Sebastopol Community Cultural Center: And I worry about the traffic.

1031

02:35:00.650 --> 02:35:07.859

Sebastopol Community Cultural Center: I know in my house, when we had our kids at home, we had 4 automobiles and 2 motorcycles.

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02:35:08.430 --> 02:35:13.650

Sebastopol Community Cultural Center: And I'm sure... I'm sure that the people who are going to be living in these houses may have a job.

1033

02:35:13.820 --> 02:35:27.329

Sebastopol Community Cultural Center: They may go grocery shopping, and they may, once in a while, go out to a restaurant. So every one of those things is a trip. So every one of those homes, if they have two cars and two people are employed, that's four traffic trips every day.

1034

02:35:28.290 --> 02:35:31.159

Sebastopol Community Cultural Center: And the other thing that I'm worried about is the drainage.

1035

02:35:31.620 --> 02:35:36.809

Sebastopol Community Cultural Center: I don't know what the... I don't know what... how many square feet of that lot is... is lawn right now.

1036

02:35:37.020 --> 02:35:41.300

Sebastopol Community Cultural Center: But when these houses get built, there's gonna be nowhere for that water to go.

1037

02:35:41.660 --> 02:35:44.740

Sebastopol Community Cultural Center: Except out onto Valentine Road.

1038

02:35:45.320 --> 02:35:57.950

Sebastopol Community Cultural Center: And that... I worked for the Sonoma County Public Works Department, and I spent 17 years working for Sonoma County Water Agency and the Sewer Districts. And I know what happens sometimes when you go in and try and take roots out of clay pipe.

1039

02:35:58.390 --> 02:36:01.970

Sebastopol Community Cultural Center: the pipe collapses. So we need to think about that.

1040

02:36:02.570 --> 02:36:03.460

Sebastopol Community Cultural Center: Thank you.

1041

02:36:04.620 --> 02:36:09.329

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go back out to Zoom. Linda, can you unmute yourself, please?

1042

02:36:09.330 --> 02:36:10.480

Linda Helton: I sure can.

1043

02:36:10.630 --> 02:36:12.450

Sebastopol Community Cultural Center: Thank you, can you see the timer?

1044

02:36:12.620 --> 02:36:14.599

Linda Helton: Yes, I can. Great, go ahead, please.

1045

02:36:14.960 --> 02:36:21.739

Linda Helton: First, I wanted to thank the Council. I appreciate your... most of your comments tonight.

1046

02:36:21.740 --> 02:36:35.320

Linda Helton: I feel like you're kind of listening to everything that we've been saying. I am a neighbor that backs up onto this property. My house sits up... the property line, the back property line sits up a little bit higher.

1047

02:36:35.390 --> 02:36:53.500

Linda Helton: from where the street is, there's probably a grade of, like, 2 feet, so the water is going to be draining off of my property into the property behind me. When that two-story

home is built, that... thank God, I have 3 redwood trees in my backyard that will block the view. But,

1048

02:36:53.630 --> 02:36:56.220

Linda Helton: the... we're not...

1049

02:36:56.740 --> 02:37:10.680

Linda Helton: we're not opposed to having homes. We're opposed to the number of homes in here. We absolutely, I think the neighbors, all the neighbors would agree, Katie Ajo said it earlier,

1050

02:37:10.930 --> 02:37:14.389

Linda Helton: The parking, the cars, and the traffic.

1051

02:37:14.560 --> 02:37:27.639

Linda Helton: you figure, there's 83 spots to park. I'm figuring there's going to be about 98 cars to over 100 cars for this neighborhood. Two for each

1052

02:37:28.290 --> 02:37:39.440

Linda Helton: ADU2 for the two-story homes, with probably 2 more, or at least one more for that one. That makes 98 cars.

1053

02:37:39.720 --> 02:37:46.349

Linda Helton: No one is taking into account that traffic in this neighborhood at this time.

1054

02:37:46.400 --> 02:38:05.790

Linda Helton: when school lets out, when the Anley gets out and all the kids are going home, there's a lot of cars going back and forth up and down Pleasant Hill. It's important that this is... this is a safety concern. I don't know how anyone else can look at this and not be concerned, and I agree with,

1055

02:38:06.410 --> 02:38:09.180

Linda Helton: Jill, on the trying to get out

1056

02:38:09.450 --> 02:38:22.360

Linda Helton: when we all evacuated, I sat in the road for 2 hours trying to get out. Now we're going to add another 100 cars into this mix. It's not going to be pretty. And somebody's.

1057

02:38:22.360 --> 02:38:23.900

Sebastopol Community Cultural Center: Linda, that's 2 minutes.

1058

02:38:24.100 --> 02:38:24.970

Linda Helton: Thank you.

1059

02:38:24.970 --> 02:38:30.059

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers, if there's anyone in chambers that would like to...

1060

02:38:44.020 --> 02:38:55.810

Sebastopol Community Cultural Center: The 8100 Valentine Project does not meet the good neighbor policy. It imposes itself onto the neighbors and the neighborhood. It will cut out many mature trees and does not promise to not hurt or kill the remaining trees on the

1061

02:38:55.880 --> 02:39:08.280

Sebastopol Community Cultural Center: project, or the adjoining neighbors' trees, only replacing them with cut trees saplings, or small saplings. Has there been a study done about how many birds are nesting in those trees, even?

1062

02:39:08.840 --> 02:39:23.479

Sebastopol Community Cultural Center: The lots are smaller than standard due to the abuse of both the Affordable Care Act and the AB 1033 used together. The sewer system on Valentine has many problems over the years, has been patched... many patches put in it. This new project will only stress the system more.

1063

02:39:23.740 --> 02:39:27.979

Sebastopol Community Cultural Center: From a fire aspect, both access and egress is limited and only meets the minimums

1064

02:39:29.310 --> 02:39:34.249

Sebastopol Community Cultural Center: There's no guarantee that emergency egress will be actually maintained after it's built and done.

1065

02:39:34.870 --> 02:39:39.160

Sebastopol Community Cultural Center: The close spacing and design of the units adds an additional fire concern.

1066

02:39:39.270 --> 02:39:45.630

Sebastopol Community Cultural Center: Traffic and parking concerns are a daily issue now, and will only get worse with the density of this project. Of these...

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02:39:46.720 --> 02:39:53.400

Sebastopol Community Cultural Center: Of these, only 3 houses are guaranteed to be affordable. The developer can charge anything they want for the additional 36 homes.

1068

02:39:53.720 --> 02:40:13.149

Sebastopol Community Cultural Center: These health and safety concerns, the trees, sewer, spacing, fire access, are just brief... and traffic are just brief, stated statements due

to a 2-minute limit, but enough for you to vote no on this current design... on the current design of this project, not on the project, but the current design of the project. Thank you.

1069

02:40:14.410 --> 02:40:21.629

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go back out to Zoom. If there's anyone on Zoom that would like to make a public comment, to please raise your hand virtually.

1070

02:40:23.390 --> 02:40:27.730

Sebastopol Community Cultural Center: Seeing none, I will come back into chambers, if there's anyone in chambers that would like to make a further comment.

1071

02:40:39.200 --> 02:40:44.700

Sebastopol Community Cultural Center: Hi, my name's James Woodruff, and I have a question about the HOA for the developer.

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02:40:44.870 --> 02:41:00.979

Sebastopol Community Cultural Center: Would the HOA be run by the developer in perpetuity, be handed off to a property management company? Both of these options generally come with higher fees. Or would they be handed off to the homeowners in a democratic fashion?

1073

02:41:01.110 --> 02:41:04.200

Sebastopol Community Cultural Center: I believe it was briefly touched on, but I would like some clarity, please.

1074

02:41:04.910 --> 02:41:05.680

Sebastopol Community Cultural Center: Thank you.

1075

02:41:06.010 --> 02:41:13.880

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment on this item, to please raise your hand virtually.

1076

02:41:14.920 --> 02:41:16.810

Sebastopol Community Cultural Center: Kate, can you unmute yourself, please?

1077

02:41:18.560 --> 02:41:19.480

kate: Thank you.

1078

02:41:19.480 --> 02:41:21.159

Sebastopol Community Cultural Center: Thank you. Can you see the timer?

1079

02:41:21.390 --> 02:41:22.460

kate: I can, thanks.

1080

02:41:22.460 --> 02:41:23.410

Sebastopol Community Cultural Center: Go ahead, please.

1081

02:41:23.790 --> 02:41:34.419

kate: I would just, say that, you know, the Council did, all except for Mayor McLewis, did vote in AB1033.

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02:41:34.480 --> 02:41:49.000

kate: Despite the fact that many people in the public, including myself, said that this would be used by developers, in a way that would be very disadvantageous to your residents and constituents.

1083

02:41:49.010 --> 02:41:57.800

kate: Commercial developers and commercial real estate interests are huge drivers in California politics.

1084

02:41:57.800 --> 02:42:22.539

kate: And all of this dezoning and deregulation only serves to benefit developers and commercial real estate interest. There's no genuine interest in helping the working and middle-class people. That's not the developer's interest. And I think we can clearly see that

in this project. Many of the residents that live in the Valentine neighborhood are middle-class

1085

02:42:22.540 --> 02:42:27.209

kate: People, and their house is probably their greatest asset.

1086

02:42:27.230 --> 02:42:43.409

kate: And when you take, when you have this radical dezoning of neighborhoods, you decrease the value of people's primary assets, which they've probably been working for their whole lives and paying taxes on.

1087

02:42:43.410 --> 02:43:00.010

kate: So, I would urge the Council, if possible, to repeal AB 1033 before the discussion happens on the parcel behind the Catholic Church. Otherwise, you're going to be looking at another situation that's very similar to this.

1088

02:43:00.010 --> 02:43:14.620

kate: Where an outside developer comes in and is trying to maximize their profit at the expense of Sebastopol residents and Sebastopol, people who've lived here for decades and paid property taxes. So, thank you!

1089

02:43:15.540 --> 02:43:21.960

Sebastopol Community Cultural Center: Thank you, Kate, for your public comment. Next, I will come back into chambers, if there's anyone in chambers that would like to make a public comment on this item.

1090

02:43:23.700 --> 02:43:25.790

Sebastopol Community Cultural Center: Please, come on up to the podium.

1091

02:43:34.700 --> 02:43:42.180

Sebastopol Community Cultural Center: Trying to limit to 5 items. I'm Joel Jacobson, I live next to this project. Been there since 1990.

1092

02:43:44.000 --> 02:43:52.129

Sebastopol Community Cultural Center: This project, to me, looks like a condo project. It's not a subdivision fill-in project. Sorry, it doesn't look anything like the neighborhood.

1093

02:43:52.780 --> 02:44:05.450

Sebastopol Community Cultural Center: The ADUs were an option in our past meeting. I attended the March 17th, We had some... Concerns?

1094

02:44:05.630 --> 02:44:08.839

Sebastopol Community Cultural Center: Those ADUs were optional.

1095

02:44:09.260 --> 02:44:10.330

Sebastopol Community Cultural Center: At that time.

1096

02:44:10.900 --> 02:44:16.119

Sebastopol Community Cultural Center: Are they still optional, or are you gonna just build them and sell them?

1097

02:44:16.600 --> 02:44:25.770

Sebastopol Community Cultural Center: The reason I'm asking is that changes what this project could look like. If they can make money with options building those ADUs.

1098

02:44:25.990 --> 02:44:29.070

Sebastopol Community Cultural Center: This project could look quite a bit different.

1099

02:44:30.200 --> 02:44:33.659

Sebastopol Community Cultural Center: You've got another project coming.

1100

02:44:33.770 --> 02:44:37.619

Sebastopol Community Cultural Center: St. Sebastian Church across from the Brookhaven School.

1101

02:44:38.180 --> 02:44:44.190

Sebastopol Community Cultural Center: I assume... That, the... Zoning is all...

1102

02:44:44.300 --> 02:44:54.389

Sebastopol Community Cultural Center: been brought up and probably approved at this point for that project also. So you're gonna have another project right here in this neighborhood.

1103

02:44:54.610 --> 02:44:56.729

Sebastopol Community Cultural Center: So, you're looking at another one.

1104

02:44:57.670 --> 02:45:04.040

Sebastopol Community Cultural Center: The waivers that they're asking for

1105

02:45:04.450 --> 02:45:11.619

Sebastopol Community Cultural Center: some of them, I'm pretty sure, could be addressed a little bit better. I don't think they've totally...

1106

02:45:11.840 --> 02:45:20.930

Sebastopol Community Cultural Center: taken some of those waivers that they're asking for into account, and especially some of the, projects. I know myself.

1107

02:45:21.410 --> 02:45:23.830

Sebastopol Community Cultural Center: when I look at this project, there's no garages.

1108

02:45:24.280 --> 02:45:32.560

Sebastopol Community Cultural Center: I think if you're living in this kind of a community, most condos do have those.

1109

02:45:32.750 --> 02:45:38.090

Sebastopol Community Cultural Center: Where I live, I've had the storm drain

1110

02:45:38.380 --> 02:45:44.250

Sebastopol Community Cultural Center: Dug up and replaced twice since I've lived there. And those weren't small holes.

1111

02:45:44.530 --> 02:45:51.179

Sebastopol Community Cultural Center: You, as my wife says, you could park a Volkswagen bus in those... Sir, those few minutes.

1112

02:45:52.090 --> 02:45:56.579

Sebastopol Community Cultural Center: Thank you, thank you for your public comment. Next, I will go back out to Zoom.

1113

02:45:57.370 --> 02:45:59.520

Sebastopol Community Cultural Center: Mary, can you unmute yourself, please?

1114

02:45:59.520 --> 02:46:01.000

marycone: Yes, thank you.

1115

02:46:01.620 --> 02:46:02.370

Sebastopol Community Cultural Center: Go ahead, please.

1116

02:46:02.370 --> 02:46:13.910

marycone: Couple things. This whole issue would have been non-existent if the council members, at that one meeting had actually listened to our mayor.

1117

02:46:14.150 --> 02:46:21.209

marycone: And made some of the design requirements that would have negated a lot of what we're talking about here.

1118

02:46:22.700 --> 02:46:31.469

marycone: I'm sorry that they didn't, and now this whole thing has come up, and these poor people have to deal with it.

1119

02:46:31.930 --> 02:46:36.150

marycone: I think I heard them say, that,

1120

02:46:36.960 --> 02:46:55.449

marycone: The original meeting was the responsibility of the city to publicize it. I just wondered if that was true. And then the impact fees, I thought I heard that there aren't any. Was that true? And those are... that's my comment and my questions. Thank you.

1121

02:46:56.190 --> 02:46:59.639

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers.

1122

02:46:59.950 --> 02:47:03.169

Sebastopol Community Cultural Center: If there's anyone in chambers that would like to make a public comment?

1123

02:47:04.670 --> 02:47:06.410

Sebastopol Community Cultural Center: Please come up to the podium.

1124

02:47:07.060 --> 02:47:08.190

Sebastopol Community Cultural Center: It's right up here.

1125

02:47:17.910 --> 02:47:23.830

Sebastopol Community Cultural Center: My name is Mary, and I live on Hanson Lane, and I, I have...

1126

02:47:24.300 --> 02:47:27.920

Sebastopol Community Cultural Center: Two big concerns. One of them being...

1127

02:47:28.790 --> 02:47:35.089

Sebastopol Community Cultural Center: When we were evacuated, for one of the fires, It took me 2 hours.

1128

02:47:35.350 --> 02:47:38.310

Sebastopol Community Cultural Center: To go exactly one mile.

1129

02:47:39.860 --> 02:47:48.150

Sebastopol Community Cultural Center: Had our neighborhood actually been on fire, and we had an additional 39.

1130

02:47:48.500 --> 02:47:50.090

Sebastopol Community Cultural Center: Or 90 cars.

1131

02:47:50.760 --> 02:47:55.070

Sebastopol Community Cultural Center: I think people would not have gotten out.

1132

02:47:55.210 --> 02:47:58.000

Sebastopol Community Cultural Center: alive. At least some people wouldn't have.

1133

02:47:58.220 --> 02:48:05.790

Sebastopol Community Cultural Center: So... Regardless of the laws, I think that that's something that really needs to be considered.

1134

02:48:06.070 --> 02:48:13.310

Sebastopol Community Cultural Center: And then another thing is, just from a personal standpoint, speaking for myself and my husband and many of our neighbors.

1135

02:48:14.240 --> 02:48:20.489

Sebastopol Community Cultural Center: My husband and I sacrificed so much financially to buy a house in this neighborhood.

1136

02:48:20.850 --> 02:48:25.370

Sebastopol Community Cultural Center: I mean, we just... We did. We sacrificed so much

1137

02:48:25.580 --> 02:48:29.250

Sebastopol Community Cultural Center: Working extra jobs, driving old cars.

1138

02:48:29.360 --> 02:48:32.750

Sebastopol Community Cultural Center: You know, not giving our kids everything they wanted.

1139

02:48:33.120 --> 02:48:35.020

Sebastopol Community Cultural Center: And, and now...

1140

02:48:35.230 --> 02:48:46.100

Sebastopol Community Cultural Center: Our property value, our one asset, our one thing that we worked so hard for, I just know that this is going to dilute

1141

02:48:47.320 --> 02:48:51.230

Sebastopol Community Cultural Center: what our house is worth. I know it with 100% certainty.

1142

02:48:51.530 --> 02:48:58.220

Sebastopol Community Cultural Center: And, and it's not just for us, it's for, you know, our other neighbors as well.

1143

02:48:59.260 --> 02:49:03.060

Sebastopol Community Cultural Center: So... oh, and then the safety issue.

1144

02:49:03.540 --> 02:49:21.719

Sebastopol Community Cultural Center: I... I walk my grand... I babysit my granddaughter, and I walk her on Valentine... on Hanson and Michael Valentine. Mary, about 10 seconds. Okay, I'm, petrified to go with her on Pleasant Hill Avenue, because everybody drives so fast. Well, now, Valentine is going to be taken away from

1145

02:49:21.720 --> 02:49:38.360

Sebastopol Community Cultural Center: from our walk as well, and the kids that walk to school, they're going to be in danger. The traffic is already bad. That's too many. Thank you very much for your public comment. Next, I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment, please raise your hand virtually.

1146

02:49:39.560 --> 02:49:44.870

Sebastopol Community Cultural Center: Seeing none, I will come back into the chambers, if there's anyone in chambers that would like to make a public comment on this item.

1147

02:49:46.960 --> 02:49:49.040

Sebastopol Community Cultural Center: Seeing none, the public hearing is closed.

1148

02:49:49.330 --> 02:49:52.890

Sebastopol Community Cultural Center: All right, thank you. We're back at the dais for comments now.

1149

02:49:53.160 --> 02:49:55.070

Sebastopol Community Cultural Center: from Councilmembers.

1150

02:49:55.180 --> 02:50:01.950

Sebastopol Community Cultural Center: So... Go ahead. I just wanted to lead with, like, like a... like a... like a...

1151

02:50:02.140 --> 02:50:05.780

Sebastopol Community Cultural Center: Mr. Buack suggested for one of our

1152

02:50:07.230 --> 02:50:12.579

Sebastopol Community Cultural Center: additions that, you know, we keep the city artist, arborist.

1153

02:50:12.960 --> 02:50:20.080

Sebastopol Community Cultural Center: But also, we make a plan to take care of the redwoods that do make it, and make sure that they do make it.

1154

02:50:20.180 --> 02:50:23.599

Sebastopol Community Cultural Center: So how can we do that?

1155

02:50:24.220 --> 02:50:36.359

Sebastopol Community Cultural Center: what happens with the Redwood Care after the developer leaves, like, 5 years after, who's gonna monitor it, and can the HOA properly accept it? I feel like the HOA was, like.

1156

02:50:36.460 --> 02:50:48.979

Sebastopol Community Cultural Center: as I understood it, like, $2.50 a month or so. Can we make sure that those redwoods are properly taken care of from the get-go? I don't know how we would actually do that.

1157

02:50:49.850 --> 02:50:59.610

Sebastopol Community Cultural Center: And then, as far as the demolition goes, I remember that being a pretty big question for asbestos and lead and everything like that, so I want to make sure that we're taking care of that.

1158

02:51:00.250 --> 02:51:07.330

Sebastopol Community Cultural Center: And record, how we're cleaning up, and make sure that the neighbors are aware of how we're...

1159

02:51:08.360 --> 02:51:11.260

Sebastopol Community Cultural Center: Manipulating the land on development.

1160

02:51:11.540 --> 02:51:19.159

Sebastopol Community Cultural Center: And, we should definitely make sure of the sewer condition before any connection is made.

1161

02:51:20.730 --> 02:51:41.520

Sebastopol Community Cultural Center: Go ahead, Councilmember Zolman. So, hearing from the public, at least there is a thought out there that we can condition something, so this is a question directly to Alex. So, is it... is that an option? Because I read all of this, and it sounded like, just like what Sebastopol Times reviewed, the Planning Commission meeting, that their hands were tired.

1162

02:51:41.530 --> 02:51:56.210

Sebastopol Community Cultural Center: So, I walked into this meeting thinking the fact that this is a really horrendous situation, but our hands are tied. Like, we should just vote to approve this, or we're gonna buy ourself a lawsuit with your fees, and then paying their fees.

1163

02:51:57.070 --> 02:52:03.170

Sebastopol Community Cultural Center: Because you said the court cases are not friendly towards us. So, is it really just...

1164

02:52:03.570 --> 02:52:23.230

Sebastopol Community Cultural Center: approve, or is it deny, and then buying ourselves a lawsuit, or can we actually approve with strong conditions around public safety? Because I care about the trees, right? I do, but I care about all their lives in the evacuation, because it is a real thing here in this city. All this...

1165

02:52:23.500 --> 02:52:43.030

Sebastopol Community Cultural Center: getting a notice, and then not getting out of your driveway, and not getting anywhere, because there's 5,000 cars, and this situation isn't going to help. And these folks worried about getting out of their property, because this developer only provided one secure option, which is the hammer thing. Not this dirt road, which may or may not be open.

1166

02:52:43.030 --> 02:52:45.600

Sebastopol Community Cultural Center: Due to the HOA's whim, right? So.

1167

02:52:45.600 --> 02:52:50.580

Sebastopol Community Cultural Center: Do... do we have any ability to condition anything? So, the... the city...

1168

02:52:51.040 --> 02:53:02.100

Sebastopol Community Cultural Center: This is gonna be a somewhat long intro. The city has to... cannot deny a project that meets all of our objective standards, and we can't deny waivers and concessions that we're obligated to provide.

1169

02:53:02.950 --> 02:53:12.099

Sebastopol Community Cultural Center: that doesn't eliminate our ability completely to do any conditions of approval, but I would say a couple things. One, we can't use a condition of approval to

1170

02:53:12.310 --> 02:53:13.010

Sebastopol Community Cultural Center: to...

1171

02:53:13.230 --> 02:53:20.879

Sebastopol Community Cultural Center: go around what their rights are under these housing laws. So, for example, if the fire code doesn't say they need a

1172

02:53:21.560 --> 02:53:29.110

Sebastopol Community Cultural Center: Loop Road We don't have an ability to condition it to require a loop road.

1173

02:53:29.330 --> 02:53:37.559

Sebastopol Community Cultural Center: You might be able to, you know, have some conditions here or there, but these major conditions that I imagine you're thinking about.

1174

02:53:37.680 --> 02:53:41.739

Sebastopol Community Cultural Center: Are essentially just... Conditioning them to...

1175

02:53:43.590 --> 02:54:02.480

Sebastopol Community Cultural Center: do something that they are using their rights to not do. Right, okay, so let's just be more clear. I don't like the hammerhead thing, and it did not sound like our fire chief liked it either, because he was like, I have to stick with the code, kind of inferring that if I were to say my own thing, he probably would have other feelings. So could we get away...

1176

02:54:02.480 --> 02:54:15.069

Sebastopol Community Cultural Center: do away with the hammer code, do the U-turn, even if it means that they don't get all the properties. In that example, no, right? We have to approve a project that complies with all of our objective standards.

1177

02:54:15.070 --> 02:54:23.310

Sebastopol Community Cultural Center: So we can't say we're approving a project that applies with all of our objective standards if you also do this major change to your project.

1178

02:54:25.670 --> 02:54:36.519

Sebastopol Community Cultural Center: So, for all the public's concerns about a new subdivision at the Catholic Church, we can count on them doing the exact same thing if we approve this tonight. Hammerhead the whole bit, we're just...

1179

02:54:36.680 --> 02:54:40.229

Sebastopol Community Cultural Center: Take this one and put it over there, is basically what you're saying.

1180

02:54:40.500 --> 02:54:50.440

Sebastopol Community Cultural Center: I can't speak to other developers, but certainly the fire code requirements are not going to change until the next triennial review.

1181

02:54:50.700 --> 02:54:53.579

Sebastopol Community Cultural Center: So those will be the same.

1182

02:54:53.860 --> 02:55:13.729

Sebastopol Community Cultural Center: requirements now or in the future. Okay, so if we did deny this, then we're buying ourselves a lawsuit, so that would be about how much? Because in what you typed, you didn't really... you weren't clear. So based upon cities who have challenged this and lost, what are we looking at? $500,000? It completely depends, but yeah, like, San Mateo.

1183

02:55:13.750 --> 02:55:20.739

Sebastopol Community Cultural Center: paid... they went to the Court of Appeal, this was a few years ago, they paid, like, $800,000 just in the other party's attorney's fees.

1184

02:55:20.990 --> 02:55:34.379

Sebastopol Community Cultural Center: This might not go to appeal. The rules have changed about appeals, so it would be very difficult for the city to appeal if we lost at the trial court level, but I would imagine that

1185

02:55:35.510 --> 02:55:53.860

Sebastopol Community Cultural Center: you know, their attorneys' hourly rate are probably close to, you know, $1,000 an hour, just for a rough estimate. You're talking about, you know, let's just say, you know, 500 hours or whatever to brief and do all of it. Like, you're... it's an expensive endeavor. I don't think there's any scenario.

1186

02:55:54.070 --> 02:56:00.639

Sebastopol Community Cultural Center: in which... If we lost, That we would be paying attorney's fees less than, you know.

1187

02:56:01.240 --> 02:56:03.940

Sebastopol Community Cultural Center: $150,000. I mean, the, the...

1188

02:56:04.260 --> 02:56:13.500

Sebastopol Community Cultural Center: you guys are aware of what the city's attorney fees have been just for the city's fees with regard to, like, the ACLU litigation.

1189

02:56:17.340 --> 02:56:18.619

Sebastopol Community Cultural Center: Go ahead, Vice Mayor.

1190

02:56:18.830 --> 02:56:28.579

Sebastopol Community Cultural Center: Yes, this is a question for our attorney. Can you comment on AV1033? Is it required for this project?

1191

02:56:28.810 --> 02:56:34.160

Sebastopol Community Cultural Center: And if not, what state and city laws are being used?

1192

02:56:34.410 --> 02:56:45.180

Sebastopol Community Cultural Center: to have this project go through. What do you mean, is it required by this? Is AB 1033 being used in order to have this project? So...

1193

02:56:45.190 --> 02:56:57.850

Sebastopol Community Cultural Center: it is not being used... this is a two-part answer. The physical project they are building does not require AB 1033, right? They have the right under state law to build the ADUs

1194

02:56:58.340 --> 02:57:08.419

Sebastopol Community Cultural Center: as they exist. They couldn't sell those separately, but they could build those ADUs. Do you have the name of that state law? Yeah, it's the Accessory Dwelling Unit Law. It's...

1195

02:57:08.850 --> 02:57:14.240

Sebastopol Community Cultural Center: Okay, and the city has... that's been the law for a long time,

1196

02:57:14.560 --> 02:57:19.540

Sebastopol Community Cultural Center: the... what the city adopted is, AB 1033 that gives

1197

02:57:20.110 --> 02:57:25.609

Sebastopol Community Cultural Center: property owners the right to create a condo map to separately sell ADUs.

1198

02:57:25.730 --> 02:57:35.919

Sebastopol Community Cultural Center: I understand. I just wanted to clarify that AB1033 is actually not being used in order to, have this property

1199

02:57:36.340 --> 02:57:56.239

Sebastopol Community Cultural Center: evaluated. It's not part of it. It's state law, and it's city laws, ADU laws. Well, so, to build the physical property, I don't know. The developer indicated they're only pursuing this project because of the ability to sell... Right, but they were pursuing it before that was even voted on, so...

1200

02:57:56.300 --> 02:58:05.050

Sebastopol Community Cultural Center: So then my question is, if we rescind AB 1033, will it have an effect on this property?

1201

02:58:05.400 --> 02:58:18.170

Sebastopol Community Cultural Center: So, they are applying for... the short answer is no. They are applying for a vesting tentative map, which generally allows you to pursue development of the project consistent with the laws in place at the time you

1202

02:58:18.290 --> 02:58:24.730

Sebastopol Community Cultural Center: Your application was complete. So, my...

1203

02:58:27.160 --> 02:58:33.219

Sebastopol Community Cultural Center: my statement would be no. There may be some wiggle room, but I wouldn't want the Council to feel confidently that

1204

02:58:34.150 --> 02:58:37.140

Sebastopol Community Cultural Center: If we repealed it, it wouldn't apply to this project.

1205

02:58:40.590 --> 02:58:55.809

Sebastopol Community Cultural Center: I have a quote. Did you get that? Yeah, I just... So, so, if we calendar this, you know, later on, we're talking about not having a November meeting. So, if we were to have our November 1st meeting, so if we were to calendar this for the last meeting in November.

1206

02:58:55.970 --> 02:59:12.719

Sebastopol Community Cultural Center: to specifically agendize. Like, at the end of this meeting, if I made the motion, then you're saying if it were granted and we took a vote then to repeal it, you're saying this project would have every legal right to discontinue. A vesting... yes, a vesting tentative map gives a project the right to develop

1207

02:59:13.230 --> 02:59:20.240

Sebastopol Community Cultural Center: their project based on the laws in existence at the time. So... You know...

1208

02:59:20.620 --> 02:59:23.660

Sebastopol Community Cultural Center: the... the AB1033 is a very unique

1209

02:59:23.860 --> 02:59:27.490

Sebastopol Community Cultural Center: type of law, it's not about the physical development.

1210

02:59:27.600 --> 02:59:35.899

Sebastopol Community Cultural Center: But... you know, just based on how vesting tentative maps work, you know, it would... I would...

1211

02:59:36.960 --> 02:59:42.979

Sebastopol Community Cultural Center: believe under those rules that if we repealed, AB 1033 would not apply to this project.

1212

02:59:43.560 --> 02:59:50.940

Sebastopol Community Cultural Center: So I have a question, and it's for the developers. If you didn't have these ADUs here, and I'm looking at the... I wrote down all the values.

1213

02:59:51.360 --> 03:00:02.499

Sebastopol Community Cultural Center: what would you be charging for these homes if it was just the one home on the one lot? Because that's... therein lies the rub with that. You wouldn't be doing these ADUs if you couldn't actually sell them.

1214

03:00:02.940 --> 03:00:10.839

Sebastopol Community Cultural Center: I mean, am I wrong? I mean, you're... would you be charging... what would you be charging for a single-family home on that property versus having the ADU?

1215

03:00:13.550 --> 03:00:21.389

Sebastopol Community Cultural Center: But this is what you were planning prior to... that's what you said earlier.

1216

03:00:22.230 --> 03:00:24.270

Sebastopol Community Cultural Center: That's what you said.

1217

03:00:27.970 --> 03:00:34.170

Sebastopol Community Cultural Center: Excuse me, could... do you ask him to come up? Because of the public... Oh, yeah, sure, sorry, sorry.

1218

03:00:38.310 --> 03:00:39.550

Sebastopol Community Cultural Center: You mentioned what...

1219

03:00:40.140 --> 03:00:54.790

Sebastopol Community Cultural Center: Because we have always planned to have this project have EDUs on them. What I mentioned was, since August or September of 2025, when we came in for our pre-application, those were on there as ADUs. It was never planned to have this project without ADUs.

1220

03:00:56.620 --> 03:00:58.389

Sebastopol Community Cultural Center: I see. Okay, thank you.

1221

03:01:03.610 --> 03:01:14.770

Sebastopol Community Cultural Center: I can't see... oh, there you go, I can't see. I just want to see. Councilmember Hinton, just raise your hand if you need anything. You're just, like, a tiny little square right now. It's hard to see. There you go.

1222

03:01:16.140 --> 03:01:20.790

Sebastopol Community Cultural Center: So, are there comments? Oh, oh, I'm sorry, there you go. Go ahead.

1223

03:01:21.790 --> 03:01:23.559

Councilmember Neysa Hinton: Are you addressing me?

1224

03:01:23.560 --> 03:01:25.739

Sebastopol Community Cultural Center: Well, I was just... I couldn't see, you were just a tiny little...

1225

03:01:25.740 --> 03:01:31.600

Councilmember Neysa Hinton: I just... I already disclosed that I had met with this developer. I did meet with them.

1226

03:01:31.740 --> 03:01:41.690

Councilmember Neysa Hinton: whenever they started this project, and I did want to confirm, they were always planning on ADUs as part of this project, and I recall that specifically.

1227

03:01:42.350 --> 03:01:46.599

Councilmember Neysa Hinton: Didn't have to do with the passing of AB 1033.

1228

03:01:48.840 --> 03:01:49.430

Sebastopol Community Cultural Center: Okay.

1229

03:01:52.920 --> 03:01:59.880

Sebastopol Community Cultural Center: I guess I'm just confused by the statements earlier, and maybe I'll go back and watch the tape where you said that

1230

03:02:01.910 --> 03:02:09.980

Sebastopol Community Cultural Center: basically said that AB 1033 is what... I'm trying to... I wish I had written exactly down. I mean, am I missing it here?

1231

03:02:10.230 --> 03:02:15.340

Sebastopol Community Cultural Center: I thought you said that AB 1033 impacted what you were doing here.

1232

03:02:16.600 --> 03:02:22.459

Sebastopol Community Cultural Center: So I'm... can you explain what that impact is, then? Come up to the mic? Because it seems...

1233

03:02:23.010 --> 03:02:24.650

Sebastopol Community Cultural Center: Like, double talk.

1234

03:02:24.950 --> 03:02:29.630

Sebastopol Community Cultural Center: You're correct, it does impact what we're doing here, but it was always planned to have ADUs.

1235

03:02:30.570 --> 03:02:34.820

Sebastopol Community Cultural Center: And how does it impact... how does 1033 impact you, then?

1236

03:02:34.950 --> 03:02:52.110

Sebastopol Community Cultural Center: 1033 will impact the ability for us to sell them separate. Correct, I understand. Right, and that was our business plan, is to sell them separate. And why would you want to sell them separately versus just sell the whole home

with the ADU on it? We can, also. That's not off the table. We made the decision, so what prompted that decision?

1237

03:02:53.030 --> 03:03:08.800

Sebastopol Community Cultural Center: the decision to do what, sell them separate, or... Yeah, sell them separately versus sell them, you know, like most places would do. I mean, you have that ability to sell them separately because of 1033, so why would... I mean, you're capitalizing on that. There obviously had to be a reason why.

1238

03:03:10.520 --> 03:03:13.330

Sebastopol Community Cultural Center: we can sell them separate, or we can sell them together. That's...

1239

03:03:14.010 --> 03:03:19.820

Sebastopol Community Cultural Center: We can... we can do both. It's not like we're limiting it to one. I see. Yeah, they... people can buy...

1240

03:03:20.190 --> 03:03:21.650

Sebastopol Community Cultural Center: Both if they wish.

1241

03:03:21.890 --> 03:03:22.650

Sebastopol Community Cultural Center: Let's see.

1242

03:03:22.840 --> 03:03:24.070

Sebastopol Community Cultural Center: Okay, thank you.

1243

03:03:29.330 --> 03:03:33.670

Sebastopol Community Cultural Center: Okay, does anyone have comments here? We can make comments, right? Yep.

1244

03:03:34.190 --> 03:03:40.719

Sebastopol Community Cultural Center: So, currently, we have housing being built

1245

03:03:41.290 --> 03:03:51.970

Sebastopol Community Cultural Center: Over on Bodega, and there isn't a lot of outrage about the housing, so I think housing can be built in Sebastopol. The neighbors aren't opposed to housing.

1246

03:03:52.420 --> 03:03:55.630

Sebastopol Community Cultural Center: So, there's something...

1247

03:03:56.860 --> 03:04:07.940

Sebastopol Community Cultural Center: the density of this project is... it's just... it's difficult. It's very difficult, because I understand that people want this kind of housing. I mean, some people do.

1248

03:04:10.200 --> 03:04:17.629

Sebastopol Community Cultural Center: We had one commenter who said they wanted that one-story smaller home, and that that would be, positive for them.

1249

03:04:17.830 --> 03:04:23.560

Sebastopol Community Cultural Center: But the majority of people Are not happy with this project.

1250

03:04:24.140 --> 03:04:33.849

Sebastopol Community Cultural Center: And, that makes it really, really a difficult decision for us, because we don't... I mean, the money that it would cost us to

1251

03:04:34.220 --> 03:04:38.350

Sebastopol Community Cultural Center: Defend a lawsuit is... is residents' money, too.

1252

03:04:39.580 --> 03:04:46.100

Sebastopol Community Cultural Center: Right? So... I'm... I'm wondering if,

1253

03:04:46.240 --> 03:05:02.559

Sebastopol Community Cultural Center: I mean, I think it seems to me that the trees are the most important thing here to try and save. I appreciate that you put the smaller ADUs along the fence line, except for one place, where there's a smaller setback on the west side.

1254

03:05:02.580 --> 03:05:19.029

Sebastopol Community Cultural Center: That one has a second story tree, second story, and there's a big tree there that... I'm just wondering if we can negotiate with you to try and save the stand of trees. Maybe you could eliminate that ADU on the northeast corner?

1255

03:05:19.030 --> 03:05:25.390

Sebastopol Community Cultural Center: And make some adjustments to, protect that one revenue tree.

1256

03:05:25.390 --> 03:05:32.620

Sebastopol Community Cultural Center: Next to, on the... near the second-story house on the west side.

1257

03:05:32.910 --> 03:05:38.899

Sebastopol Community Cultural Center: So I'm not... I just would like to see some of the... more of the trees saved.

1258

03:05:39.420 --> 03:05:44.650

Sebastopol Community Cultural Center: These are heritage trees. This is, A stand of heritage trees.

1259

03:05:45.280 --> 03:05:54.780

Sebastopol Community Cultural Center: So, anyway, just a few comments. I'll have more, I'm sure, but... Other comments?

1260

03:05:56.680 --> 03:05:59.370

Sebastopol Community Cultural Center: Let me look up there. Okay.

1261

03:06:00.620 --> 03:06:02.910

Sebastopol Community Cultural Center: Oh, go ahead, Councilmember Hinton.

1262

03:06:04.950 --> 03:06:12.310

Councilmember Neysa Hinton: Well, I just, I think we feel backed into a corner, and it reminds me of Woodmark, which...

1263

03:06:12.490 --> 03:06:15.519

Councilmember Neysa Hinton: We had to take a vote on...

1264

03:06:15.910 --> 03:06:23.699

Councilmember Neysa Hinton: And I don't believe anybody but myself was sitting at the dais at that point in March of 2022.

1265

03:06:24.220 --> 03:06:33.710

Councilmember Neysa Hinton: So, the state has made it really difficult for councils to, to have...

1266

03:06:34.270 --> 03:06:38.439

Councilmember Neysa Hinton: You know, to be able to stop projects due to...

1267

03:06:38.800 --> 03:06:46.059

Councilmember Neysa Hinton: neighborhood, I can remember these same discussions. It was all about the traffic, it was all about the trees,

1268

03:06:47.260 --> 03:06:54.869

Councilmember Neysa Hinton: And I... I have to lean to legal counsel to advise us tonight. I understand the neighbors.

1269

03:06:54.940 --> 03:07:12.200

Councilmember Neysa Hinton: are unhappy, and I... I spent my junior high years going to Brookhaven and living in that neighborhood with a boarder to the St. Sebastian property

and riding my bike around there, so I'm not happy about 39 units going into that small lot either.

1270

03:07:12.350 --> 03:07:17.780

Councilmember Neysa Hinton: But I'm gonna be, tonight, leaning towards our legal counsel, because...

1271

03:07:18.410 --> 03:07:35.939

Councilmember Neysa Hinton: I, I just don't know what we can do. So, if they've got some recommendations, I'm happy to follow what Councilmember Zolman said about making some conditions, but I just haven't heard that, and I didn't hear it when we were sitting looking at these same laws being applied.

1272

03:07:35.940 --> 03:07:39.730

Councilmember Neysa Hinton: to Woodmark. So, those are my comments for now.

1273

03:07:44.260 --> 03:07:44.990

Sebastopol Community Cultural Center: Okay.

1274

03:07:46.080 --> 03:07:47.560

Sebastopol Community Cultural Center: Any other comments?

1275

03:07:48.460 --> 03:07:49.220

Sebastopol Community Cultural Center: Okay.

1276

03:07:49.680 --> 03:07:50.970

Sebastopol Community Cultural Center: Oh, I have plenty.

1277

03:07:55.520 --> 03:08:09.879

Sebastopol Community Cultural Center: So I voted no on AB 1033 the first time. I pulled it off the consent to vote no on the second time, and I understand people here are saying 1033 doesn't imply here, but what I hear is a lot of doublespeak as well, in my opinion.

1278

03:08:10.160 --> 03:08:21.989

Sebastopol Community Cultural Center: And I expressed concern about the burden on our infrastructure when I voted no. I expressed concern that we didn't know all the ins and outs of this optional ordinance. It's not something we had to adopt. Not many places had.

1279

03:08:21.990 --> 03:08:40.099

Sebastopol Community Cultural Center: I spend a lot of time, you know, connecting with other, areas of the state as far as what people are doing, and they're all like, good luck, we'll watch you and see what happens with that. And that's what everyone in this county is doing. They're all waiting to see how this all applies, and I know that, because I sit on the,

1280

03:08:40.100 --> 03:08:45.090

Sebastopol Community Cultural Center: I represent us at the, and I'm chair of the Sonoma County,

1281

03:08:45.530 --> 03:08:52.459

Sebastopol Community Cultural Center: Legislative committee, and what that consists of is a representative from every city, in addition to the,

1282

03:08:52.790 --> 03:09:08.670

Sebastopol Community Cultural Center: the... the staff for senators and assembly members, they come and give us updates. So we have discussions once a month about that. So they're all waiting to see how we fare with all this and what happens before any of them are willing to adopt it. We just had that... that came up on Friday.

1283

03:09:09.150 --> 03:09:22.809

Sebastopol Community Cultural Center: I asked if we could create more stringent guardrails around this with the ADUs, and I was denied by everyone. I was called... I was called a NIMBY and ridiculed in public comment, saying that I was acting privileged because I expressed

1284

03:09:22.810 --> 03:09:36.289

Sebastopol Community Cultural Center: concern about, you know, ADUs and the impacting the value of existing homes where this could be implemented. I endured a lot of ridicule about that during it, after it, how dare I say that, you know?

1285

03:09:36.810 --> 03:09:59.060

Sebastopol Community Cultural Center: I truly believe that the only reason that this development is being pursued, and I believe it's another, because of AB 1033. I didn't miss here. I'm not hard of hearing. I believe if the developer didn't have this option, they wouldn't be doing this, and I understand the need for housing, I absolutely do, but I don't see this as the solution. I don't see the solution of putting all these ADUs in there, cram... jam-packed.

1286

03:09:59.110 --> 03:10:00.110

Sebastopol Community Cultural Center: Full...

1287

03:10:00.180 --> 03:10:18.110

Sebastopol Community Cultural Center: taking down all these trees. That's just not what we're about here in Sebastopol. I will say, I had a neighbor cutting down a tree that was actually dead, and I had neighbors pounding on my door. She said, I'm glad you're home, because I was going to climb your fence and hug that tree, literally, a few months ago. You know, so we've... we protect the things that we love.

1288

03:10:18.280 --> 03:10:36.740

Sebastopol Community Cultural Center: You know, I didn't... I didn't support it then. I can't support this development tonight, and every concern I had in January has come to fruition, and I'm gonna be voting no on this, regardless of the consequences. I truly believe that. I'm not being flippant about it. It just really ticks me off, and I just feel like...

1289

03:10:36.790 --> 03:10:50.159

Sebastopol Community Cultural Center: to listen to... everyone's doing us a favor. Just because something is legal doesn't always make it right, in my opinion. You know, there's right, there's wrong, there's legal, and we all have to live with that and understand that. And I just, personally.

1290

03:10:50.590 --> 03:10:59.690

Sebastopol Community Cultural Center: I just feel like there could be a... it was a little disingenuous telling us all these favors that they're doing for us. Well, we could have done this to you, but we're gonna do a little less. I just didn't like...

1291

03:10:59.860 --> 03:11:17.719

Sebastopol Community Cultural Center: the vibe. And, you know, council members are always tasked with balancing the city responsibilities and representing the residents, and tonight, you know, I understand, you know, the consequences of this. I've talked with our city attorney today, I expressed concern, I ask all the questions, and I'm just saying that

1292

03:11:17.920 --> 03:11:25.579

Sebastopol Community Cultural Center: for my own conscience, and for all of you, I feel bad that this is happening, and I don't support this at all, and so...

1293

03:11:25.580 --> 03:11:43.869

Sebastopol Community Cultural Center: I... I'm... I'm not supporting it tonight, and I will vote no on it, regardless of... I'm outvoted, and I understand why everyone will do what they do, because we do have concern for the city, and I am concerned about the city. We've been in a financial problem for a very long time, but I also believe that there are times where we just have to stand up and say no.

1294

03:11:44.110 --> 03:12:02.659

Sebastopol Community Cultural Center: And for me, that's tonight, and that's where I'm drawing the line. So, I just... that's... those are... that's my place, and I understand, you know, everyone's gonna feel differently, and I feel for everyone else here, because I know they're gonna feel a burden on them about what to do as well, but just for me personally, I need to be able to sleep at night, and I say no, so...

1295

03:12:02.660 --> 03:12:04.600

Sebastopol Community Cultural Center: That's my comment for tonight.

1296

03:12:04.980 --> 03:12:07.259

Sebastopol Community Cultural Center: So I don't know if anyone else has a comment.

1297

03:12:10.400 --> 03:12:24.100

Sebastopol Community Cultural Center: I mean, I just think I really ought to own that I like 1033, or whatever the number is. I think it's important. There are different people. If you take a different perspective, I know how much change affects you.

1298

03:12:24.220 --> 03:12:29.540

Sebastopol Community Cultural Center: And I feel you. Now you have something very different in your yard, it's hard to get used to.

1299

03:12:29.670 --> 03:12:31.970

Sebastopol Community Cultural Center: Density is hard to get used to.

1300

03:12:32.430 --> 03:12:44.879

Sebastopol Community Cultural Center: And you're gonna have a change. But, you know, I kind of feel like I'm in a country club, and how is somebody gonna let me into this city? How are our kids gonna be able to live in Sebastopol, be able to buy a house.

1301

03:12:44.910 --> 03:13:00.739

Sebastopol Community Cultural Center: and hang out, and how are we gonna be able to pay for everything? So when I look at this neighborhood coming in, and I see $1.5 million of new spending in the city, I see new revenue that's going to be able to pay for our cops, to be able to pay for the streets, to be able to pay for the sewer.

1302

03:13:00.740 --> 03:13:05.640

Sebastopol Community Cultural Center: I see 40 more people paying for water and sewer in our enterprise funds.

1303

03:13:05.760 --> 03:13:08.409

Sebastopol Community Cultural Center: So when you say, like, hey, we don't need...

1304

03:13:08.800 --> 03:13:11.549

Sebastopol Community Cultural Center: I, I, I, I, I strongly believe

1305

03:13:12.000 --> 03:13:22.179

Sebastopol Community Cultural Center: that we don't have this type of housing, and it feels more comfortable than an apartment complex. It feels more comfortable than, like the canopy-type project.

1306

03:13:22.280 --> 03:13:27.400

Sebastopol Community Cultural Center: When you have one-and-a-half-story houses, when you have two-story houses.

1307

03:13:28.050 --> 03:13:37.540

Sebastopol Community Cultural Center: when the trees grow up, they won't feel any different than the houses that you have now around you. I look at the... I look at the satellite pictures, your pool is... your pools are like...

1308

03:13:37.640 --> 03:13:53.510

Sebastopol Community Cultural Center: 3 feet from the fence. Your houses are very close, and these, in a while, may have more space than what you have. And then I looked at the drainage of these properties.

1309

03:13:53.830 --> 03:14:08.659

Sebastopol Community Cultural Center: It's probably got more, drainage than your neighborhoods now. There'll be more area for drainage because of the front, the way they're, creating the biodrain. So this could be actually better than your neighborhoods.

1310

03:14:08.660 --> 03:14:14.170

Sebastopol Community Cultural Center: for the nearest water and sewer. And I've been looking at that quite a while.

1311

03:14:14.400 --> 03:14:31.969

Sebastopol Community Cultural Center: So, if we want kids to come to Annalee and support our schools, and we don't want to have traffic all around, it's better to have people who can walk across kids. I can imagine my own kids, who are still young-ish, but I still remember when they were quite young.

1312

03:14:32.020 --> 03:14:41.599

Sebastopol Community Cultural Center: Would they want to walk over to Brookhaven and play soccer? Please let me live that close to that. Please let them live that close to, Willard Libby Park.

1313

03:14:41.660 --> 03:14:56.519

Sebastopol Community Cultural Center: And is it gonna be faster? Well, you know what? You know, Florence and the one that begins with a J around the Ivis Park, they're very fast, and kids live around there. We... it's manageable.

1314

03:14:56.710 --> 03:15:11.780

Sebastopol Community Cultural Center: So I feel like a little bit of the concern is overblown, but you really have to think about your kids and your grandkids, where they're gonna be, and how... do they have a nice place to live? And this won't be, like, like a new, like, an impoverished area. This will be people doing fairly well.

1315

03:15:11.780 --> 03:15:20.309

Sebastopol Community Cultural Center: And, you know, they'll buy from our shops, that our downtown will be bikeable, and this will really genuinely help the community.

1316

03:15:20.310 --> 03:15:26.000

Sebastopol Community Cultural Center: So I'm not gonna shy away from how much I really, you know, appreciate the developers

1317

03:15:26.000 --> 03:15:35.910

Sebastopol Community Cultural Center: intent to come to you, you know, maybe they could have gone a lot better and gone door-to-door and say, like, hey, we're doing this. That would have been a lot better, and I'm definitely not gonna say, like, hey.

1318

03:15:35.910 --> 03:15:47.739

Sebastopol Community Cultural Center: we need to take care of more trees. Would I like one or two less places in there? Absolutely. Could I feel like, you know, maybe one of the, in order to get the profit margin, maybe one of the houses

1319

03:15:47.740 --> 03:15:57.380

Sebastopol Community Cultural Center: Could be twice as big or something, so that we could protect some of the trees? Absolutely. You know, I would love a few... you know, am I the arbiter of looks?

1320

03:15:57.420 --> 03:16:17.310

Sebastopol Community Cultural Center: I would prefer a different look on the house, but that's not my job. I mean, these are the developers, they're coming in to spend money to build out a new neighborhood. It's their job to figure out where it sells. It's not my job. You know, my job is to make sure that there are people that are going... there are new families that are coming in to our schools.

1321

03:16:17.310 --> 03:16:31.999

Sebastopol Community Cultural Center: that our businesses aren't shutting down because we've, you know, we're kind of, you know, not getting to the stores, that we have a northern part of the community that's vibrant and active, and this will be a genuinely good part of it, and I definitely see, like, when...

1322

03:16:32.010 --> 03:16:43.860

Sebastopol Community Cultural Center: 10 or so years pass after this development is there, it'll be lush, and you won't see it, just like you won't see many of the other apartments that you aren't mentioning, because they're all around you.

1323

03:16:45.360 --> 03:16:46.970

Sebastopol Community Cultural Center: Councilmember Solman?

1324

03:16:47.210 --> 03:17:03.309

Sebastopol Community Cultural Center: Yeah, this gets back to my original question of John Jay and Alex, in reference to question 3 that I had submitted before, and that there was a tight response back. What can be done to avoid these situations in residential areas and encourage infill developments in our downtown corridor?

1325

03:17:03.620 --> 03:17:10.220

Sebastopol Community Cultural Center: And that was also from Gavin, so shout out to Gavin. He actually submitted this public comment.

1326

03:17:10.220 --> 03:17:23.800

Sebastopol Community Cultural Center: So, what I heard when I asked the question earlier tonight from both is that this is and needs to be the providence... within the providence of an economic development consultant

1327

03:17:23.800 --> 03:17:33.339

Sebastopol Community Cultural Center: with the understanding of housing finances in order to incentivize developers to do the infill that I thought was going to happen.

1328

03:17:33.340 --> 03:17:45.480

Sebastopol Community Cultural Center: I love AP 1033 too, but I was thinking that developers would do like the developers are doing in Santa Rosa, which is finding places that are next to mass transit.

1329

03:17:45.630 --> 03:17:59.599

Sebastopol Community Cultural Center: that'll help everybody move around the city, have less wear and tear on the environment. I thought that's what developers would naturally do, which would be to do infill development on Main Street, where we do need the people there.

1330

03:17:59.960 --> 03:18:19.810

Sebastopol Community Cultural Center: who would end up coming to our stores, and also being able to send their kids to nearby schools. I thought that's what developers would do. Apparently, now, developers have taken this and come up with this nightmare scenario. So I guess the only way we're going to incentivize developers to do the humane thing is to retain an economic

1331

03:18:19.810 --> 03:18:22.250

Sebastopol Community Cultural Center: Economic Development Consultant.

1332

03:18:22.250 --> 03:18:33.530

Sebastopol Community Cultural Center: with an understanding of housing financing to figure out what the incentives should be. Alex, is that a fair assessment of what maybe you typed or Mary typed to my question? Yes.

1333

03:18:33.930 --> 03:18:51.969

Sebastopol Community Cultural Center: But I want to make the caveat that there may not be a way. This person may tell you there's not a way to incentivize them to go downtown, or it might be options that the council, you know, doesn't want to consider. The zoning is not going to change on these parcels, regardless.

1334

03:18:52.100 --> 03:19:03.530

Sebastopol Community Cultural Center: So I understand that, and hopefully future councils will take that into consideration to find ways to incentivize developers to do the right thing and build infill development.

1335

03:19:03.870 --> 03:19:18.060

Sebastopol Community Cultural Center: on Main Street, like they're doing on Mendocino Avenue in Santa Rosa. Hopefully, future councils will have the money to be able to entertain that concept. But yeah, unfortunately, this is a horrendous situation, and I wouldn't want this nightmare

1336

03:19:18.380 --> 03:19:21.610

Sebastopol Community Cultural Center: where my partner and I live, so... it's horrific.

1337

03:19:22.130 --> 03:19:42.070

Sebastopol Community Cultural Center: Balance that through with what Vice Mayor had said. If we don't end up voting for this, we will be sued, because people may end up remembering when I ask the developer point blank, you've been doing this for 60 years, you have a well-established law firm. What I heard is, it's a pretty bougie law firm, so they will not drop this.

1338

03:19:42.090 --> 03:19:46.710

Sebastopol Community Cultural Center: And big entities can not drop things, and we will be sued.

1339

03:19:46.710 --> 03:20:04.590

Sebastopol Community Cultural Center: So then we'll end up spending everyone's tax dollars defending a lawsuit that apparently, according to Alex, the case law is split on. So we'll probably end up losing. So the developers in this case are really atrocious, and karma will come, I'm sure, in your direction. So unfortunately, at this point, given where we are.

1340

03:20:04.590 --> 03:20:12.499

Sebastopol Community Cultural Center: I really have no choice other than to just vote on this, move it along, and wish you better karma somewhere in your life, so...

1341

03:20:14.590 --> 03:20:28.149

Sebastopol Community Cultural Center: Go ahead, Benson B. Okay, so what about the idea of approving it with conditions? And so, is this something I can just directly ask the project manager for?

1342

03:20:29.150 --> 03:20:39.210

Sebastopol Community Cultural Center: It's... well, the council, you can certainly ask if they'd be willing to... Okay. So, my suggestion for better neighborhood acceptance

1343

03:20:39.320 --> 03:20:47.940

Sebastopol Community Cultural Center: is to remove the ADU in the northeast corner to save several redwoods in that area, to save that redwood stand.

1344

03:20:48.140 --> 03:21:03.639

Sebastopol Community Cultural Center: The second is to reduce the two-story that's in the middle of the west side, reduce it to an ADU, one of your smaller ADUs, so the footprint is roughly the same, and hopefully save the redwood in the middle on that side.

1345

03:21:03.940 --> 03:21:10.559

Sebastopol Community Cultural Center: And then the third thing would be traffic calming and mitigation on Valentine and Pleasant Hill.

1346

03:21:10.830 --> 03:21:23.640

Sebastopol Community Cultural Center: And my thing would be asking you to be sure to use dark sky, street lights for the inside of your property, which would be more in the warmer, lower Kelvin,

1347

03:21:23.910 --> 03:21:32.960

Sebastopol Community Cultural Center: Levels. And then, we need a tree protection and replacement plan for the alternate proposal as well.

1348

03:21:33.370 --> 03:21:37.560

Sebastopol Community Cultural Center: So that would be my proposal for an alternate plan.

1349

03:21:39.020 --> 03:21:41.180

Sebastopol Community Cultural Center: Do I need to say it again?

1350

03:21:42.350 --> 03:22:01.649

Sebastopol Community Cultural Center: I'm just wondering what my Councilmember think of that. I'm not sure I'm game with, like, losing the buildings, because I think that makes the whole deal very different. I'm only talking about losing one building in the northeast corner, and that's an ADU. And the second one I'm talking about is reducing the two-story to an ADU.

1351

03:22:01.970 --> 03:22:09.800

Sebastopol Community Cultural Center: to save a tree in that area, and also so that there's no two-story ADUs looking over somebody's backyard.

1352

03:22:12.380 --> 03:22:13.729

Sebastopol Community Cultural Center: Can we do that?

1353

03:22:14.220 --> 03:22:23.659

Sebastopol Community Cultural Center: you can ask the developer if they're willing to accommodate this request. We cannot require them to decrease the density of their project by removing.

1354

03:22:24.650 --> 03:22:27.109

Sebastopol Community Cultural Center: Buildings. But we can ask them?

1355

03:22:27.230 --> 03:22:29.520

Sebastopol Community Cultural Center: Okay, this is... I'm asking.

1356

03:22:29.840 --> 03:22:38.289

Sebastopol Community Cultural Center: We're looking for, you know, more neighborhood buy-in. I just want to acknowledge that we also have Councilmember Hinton, who has her hand up, so...

1357

03:22:39.810 --> 03:22:45.310

Sebastopol Community Cultural Center: So, to make sure I address them each, can you state the first one, and I can respond to it, and then the next, and the next?

1358

03:22:45.310 --> 03:23:02.000

Sebastopol Community Cultural Center: remove the ADU in the northeast corner to save the, several redwood trees. There's a stand of redwood trees in that corner. Yeah, so we

can't remove it, but we can swap it with a two-story, and that saves... that was our original plan, was to have a two-story back there. Yeah, I don't think that's acceptable.

1359

03:23:04.380 --> 03:23:12.620

Sebastopol Community Cultural Center: Okay, the second one is to reduce the two-story on the middle west side, and reduce it to a smaller ADU.

1360

03:23:12.920 --> 03:23:17.130

Sebastopol Community Cultural Center: That same thing, also, we can't put two ADUs on one lot.

1361

03:23:17.730 --> 03:23:31.980

Sebastopol Community Cultural Center: And I want to make clear that that setback on the side of that home is larger than any other side setback, standard setback in the neighborhood, and any home within that neighborhood can build a two-story, so us building two stories is not unique.

1362

03:23:32.250 --> 03:23:41.860

Sebastopol Community Cultural Center: Well, the difference for that home is that it's a... it's a side yard on your end, but it's a backyard on somebody else's end, so it's not like backyard or backyard. I understand.

1363

03:23:42.160 --> 03:23:42.950

Sebastopol Community Cultural Center: Yeah.

1364

03:23:43.990 --> 03:23:48.710

Sebastopol Community Cultural Center: So, to me, it seems like this project,

1365

03:23:52.090 --> 03:23:56.429

Sebastopol Community Cultural Center: Sorry, I'm... you come back to me, okay? Okay, go ahead, Councilmember Hinton.

1366

03:24:00.890 --> 03:24:08.730

Councilmember Neysa Hinton: Okay, I just... I understand the concerns by the neighbors, and...

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03:24:08.880 --> 03:24:17.330

Councilmember Neysa Hinton: like I said in my earlier comments, I wish we had, more ability. I don't think,

1368

03:24:18.470 --> 03:24:34.219

Councilmember Neysa Hinton: you know, the state has really tied our hands. We also, as elected officials, have a fiduciary responsibility to protect the city's financial resources, and while I understand the neighbors are here tonight, I'm elected to represent

1369

03:24:34.230 --> 03:24:45.850

Councilmember Neysa Hinton: 7,200 people that live in Sebastopol, and I just, signing us up for a lawsuit, when California has restricted local authority.

1370

03:24:46.000 --> 03:24:50.470

Councilmember Neysa Hinton: This would expose the city, and

1371

03:24:51.200 --> 03:24:58.480

Councilmember Neysa Hinton: as Alex already mentioned, we would have to pick up attorney fees if we lost. So, just considering

1372

03:24:58.580 --> 03:25:07.969

Councilmember Neysa Hinton: everything... I just can't, I can't vote to deny this project based on

1373

03:25:08.190 --> 03:25:20.400

Councilmember Neysa Hinton: years of sitting on this council and knowing what the... what would happen. Basically, the city's litigation exposure, would be huge, and

1374

03:25:20.590 --> 03:25:29.559

Councilmember Neysa Hinton: as I pointed out earlier, I understood that the developer was always looking at this number of units. The differences with AB

1375

03:25:29.700 --> 03:25:47.599

Councilmember Neysa Hinton: 1033, now they have the ability to sell them off separately, which does open up lower-income housing for some people, and it's hard for me, based on the prices that he quoted, of the 1,400 square foot houses. Somebody said, well.

1376

03:25:47.600 --> 03:25:58.939

Councilmember Neysa Hinton: how would this impact the project if you couldn't sell them off separately? And I'm sure it would impact the project, but I would think that you wouldn't be able to get that housing

1377

03:25:58.940 --> 03:26:01.760

Councilmember Neysa Hinton: Down to the low or high 700th.

1378

03:26:01.900 --> 03:26:19.199

Councilmember Neysa Hinton: If the... now the new proposal is to sell things off separately. So, this developer could always build those units, and I know from meeting with them, they were always planning to. They just were always going to sell them together before we passed AB 1033, so...

1379

03:26:19.200 --> 03:26:37.510

Councilmember Neysa Hinton: I'm gonna be having to support this tonight. I just don't feel like I have an option, and I'm not okay with signing the city up for a lawsuit that many, many other cities in the state of California have, taken up and have not... not done well. So,

1380

03:26:38.420 --> 03:26:43.600

Councilmember Neysa Hinton: Yeah, that's just, I agree with Sandy. I'd like to ask this developer

1381

03:26:43.990 --> 03:26:49.779

Councilmember Neysa Hinton: To consider other options, but it doesn't sound like they're saying yes to us.

1382

03:26:52.460 --> 03:26:55.430

Sebastopol Community Cultural Center: Do you have a comment?

1383

03:26:55.760 --> 03:26:59.270

Sebastopol Community Cultural Center: to the developer, just the one thing that I was...

1384

03:26:59.550 --> 03:27:19.229

Sebastopol Community Cultural Center: really trying to do is protect the trees that were remaining, and to see if we can't, you know, retain our own... our arborists, but also make sure that there's kind of some kind of 5-year protection plan for the... for the redwoods that

could be impacted, to make sure that we're doing everything we can so that those don't kick over.

1385

03:27:22.490 --> 03:27:24.080

Sebastopol Community Cultural Center: Okay, go ahead.

1386

03:27:27.190 --> 03:27:29.410

Sebastopol Community Cultural Center: Yeah, so, good question. So, as part of...

1387

03:27:29.630 --> 03:27:32.829

Sebastopol Community Cultural Center: The next steps prior to a grading permit.

1388

03:27:32.990 --> 03:27:47.499

Sebastopol Community Cultural Center: we have to do a tree mitigation and protection plan that looks at every tree on the site, the ones that are being removed and the ones that are staying. The ones that are staying will have those measures in place. That's what the tree mitigation and protection plan is for, and that's stated in the conditions.

1389

03:27:50.910 --> 03:28:04.740

Sebastopol Community Cultural Center: Okay, then I'm just gonna make the motion to support staff's recommendation. Oh, go ahead. I had another comment, but go ahead. Oh, go ahead. I just wanted to say that, just for the public to know that,

1390

03:28:05.350 --> 03:28:16.000

Sebastopol Community Cultural Center: I attended the Cow... CAL Cities is an organization that represents cities all over the state, and they... they keep us up to date on legislation and stuff, and just at the last conference,

1391

03:28:16.000 --> 03:28:28.290

Sebastopol Community Cultural Center: less than a month ago. I'm trying... I was trying to figure out how many cities... there are a number of cities that have concern about the control that the state has taken over housing, so I was trying to look it up to see there...

1392

03:28:28.290 --> 03:28:35.119

Sebastopol Community Cultural Center: there were a lot of cities, that brought forth a resolution to Cow Cities for all of the cities to vote on.

1393

03:28:35.120 --> 03:28:57.110

Sebastopol Community Cultural Center: As far as putting together a working group to start discussing this issue and the concern that so many cities have, and so I just wanted to let you know, while my hands were a bit tied because our council had certain conditions before I could vote yes, I will tell you, being there, it was a resounding yes. So they are developing this working committee to actually start

1394

03:28:57.110 --> 03:29:01.089

Sebastopol Community Cultural Center: Discussing that and trying to figure out, you know,

1395

03:29:01.090 --> 03:29:16.570

Sebastopol Community Cultural Center: what can be done for the future. So, there's, you know... I mean, we're talking about this tonight, and we're Sebastopol on the smaller side, but I'm just letting you know that from the state as a whole, cities are feeling this same thing that we're dealing with here, and concern, and trying to figure out

1396

03:29:16.570 --> 03:29:29.049

Sebastopol Community Cultural Center: you know, they all want to come together, they want our permission to be able to come together as a group and try to start discussing this. So, I'm just sharing that with you just because I participate a lot with Cal Cities, and just have that,

1397

03:29:29.730 --> 03:29:33.240

Sebastopol Community Cultural Center: That, you know, I just have that... what do I want to say?

1398

03:29:33.500 --> 03:29:35.010

Sebastopol Community Cultural Center: I, I...

1399

03:29:35.220 --> 03:29:51.829

Sebastopol Community Cultural Center: I just wanted you to know what I know, so I'm sorry at a loss for words, but I just wanted you to know that this isn't just us here concerned about it. So anyway, sorry to interrupt you, I just wanted to say that before. Yeah, and more

people on the Council are also committed to retaining cities' rights for some things, because

1400

03:29:51.850 --> 03:30:05.999

Sebastopol Community Cultural Center: a city, especially our size, suffers a lot from, states, plans that really kind of fit cities over 100,000 people. But anyway, I'd like to finish my motion that we,

1401

03:30:06.420 --> 03:30:18.460

Sebastopol Community Cultural Center: Do what staff recommendation is, to adopt a resolution approving the applicant's density bonus application vesting tentative map to subdivide 2.69 acres.

1402

03:30:18.670 --> 03:30:21.590

Sebastopol Community Cultural Center: Do I have to complete the whole yada yada?

1403

03:30:22.260 --> 03:30:28.740

Sebastopol Community Cultural Center: No, I can repeat the whole motion, as long as it's not amended. Okay. If we get a second. Thank you. Second.

1404

03:30:29.620 --> 03:30:32.819

Sebastopol Community Cultural Center: I still have a question for the developer.

1405

03:30:33.880 --> 03:30:47.730

Sebastopol Community Cultural Center: And that is on lot 13, that Building 37 ADU. If you made that a smaller ADU, could you save the 15-inch redwood? You would need to come up to the mic to answer, because the public can't hear.

1406

03:30:51.790 --> 03:30:55.229

Sebastopol Community Cultural Center: And that way, you'd be saving 4 trees in a row.

1407

03:31:00.090 --> 03:31:13.369

Sebastopol Community Cultural Center: And while, the applicant... just, Councilmember Carter, there is the original site plan and then the alternative that they proposed as an option for the Council. If you could clarify which one

1408

03:31:13.480 --> 03:31:21.659

Sebastopol Community Cultural Center: Is your motion... Including. I believe the alternative was the one the neighbors had...

1409

03:31:22.690 --> 03:31:29.270

Sebastopol Community Cultural Center: agreed to, and that was the one that I would Like, to put forward.

1410

03:31:31.890 --> 03:31:36.550

Sebastopol Community Cultural Center: Yeah, that's the one I thought you were putting forward, so that's fine with me being a second.

1411

03:31:38.780 --> 03:31:48.189

Sebastopol Community Cultural Center: Apologies, I was looking at the site plan. Could you just repeat the question in the location? It's lot... lot 13. If you made that a smaller...

1412

03:31:48.390 --> 03:31:51.799

Sebastopol Community Cultural Center: ADU, could you save that 15-inch redwood?

1413

03:31:54.670 --> 03:31:57.620

Sebastopol Community Cultural Center: And this is on the alternative plan, correct? Correct.

1414

03:32:00.110 --> 03:32:01.830

Sebastopol Community Cultural Center: Yeah, we can make that addition.

1415

03:32:02.110 --> 03:32:08.330

Sebastopol Community Cultural Center: Okay, how about one more? Building 24, the ADU, there's a 20...

1416

03:32:09.250 --> 03:32:14.489

Sebastopol Community Cultural Center: 24-inch redwood, on building 24 in Lot 20.

1417

03:32:14.680 --> 03:32:16.899

Sebastopol Community Cultural Center: Could that be a smaller ADU?

1418

03:32:17.600 --> 03:32:19.219

Sebastopol Community Cultural Center: And save that redwood.

1419

03:32:22.710 --> 03:32:25.249

Sebastopol Community Cultural Center: That one probably can't. Yes?

1420

03:32:25.390 --> 03:32:27.230

Sebastopol Community Cultural Center: Cannot. Cannot.

1421

03:32:30.160 --> 03:32:37.789

Sebastopol Community Cultural Center: I'll be happy to make my amendment to, Senator Maurer's... the condition that Senator Maurer had made.

1422

03:32:38.080 --> 03:32:44.669

Sebastopol Community Cultural Center: Yeah, that's good for the second as well. We have some conferring going on here. One confirmation on...

1423

03:32:45.020 --> 03:32:57.720

Sebastopol Community Cultural Center: build on lot 13, the one that you just mentioned, building 37. That will become a smaller ADU, but the building in the middle of the site, Lot, on lot 7,

1424

03:32:58.130 --> 03:33:08.270

Sebastopol Community Cultural Center: building 14, that one would get larger. That's... that's where we made that swap to that corner. That's what we originally did. So we'll just swap it back to save that tree.

1425

03:33:10.600 --> 03:33:14.650

Sebastopol Community Cultural Center: That would probably mean you'd lose the 26-inch redwood.

1426

03:33:14.970 --> 03:33:26.620

Sebastopol Community Cultural Center: No, because originally the... when we put the smaller ADU in the corner, there was more... there was more space there, so that's why I... it's okay to put the smaller ADU in the corner.

1427

03:33:27.760 --> 03:33:30.980

Sebastopol Community Cultural Center: And make the building 14...

1428

03:33:31.690 --> 03:33:37.599

Sebastopol Community Cultural Center: Essentially, Building 14 will go where Building 37 is, and Building 37 will go where Building 14 is.

1429

03:33:38.130 --> 03:33:42.860

Sebastopol Community Cultural Center: So, we know that will work because we did that swap when we made this alternative site plan.

1430

03:33:43.380 --> 03:33:45.819

Sebastopol Community Cultural Center: And that would save a tree.

1431

03:33:46.150 --> 03:33:46.910

Sebastopol Community Cultural Center: Correct.

1432

03:33:48.880 --> 03:33:51.819

Sebastopol Community Cultural Center: So that's... that's alternative one.

1433

03:33:52.090 --> 03:33:53.309

Sebastopol Community Cultural Center: The original one?

1434

03:33:55.330 --> 03:34:00.030

Sebastopol Community Cultural Center: I'm sorry. I want to make... yeah, so the... we submitted the alternative site plan.

1435

03:34:00.260 --> 03:34:04.700

Sebastopol Community Cultural Center: Right? That you guys all have currently. The alternative...

1436

03:34:04.960 --> 03:34:10.880

Sebastopol Community Cultural Center: to the alternative is swapping 37 with Building 14. That will save trees.

1437

03:34:13.370 --> 03:34:30.390

Sebastopol Community Cultural Center: Are there any other unintended... But also, impacting the height, is that the... is that the swap? Yeah, that will not impact the height. Both of those are single-story. And to answer your question was if there's any other... Unintended consequences? There won't be, because that's going to be a smaller unit in the back.

1438

03:34:31.440 --> 03:34:41.629

Sebastopol Community Cultural Center: And there's nothing else conflicting with it. Originally, there... in our first site plan that you have that Planning Commission approved, that was a two-story unit.

1439

03:34:42.050 --> 03:34:47.100

Sebastopol Community Cultural Center: Similar size footprint, so there shouldn't be any other unintended impacts.

1440

03:34:47.430 --> 03:34:48.640

Sebastopol Community Cultural Center: or consequences.

1441

03:34:50.830 --> 03:35:05.959

Sebastopol Community Cultural Center: So, I want to ask Mary, are you clear on what these are? Do you need restatements, or what do we need to be... to be very clear about what's being proposed here and approved? So, my understanding, I'm going to read the motion, and I'm going to have the city attorney and

1442

03:35:06.250 --> 03:35:26.209

Sebastopol Community Cultural Center: Rob to ensure I'm saving the right thing. So, so moved by Councilmember Carter and seconded by Councilmember Zolman to approve the resolution approving the applicant's density bonus application investing tenant map to subdivide a 2.69-acre lot into 20 lots for the property located at 8100 Valentine Avenue.

1443

03:35:26.210 --> 03:35:47.929

Sebastopol Community Cultural Center: Including the associated findings and subject to the recommended conditional, conditions of approval, and find that the project is exempt from additional environmental review pursuant to CECA guidelines, and approving

alternate site plan submitted as attachment G to this meeting, and swapping Building 37 and Building 14 to save a tree.

1444

03:35:48.370 --> 03:35:49.390

Sebastopol Community Cultural Center: Is that correct?

1445

03:35:49.950 --> 03:35:53.430

Sebastopol Community Cultural Center: So that is the motion. That is correct from... from my end, too.

1446

03:35:54.900 --> 03:36:03.049

Sebastopol Community Cultural Center: Okay. So moved, so I will call for the vote. You're good with that second? With here? Okay, I just want to make sure that we're all clear on this, because there's a lot of...

1447

03:36:03.410 --> 03:36:05.800

Sebastopol Community Cultural Center: stuff. So, oh, I'm sorry, go ahead, sorry.

1448

03:36:07.310 --> 03:36:22.409

Councilmember Neysa Hinton: Before you call for the vote, I wondered if the developer might address, Vice Mayor Maurer's, request for the light bulbs, and if there might be an opportunity to include that in this,

1449

03:36:23.100 --> 03:36:26.880

Councilmember Neysa Hinton: This amendment, which would be the dark sky light bulbs.

1450

03:36:34.520 --> 03:36:48.949

Sebastopol Community Cultural Center: I can't comment to that specifically, but what I can comment to is that typically falls under the Design Review Board, which they will be reviewing this project anyway, and if that comes up for discussion, we can talk about what impacts that may have, because it may...

1451

03:36:49.010 --> 03:36:57.319

Sebastopol Community Cultural Center: Make significant impacts to how many will... how many polls will be placed, so we can't answer or agree to adding that, per se, right now.

1452

03:37:00.820 --> 03:37:02.550

Councilmember Neysa Hinton: Okay, it was worth an ask.

1453

03:37:04.260 --> 03:37:09.470

Sebastopol Community Cultural Center: Alright, so I just want to make sure we're all... so we're all good here. I... Councilmember Hinton, nothing else?

1454

03:37:09.850 --> 03:37:12.520

Sebastopol Community Cultural Center: Vice Mayor?

1455

03:37:12.850 --> 03:37:16.739

Sebastopol Community Cultural Center: You're good? I mean, you know. Okay. Alright, go ahead, Mayor.

1456

03:37:17.560 --> 03:37:23.030

Sebastopol Community Cultural Center: Would you like to be restated, or just call for the vote? I think we're clear. Okay. Councilmember...

1457

03:37:24.630 --> 03:37:25.990

Sebastopol Community Cultural Center: Oh, sure.

1458

03:37:26.700 --> 03:37:29.509

Sebastopol Community Cultural Center: Sure, can... go ahead, sorry, yeah. Sure, so...

1459

03:37:32.150 --> 03:37:46.149

Sebastopol Community Cultural Center: So, okay, go ahead and... So, the motion was moved by Councilmember Carter and seconded by Councilmember Zolman to approve adopting the resolution, approving the applicant's density bonus application and vesting tentative map.

1460

03:37:46.150 --> 03:37:53.180

Sebastopol Community Cultural Center: to subdivide the 2.69-acre lot into the 20 lots for the property located at the 8100 Ballantyne Avenue.

1461

03:37:53.180 --> 03:37:55.520

Sebastopol Community Cultural Center: To include the associated findings.

1462

03:37:55.520 --> 03:38:04.319

Sebastopol Community Cultural Center: and subject to the recommended conditions of approval, finding the project exempt from additional environmental review pursuant to the CECO guidelines.

1463

03:38:04.320 --> 03:38:15.960

Sebastopol Community Cultural Center: Approving the alternate site plan that is submitted and displayed as attachment G for this meeting, and swapping buildings 37 and 14 to save a tree.

1464

03:38:16.350 --> 03:38:17.759

Sebastopol Community Cultural Center: So that is the motion.

1465

03:38:18.460 --> 03:38:20.029

Sebastopol Community Cultural Center: Councilmember Carter?

1466

03:38:20.520 --> 03:38:22.770

Sebastopol Community Cultural Center: Yes. Councilmember Hinton?

1467

03:38:22.770 --> 03:38:23.720

Councilmember Neysa Hinton: Aye.

1468

03:38:23.720 --> 03:38:27.330

Sebastopol Community Cultural Center: Councilmember Zolman? Yes. Vice Mayor Maurer? No.

1469

03:38:29.700 --> 03:38:31.969

Sebastopol Community Cultural Center: Mayor McLewis? Heck no.

1470

03:38:33.930 --> 03:38:41.600

Sebastopol Community Cultural Center: So the motion passes with Councilmembers Carter, Hinton, and Zolman in support, and Vice Mayor Maurer and Mayor McLewis in opposition.

1471

03:38:42.150 --> 03:38:48.440

Sebastopol Community Cultural Center: All right. We have a lot of stuff we need to get through, but nature calls, so we're taking a 5-minute break.

1472

03:38:49.190 --> 03:38:50.310

Sebastopol Community Cultural Center: Thank you.

1473

03:38:53.520 --> 03:38:59.190

Sebastopol Community Cultural Center: Talking happening, but can we... Whoa, we cleared the room!

1474

03:39:01.080 --> 03:39:03.209

Sebastopol Community Cultural Center: We have one person in here.

1475

03:39:03.800 --> 03:39:04.860

Sebastopol Community Cultural Center: Okay.

1476

03:39:05.870 --> 03:39:08.969

Sebastopol Community Cultural Center: Alright, are we back? Is it okay to go ahead?

1477

03:39:09.450 --> 03:39:10.550

Sebastopol Community Cultural Center: Everyone?

1478

03:39:12.320 --> 03:39:20.790

Sebastopol Community Cultural Center: Are you all ready? Okay. All right, so we're gonna come back, and we're gonna, work... work on item 8, and then...

1479

03:39:21.050 --> 03:39:34.840

Sebastopol Community Cultural Center: I understand that that is the last item that is desired by everyone to go through, so I just want to hear that from everyone else, that number 8, and then you want to be done? Yeah, that would be great.

1480

03:39:35.430 --> 03:39:36.150

Sebastopol Community Cultural Center: Bill?

1481

03:39:37.260 --> 03:39:41.250

Sebastopol Community Cultural Center: Okay. Neysa... I'm sorry, Councilmember Hinton?

1482

03:39:41.400 --> 03:39:43.469

Councilmember Neysa Hinton: I'm sure if that's the will of the council.

1483

03:39:43.470 --> 03:39:46.869

Sebastopol Community Cultural Center: That's just what I was informed of, so,

1484

03:39:47.050 --> 03:39:59.010

Sebastopol Community Cultural Center: Okay, all right, so we're gonna do number 8. That's consideration of cancellation of the November 3rd, 2026 City Council meeting. And then, so that would be Councilmember Hinton and Carter.

1485

03:40:00.390 --> 03:40:01.629

Councilmember Neysa Hinton: Yeah, I'll go ahead and.

1486

03:40:01.630 --> 03:40:02.020

Sebastopol Community Cultural Center: go ahead and.

1487

03:40:02.020 --> 03:40:02.830

Councilmember Neysa Hinton: Talk about it.

1488

03:40:03.130 --> 03:40:04.080

Councilmember Neysa Hinton: Yep.

1489

03:40:04.080 --> 03:40:05.139

Sebastopol Community Cultural Center: Yep, go ahead.

1490

03:40:05.140 --> 03:40:14.710

Councilmember Neysa Hinton: Okay, so, the next scheduled council meeting is a, election day, and historically, that...

1491

03:40:14.710 --> 03:40:26.520

Councilmember Neysa Hinton: That is a very low-attended meeting. Most, people in my past experience, are not coming out necessarily to that council meeting. I know that we have 3...

1492

03:40:26.520 --> 03:40:34.760

Councilmember Neysa Hinton: slots up, and two council members currently are running for re-election, and I recall

1493

03:40:35.190 --> 03:40:56.689

Councilmember Neysa Hinton: in previous times when we've had these meetings on Election Day, people are kind of watching the phones and trying to see when the first results are going to come out, which are going to be after 8 o'clock that day. I just think it's a day that we should, take as a day off. No other

1494

03:40:56.800 --> 03:41:01.410

Councilmember Neysa Hinton: cities, to my knowledge, have ever met on Election Day, and

1495

03:41:02.410 --> 03:41:25.009

Councilmember Neysa Hinton: and we can reschedule the things that are currently scheduled on our, forward calendars on other additional days. So, I brought this item forth, and I just would like to, you know, have effective council meetings, not just having council meetings for the sake of it's a normal day that we have scheduled forever, so...

1496

03:41:25.010 --> 03:41:28.320

Councilmember Neysa Hinton: Anyway... That's the item I've brought forth.

1497

03:41:29.360 --> 03:41:30.919

Sebastopol Community Cultural Center: Councilmember Carter?

1498

03:41:33.560 --> 03:41:38.120

Sebastopol Community Cultural Center: Yeah, I just want to support the people that are both running and,

1499

03:41:39.450 --> 03:41:42.859

Sebastopol Community Cultural Center: The, the, the, the policy that...

1500

03:41:43.120 --> 03:41:49.459

Sebastopol Community Cultural Center: you know, we need to support Election Day and get people out, so maybe it's a good day to,

1501

03:41:50.040 --> 03:41:51.240

Sebastopol Community Cultural Center: Pass that on.

1502

03:41:51.470 --> 03:41:52.200

Sebastopol Community Cultural Center: Okay.

1503

03:41:52.880 --> 03:41:53.820

Sebastopol Community Cultural Center: Brother.

1504

03:41:54.410 --> 03:41:56.849

Sebastopol Community Cultural Center: Anyone have questions about it?

1505

03:41:59.040 --> 03:42:04.189

Sebastopol Community Cultural Center: Okay, so... I have a question. No, I'm sorry, did you say you had one? I have a question.

1506

03:42:04.770 --> 03:42:15.909

Sebastopol Community Cultural Center: The interviews, appointment interviews for the Planning Commission, the Design Review Tree Board, the four openings on the Climate Action Committee, one op... yeah.

1507

03:42:17.230 --> 03:42:26.739

Sebastopol Community Cultural Center: Design Review Board, Are these, time-sensitive at all? Because these are slated for the 17th. Can those...

1508

03:42:27.700 --> 03:42:30.700

Sebastopol Community Cultural Center: Can those be heard earlier, like on November 3rd?

1509

03:42:31.020 --> 03:42:45.780

Sebastopol Community Cultural Center: No, the deadline isn't until, November 3rd for the deadline to submit the application, so we would not be able to schedule it for November 3rd, so we would need to... those would need to come into staff. We'll know at that time if we have enough applications.

1510

03:42:46.100 --> 03:42:51.489

Sebastopol Community Cultural Center: Okay. To schedule it, and then if we don't get enough applications, we open it for an additional 2 weeks.

1511

03:42:51.890 --> 03:42:57.190

Sebastopol Community Cultural Center: Could we have a partial meeting, like, ending at 8 o'clock?

1512

03:42:57.660 --> 03:43:10.490

Sebastopol Community Cultural Center: And just have a meeting from 6 to 8, so that we could hear the Just Cause, ordinance, and whatever maybe the Agenda Review Committee might deem to take no more than 2 hours. That would be at the will of the Council.

1513

03:43:12.460 --> 03:43:13.210

Sebastopol Community Cultural Center: Okay.

1514

03:43:14.020 --> 03:43:24.160

Sebastopol Community Cultural Center: if we did something like that, would that require... I mean, that would require our Alex, our attorney, to drive here, and all the other

1515

03:43:24.400 --> 03:43:30.809

Sebastopol Community Cultural Center: staff and everything, right? I mean, regardless of how long it is. I'm leaning all or nothing. Okay.

1516

03:43:30.960 --> 03:43:34.329

Sebastopol Community Cultural Center: Okay, but could the attorney, be on Zoom?

1517

03:43:35.470 --> 03:43:41.640

Sebastopol Community Cultural Center: I'm leaning towards all or nothing as well, for the reasons both Councilmembers identified. Okay.

1518

03:43:43.710 --> 03:43:45.519

Sebastopol Community Cultural Center: Go ahead, Councilmember Hinton.

1519

03:43:46.240 --> 03:44:00.020

Councilmember Neysa Hinton: I'm just curious why that ordinance wouldn't need to be heard on the 3rd. I mean, we have till the end of the year to pass it, so I don't see that that's a reason to, sway me, just because of that one ordinance.

1520

03:44:00.340 --> 03:44:17.929

Sebastopol Community Cultural Center: This ordinance this council has created last year, and so it could be a whole new council that'd have to look at that, and I don't want to put these residents at risk. So, so just to hopefully put that

1521

03:44:18.000 --> 03:44:23.520

Sebastopol Community Cultural Center: concern at ease. This would, you know, the first reading, if this got delayed, could go on the 17th.

1522

03:44:23.600 --> 03:44:27.320

Sebastopol Community Cultural Center: And then the second reading could go on the First?

1523

03:44:28.200 --> 03:44:33.309

Sebastopol Community Cultural Center: It sounds very unlikely that results would be certified by that time.

1524

03:44:33.620 --> 03:44:46.100

Sebastopol Community Cultural Center: Anyway, but even if they were, like, it could be on the same consent calendar where the results are being certified, so that this council is voting on that second reading. Okay, thanks for that clarity.

1525

03:44:46.580 --> 03:44:50.509

Sebastopol Community Cultural Center: Okay. Any other questions before we do public comment?

1526

03:44:51.150 --> 03:45:02.720

Sebastopol Community Cultural Center: Thank you, Mayor. So this is for public comment on the discussion of whether to cancel the November 3rd, City Council meeting. I will go into chambers. Seeing then, I'll go out to Zoom. Kyle, can you unmute yourself, please?

1527

03:45:02.720 --> 03:45:03.560

Kyle Falbo: I can.

1528

03:45:03.740 --> 03:45:05.340

Sebastopol Community Cultural Center: Thank you. Can you see the timer?

1529

03:45:05.340 --> 03:45:13.840

Kyle Falbo: I can't, but I'll be efficient with my time. Time that has been cut by one-third by the very Councilmember who's requesting to take off work.

1530

03:45:13.980 --> 03:45:15.289

Kyle Falbo: on November 3rd.

1531

03:45:15.460 --> 03:45:31.460

Kyle Falbo: This request is especially concerning when questions have already been raised about Councilmember attendance. Before canceling another regular meeting, the city should publish each member's attendance at regular, special, closed session, and assigned committee meetings.

1532

03:45:31.570 --> 03:45:34.340

Kyle Falbo: Earlier tonight, the council declined a pool

1533

03:45:34.340 --> 03:45:52.889

Kyle Falbo: Consequential consent items for discussion. It then spent substantial time on rhetorical exchanges during the Valentine hearing. Accusations about profit, questions about the developer's law firm, speeches about personal conscience, discussions of actions that council said could not affect this project.

1534

03:45:52.890 --> 03:46:03.910

Kyle Falbo: The problem's not too many meetings. It's failure to use meeting time efficiently and substantially. Beginning in January, council pay is going to rise from $300 to $950 per month.

1535

03:46:03.950 --> 03:46:06.300

Kyle Falbo: An increase of 217%.

1536

03:46:06.460 --> 03:46:29.859

Kyle Falbo: The justification for that increase was the substantial time and responsibility required for Council service. That justification is difficult to reconcile with Councilmember-initiated cancellation of regular meetings. If members vote to eliminate a scheduled meeting of their own convenience, they should voluntarily waive a proportionate share of their monthly compensation, and maybe even benefits.

1537

03:46:29.880 --> 03:46:39.030

Kyle Falbo: At the new rate, half of one month's salary would be $475 per member. At minimum, the members requesting cancellation should make that waiver.

1538

03:46:39.030 --> 03:46:55.140

Kyle Falbo: Council should also direct the City Attorney to return with a lawful attendance and compensation policy addressing unexcused absences and discretionary cancellations. Don't solve poor meeting management by providing less public governance while paying substantially more for it.

1539

03:46:55.140 --> 03:47:04.639

Kyle Falbo: Keep the November 3rd meeting, manage the agenda responsibly, and focus deliberation on questions that can produce actual decisions and measurable outcomes.

1540

03:47:06.390 --> 03:47:15.300

Sebastopol Community Cultural Center: Thank you, Kyle, for your public comments. Next, I will come into chambers, if there's anyone in chambers. Seeing none, I'll go back out. Gabriela, can you unmute yourself, please?

1541

03:47:16.420 --> 03:47:25.409

Gabriela Ortiz: My name's Gabriela, for the record, and yes, I can unmute myself. I also cannot see the timer, but I will try to be efficient with my time as well.

1542

03:47:25.700 --> 03:47:26.920

Sebastopol Community Cultural Center: Thank you, go ahead.

1543

03:47:28.050 --> 03:47:42.420

Gabriela Ortiz: Mayor and Councilmembers, I urge you not to cancel the November 3rd meeting, because the review of the City's Tenant Protection Ordinance, adopted last year, is tentatively scheduled for that meeting. This ordinance is set to sunset on January 1st, 2027.

1544

03:47:42.420 --> 03:47:52.610

Gabriela Ortiz: With that deadline approaching, it is imperative that the Council review the ordinance, hear from tenants and community members, and determine what action is needed before these protections potentially expire.

1545

03:47:52.610 --> 03:48:07.690

Gabriela Ortiz: Canceling this meeting would delay that review and leave insufficient time for meaningful public input and Council action before the deadline. I respectfully ask the Council to keep the November 3rd meeting as scheduled and prioritize this important review.

1546

03:48:07.690 --> 03:48:18.289

Gabriela Ortiz: If cancellation is unavailable, please ensure the review is placed on the earliest possible alternative agenda, allowing sufficient time for public participation and action before January 1st, as we had

1547

03:48:18.290 --> 03:48:30.309

Gabriela Ortiz: made previous attempts before. Housing stability is too important to leave this review until the last minute. Our community deserves transparency, timely consideration, and the opportunity to be heard before these protections expire. I thank you.

1548

03:48:30.430 --> 03:48:35.660

Gabriela Ortiz: And I am now late for work, so please don't cancel... cancel this meeting.

1549

03:48:37.000 --> 03:48:41.710

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go to Lee. Lee, can you unmute yourself, please?

1550

03:48:43.140 --> 03:48:44.429

Lee: Yes, can you hear me?

1551

03:48:44.430 --> 03:48:46.519

Sebastopol Community Cultural Center: I can. Can you see the timer still?

1552

03:48:46.810 --> 03:48:48.070

Lee: Yes, I can.

1553

03:48:48.070 --> 03:48:49.230

Sebastopol Community Cultural Center: Great, go ahead, please.

1554

03:48:49.230 --> 03:49:02.800

Lee: I guess since you didn't cover it, it's not on the agenda, but the cost allocation review item that you skipped, is urgent. It needs to be addressed. It really never should have come to the City Council. It should have gone to the EFOC first.

1555

03:49:03.040 --> 03:49:15.689

Lee: I'm not sure why it came to Council, but perhaps the Council needs to instruct staff that that's the right place for that to go, to be hashed out and work out all the details of it. It's a fairly complicated,

1556

03:49:15.760 --> 03:49:28.630

Lee: agenda item, and not one that the Council's really good at dealing with. You know, it's a lot of detail that really needs to be discussed over a period of time. EFOC understands it, and they can deal with it. The second

1557

03:49:28.630 --> 03:49:36.989

Lee: thing related to that, I know Councilmember Carter commented last meeting, I think, that it's hard to schedule an EFOC meeting to get everybody on the

1558

03:49:37.080 --> 03:49:49.759

Lee: same... same schedule. The EFOC meeting should have just a regular... be a regular scheduled monthly or every other month coming into the end of the year. It should probably be monthly because of all the budget stuff.

1559

03:49:49.900 --> 03:49:59.849

Lee: going on in mid-year budget stuff, but it should have a regularly scheduled meeting. If you have to cancel one, fine, but that way the people who are on the committee can plan their life around it. Thank you.

1560

03:50:01.130 --> 03:50:04.739

Sebastopol Community Cultural Center: Thank you, Lee, for your public comments. No, because I will come back into chambers.

1561

03:50:14.290 --> 03:50:16.640

Sebastopol Community Cultural Center: Oops, can you turn your mic on?

1562

03:50:22.910 --> 03:50:24.350

Sebastopol Community Cultural Center: Test. There you go.

1563

03:50:25.440 --> 03:50:45.049

Sebastopol Community Cultural Center: Listening to this, I appreciate, you know, basically what the City Council said, that's not well attended, it's Election Day. This should be a day that people should be able to go out and vote and be concentrated there, and that's where their focus should be. But I also listen to people talking here, and it's important that the City Council still does its business, and the City does its business.

1564

03:50:46.160 --> 03:51:01.730

Sebastopol Community Cultural Center: And I know you guys always have a full plate. I found it a little sad that the city management didn't look at a calendar ahead of time and say, oh, we should reschedule the city council meeting. And I highly urge the city management in the future

1565

03:51:01.760 --> 03:51:07.760

Sebastopol Community Cultural Center: To look ahead at the calendar, whenever they schedule it, like, at the beginning of the year, and say.

1566

03:51:07.830 --> 03:51:22.220

Sebastopol Community Cultural Center: this is a conflict that we need to support, people voting or things like that, and schedule the City Council meeting on an alternative day on that week. It happens at other places, so my ask is just thinking about the future. It must have slipped somebody's mind this time.

1567

03:51:24.280 --> 03:51:31.639

Sebastopol Community Cultural Center: Thank you for your public comment. I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment, to please raise your hand virtually.

1568

03:51:32.520 --> 03:51:34.650

Sebastopol Community Cultural Center: Seeing none, I'll come back into chambers.

1569

03:51:35.700 --> 03:51:38.099

Sebastopol Community Cultural Center: Seeing none, I will turn it to the Council.

1570

03:51:39.760 --> 03:51:43.379

Sebastopol Community Cultural Center: All right, thank you, and we're back at the dais. So, go ahead.

1571

03:51:44.490 --> 03:51:49.180

Sebastopol Community Cultural Center: So, I think what... if we...

1572

03:51:49.290 --> 03:52:01.450

Sebastopol Community Cultural Center: don't meet on November 3rd. I believe there's, like, 22 issues that we're pushing forward. Our agendas have been really packed, we've got a lot going on.

1573

03:52:01.620 --> 03:52:03.909

Sebastopol Community Cultural Center: And, so...

1574

03:52:04.770 --> 03:52:10.820

Sebastopol Community Cultural Center: I mean, that's just a lot of backlog that we're gonna have to deal with, so I'm...

1575

03:52:11.170 --> 03:52:24.310

Sebastopol Community Cultural Center: you know, I'm kind of rather in favor of keeping the meeting. I just want to say, I mean, I looked at the same stuff, and we went through what could be, you know, what could be pushed and what couldn't, and I mean, we really didn't come up with anything that couldn't be,

1576

03:52:24.360 --> 03:52:35.340

Sebastopol Community Cultural Center: pushed back by one meeting that wouldn't, you know, negatively impact anyone. I'm just gonna say that. I mean, we did look at all of that stuff, so... Oh, go ahead, Councilmember Hinton.

1577

03:52:37.130 --> 03:52:38.940

Councilmember Neysa Hinton: Well, I mean...

1578

03:52:39.270 --> 03:52:51.580

Councilmember Neysa Hinton: I just feel like, also, people can vote later, so, you know, our meetings and competition, if we went, you know, to this half-meeting process and...

1579

03:52:51.580 --> 03:53:06.729

Councilmember Neysa Hinton: I just think people will be distracted depending on what the results of the election are, and that's not a great place to be when we're making decisions, especially if we can move things back that aren't vital. So,

1580

03:53:08.540 --> 03:53:22.170

Councilmember Neysa Hinton: you know, with that, I'd like to move forward with a motion to cancel the November 2nd meeting and reschedule the items that were on the forward calendar for that date, as we can...

1581

03:53:22.180 --> 03:53:36.379

Councilmember Neysa Hinton: figure it out, and if I'd be open to even starting the next meeting an extra hour early, if that's helpful. It would require me to take off work early, but I'm willing to do that. I think that, it's important to...

1582

03:53:36.920 --> 03:53:43.240

Councilmember Neysa Hinton: you know, Election Day is an important day, and it just feels like we shouldn't be having our meeting on Election Day.

1583

03:53:45.280 --> 03:53:46.709

Sebastopol Community Cultural Center: It's November 3rd.

1584

03:53:49.750 --> 03:53:51.869

Sebastopol Community Cultural Center: You said November 2nd, I'm pretty sure it's.

1585

03:53:51.870 --> 03:53:56.109

Councilmember Neysa Hinton: Oh, sorry, sorry, that was a misspeak then, sorry. November 3rd.

1586

03:54:00.130 --> 03:54:01.489

Sebastopol Community Cultural Center: Alright, what's up?

1587

03:54:02.530 --> 03:54:08.450

Sebastopol Community Cultural Center: I'll go ahead and second it, just to move along. And I'm happy to,

1588

03:54:08.660 --> 03:54:16.279

Sebastopol Community Cultural Center: start the next meeting earlier to also to make amends. Okay, so we have a motion and a second, so you...

1589

03:54:17.180 --> 03:54:26.469

Sebastopol Community Cultural Center: So, is it a motion to include starting the meeting earlier? No, I'm just gonna keep it a clean one, and then maybe we can organize it, just moving it earlier.

1590

03:54:26.700 --> 03:54:37.579

Sebastopol Community Cultural Center: Okay, so, so moved by Councilmember Hinton and seconded by Councilmember Carter to Council the November 3rd City Council meeting. Councilmember Carter? Yes. Councilmember Hinton?

1591

03:54:37.580 --> 03:54:38.380

Councilmember Neysa Hinton: Aye.

1592

03:54:38.510 --> 03:54:49.709

Sebastopol Community Cultural Center: Councilmember Zolman? Yes. Vice Mayor Maurer? No. Mayor McLewis? Yes. Motion passes 4-1, with Councilmembers Carter, Hinton, Zolman, and Mayor McLewis voting in support, and Vice Mayor Maurer in opposition.

1593

03:54:51.600 --> 03:55:03.170

Sebastopol Community Cultural Center: All right, thank you. And Mary, may I ask, since we're ending this early, we don't... we don't need to go into anything else, we can just adjourn. I just want to make sure, procedurally, we're... Do you want to at least open the second public comment period really quick?

1594

03:55:03.170 --> 03:55:15.879

Sebastopol Community Cultural Center: Yes. So, you should make a motion, though, to continue the rest of the items and allow Agenda Review Committee to review. Okay, can I make a motion to continue? Could we also make, agenda requests?

1595

03:55:16.700 --> 03:55:19.480

Sebastopol Community Cultural Center: Oh, yeah, Kelkin. So,

1596

03:55:19.860 --> 03:55:27.229

Sebastopol Community Cultural Center: Okay, so this is an opportunity for public comment if you were not able to speak at the first public comment period, if you would like to make a public comment.

1597

03:55:28.560 --> 03:55:37.400

Sebastopol Community Cultural Center: Seeing none, I'll go out to Zoom if there's anyone on Zoom that would like to make a public comment that did not make a public comment earlier in the meeting. Kate, can you unmute yourself, please?

1598

03:55:38.950 --> 03:55:39.640

kate: Yes.

1599

03:55:39.900 --> 03:55:41.470

Sebastopol Community Cultural Center: Thank you. Can you see the timer?

1600

03:55:41.470 --> 03:55:42.420

kate: Yes.

1601

03:55:42.420 --> 03:55:43.910

Sebastopol Community Cultural Center: Thank you. Go ahead, please.

1602

03:55:44.010 --> 03:55:56.760

kate: I would like to ask that the Council and City staff schedule regular meetings for the EFOC, and that the EFOC be treated like any other committee with a standing meeting.

1603

03:55:57.070 --> 03:56:10.270

kate: We have not had a standing meeting time. I'm not sure why we haven't had one since our work that we do, one could argue, is incredibly important for the city and its volunteer work.

1604

03:56:10.500 --> 03:56:24.960

kate: In addition, as the Council is effectively running a water and sewer utility, Council should use three meetings per year that are specific to water and sewer to review water quality

1605

03:56:24.960 --> 03:56:32.669

kate: Enterprise fund budgets, repairs, capital improvements, staffing, and other ongoing issues.

1606

03:56:33.020 --> 03:56:47.149

kate: Regular meetings that identify Council as water and sewer governance would help delineate this role as specific and different than their roles as advocates for the cities and council members.

1607

03:56:47.150 --> 03:57:00.859

kate: In addition, there has been numerous times when the city and council members have said that they did not know how the grand jury arrived at the $5.5 million in restitution to the enterprise funds.

1608

03:57:00.860 --> 03:57:15.169

kate: On page 13 and 14 of the grand jury report, it clearly states how the grand jury came up with that number, and it is also identified that the city did not refute their findings when they were asked about it.

1609

03:57:15.170 --> 03:57:40.009

kate: It is a simple calculation, which is that when the city finally did a cost allocation plan in 2024, it found that it had been overcharging the enterprise funds by $714,000, and this had been going on for at least a decade. So, please familiarize yourself with the grand jury report and the calculations, because there's actually

1610

03:57:40.010 --> 03:57:46.049

kate: math in there, which the city did not use in its response to the grand jury. Thank you.

1611

03:57:47.010 --> 03:58:01.789

Sebastopol Community Cultural Center: Thank you for your public comment. I will come back in the chambers. Oliver? Just very quickly, I think it'd be really valuable to get something on the agenda to discuss repealing AB 1033, based on tonight. We did discuss that earlier, I appreciate that, but...

1612

03:58:01.790 --> 03:58:07.689

Sebastopol Community Cultural Center: I think that's pretty important going forward, because this could spin out of control really quickly, and really hamstrung

1613

03:58:07.690 --> 03:58:09.750

Sebastopol Community Cultural Center: the next council. Thank you.

1614

03:58:09.820 --> 03:58:14.099

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go back out to Zoom. Kyle, can you mute yourself, please?

1615

03:58:14.810 --> 03:58:16.210

Kyle Falbo: I can unmute myself.

1616

03:58:16.560 --> 03:58:18.230

Sebastopol Community Cultural Center: Thank you. Can you see the timer?

1617

03:58:18.430 --> 03:58:19.270

Kyle Falbo: I can.

1618

03:58:19.270 --> 03:58:20.490

Sebastopol Community Cultural Center: Okay, go ahead, please.

1619

03:58:21.080 --> 03:58:21.730

Kyle Falbo: So...

1620

03:58:22.520 --> 03:58:27.429

Kyle Falbo: Normally, I like to speak at the beginning of the meeting. Tonight, I'm choosing to speak at the end.

1621

03:58:27.610 --> 03:58:29.410

Kyle Falbo: The end of a meeting in which

1622

03:58:29.540 --> 03:58:33.059

Kyle Falbo: Our mayor is really trying to wrap up quite early.

1623

03:58:33.580 --> 03:58:52.590

Kyle Falbo: In fact, one of the council members really just kind of preemptively decided that the last agenda item, an agenda item in which you're canceling the meeting, right? The place where you're supposed to be doing the work that we elected you to do? Oh, yeah, yeah. That that was just going to be the end of the meeting, and that you weren't going to continue on with any other agenda items.

1624

03:58:52.730 --> 03:58:54.130

Kyle Falbo: Regularly.

1625

03:58:54.500 --> 03:58:55.760

Kyle Falbo: this council.

1626

03:58:55.860 --> 03:59:01.109

Kyle Falbo: Particularly under this mayor, fails to get through the agenda.

1627

03:59:01.430 --> 03:59:19.010

Kyle Falbo: fails to get to the comment period, second comment period, fails to hear, reports from council members on committees, committees that some council members just don't attend. So there is no report out, because they're not attending their, their committees.

1628

03:59:19.380 --> 03:59:22.980

Kyle Falbo: So... For the next minute, I'm gonna kinda sit here with you.

1629

03:59:23.340 --> 03:59:24.900

Kyle Falbo: At the end of the evening.

1630

03:59:25.180 --> 03:59:35.060

Kyle Falbo: earlier than the 10.30 assigned time, because you're all trying to get out of there. I saw you packing up a little early, really hoping not to get to that second comment period.

1631

03:59:35.310 --> 03:59:40.009

Kyle Falbo: Really hoping to get to that point where other council members aren't putting agenda items on there.

1632

03:59:40.870 --> 03:59:51.829

Kyle Falbo: And luckily, now I've got you in a point where you're listening. You're not fidgeting, you're not looking for other things to grab, to not pay attention to the words of the public.

1633

03:59:52.090 --> 03:59:55.560

Kyle Falbo: That are speaking to you, asking you to do your job.

1634

03:59:56.180 --> 03:59:57.859

Kyle Falbo: Asking you to show up.

1635

03:59:58.750 --> 04:00:02.420

Kyle Falbo: Asking you to be committed to engaging with the public.

1636

04:00:02.750 --> 04:00:10.490

Kyle Falbo: And by engaging with the public, I don't mean the way in which your lawyer is suggesting to you to interact with the public.

1637

04:00:11.290 --> 04:00:14.319

Kyle Falbo: You need to be bringing in how the public

1638

04:00:14.490 --> 04:00:18.180

Kyle Falbo: Comes into the deliberations of your decision-making.

1639

04:00:18.510 --> 04:00:20.560

Kyle Falbo: Stop with the political rhetoric.

1640

04:00:21.030 --> 04:00:23.549

Kyle Falbo: Stop with the political grandstanding.

1641

04:00:24.170 --> 04:00:26.389

Kyle Falbo: Be efficient with the meeting time.

1642

04:00:26.800 --> 04:00:31.560

Kyle Falbo: And continue to do the work that the city has elected you to do.

1643

04:00:31.860 --> 04:00:33.229

Sebastopol Community Cultural Center: Kyle, that's 2 minutes.

1644

04:00:34.140 --> 04:00:39.530

Sebastopol Community Cultural Center: Thank you. Thank you for your public comment. Next, I will come back into chambers, if there's anyone on chambers.

1645

04:00:39.790 --> 04:00:43.430

Sebastopol Community Cultural Center: Seeing none, I'll go back out to Zoom if there's anyone on Zoom.

1646

04:00:43.940 --> 04:00:45.859

Sebastopol Community Cultural Center: Seeing none, public comment is closed.

1647

04:00:47.290 --> 04:00:51.959

Sebastopol Community Cultural Center: All right, thank you. So we're back here, and right before we get there,

1648

04:00:52.340 --> 04:00:56.890

Sebastopol Community Cultural Center: Let's see, we were gonna do, any agenda item requests.

1649

04:00:57.080 --> 04:01:05.769

Sebastopol Community Cultural Center: So, I have two, and my first one is to make it mandatory, the pre-application.

1650

04:01:05.830 --> 04:01:23.669

Sebastopol Community Cultural Center: process for neighbor notifications within, I don't know, 500 feet or so. I know at this time they're courtesy, but I'd like to see the Council make it mandatory. So, when a project developer submits a pre-application.

1651

04:01:23.680 --> 04:01:29.329

Sebastopol Community Cultural Center: Then the neighbors will get notification of that application, so they can have...

1652

04:01:29.690 --> 04:01:34.569

Sebastopol Community Cultural Center: some early on, participation. I'll stick with that one.

1653

04:01:34.700 --> 04:01:35.440

Sebastopol Community Cultural Center: Okay.

1654

04:01:36.710 --> 04:01:45.369

Sebastopol Community Cultural Center: Thank you. And you said you had another one? I have a second one. My second one is to consider rescinding AB 1033.

1655

04:01:46.290 --> 04:01:47.719

Sebastopol Community Cultural Center: I'll second that.

1656

04:01:52.610 --> 04:01:53.629

Sebastopol Community Cultural Center: Thank you.

1657

04:01:55.860 --> 04:01:57.370

Sebastopol Community Cultural Center: Can I third?

1658

04:01:57.570 --> 04:02:01.369

Sebastopol Community Cultural Center: Anyway, okay, just joking.

1659

04:02:01.580 --> 04:02:14.490

Sebastopol Community Cultural Center: I'm trying to... sorry, let me just look at the agenda here. So, those are the only items, I think, that we had left, and we only have 3 minutes left before someone can shut this down anyway, so in spite of

1660

04:02:15.310 --> 04:02:39.969

Sebastopol Community Cultural Center: The thought that we're all just trying to get out of here, we recognize that time is of the essence here, and people had the opportunity to shut it down anyway, based on our policy, so I would say that we're adjourned for tonight. Thank you all very much. Before we adjourn, Mary, do you require a motion to continue the residual items? Oh, I apologize, you're right. Thank you. Okay, so if that's okay, so I'll go ahead and make that motion that we continue the items we didn't get to, to either the next one, or

1661

04:02:39.970 --> 04:02:41.389

Sebastopol Community Cultural Center: For some future meeting.

1662

04:02:41.920 --> 04:02:43.059

Sebastopol Community Cultural Center: Oh, thank you.

1663

04:02:43.660 --> 04:02:58.169

Sebastopol Community Cultural Center: I need a second. I'll second it. Sorry. So moved by Councilmember Zolman and seconded by Mayor McLewis to continue the agenda items that were not discussed tonight, and to have agenda review review for scheduling. Councilmember Carter?

1664

04:02:59.340 --> 04:03:01.320

Sebastopol Community Cultural Center: Yes. Councilmember Hinton?

1665

04:03:01.320 --> 04:03:02.040

Councilmember Neysa Hinton: Aye.

1666

04:03:02.190 --> 04:03:10.950

Sebastopol Community Cultural Center: Councilmember Zolman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis? Yes. Motion passes unanimously. All right, thank you, and now we are actually really adjourned. Thank you.

WE GOOD TO GO WITH TECH?
RECORDING IN PROGRESS.
ARE WE GOOD TO GO? OKAY. MARY, ARE YOU GOOD TO GO? OKAY. ALL RIGHT, GOOD EVENING, EVERYONE. WE'RE GOING TO CALL THIS -- WE'RE GOING TO CALL THIS MEETING TO ORDER. WE HAVE A LOT OF PEOPLE HERE. I DON'T KNOW THE EXACT NUMBER. I THINK WE HAVE A ROOM CAPACITY OF 60 SOME PEOPLE IN THE ACTUAL ROOM HERE. SO I JUST WANT TO LET PEOPLE KNOW THAT AS IT GETS FULLER AND FULLER, WE'LL HAVE TO ADDRESS THAT. I DON'T KNOW WHERE HE WENT, THE FIRE CHIEF -- THE -- I'M SORRY?
HE'S IN THE BACK.
OKAY, HE DIDN'T ANSWER ME. ANYWAY, OKAY. WE'LL KEEP GOING. JUST FOR THOSE WHO HAVEN'T COME IN, WE HAVE TO KEEP AN EYE ON THE CENTER ONCE WE GET SO MANY PEOPLE IN THE ROOM ACCORDING TO OUR FIRE CODE. SO GO AHEAD AND CALL TO ORDER, MARY. ROLL CALL.
THANK YOU. COUNCILMEMBER CARTER?
HERE.
COUNCILMEMBER HINTON?
HERE.
COUNCILMEMBER ZOLLMAN?
PRESENT.
VICE MAYOR MAURER?
HERE.
MAYOR McLEWIS?
HERE.
PLEASE NOTE ALL COUNCILMEMBERS ARE IN ATTENDANCE.
OKAY, AND WE HAVE REMOTE PARTICIPATION WITH COUNCILMEMBER NEYSA HINTON ON ZOOM THERE. SO CAN YOU HEAR -- YOU CAN HEAR US FINE, RIGHT? I JUST WANT TO MAKE SURE.
I CAN HEAR YOU PERFECTLY. CAN YOU HEAR ME?
YEP, MM-HMM.
GREAT, THANK YOU.
I KNOW YOU CAN'T SEE IT, BUT WE HAVE A ROOM FULL.
OH, I CAN SEE A LOT OF PEOPLE THERE. ALL THE CHAIRS ARE FULL.
OKAY, PERFECT. ALL RIGHT, SO THEN LET'S SEE, IF YOU COULD DO THE SALUTE TO THE FLAG WITH ME NEXT.
-- AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION, UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.
ALL RIGHT, THANK YOU. SO AT EACH MEETING WE DO A LAND 5:00 MOJMENT. THE CITY ACKNOWLEDGES WE LIVE AND WORK WITHIN THE UNSEATED ANCESTRAL HOMELANDS OF THE SOUTHERN POMO AND MIWOK PEOPLE. WE PAY OUR RESPECTS TO THESE PEOPLES, INCLUDING THE FEDERATED INDIANS OF GRATTON RANCHERIA. AND THEN AS PART OF BEING MAYOR, I HAVE BEEN AT EVERY MEETING REMEMBERING THE HISTORY OF SEBASTOPOL, AND I WORK IN CONJUNCTION WITH ARMOR WEST COUNTY MUSEUM AND ROMANDO. I FOUND THIS ONE SUPER INTERESTING. MARY HAS IT PULLED UP ON THE SCREEN. IN NOVEMBER 1971, BUS SERVICE WENT INTO OPERATION. IT SAYS THE CITY'S FIRST TRANSIT SYSTEM WILL GO INTO OPERATION TOMORROW. JIM BURR RES, OWNER OF THE SEBASTOPOL TRANSIT SYSTEM, TOLD THE TIMES HE WOULD DRIVE UP EVERY STREET IN THE CITY APPROXIMATELY EVERY ONE HOUR AND 15 MINUTES UNTIL A MORE EXACT SCHEDULE IS WORKED OUT, THE 12-PASSENGER JITNEY WILL NOT HAVE DESIGNATED BUS STOPS. HE WILL STOP FOR ANYONE STANDING ALONG THE CURB. THE SERVICE WILL BE OFFERED FROM 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH SATURDAY UNLESS EVENING ACTIVITIES CREATE A DEMAND FOR IT TO REMAIN IN SERVICE LATER. THE SERVICE WILL ALSO BE OPEN FOR A HALF DAY ON SUNDAYS TO SERVICE CHURCHES. ONE WEEK LATER A DETAILED SCHEDULE WAS POSTED AND RESERVED THE HOURS OF 7:00 TO 9:00 A.M. AND 5:00 TO 6:00 P.M. I THOUGHT IT SOUNDED SO SEBASTOPOL. THE COMMUNITY WE HAVE.

AND THEN THERE'S A JUST A PICTURE OF THE JITNEY STOP AT THE CORNER OF McKINLEY AND WEEKS WAY, WHICH ACTUALLY BECAME THE CURRENT TOWN SQUARE SITE CIRCA 1977. SO I JUST THINK IT'S IMPORTANT FOR US TO REMEMBER THE HISTORY AS WE MAKE DECISIONS FOR THE FUTURE, SO. LET'S SEE. ANY STATEMENTS OF CONFLICT OF INTEREST HERE TONIGHT?

I HAVE MET THE WITH NEIGHBORS OF 81 VALENTINE, SOME OF THEM, AND HAVE ALSO MET WITH THE DEVELOPER, ROB TOSTE, OF GROUP A.

OKAY, THANK YOU. ANY?

I HAVE AS WELL, BUT THAT'S NOT LIKE A CONFLICT --

I DON'T THINK SO. OUR ATTORNEY CAN --

IT'S NOT A CONFLICT OF INTEREST, GOOD EVENING COUNCIL, IT'S NOT A CONFLICT OF INTEREST. IT'S SOMETHING YOU SHOULD DISCLOSE. YOU CAN DO THAT WHEN WE GET TO THAT ITEM AS WELL.

OH YEAH, THANK YOU.

ANY OTHERS? OKAY. ALL RIGHT. THEN WE ARE JUST GOING TO GO ON TO OUR PUBLIC COMMENT. AND THIS IS FOR ITEMS THAT ARE NOT ON THE AGENDA, AND MARY WILL HANDLE THOSE.

THANK YOU, MAYOR. SO AS YOU JUST NOTED, THIS IS FOR PUBLIC COMMENT PERIOD FOR ITEMS THAT ARE NOT ON THE AGENDA. IT IS A TWO-MINUTE PUBLIC TIME LIMIT. IT IS 20 MINUTES TOTAL. WHAT WE DO IS TWO MINUTES FOR IN CHAMBERS, WE GO TO ZOOM, AND THEN BACK TO CHAMBERS. ANYONE IN CHAMBERS WOULD LIKE TO MAKE A COMMENT ON SOMETHING NOT ON TONIGHT'S AGENDA?

GOOD EVENING, PETER ALEXANDER. I ALREADY SEE THIS, CALIFORNIA'S NEW GOVERNOR, MICHAEL FROM SANTA ROSA, LIEUTENANT GOVERNOR, MICHAEL McGUIRE, AND THE ATTORNEY GENERAL, OMAR FIGUEROA. I LOVE YOU ALL, I AM PETER, I'M HERE SPEAKING TRUTH TO POWER, ALL CHRISTOS LIGHT WARRIORS ARE RISEN, INCLUDING AND PRESENT ALREADY IS ARCHANGEL MICHAEL WHO SMOKED A CORRUPT PRIEST IN SOUTH AMERICA FOR ALL TO SEE. JOIN ME NOW AS A MAN ON FIRE WITH THE METHOD AND THE MEANS, FREEDOM AND LIBERTY, TO ACQUIRE THE 40-DAY FREEDOM STRIKE, TOTAL NONCOMPLIANCE WITH THE SYSTEM BEGINNING ON THIS FULL MOON. BECERRA, THE SLICK GANGSTER, OR HILTON, ANOTHER TRUMP PRANKSTER, I DON'T THINK SO. TRUMP DID WHAT TO THE MILITARY? LGBT COMMUNITY. AND HE TOOK HARVEY MILK OFF THE SHIP'S NAME. I'M SORT OF STARTING TO REMEMBER WHAT HAPPENED AT STONEWALL BACK IN NEW YORK. MOST LILY REGARDED CHAMPION OF THE PEOPLE IS MICHAEL, MOST POWERFULLY SUCCESSFUL PROSECUTIONS OF CORRUPT ABUSE OF COPS IN THE CATHOLIC CHURCH. SENATOR MIKE McGUIRE, HE WAS BORN TO TAKE THINGS HIGHER. OUR NEXT GOVERNOR AFTER FOUR YEARS WITH MICHAEL. OMAR FIGUEROA GETS THE NOD FROM EVERY SMOKER, JOKER, AND MIDNIGHT TOKER. AND TO ALL OPPRESSORS, REGARDING YOUR OPPRESSION OF WOMEN, CHILDREN, ANIMALS, AND THE TRUTH, HAVING BEEN SO UNTOWARD, VENGEANCE IS MINE, SAYETH THE LIVING LORD. AND I REMEMBER WHEN ARNOLD THE GOVERNOR MADE A STATEMENT TO -- HE SAID, WHEN THE PEOPLE RISE UP AGAINST THIS GREED AND CORRUPTION, I'LL BE HONORED TO BE THEIR SERVANT. HE WAS TALKING ABOUT THE FREEDOM STRIKE. WE ARE ALL CAPABLE OF DOING IT, SO IT IS DONE.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT I'LL GO OUT TO ZOOM, IF ANYONE WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA, IF YOU WOULD RAISE YOUR HAND VIRTUALLY. SEEING NONE, I WILL COME BACK TO CHAMBERS, IF ANYONE WOULD LIKE TO MAKE A COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA.

OKAY, I'M GOING TO GO. OKAY.

THANK YOU, SIR. THANK YOU. PLEASE, YOU CAN'T BE DISRUPTIVE. THANK YOU. IT IS DISRUPTIVE, PLEASE. OKAY. THIS IS ENOUGH. THANK YOU, GO AHEAD PLEASE WITH YOUR PUBLIC COMMENT.

I HAVE A PRETTY BRIEF QUESTION OR SUGGESTION. I SUBMITTED THIS OVER THE SUMMER. BUT I KNOW THAT OUR, LIKE, CITY WATER AND SEWER PLANTS PROBABLY HAVE GENERATORS IN CASE THERE'S ANY TYPE OF GRID ISSUE, AND I WAS WONDERING IF WE COULD CONSIDER GETTING SOLAR GENERATORS, BECAUSE NOT ONLY ARE THEY

MORE SUSTAINABLE, BUT THEY'RE MORE RELIABLE IN CASE THERE'S ALSO A DISRUPTION IN SUPPLY LINES. AND THAT'S IT.
THANK YOU FOR YOUR PUBLIC COMMENT. WE WILL GO BACK OUT TO ZOOM, IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA TO PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, I WILL COME BACK INTO CHAMBERS.
HI, MY NAME IS JENNIFER, AND I WAS A FORMER RESIDENT AT HORIZON SHINE. AND I JUST WANTED TO MAKE A COMMENT THAT SOME OF US ARE STILL STANDING AND WE WOULD LIKE TO KNOW -- HAVE AN UPDATE ON THE PLACEMENT AT GRAVNSTEIN COMMONS THAT WE WERE TOLD BEING RESIDENTS THERE THAT WE MAY HAVE RESERVED SPOTS THERE. AND I KNOW THERE IS A GOOD NEIGHBOR POLICY IN THE TRANSITION OF HOW THOSE PEOPLE WOULD BE CHOSEN, SHOULD THAT HAPPEN. I'D LIKE TO SAY I'M A GOOD NEIGHBOR, AND THERE ARE A FEW OF US THAT ARE LEFT STILL STANDING THAT HAVEN'T HAD SERVICES. AND I'M A RECOVERING VICTIM OF DOMESTIC VIOLENCE, AND I STILL HAVE NOT RECEIVED SERVICES. AND I KNOW THAT THAT PROJECT HAS GIVEN SOME HEARTACHE TO THE CITY OF SEBASTOPOL AS FAR AS THEIR SUCCESS RATE, BUT THERE ARE SOME OF US THAT ARE CAPABLE OF SUCCESS AND WOULD LIKE TO SEE THAT ADDRESSED IN THIS COMMUNITY. SO YOU KNOW, IF WE COULD DO THAT, IT'D BE GREAT TO KNOW WHAT'S GOING ON WITH THAT. SO THAT'S IT.
THANK YOU.
THANK YOU. I WILL GO BACK OUT TO ZOOM, IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA TO PLEASE RAISE YOUR HAND VIRTUALLY. MARY, CAN YOU UNMUTE YOURSELF, PLEASE?
YEAH.
THANK YOU.
JUST QUICKLY. OH, SORRY, MARY.
NO, THAT'S OKAY, I WAS JUST GOING TO ASK IF YOU CAN SEE THE TIMER.
I CAN. BUT YOU KNOW I NEVER TAKE THAT LONG. I JUST WOULD LIKE TO ASK AGAIN IF THE COUNCIL WOULD CONSIDER GOING BACK TO A THREE-MINUTE COMMENT BECAUSE THERE ARE SO MANY PEOPLE THAT NEED TO HAVE THEIR VOICES HEARD AND TWO MINUTES IS A PRETTY SHORT TIME. THANK YOU.
THANK YOU, MARY, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO THE CHAMBER, IF THERE'S ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT.
YES, HI, MY NAME IS KATERINA, AND I'M ONE OF THE RESIDENTS OF WOODMARK APARTMENTS. STILL HERE IN SEBASTOPOL. AND I WOULD LIKE TO THANK THE COUNCIL FOR SUPPORTING US THROUGH THIS SAGA OF WOODMARK APARTMENTS THAT WE'VE BEEN DEALING WITH FOR OVER A YEAR AT THIS POINT. THE ORDINANCE THAT PASSED LAST YEAR ENDED UP BEING TREMENDOUSLY HELPFUL BECAUSE THE DEVELOPER OF WOODMARK, THE PACIFIC COMPANY, DID PROCEED WITH FULL EVICTION FILING -- BUT EVENTUALLY DROPPED THOSE EFFORTS TWO DAYS PRIOR TO THE DATE. IN PART BECAUSE OF THE ORDINANCE. SO WE ARE ASKING THE COUNCIL IF YOU CAN CONSIDER MAKING THIS ORDINANCE PERMANENT SINCE THERE IS THE SUNSET CLAUSE. THE ORDINANCE IS EXPIRING AT THE END OF THE YEAR, END OF DECEMBER, SO IF YOU COULD CONSIDER MAKING THE JUST CAUSE EVICTION AND RELOCATION PERMANENT, THAT WOULD REALLY HELP US. THANK YOU SO MUCH.
THANK YOU FOR YOUR PUBLIC COMMENT. NEXT I WILL GO OUT TO ZOOM, IF THERE'S ANYONE ON ZOOM WHO WOULD LIKE TO MAKE A PUBLIC COMMENT ON AN ITEM NOT ON TONIGHT'S AGENDA, PLEASE RAISE YOUR HAND. SEEING NONE, I WILL COME BACK TO CHAMBERS, ANYONE WHO WOULD LIKE TO MAKE A COMMENT? GO AHEAD.
I'M MELISSA PAIGE, A TENANT AT WOODMARK. I WANT TO THANK THE MAYOR, VICE MAYOR, CITY COUNCILMEMBERS, ALEX AND MARY, FOR ALL OF YOUR HELP AND EVERYTHING YOU'VE DONE FOR US. AND I'M JUST HERE TODAY TO ASK THAT THE JUST CAUSE EVICTION AND RELOCATION ASSISTANCE ORDINANCE IS KEPT ON THE NOVEMBER 3rd AGENDA AND IS MADE PERMANENT. THIS ORDINANCE PLAYED A BIG PART IN KEEPING THE REMAINING WOODMARK TENANTS IN THEIR HOMES AND PROTECTS OTHER TENANTS IN AFFORDABLE HOUSING. THANK YOU FOR YOUR TIME AND ATTENTION AND CONTINUING TO DO THE RIGHT THING FOR THE RESIDENTS OF SEBASTOPOL.

THANK YOU, MELISSA, FOR YOUR PUBLIC COMMENT. NEXT I WILL GO OUT TO ZOOM. IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA TO PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, I'LL COME BACK TO CHAMBER, IF THERE'S ANYONE IN CHAMBERS?

HI, MY NAME IS TRINELL, AND I'M ALSO A TENANT OF WOODMARK APARTMENTS. I WANT TO THANK THE SEBASTOPOL CITY COUNCIL FOR STANDING BY US AND PASSING THE JUST CAUSE EVICTION ORDINANCE LAST YEAR. I BELIEVE THIS ORDINANCE IS PART OF THE REASON THAT WE HAVE BEEN ABLE TO REMAIN IN OUR HOMES. UNFORTUNATELY, WE ARE STILL FACING UNCERTAINTY ABOUT OUR FUTURE AT WOODMARK AS WE HAVE NOT RECEIVED ANY REASSURANCE THAT THE PACIFIC COMPANIES WILL NOT ATTEMPT ANOTHER EVICTION BASED ON OUR STATUS AS NONFARM WORKERS. I ASK THE CITY COUNCILMEMBERS TO MAKE SURE THAT A REVIEW OF THE JUST CAUSE ORDINANCE IS ON THE AGENDA IN NOVEMBER. THE TENANTS OF WOODMARK ARE ASKING THAT THE ORDINANCE BE MADE PERMANENT TO CONTINUE PROVIDED MUCH-NEEDED PROTECTION FOR VULNERABLE SEBASTOPOL RESIDENTS. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENTS. NEXT I WILL COME BACK OUT TO ZOOM, IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA? SEEING NONE, I WILL COME BACK IN, SEAN?

HELLO, I'M HERE FOR THE SAME REASON HERE, I WANT TO EXPRESS MY GRATITUDE FOR STANDING UP FOR US FOR THE PAST YEAR HERE, HEARING OUR CONCERNS. WE'RE STILL BEING AFFECTED BY WOODMARK, TPC, AND WE NEED YOUR HELP TO MAKE THIS ORDINANCE PERMANENT. FOR MONTHS WE'RE JUST LIVING WITH THE CONSISTENT ANXIETY OF NOT KNOWING WHETHER WE'LL BE ABLE TO REMAIN IN OUR HOMES, WALKING ON EGGSHELLS, TRYING TO BE THE BEST TENANTS POSSIBLE, PAYING THE RENT, FOLLOWING RULES, DOING EVERYTHING RIGHT WHILE FEARING WE COULD STILL LOSE IT AT NO FAULT OF OUR OWN. THE ANNIVERSARY OF THIS ORDINANCE IS APPROACHING, AND IT'S, YOU KNOW, WITH ITS PROTECTIONS NEARING EXPIRATION OUR FEAR AND UNCERTAINTY HAVE ONLY INTENSIFIED. SO AS A WORKING SINGLE PARENT, I CAN'T, YOU KNOW, EXPRESS HOW, YOU KNOW, DANGEROUS THIS FEELS, RAISING MY TWO KIDS, YOU KNOW, NOT WANTING THEIR LIVES UPROOTED, THEIR ROUTINES. HOUSING IS MORE THAN A ROOF OVER OUR HEADS. IT'S SECURITY, STABILITY, AND THE FOUNDATION THAT ALLOWS OUR FAMILIES TO THRIVE. WE DIDN'T CREATE THESE CIRCUMSTANCES, BUT WE ARE THE ONES FACING THE CONSEQUENCES. WE'RE NOT ASKING FOR SPECIAL TREATMENT, WE'RE JUST ASKING FOR FAIRNESS, ACCOUNTABILITY, AND PROTECTION FROM THIS UNJUST DISPLACEMENT. SO JUST PLEASE STAND WITH US. WE'RE HOPING THIS IS ON THE NOVEMBER 3rd AGENDA, AND WE'RE LOOKING FORWARD TO THAT. THANK YOU.

THANK YOU FOR YOUR PUBLIC XHEBLT. AGAIN, I WILL GO BACK OUT TO ZOOM, IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA? SEEING NONE, SEAN?

HELLO. I KINDLY REQUEST THE COUNCIL AND CITY EXPLORE EVOKING THE OPTIONAL ADOPTION OF AB0133 BECAUSE OF ITS INTENDED USE BY DEVELOPERS. FOR EXAMPLE, LOT SIZE MINIMUM 5,000 SQUARE FEET. ADDING AN ADU FOR SALE ON THIS SIZE OF LOT WOULD MAKE SENSE. UNFORTUNATELY, WE'VE SEEN ZONING WAIVERS ALLOWING LOT SIZES MUCH SMALLER THAN THE MINIMUM AND THEN ADDING LARGE ADUs TO THE LOT, ESSENTIALLY ADDING HOMES TO LOTS THAT ARE HALF THE MINIMUM LOT SIZE. THIS CREATES UNFAIR AND UNFAVORABLE CONDITIONS TO OUR COMMUNITY, SO PLEASE CONSIDER REVOKING.

THANK YOU FOR YOUR PUBLIC COMMENT, NEXT I WILL GO BACK OUT TO ZOOM. IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT NOT ON TONIGHT'S AGENDA TO PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, I WILL COME BACK INTO CHAMBER, IF THERE'S ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA? SEEING NONE, PUBLIC COMMENT IS CLOSED.

ALL RIGHT, THANK YOU, MARY. WE ARE BACK NOW TO -- MOVING ON TO THE NEXT ITEM, THE CONSENT CALENDAR. I'M GOING TO READ THOSE ITEMS, AND THEN WE WILL GO FROM THERE. GLASSES ON, GLASSES OFF, I CAN'T SEE EITHER WAY. LET'S SEE. SO CONSENT CALENDAR ITEM NUMBER ONE, APPROVAL OF CITY/COUNTY MEETING MINUTES

FOR OCTOBER 6, 2026. NUMBER TWO, RECEIPT OF FISCAL YEAR 2026 AND '27 CITY COUNCIL GOAL STATUS UPDATES AS OF OCTOBER 12, 2026. NUMBER THREE, APPROVAL FIRST AMENDMENT TO THE SONOMA COUNTY WASTE MANAGEMENT AUTHORITY JOINT POWERS AGREEMENT FOR DEVELOPMENT OF THE NEW HOUSEHOLD HAZARDOUS WASTE AND FACILITY AMENDMENTS TO THE CENTRAL DISPOSAL SITE AND FORMER SETTLEMENT AGREEMENT. NUMBER FOUR, APPROVAL OF FINANCING AGREEMENT OF OR FULL PURCHASE OF PUBLIC WORKS VACTOR TRUCK. NUMBER FIVE, APPROVAL OF THE AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT OF SANTA ROSA PLAN GROUNDWATER SUSTAINABILITY AGENCY. AND NUMBER SIX, APPROVAL OF TASK ORDER WITH DCCM FOR ENGINEERING AND DESIGN EAST SIDE AVENUE AND SOUTH STREET PAVEMENT OR CONSTRUCTION, CIP NUMBER 0521-25.05. SO I WANTED TO JUST CHECK WITH EVERYONE IF ANYONE HAS ANY ITEMS -- NO? OKAY. AND I CAN'T SEE. COUNCILMEMBER HINTON, ARE YOU GOOD? ANY -- OKAY.

TOTALLY GOOD.

OKAY, ANY QUESTIONS? OKAY. IF NOT THEN WE'LL GO OUT TO PUBLIC COMMENT.

THANK YOU, MAYOR, THIS IS FOR PUBLIC COMMENT ON THIS CONSENT CALENDAR ITEMS. AGAIN, IF YOU'D LIKE TO MAKE A PUBLIC COMMENT, SIT A TWO-MINUTE PUBLIC COMMENT TIME PERIOD. WE WILL COME INTO CHAMBERS FIRST AND THEN OUT TO ZOOM. IF THERE'S ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A COMMENT? SEEING NONE, GOING OUT TO ZOOM, KYLE, CAN YOU UNMUTE YOURSELF PLEASE.

I CAN.

THANK YOU, CAN YOU SEE THE TIMER?

NO, YOU CAN LET ME KNOW.

OKAY, GOOD AHEAD PLEASE.

ALL RIGHT, COUNCIL. I'D LIKE TO ASK THAT CONSENT CALENDAR ITEMS TWO, FOUR, FIVE, AND SIX BE PULLED FOR SEPARATE DISCUSSION. ITEM TWO -- UNBUDGETED AND STAFFING CONSTRAINT PRIORITIES. AT THIS POINT, IT'S WORTH DISCUSSING WHICH ITEMS WILL ACTUALLY TAKE PRIORITY AND WHAT WORK WILL BE DEFERRED. ITEM FOUR AUTHORIZES A TRUCK COSTING MORE THAN $521,000, ALTHOUGH ONLY $100,000 WAS BUDGETED. FINANCING RAISES THE TOTAL COSTS UP TO $593,000. BEFORE APPROVING IT, THE PUBLIC SHOULD HEAR WHETHER COMPETITIVE FINANCING QUOTES WERE OBTAINED, SEE A COMPLETE COMPARISON OF NEW AND USED EQUIPMENT, INCLUDING MAINTENANCE, WARRANTY, RESALE VALUE. ITEM FIVE CHANGES THE GROUND WATER SUSTAINABLE AGENT'S GOVERNANCE RULES, INCLUDING VOTING AND CONTRACTING PROCEDURES. COUNCIL SHOULD EXPLAIN WHETHER THE REDUCED SUPERMAJORITY REQUIREMENTS AFFECT COMPETITIVE PROCUREMENT, CONFLICT SAFE GARDS, OR SEBASTOPOL'S INFLUENCE WITHIN THE AGENCY. ITEM SIX APPROVES $56,000, 143 ENGINEERING TASK ORDER. THE REPORT DOES NOT PROVIDE THE EXPECTED CONSTRUCTION COSTS OR SPECIFY HOW THE EXPENSE WILL BE DIVIDED AMONG PAVEMENT, WATER, AND WASTEWATER FUNDS. RATE PAYERS AND TAXPAYERS SHOULD KNOW THOSE ALLOCATIONS BEFORE APPROVAL. THESE MAY ULTIMATELY BE WORTHWHILE ACTIONS. MY REQUEST IS FOR ENOUGH PUBLIC EXPLANATION TO EVALUATE THEIR COSTS, PRIORITIES, AND OVERSIGHT PROTECTIONS BEFORE COUNCIL VOTES. THANKS.

THANK YOU, KYLE, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO CHAMBERS, IF THERE'S ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT. SEEING NONE, I'LL GO BACK OUT TO ZOOM, IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON THE CONSENT CALENDAR, PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, CONSENT CALENDAR PUBLIC COMMENT IS CLOSED.

ALL RIGHT, THANK YOU, WE'RE BACK AT THE DAIS, IF ANYONE HAS ANY COMMENTS. A MOTION, GO AHEAD.

I HAVE A COMMENT ON THE TRUCK, JUST TO LET THE PUBLIC KNOW THAT THE ENTERPRISE FINANCE OVERSIGHT COMMITTEE AND THE BUDGET COMMITTEE, WE REVIEWED THIS ITEM AND WE DID DISCUSS WHETHER OR NOT A USED TRUCK WOULD BE, YOU KNOW, WORKABLE OR NOT. AND SO THAT WAS REVIEWED BY TWO COMMITTEES.

OKAY. GO AHEAD.

I'LL GO AHEAD AND MOVE THE CONSENT CALENDAR ITEMS.

ALL RIGHT.
SECOND.
ALL RIGHT. MARY?
THANK YOU, SO MOVED BY COUNCILMEMBER ZOLLMAN AND SECOND BY COUNCILMEMBER CARTER. COUNCILMEMBER CARTER?
YES.
COUNCILMEMBER HINTON?
AYE.
COUNCILMEMBER ZOLLMAN?
YES.
THANK YOU. WE'RE MOVING ON TO INFORMATIONAL ITEM PRESENTATIONS. THE FIRST ONE IS OUR PUBLIC -- LET'S SEE, SORRY -- PUBLIC HEARINGS. PUBLIC HEARING FOR A HOUSING DEVELOPMENT PROJECT AT 8100 VALENTINE AVENUE, CONSIDERATION OF AN APPLICATION FROM ROB TOSTE ON BEHALF OF THE GROUP COMPANY LLC FOR TENTATIVE SUBDIVISION MAP. I DON'T THINK I NEED TO READ THE WHOLE THING, SO I WANTED TO SEE IS -- WHO IS TAKING THE LEAD WITH THIS? OKAY, I WASN'T SURE IF YOU WERE -- OKAY, PERFECT.
THANK YOU, MAYOR. I'M GOING TO BRING UP MY PRESENTATION ON THE SCREEN HERE. JUST GIVE ME ONE SECOND. NOW, THIS IS JOHN --
MIGHT WANT TO MOVE THE MICROPHONE CLOSER, IT'S HARD.
IF YOU GET IT CLOSER TO YOUR MOUTH, YOU, YOU CAN.
THIS IS JON JAY, THE CONTRACT ASSOCIATE PLANNER WITH THE CITY.
OKAY.
OKAY, CAN EVERYBODY SEE THAT OKAY? ?
MAYOR?
YES?
I NEED TO DISCLOSE THAT I HAVE ALSO MET WITH THE DEVELOPER ABOUT THIS PROJECT, SO I WANTED TO MAKE SURE THAT I DISCLOSED THAT BEFORE THE PRESENTATION STARTED.
OH, OKAY, THANK YOU. ANYONE ELSE? OKAY. AND JUST SO YOU KNOW, I CAN'T SEE YOU RIGHT NOW, COUNCILMEMBER HINTON, SO IF YOU NEED SOMETHING, SHOUT OUT BECAUSE WITH THE WAY THEY HAVE THE SCREEN, I CAN'T SEE YOU.
OKAY, AM I OKAY TO GO?
SURE.
OKAY, THANK YOU. AGAIN, SO THIS IS FOR A 20-LOT SUBDIVISION WITH 20 SINGLE FAMILY DWELLING UNITS AND UP TO 19 DETACHED ACCESSORY DWELLING UNITS. THREE OF THOSE SINGLE-FAMILY HOMES WILL BE DEED RESTRICTED AFFORD ABLE AT 120% AREA MEDIAN INCOME, THAT'S WHAT AMI STANDS FOR. THE PROJECT DETAILS OF THIS SITE, THE GENERAL PLAN LAND USE OF THE PROJECT SITE, 8100 VALENTINE, IS MEDIUM DINS RESIDENTIAL, AND THE ZONING IS SINGLE FAMILY, ARE4 RESIDENTIAL. THE DENSITY FOR THIS SITE IS FIVE TO 8.7 UNITS PER ACRE. ADUs DO NOT COUNT TOWARDS DENSITY PER STATE LAW. THE PROPOSED SITE PROVIDES 7.4 UNITS PER ACRE. THERE ARE 40 PARKING STALLS THAT ARE REQUIRED PER THE ZONING. THERE'S 83 PROPOSED AT THIS SITE. AND AS FAR AS SETBACKS GO, REQUIRED BY THIS ZONING, 20 FEET FOR THE FRONT YARD, PROPOSED IS 15 FEET FOR THE SIDE YARDS. SIDE IS FIVE TO NINE FEET. FROM THIS PROJECTS INCLUDES SPITEMENTS FOR A VESTING TENTATIVE MAP FOR THE SUBDIVISION OF THE LAND. IT ALSO INCLUDES A DENSITY BONUS FOR REDUCTION WAIVERS OF THE FOLLOWING DEVELOPMENT STANDARDS. MINIMUM LOT AREA. BUILDING HEIGHT. MAXIMUM LOT COVERAGE. PARKING SPACES LOCATED ON THE SAME PARCEL. MINIMUM LOT WIDTH. MINIMUM YARD SETBACKS. SPECIAL SETBACK MECHANICAL EQUIPMENT, THINGS LIKE AIR CONDITIONING UNITS. AND THEN MAXIMUM PARKING STALL DEPTH. THIS PROJECT WAS REVIEWED FOR CONSISTENCY WITH THE -- SECTION15183, WHICH IS THE CONSISTENCY WITH A GENERAL OR COMMUNITY PLAN. AND THIS PROJECT HAS BEEN DEEMED CONSISTENT AS CONDITIONED. SO THE LEGAL FRAMEWORK OF THIS PROJECT, THE INTENT OF SENATE BILL 330 IS TO EXPAND HOUSING SUPPLY BY REMOVING LOCAL BARRIER, STOPPING PROJECT DELAYS, AND FREEZING DEVELOPMENT STANDARDS AT TIME OF APPLICATION. SB 330 AND THE HOUSING ACCOUNTABILITY ACT OR HAA LIMITS NUMBER OF HEARINGS, GRANTS VESTED RIGHTS. THE INTENT OF THE DENSITY

BONUS LAW IS TO OFFSET THE COST OF BUILDING HOUSING AND ELIMINATE LOCAL BARRIERS THAT WOULD OTHERWISE MAKE PROJECTS PHYSICALLY OR ECONOMICALLY INFEASIBLE. GOVERNMENT CODE 65915, THE DENSITY BONUS LAW, ALLOWS A DEVELOPER TO IN-- WHICH INCLUDES 10% OF ITS TOTAL UNITS AS AFFORDABLE, THAT DEVELOPER IS ELIGIBLE AND CAN REQUEST WAIVERS AND CONCESSIONS FROM ZONING REQUIREMENTS. THIS PROJECT QUALIFIES FOR ONE CONCESSION AND AN UNLIMITED NUMBER OF WAIVERS. CITY MUST GRANT THESE CONCESSIONS AND WAIVERS UNLESS THERE'S IN EVIDENCE THE RECORD OF A SPECIFIC, QUANTITY FINAL -- HOW SB 330 ANDHAA WORK TOGETHER UNDER SB 330 AND HAA, THE CITY MAY NOT DENY A PROJECT OR APPROVE IT WITH A DECREASED DENSITY. IF A PROJECT COMPLIES WITH ALL APPLICABLE OBJECTIVE STANDARDS. A PROJECT THAT DOES NOT COMPLY WITH THE ADOPTED OBJECTIVE STANDARD BECAUSE IT HAS BEEN GRANTED A WAIVER OR CONCESSION UNDER DENSITY BONUS LAW IS DEEMED TO COMPLY WITH THE STANDARDS FOR THE PURPOSES OF SB 330 AND HAA. QUICK BRIEF SUMMARY OF SECTION 15183. THIS APPLIES TO PROJECTS THAT ARE CONSISTENT WITH THE DENSITY AND DEVELOPMENT STANDARDS ALREADY ANALYZED IN A CERTIFIED EIR FOR THE GENERAL PLAN. REQUIRES AGENCIES TO AVOID -- PARTICULAR TO THE SITE THAT HAVE NOT ALREADY BEEN ADDRESSED IN A PRIOR EIR. THE CEQA CHECKLIST INCLUDES THE FOLLOWING CATEGORIES. I WON'T GO THROUGH ALL OF THEM, BUT THEY INCLUDE AESTHETICS, AIR QUALITY, BIOLOGICAL RESOURCES, GREENHOUSE GAS EMISSIONS, LAND USE PLANNING, POPULATION AND HOUSING, AND SUCH. AS THIS PROJECT WENT TO THE PLANNING COMMISSION ON SEPTEMBER 22nd, THIS -- THESE ARE A FEW THINGS THAT WE HEARD FROM THAT MEETING. THE PUBLIC WORKS DIRECTOR CONFIRMED THAT THE SEWER AND WATER CAPACITY IS ADEQUATE FOR THE SITE AND THE APPLICANT IS CONDITIONED TO PAY THEIR FAIR SHARE OF IMPROVEMENT COSTS TO FIX THE ROOT INTRUSION IN THIS STRETCH ON VALENTINE. ADDITIONALLY, THE FIRE CHEER HAS PROVIDED HIS APPROVAL OF THE PROPOSED MAP THAT INCLUDES SECONDARY RESIDENT EMERGENCY ACCESS AND FIRE APPARATUS TURN AROUND. THE APPLICANT HAS PROVIDED AN ALTERNATIVE SITE MAP WHICH IS INCLUDED IN YOUR PACKET THAT MOVES THE TWO-STORY HOMES THAT SURROUND THE PERIMETER OF THE SITE TO RELOCATE MOST OF THE SINGLE-FAMILY HOMES WITH LARGER SETBACKS. AND LASTLY, THE RESOLUTION THAT IS BEFORE YOU TONIGHT ALSO INCLUDES A RED LINE VERSION THAT SHOWS THE CHANGES THAT WERE PROPOSED FROM THE PLANNING COMMISSION FROM THAT MEETING. WITH THAT, STAFF RECOMMENDS THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING THE VESTING TENTATIVE MAP TO SUBDIVIDE A 2.69 ACRE LOT INTO 20 LOTS FOR THE PROPERTY LOCATED AT 8100 VALENTINE, INCLUDED WITH THE ASSOCIATED FINDINGS AND SUBJECT TO RECOMMENDATIONS OF APPROVAL AND ALSO FIND THAT THE PROJECT IS EXEMPT FROM ADDITIONAL ENVIRONMENTAL REVIEW PURSUANT TO CEQA SECTION 15183. THE ALTERNATIVE TONIGHT WOULD BE TO PROVIDE ALTERNATIVE DIRECTION TO STAFF. WITH THAT, I WILL CONCLUDE MY REPORT AND HAPPY TO ANSWER ANY QUESTIONS THAT THE COUNCIL MAY HAVE.

ALL RIGHT, THANK YOU VERY MUCH. FIRST QUESTION OUT THE GATE, GO AHEAD COUNCILMEMBER ZOLLMAN.

YEAH, THIS IS TO JOHN JAY FIRST BEFORE I DIRECT QUESTIONS TO OUR FIRE CHIEF. JOHN, OBVIOUSLY THIS WHOLE PROCESS HAS NOT BEEN GREAT. THE AMOUNT OF PUBLIC EMAILS THAT WE'VE RECEIVED, THE AMOUNT OF PEOPLE WHO HAVE SHOWED UP. ONE SUGGESTION FROM ONE PUBLIC COMMENTER WAS, YOU KNOW, WE ALL NEED HOUSING, BUT WHAT ARE WE GOING TO DO TO INCENTIVIZE IN FIELD DEVELOPMENT IN THE DOWNTOWN CORRIDOR? BECAUSE INFILL IS THE WAY MOST CITIES ARE MOVING BECAUSE THE RESIDENCES ARE CLOSE TO MASS TRANSIT, IT'S GOOD FOR BUSINESS, ET CETERA, ET CETERA. SO GIVEN YOUR EXPERIENCE, YOUR FAMILIARITY WITH THE CITY FOR MANY, MANY YEARS, WHAT IS YOUR ADVICE TO NOT HAVE SOMETHING LIKE THIS HAPPEN AGAIN? THAT WE INCENTIVIZE INFILL HOUSING IN THE DOWNTOWN CORRIDOR, WHICH IS HAPPENING EVERYWHERE WHO IS ANY CITY THAT'S TAKING ENVIRONMENTAL CONSIDERATIONS INTO CONSIDERATION. SO WHAT IS YOUR ADVICE?

SURE, I THINK THERE IS KIND OF TWO ALTERNATIVES TO THE INFILL DEVELOPMENT. THIS SITE WOULD BE CONSIDERED INFILL DEVELOPMENT AS IT'S SURROUNDED BY --

YEAH, BUT THAT'S NOT THE REASON WHY THESE PEOPLE ARE HERE. THIS HAPPENED IN A MIDDLE OF A SUBDIVISION AND FROM A LOT THAT WE'VE GATHERED, IT CAUGHT THEM ALL OFF GUARD. SO MY QUESTION IS WHAT ADVICE DO YOU HAVE TO GET THE INFILL DEVELOPMENT LIKE SANTA ROSA'S DOING ON MENDOCINO, WHERE THEY'RE LITERALLY HAVING DEVELOPERS BUILD RESIDENTIAL ESTABLISHMENTS. MAYBE IT'S ONLY TWO OR THREE APARTMENTS ON MENDOCINO AVENUE, THAT TYPE IS WHAT I'M GETTING AT.
I -- HONESTLY, I'M NOT SURE HOW TO ANSWER THAT QUESTION AS FAR AS THE DEVELOPMENT COSTS CAN BE A LOT MORE FOR SMALLER KIND OF ONE TO TWO UNITS AS OPPOSED TO A LARGER DEVELOPMENT WROTE PROJECT BECAUSE THERE'S MORE INCENTIVES FOR DENSITY BONUS AND THINGS LIKE THAT THROUGH CONCESSIONS AND WAIVERS FOR LARGER SCALE PROJECTS THAN THERE WOULD BE FOR ONE OR TWO UNITS, WHICH A LOT OF THE DOWNTOWN CORE, THE PARCELS ARE VERY SMALL COMPARED TO A 2.5-ACRE LOT, SO IT'S DIFFICULT TO GET A LOT OF, YOU KNOW, MULTIPLE UNITS IN A VERY KIND OF COMPACT AREA. BUT HAPPY TO -- IF YOU HAVE ANY OTHER QUESTIONS OR --
I APPRECIATE THAT AND HAPPY TO HAVE OTHER THINGS ADDED IN, BUT ALEX, TO TRY TO DO MY HOMEWORK, I SENT THE SAME QUESTION TO YOU, SO CAN YOU ELABORATE FOR THE PUBLIC ABOUT WHAT IT WOULD TAKE FOR THIS BODY TO NOT HAVE SIMILAR THINGS HAPPEN IN THE MIDDLE OF A SUBDIVISION, ENCOURAGE IT TO BE DOWNTOWN.
THERE'S A COUPLE THINGS I WOULD SAY TO CONSIDER. FIRST, DEVELOPERS HAVE TO BE ABLE TO BUY THE LAND IN ORDER TO PURSUE A PROJECT. SO IT'S A QUESTION FIRST OF WHAT LAND IS AVAILABLE. JOHN MENTIONED, YOU KNOW, PROJECTS MAY OR MAY NOT BE FEASIBLE IN CERTAIN AREAS, RIGHT? YOU MAY NEED TO BE ABLE TO SELL A CERTAIN NUMBER OF UNITS TO MAKE THE PROFIT IN ORDER TO MAKE A PROJECT FEASIBLE. I MEAN, I THINK IT'S NOT A SECRET DEVELOPERS ARE IN THE BUSINESS OF MAKE MONEY. AND SO IF A CERTAIN PROJECT IS NOT GOING TO PENCIL, THEY'RE NOT GOING TO PURSUE IT. AND SO, YOU KNOW, YOUR QUESTION IN MANY WAYS IS MORE OF AN ECONOMIC QUESTION THAN A PLANNING QUESTION OF WHAT MIGHT INCENTIVIZE DEVELOPERS DOWNTOWN.WOULD IT BE THE CITY COUNCIL WAIVING IMPACT FEES? YOU KNOW, THOSE, YOU KNOW, ARE SOME OPTIONS. ULTIMATELY, I THINK IT'S OUTSIDE OF BOTH MY AND JOHN'S EXPERTISE, AND IT'S REALLY A QUESTION FOR, YOU KNOW, ECONOMIC, YOU KNOW, ANALYSTS TO PROVIDE MORE WHO'S, YOU KNOW, MORE FAMILIAR WITH HOW HOUSING FINANCING WORKS TO, YOU KNOW, PROVIDE SUGGESTIONS TO THE COUNCIL.
OKAY, THANKS.
OKAY. OTHER QUESTIONS?
QUESTION, DID THE DEVELOPER PURCHASE THIS PROPERTY OR DID THE CHURCH ACTUALLY CHOOSE THIS DEVELOPER TO DEVELOP ON IT WITHOUT PURCHASING IT? THANK YOU.
I DON'T KNOW. THAT'S A QUESTION FOR THE APPLICANT.
I'M SORRY, FOR WHO?
THE APPLICANT.
OKAY.
THE APPLICANT HAS A PRESENTATION TO GIVE TOO, SO THEY'LL --
WE CAN ASK QUESTIONS AFTER HIS PRESENTATION.
OKAY. ALL RIGHT, SO DO WE WANT TO GO ON TO THAT PRESENTATION?
OR JUST AS A CLARIFICATION, OR SHOULD WE FINISH THE CITY PRESENTATION FIRST? I HAVE MANY QUESTIONS FOR OUR FIRE CHIEF. SO IF WE GO BEYOND.
LET'S AGREE ON WHAT WE'D LIKE TO DO. GO AHEAD.
IT'S UP TO THE COUNCIL. THE APPLICANT IS GOING TO GO MUCH MORE INTO THE DETAILS OF THE PROJECT, SO IT MIGHT BE HELPFUL TO HAVE THAT. YOU CAN CERTAINLY ASK BOTH OF US QUESTIONS AT THE SAME TIME, IF THAT'S THE WILL OF THE COUNCIL. GO AHEAD.
I'VE ASKED THIS QUESTION, YOU'VE GIVEN ME THE ANSWER, BUT I'M ASKING THIS FOR THE PUBLIC, IS IT POSSIBLE FOR THE CITY COUNCIL TO HAVE A SAY IN THE TYPE OF HOUSING THE CITY NEEDS? FOR EXAMPLE, WE CURRENTLY NEED MODERATE OR ABOVE MODERATE HOUSING, OR WE MAY WANT TO PLAN COMMUNITY FOR FAMILIES, IS IT POSSIBLE THE CITY COUNCIL COULD HAVE THAT AUTHORITY?

SO THE CITY HAS TO TAKE THE APPLICATIONS IT RECEIVES AND SEE WHETHER THEY APPLY WITH OUR ADOPTED STANDARDS. A REQUIREMENT THAT THE CITY CANNOT ADOPT A REQUIREMENT PROHIBITING DEED-RESTRICTED HOUSING. THAT CREATES FAIR HOUSING ISSUES. SO NO, THE CITY CAN'T SAY YOU CAN'T PURSUE ANY TYPE OF AFFORDABLE UNIT. THE CITY MIGHT BE ABLE TO REZONE PROPERTIES TO BE -- EXCUSE ME -- A PLANNED COMMUNITY IS A TYPE OF ZONING. SO THE CITY CANNOT FORCE AN APPLICANT THAT APPLIES WITH ADOPTED ZONING TO DO A REZONING. THE CITY MIGHT BE ABLE TO CHOOSE SITES TO REZONE ON ITS OWN TO BE A PLANNED COMMUNITY, ALTHOUGH THAT GETS INTO A NUMBER OF ISSUES REGARDING DOWNZONING AND THAT SORT OF THING THAT'S PROHIBITED UNDER STATE HOUSING LAW.

OKAY. THANK YOU. ALL RIGHT, SO WHAT I WOULD LIKE US TO DO IS HEAR FROM THE DEVELOPER. I THINK THAT IF WE ACTUALLY HAVE THEM -- THE DEVELOPER DO THE PRESENTATION, THEN WE CAN, YOU KNOW, MAYBE GET SOME ANSWERS AND DO OUR QUESTIONS. SURE.

MORE OF A LEGAL QUESTION, AND AGAIN, I'VE ASKED THIS, JUST ASKING IT FOR THE PUBLIC. CAN STATE LAWS OVERRULE SEBASTOPOL'S GENERAL PLAN?

YES.

OKAY. DO WE HAVE THE -- WHO -- DO WE HAVE -- I'M SORRY, CAN'T SEE EVERYBODY. SO IF YOU'RE DISTURB IF YOU WANT TO COME UP HERE AND DO THAT FOR ME. WE DO GENERALLY TRY TO KEEP THIS IN TEN MINUTES, BUT I UNDERSTAND THERE'S A LOT, SO I'M JUST PUTTING THIS OUT THERE, THAT'S WHAT WE TYPICALLY DO. WE'LL SEE WHERE WE'RE AT WITH THIS. I KNOW WE HAVE A LOT OF PEOPLE HERE. I JUST WANT TO MAKE SURE THAT EVERYONE KNOWS EVERYONE WILL HAVE TIME FOR PUBLIC COMMENT. I DON'T WANT TO END UP WITH SOME EXCHANGE GOING ON BECAUSE I KNOW THERE'S A LOT OF THOUGHTS HERE.

AND JUST TO CLARIFY, TEN MINUTES FOR THIS PRESENTATION, OR DOES THAT INCLUDE QUESTION AND ANSWER?

NO, JUST YOU TALKING.

PERFECT.

WE TRY TO KEEP IT AROUND THAT. AND I KNOW WE FLUCTUATE A LITTLE BIT, SO.

PERFECT, GREAT. ALL RIGHT, GOOD EVENING, MAYOR, COUNCILMEMBERS, STAFF, MEMBERS OF THE PUBLIC. FOR THOSE OF YOU I HAVEN'T HAD THE OPPORTUNITY TO MEET, MY NAME IS ROB TOSTE, HERE ON BEHALF OF GRUPE -- THE GRUPE COMPANY TO PRESENT OUR PROPOSED COMMUNITY LOCATED AT 8100 VALENTINE. RATHER THAN REPEAT EVERYTHING WE PRESENTED AT THE PLANNING COMMISSION, I'D LIKE TO TALK ABOUT WHERE WE STARTED, HOW WE GOT HERE, AND THE LENGTHS WE'VE GONE IN AN EFFORT TO BE GOOD NEIGHBORS AND DELIVER A PROJECT THAT NOT ONLY GRUPE IS PROUD OF BUT BOTH THE CITY AND COMMUNITY CAN BE PROUD OF AS WELL. I WANTED TO REMIND EVERYONE WHAT WE'RE TRYING TO ACCOMPLISH HERE. AT ITS CORE, THE PROJECT IS ABOUT CREATING A TYPE OF HOUSING THAT SEBASTOPOL HAS VERY LITTLE OF TODAY. BROOER POSING 39 FOR-SALE HOME, INCLUDING SMALLER HOMES RANGING FROM 750 TO 1,000 SQUARE FEET. IN A MARKET WHERE MOST HOMEOWNERSHIP OPPORTUNITIES ARE CONSIDERABLY LARGER AND MUCH MORE EXPENSIVE. THESE HOMES THAT COULD APPEAL TO FIRST-TIME BUYERS, YOUNG FAMILIES, AND EXISTING SEBASTOPOL RESIDENTS WHO WANT TO DOWNSIZE WITHOUT LEAVING THE COMMUNITY. WE'RE NOT STANDING HERE PROMISING THESE HOMES WILL BE INEXPENSIVE, LAND, LABOR, MATERIAL, AND DEVELOPMENT COSTS IN CALIFORNIA SIMPLY DON'T ALLOW THAT. BUT WHAT WE CAN DO IS BUILD SMALLER HOMES WITH SMALLER FOOTPRINTS AND FEWER COSTLY AMENITIES TO CREATE A MORE ATTAINABLE ALTERNATIVE TO THE TRADITIONAL SINGLE-FAMILY HOME. AND IMPORTANTLY, WE'RE PROPOSING TO DELIVER THESE HOMES WITHOUT RELYING ON PUBLIC SUBSIDIES. AND I THINK THERE'S A GREAT EXAMPLE OF JUST HOW MUCH DEMAND EXISTS FOR THIS TYPE OF HOUSING. FOLLOWING OUR PLANNING COMMISSION HEARING, WE ACTUALLY HAD OUR FIRST PROSPECTIVE BUYER REACH OUT TO US, ASK TO BE PLACED ON OUR INTEREST LIST, SPECIFICALLY FOR THE 1,000-SQUARE FOOT ADU. THAT'S NEVER HAPPEN BEFORE. WE NEVER HAD SOMEONE REACH OUT READY TO GET IN LINE WITH A HOME IMMEDIATELY FOLLOWING PLANNING COMMISSION HEARING. I THINK THAT SPEAKS VOLUMES ABOUT THE NEED FOR THIS TYPE OF HOUSING IN SEBASTOPOL. THESE RESPECT JUST HOMES WE'RE HOPING PEOPLE WILL

WANT SOME DAY, WE ALREADY HAVE SOMEONE KNOCKING ON THE DOOR FOR ONE. I'D LIKE TO TAKE YOU BACK TO MARCH OF THIS YEAR. WE HOSTED WHAT THE CITY CALLS A COMMUNITY WORKSHOP. IT WAS WELL ATTENDED BY NEIGHBORS -- BY NEIGHBORING RESIDENTS AND OTHER MEMBERS OF THE PUBLIC, AND WE RECEIVED A GREAT DEAL OF FEEDBACK. WE TOOK THAT FEEDBACK SERIOUSLY. FOLLOWING THE WORKSHOP, WE MADE MEANINGFUL CHANGES TO THE PROJECT DESIGN, INCLUDING RELOCATING SOME OF THE TWO-STORY HOMES AWAY FROM THE REAR PROPERTY LINE AND SUBSTANTIALLY REDESIGNING THE ARCHITECTURAL ELEVATIONS TO BETTER COMPLEMENT THE SURROUNDING NEIGHBORHOOD. FAST FORWARD TO OUR PLANNING COMMISSION HEARING LAST MONTH, ALTHOUGH THE COMMUNITY ULTIMATELY -- OR THE -- ALTHOUGH THE COMMISSION ULTIMATELY APPROVED THE PROJECT AS PRESENTED, WE HEARD LOUD AND CLEAR THAT SOME NEIGHBORING RESIDENTS STILL HAD CONCERNS. SO RATHER THAN SIMPLY MOVING FORWARD WITH THE APPROVED PLAN, WE WENT BACK TO THE DRAWING BOARD AGAIN. AS YOU CAN SEE ON THE -- ONE OF THE SLIDES THAT ARE POSTED UP TOP HERE, WE DEVELOPED AN ALTERNATIVE SITE PLAN THAT RELOCATES NEARLY ALL OF THE TWO-STORY HOMES AWAY FROM THE NEIGHBORING PROPERTY LINES, LEAVING PRIMARILY SINGLE-STORY ADUs ADJACENT TO THE EXISTING HOMES -- TO THE EXISTING HOMES IN THE NEIGHBORHOOD. I WANT TO EMPHASIZE THAT THIS ALTERNATIVE WAS NOT NECESSARILY OUR PREFERRED SITE LAYOUT, BUT IF MAKING THESE CHANGES MEANT THAT MUCH TO THE SURROUNDING RESIDENTS, WE FELT IT WAS IMPORTANT TO MAKE THAT EFFORT. AND I THINK THAT DISTINCTION MATTERS. WHAT YOU'RE SEEING TONIGHT IS AN ACTUAL EXAMPLE OF THE PUBLIC PROCESS WORKING. THE CITY ENCOURAGED COMMUNITY ENGAGEMENT, RESIDENTS PARTICIPATED, WE LISTENED, AND THE PROJECT HAS EVOLVED. AND EVEN AFTER RECEIVING PLANNING COMMISSION APPROVAL, WE CONTINUE TO MAKE CHANGES. NOT BECAUSE WE ARE REQUIRED TO, BUT BECAUSE WE BELIEVE THERE IS AN OPPORTUNITY TO MAKE THE PROJECT BETTER. WE'VE MADE SUBSTANTIAL CHANGES, SOME OF WHICH CAME AT THE EXPENSE OF OUR PREFERRED DESIGN AND LAYOUT. I THINK IT'S IMPORTANT TO RECOGNIZE THAT MEANINGFUL COMPROMISE DOESN'T NECESSARILY MEAN EVERYBODY -- EVERYONE GETS EVERYTHING THEY WANT. IT MEANS LISTENING, MAKING REASONABLE ADJUSTMENTS, AND ULTIMATELY FINDING A BALANCE BETWEEN THE WANTS OF THE SURROUNDING NEIGHBORHOOD AND THE BROADER HOUSING NEEDS OF THE COMMUNITY. I ALSO WANT TO TAKE A MOMENT TO THANK THE NEIGHBORS WHO REACHED OUT TO ME PERSONALLY TO DISCUSS THEIR CONCERNS. I GENERALLY APPRECIATED THOSE CONVERSATIONS. WHAT I FOUND INTERESTING WAS THAT SEVERAL CONCERNS STEM FROM MISUNDERSTANDINGS ABOUT THE SPECIFIC ASPECTS OF THE PROJECT. ONCE THEY HAD AN OPPORTUNITY TO TALK ABOUT THOSE DETAIL, I BELIEVE WE WERE ABLE TO PUT THOSE CONCERNS AT EASE. FOR EXAMPLE, WE DISCUSSED OUR PROPOSED FIVE-FOOT SIDE YARD SETBACKS THAT ARE CONSISTENT WITH SETBACKS COMMONLY FOUND BETWEEN EXISTING NEIGHBORHOOD HOMES. WE DISCUSSED THE PLACEMENT OF THE SECOND-STORY WINDOWS TO MINIMIZE IMPACTS ON NEIGHBORING PROPERTIES. WE CLARIFIED THAT OUR INTERNAL ROADWAY IS A PRIVATE STREET AND THEREFORE IS NOT SUBJECT TO OTHER MAXIMUM MUNICIPAL STREETS UNDER THE MUNICIPAL CODE. THESE WERE VERY PRODUCTIVE CONVERSATIONS. I'D ALSO LIKE -- I'D ALSO LIKE TO BRIEFLY ADDRESS AB 1033 AND THE SEPARATE SALE OF ADUs, BECAUSE I THINK THERE'S BEEN SOME CONFUSION AROUND OUR INTENTIONS. THE CONCEPT OF SEPARATELY SELLING ADUs IS NOT UNIQUE TO THIS DEVELOPMENT. AN INDIVIDUAL, ANY INDIVIDUAL, COULD ACQUIRE FOUR OR FIVE CONTINUE WOUS HOMES IN ANY NEIGHBORHOOD, CONSTRUCT ADUs IN THEIR BACKYARDS, AND PURSUE THE SEPARATE SALE UNDER THE APPLICABLE RULES. SIMILARLY, WE COULD HAVE TAKEN A MUCH LESS TRANSPARENT APPROACH BY PROPOSING A 20-LOT SUBDIVISION WITH LARGE BACKYARD, OBTAINING OUR APPROVAL, AND THEN PURSUING ADUs AFTERWARDS. BUT THAT'S NOT HOW WE DO BUSINESS. FROM OUR INITIAL PREAPPLICATION SUBMITTED IN AUGUST OF 2025, WE'VE BEEN UP FRONT ABOUT OUR INTENTIONS TO DEVELOP 20 PRIMARY HOMES AND 19 ADUs WITH THE GOAL OF CREATING 39 INDIVIDUAL HOMEOWNERSHIP OPPORTUNITIES. WE COULD HAVE GONE WITH AN APPROACH THAT INVITED LESS SCRUTINY, FEWER QUESTION, AND FRANKLY, FEWER CHALLENGES. WE BELIEVE THE CITY AND COMMUNITY DESERVE TO KNOW WHAT THEY'RE GETTING. THAT'S

WHY WE CHOSE TRANSPARENCY OVER CONVENIENCE. AND THAT BRINGS ME TO MY FINAL POINT. GRUPE HAS BEEN DEVELOPING COMMUNITIES FOR OVER 60 YEARS. WE'VE BUILT 65,000 HOMES AND DEVELOPED 15,000 APARTMENTS. WE'VE BEEN DOING THIS A LONG TIME. WE UNDERSTAND THE ENTITLEMENT PROCESS. WE UNDERSTAND THE TECHNICAL REQUIREMENTS OF DEVELOPMENT. AND PERHAPS MORE IMPORTANTLY, WE UNDERSTAND THE RESPONSIBILITY THAT COMES WITH DEVELOPING COMMUNITIES. WE WOULDN'T HAVE BEEN AS SUCCESSFUL AS WE'VE BEEN OVER THE LAST SIX DECADES IF WE OPERATED UNETHICALLY, IGNORED COMMUNITIES, THE COMMUNITIES WE WORK IN, OR WEREN'T CONFIDENT IN OUR ABILITY TO DELIVER WHAT WE PROPOSE. I RECOGNIZE THAT NOT EVERYONE IS GOING TO AGREE WITH EVERY ASPECT OF THIS PROJECT, AND I RESPECT THAT. SEBASTOPOL HAS SPENT YEARS DISCUSSING THE NEEDS OF MORE ATTAINABLE HOUSING, MORE DIVERSE HOUSING CHOICES, AND THIS PROJECT PROVIDES THOSE OPPORTUNITIES FOR HOMEOWNERSHIP FOR YOUNGER FAMILIES, TEACHERS, FIRST RESPONDERS, AND OTHER RESIDENTS WHO WISH TO REMAIN IN THE COMMUNITY. YOU HAVE AN OPPORTUNITY TO SUPPORT A PROJECT THAT ACTUALLY DELIVERS THOSE THINGS. IT'S NOT A HYPOTHETICAL PROJECT. IT'S NOT A HOUSING POLICY OR LONG-TERM PLANNING EXERCISE. IT'S 39 REAL HOMEOWNERSHIP OPPORTUNITIES ON AN UNDERUTILIZED PROPERTY THAT WILL GENERATE APPROXIMATELY $1.6 MILLION IN FEES TO THE CITY. PROPOSED BY A DEVELOPER WITH 60 YEARS OF EXPERIENCE AND A DEMONSTRATED WILLINGNESS TO WORK WITH THIS COMMUNITY. WE'VE LISTENED, WE'VE MADE MEANINGFUL COMPROMISES, AND WE'VE DONE OUR PART TO BRING FORWARD A PROJECT THAT BALANCES THE WANTS OF THE EXISTING NEIGHBORS WITH THOSE OF FUTURE RESIDENTS. WE BELIEVE THIS IS EXACTLY THE KIND OF HOUSING OPPORTUNITY SEBASTOPOL SHOULD BE APPROVING AND WE ASK FOR YOUR APPROVAL. THANK YOU VERY MUCH. WE ALSO HAVE OUR CIVIL ENGINEER ON ZOOM IF THERE'S ANY OTHER TECHNICAL QUESTIONS. THANK YOU.

SORRY, I TURNED IT OFF. I GUESS, GO AHEAD COUNCILMEMBER ZOLLMAN.

SURE. I'M GOING TO GET RIGHT INTO IT. PUBLIC SAFETY. SO WHEN YOU DESIGNED ALL OF THIS, YOU DECIDED TO JUST HAVE THE -- I GUESS IT'S BEEN DESCRIBED AS, LIKE, A HAMMER-TYPE WAY FOR EMERGENCY VEHICLES TO COME INTO THE PROPERTY. THAT WAS AN INTENTIONAL DECISION ON YOUR PART, LIKE YOU DIDN'T CONSIDER A U THING FOR EMERGENCY VEHICLES TO BE ABLE TO GET IN, DRIVE AROUND A U, AND THEN GET BACK OUT, THAT WAS AN INTENTIONAL DECISION ON YOUR PART?

YEAH, BECAUSE IF WE HAD TO PROVIDE THE U, YOU'D LOSE WAY TOO MANY UNITS AND THE SITE JUST DOESN'T WORK.

SO THAT'S A YES, SO YOU FACTORED IT OUT FROM PROFIT TO PUBLIC SAFETY AND FIGURED ON THE HAMMER SHAPE.

THAT IS ALSO ASSUMING THAT IT IS A PUBLIC SAFETY ISSUE.

OKAY, WELL I ALSO HAVE A QUESTION TOO. AS FAR AS THE PUBLIC COMMENT THAT WE HAVE RECEIVED, YOU'VE HAD ACCESS LEADING UP TO TONIGHT'S MEETING, CORRECT, YOU KNOW WHERE OUR SITE IS, YOU KNOW MEETING DATE, YOU COULD HAVE CLICKED ON ALL THE LETTERS AND EMAILS THAT WE'VE RECEIVED ABOUT PUBLIC SAFETY, CORRECT?

CORRECT, YES.

DID YOU?

YES.

SO THAT'S STILL YOUR ANSWER AROUND THE HAMMER.

CORRECT, THE WAY IT'S DESIGNED IS PER CALIFORNIA FIRE CODE. I MEAN, I THINK THE FIRE CHIEF IS HERE TONIGHT TO JUMP IN TOO.

I UNDERSTAND THAT. I JUST WANTED TO COMPLETE MY QUESTION.

I'M SORRY, I WANTED TO CLARIFY SOMETHING FROM YOUR QUESTION.

SURE.

I JUST WANTED TO CLARIFY, YOU SAID YOU WILL LOSE UNITS.

I'M SORRY?

YOU SAID TO THE COUNCILMEMBER, IF WE DID THAT, YOU WOULD LOSE UNITS. WHO'S YOU? WE'RE NOT LOSING UNITS.

YEAH, THE PROJECT WOULD LOSE TOO MANY UNITS.

YOUR PROJECT WOULD LOSE UNITS AND FUNDS. OKAY, I JUST WANT TO CLARIFY, BECAUSE YOU SAID YOU WILL LOSE UNIT, AND WE DON'T HAVE UNITS. I'M JUST CLARIFYING WHO'S GAINING FROM THAT, IT'S NOT THE COUNCIL, IT'S --
YEAH NO, UNDERSTOOD.
OKAY, SORRY, COUNCILMEMBER ZOLLMAN, I JUST COULDN'T LET THAT GO. GO AHEAD.
IS THIS A JOINT PROJECT BETWEEN GRUPE AND THE CHURCH?
NO, MA'AM.
HAVE YOU PAID THE CHURCH FOR THE LAND?
NO.
NO, OKAY. IT'S NOT A JOINT PROJECT, BUT THEY CHOSE YOU TO DO THIS PROJECT. DID THEY WANT THE DENSITY? IS THAT SOMETHING THAT THE CHURCH WANTED?
NO, THE CHURCH HAD NO OPINION ON THE DENSITY.
CAN YOU DESCRIBE THE PROCESS FOR HOW THEY CHOSE YOU AND WHY THEY CHOSE GRUPE?
THERE WAS JUST A TYPICAL BIDDING PROCESS. IT WASN'T ANYTHING OUT OF THE ORDINARY. IT WENT OUT FOR MARKET AND OFFERS WERE SUBMITTED AND THEY ULTIMATELY CHOSE US.
HAVE YOU EVER DEVELOPED A HOUSING COMMUNITY LIKE THIS WITH BIG AND LITTLE HOUSES? HAVE YOU EVER DEVELOPED SOMETHING LIKE THAT?
BIG AND LITTLE HOUSES, YES, THAT'S HAPPENED BEFORE.
OKAY, THANK YOU.
CAN YOU EXPOUND MORE ON THIS PROCESS THAT THE CHURCH WHO OWNS IT, THEY DID A BID, YOU'RE DOING IT, SO JUST FOR EVERYONE HERE SO EVERYONE CAN CLEARLY UNDERSTAND WHAT YOU'RE SAYING. AND WHERE DOES CHURCH BENEFIT FROM THIS IF THEY'RE NOT SELLING YOU THE PROPERTY, THEY'RE NOT MAKING MONEY FROM PROPERTY SALE, SO WHERE'S THE VALUE HERE AND WHERE'S THEIR RO SNISHGS.
YEAH NO, THEY ARE SELLING THE PROPERTY, WE JUST HAVE NOT PURCHASED IT FROM THEM.
I SEE. BUT YOU WILL BE.
CORRECT.
OKAY. I'M JUST TRYING TO CLARIFY. THAT'S A LOT OF DIFFERENT, YOU KNOW, MISSING PIECES HERE FOR PEOPLE TO UNDERSTAND. COUNCILMEMBER CARTER, THANK YOU.
YEAH, I THINK SOMETIMES WHEN YOU'RE DEVELOPING PROPERTY YOU DON'T KNOW IF IT'S GOING TO GO WELL OR NOT, SO YOU HAVE THE OPTION, RIGHT?
CORRECT.
YOU'RE OPTIONING IT SO THAT YOUR PROJECT COULD -- YOU CAN HAVE AN OUT JUST IN CASE.
CORRECT.
SO I'M GOING TO ASK A SLIGHTLY MORE FUDGEY QUESTION ABOUT PARKING. SO YOU HAVE ON THE -- WHAT I THINK IS THE EAST SIDE ON THE ENTRANCE COMING THROUGH THERE ARE ABOUT 12 OR 15 SPACES. AND THEY ARE NOW PERPENDICULAR, WHAT I WOULD CALL PERPENDICULAR, IF YOU WITH RTO REDUCE THOSE TO ABOUT EIGHT SPACES OR SOMETHING LIKE THAT AND TURN THEM INTO PARALLEL PARKING, YOU CAN PROBABLY GAIN ABOUT FIVE FEET. AND THAT SOUNDS SMALL, BUT IT MIGHT END UP BEING BIG IF IT WERE PLACED BEHIND THE WEST BUILDINGS, WHICH WOULD MOVE THEM JUST A TOUCH THIS WAY. HAVE YOU THOUGHT ABOUT -- LIKE IF THE PARKING'S MINIMUM FINE IF YOU DID THAT, SO I'M JUST GOING TO ASK YOU TO CONSIDER THAT.
YEAH. DO YOU WANT ME TO RESPOND TO THAT?
SURE.
YEAH, SO, THE REASON WHY WE HAVE, I'LL SAY THE PARKING COUNT IN GENERAL, IS BECAUSE TYPICALLY WITH A NEW SINGLE-FAMILY DEVELOPMENT ANYWHERE FROM ANY PUBLIC BUILDER, THEY HAVE AT LEAST TWO PARKING SPACES PER HOME, AND USUALLY THAT'S WITH THE GARAGE. NOT EVEN TO MENTION THE TWO PARKING SPACES THEY WOULD HAVE IN THEIR DRIVEWAY. SO WE HAVE THE PARKING COUNT HAVE AT LEAST TWO PARK STALLS PER HOME SINCE, YEAH, I BELIEVE THE COUNT'S 83 OR SO WITH 39 HOMES. SO WE HAVE AT LEAST TWO PLUS SOME FOR VISITORS.
SO MY THOUGHT WAS IF YOU JUST LOSE LIKE FIVE OR SIX, IT'S NOT GOING TO BE THAT BIG OF A DEAL. IT'LL STILL BE LIKE -- I CALCULATED IT TO BE 1.8, 1.9 SPACES PER. SO IT

MIGHT BE DOABLE AND NOT IMPACT ROAD TRAFFIC, BUT IT WOULD BUY YOU THAT FIVE FEET ALONG FIVE HOUSES ON THAT ONE SIDE. YOU MIGHT BE HAPPIER THAT WAY. THIS IS SEBASTOPOL, SO ONE OF THE REASONS WHY THE PROJECT IS NICE IS BECAUSE IT IS ACROSS THE STREET FROM A SCHOOL AND A PARK AND NEAR SOCCER AND KIND OF NEAR SHOPPING. SO YOU KNOW, MAYBE CARS AREN'T SO IMPORTANT.
COUNCILMEMBER ZOLLMAN?
BACK TO THE SAFETY ISSUE. SO I GOT YOUR ANSWER ABOUT THE FACT THAT YOU DESIGNED THIS FOR THE HAMMER SO THEY COULDN'T GET A U-TURN IN ORDER TO GET MORE SPOTS FOR HOUSING, BASICALLY A PROFIT ISSUE, BUT THE SECONDARY ROAD THAT WAS SUPPOSED TO COME INTO ALL OF THIS AS ANOTHER WAY FOR EMERGENCY VEHICLES TO GET IN FOR FIRE OR FOR OUR POLICE CHIEF TO GET IN FOR THE THINGS HE NEEDS TO DO. BUT THE SECONDARY ROAD, WHAT'S COME OUT THERE PUBLIC COMMENT IS, WELL, FIRST I'LL JUST HAVE YOU DESCRIBE THE SECONDARY ROAD AND THE OWNERSHIP OF THAT SECONDARY ROAD AND HOW IT IS THAT YOU ANTICIPATE THAT WILL ACTUALLY BE MAINTAINED TO MAKE SURE THAT IT IS UNBLOCKED AT ALL TIMES. SO JUST, PLEASE.
YEAH, SO THE OWNERSHIP OF THAT ROAD IN WHICH IT'S THE DESIGN OF THAT ROAD IS NOT IN THE SENSE OF BLACKTOP AND CURB, GUTTER, SIDEWALK, IN THE NORMAL SENSE. IT'S A 12-FOOT UNBLOCKED ALLEYWAY FROM THE BACK OF THE HAMMER HEAD ALL THE WAY TO VALENTINE ROAD. THE OWNERSHIP OF THAT WOULD BE VIA THE HOA THAT WILL CONTROL ALL OF THE, I'LL SAY, INGRESS AND EGRESS AND ENSURING THAT STAYS UNBLOCKED AT ALL TIMES.
SO YOU SHIFTED THE RESPONSIBILITY FOR THE SECOND ENTRANCE TO THE HOA ESSENTIALLY. YOU'RE NOT ACCEPTING ANY DEGREE OF RESPONSIBILITY FOR THE SAFETY OF THE RESIDENTS FOR THE SECONDARY ENTRANCE, YOU'VE SHIFTED THAT RESPONSIBILITY TO THE HOA, IS THAT CORRECT?
YES. I'M NOT SURE I UNDERSTAND YOUR QUESTION OF SHIFTING IT TO THE HOA FROM US.
WELL, YOU HAD OTHER WAYS TO DESIGN THE SAFETY THAT WOULD HAVE ADDRESSED ALL THESE RESIDENCE'S QUESTIONS AND CONCERNS ABOUT SAFETY, YOU JUST CHOSE TO NOT ADDRESS THEM BY HAVING THIS SECONDARY ALLEYWAY HOPING THAT THE HOA WOULD KEEP IT CLEAR. IS THAT A FAIR ASSESSMENT?
YES, ALTHOUGH I -- WE WOULDN'T OWN THAT.
BUT YOU COULD HAVE.
WHEN WE PURCHASE AND DEVELOP PROPERTY, THERE'S NO PART OF ANY NEW DEVELOPMENT THAT GRUPE CONTINUES TO OWN AND PERPETUITY.
OKAY.
WE HAVE COUNCILMEMBER HINTON, WHO'S BEEN PATIENT, SO -- SHE'S UP ON THE SCREEN THERE.
SO I HAD A COUPLE QUESTIONS. ONE IS, I UNDERSTOOD THAT IT WAS A TRADEOFF, AND MAYBE YOU COULD EXPLAIN IT BETTER. TREES FOR TWO STORIES. THAT YOU COULDN'T DO BOTH. THAT IF WE WERE GOING TO GET RID OF SOME OF THE TWO-STORY -- TREES HAD TO GO. WE'VE HAD A NUMBER OF LETTERS THAT TALK ABOUT THE TREES. COULD YOU EXPLAIN WHY BOTH CAN'T SURVIVE?
YEAH, AND I JUST WANT TO BE CLEAR THAT THAT'S ANOTHER, I'LL SAY, A SEPARATE ISSUE FROM THE SECONDARY EVACUATION ROUTE. SO DURING THIS PROCESS OF THIS ALTERNATIVE SITE PLAN THAT WE'VE DEVELOPED SINCE PLANNING AND COMMISSION, PART OF THAT WAS WE HEARD THERE WAS STILL A LOT OF CONCERNS OVER TWO-STORY HOMES ALONG THE PROPERTY BOUNDARIES. SO IN ORDER TO DO THAT, BECAUSE OF THE ORIENTATION OF THE HOMES THAT WERE SHOWN IN THE ORIGINAL SITE PLAN THAT WE SUBMITTED TO THE PLANNING COMMISSION, BY ADJUSTING THE ORIENTATION OF THOSE HOMES, ADDITIONAL TREES ENDED UP HAVING TO GO, BECAUSE WE ORIGINALLY SHIFTED HOMES AND PLACED THEM IN AREAS THAT DID NOT CONFLICT WITH TREES. BECAUSE OUR ORIGINAL INTENTION WAS TO KEEP AS MANY AS WE COULD. AND THAT IS STILL OUR INTENTION. HOWEVER, TO REMOVE TWO STORIES FROM THE PROPERTY LINES, THAT ENDED UP HAVING TO HAVE ADDITIONAL TREES REMOVED. I HOPE THAT ADDRESSED YOUR QUESTION.
I HAVE A SECOND QUESTION IF THE COUNCIL DOESN'T MIND.
YOU WERE PATIENT, SO PLEASE TWO AHEAD.

SO MY UNDERSTANDING OF AB 1033, AND MAYBE WE HAVEN'T GOT THERE YET, SO WE HAVE A HOMEOWNER'S ASSOCIATION FOR THE ENTIRE DEVELOPMENT WHICH WILL OVERSEE THE COMMON AREAS, THIS EXTRA EMERGENCY ACCESS ROAD THAT COUNCILMEMBER ZOLLMAN WAS TALKING TO -- ABOUT. BUT MY UNDERSTANDING OF AB 1033 IS THAT YOU WILL NEED AND BE REQUIRED TO CREATE HOMEOWNER'S ASSOCIATION FOR EVERY UNIT AND THE ADU ON THE SEPARATE LOTS. I KNOW WE'RE NOT DISCUSSING THAT PER SE TONIGHT, BUT I JUST WANT TO CLARIFY THAT'S YOUR UNDERSTANDING OF THE ORDINANCE THAT WE PASSED AS WELL.

IS THAT A QUESTION TO ME OR STAFF?

WELL, I BELIEVE THE QUESTION IS TO YOU, BUT STAFF COULD WEIGH IN AS WELL IF I'M NOT UNDERSTANDING THE ORDINANCE THAT WE'VE PREVIOUSLY PASSED.

YEAH SO, THE WAY THE ORDINANCE, IF I REMEMBER RIGHT, THE WAY THE ORDINANCE WAS ORIGINALLY PASSED, IT COULD -- AND I BELIEVE THERE'S SOME TECHNICALITIES WHEN YOU START DIGGING INTO THE DAVID STERLING ACT, WHICH IS PART OF THE SUBDIVISION MAP ACT -- BUT YOU CAN HAVE THE ONE HOA PER LOT. AND THAT COULD STILL HAPPEN, BUT BECAUSE THERE'S A MASTER HOA ANYWAY, THERE CAN BE SMALLER HOAs WITHIN THE LARGER HOA. SO IT ENDS UP CREATING THE SAME EFFECT AS HAVING 20 INDIVIDUAL VERSUS ONE MASTER.

I HAVE A QUESTION. DID YOU SAY THAT BASICALLY YOU'RE TELLING US THAT YOU'RE BEING UP FRONT BY PUTTING ALL THESE UNITS ON THERE -- WITH SORT OF -- LET ME LOOK AT MY NOTES HERE, YOU MADE IT SOUND LIKE A FORE GONE CONCLUSION THESE PROPERTIES WOULD END UP WITH AN ADU, BUT YOU'RE LETTING US KNOW AND PUTTING THEM ALL ON THERE. IT JUST SOUNDED A LITTLE, VERY CONFIDENT AND VERY MUCH LIKE FORE GONE THAT EVERY HOME ON THERE BEFORE WE PASS THIS 1033 WOULD HAVE ENDED UP WITH AN ADU, THAT SOUNDS LIKE A REALLY BIG ASSUMPTION, DON'T YOU THINK?

THAT'S NOT THE ASSUMPTION I WAS MAKING. TO CLARIFY IS, WHEN WE SUBMITTED OUR APPLICATION, OUR PREAPPLICATION IN AUGUST, WE COULD HAVE SHOWN THE SAME SITE PLAN WITHOUT THE ADUs SHOWN ON IT. AND WE COULD HAVE NOT MENTIONED THEM AT ALL. AND THEN COME THROUGH AFTER IT WAS APPROVED AND THROWN IN ADUs AFTERWARDS. SO THAT'S THE CLARIFICATION I WANT TO MAKE. NOT TO SAY THAT THAT WOULD HAVE HAPPENED WITH ANY OTHER DEVELOPER, ANYBODY, BUT THAT'S WHAT I'M SAYING, THAT COULD HAVE HAPPENED. THAT'S NOT HOW WE DO THINGS. WE WANTED TO BE UP FRONT WITH HOW WE WERE DEVELOPING FROM THE START OF OUR APPLICATION.

I SEE. COUNCILMEMBER HINTON, DID YOU HAVE MORE?

JUST ONE LAST QUESTION. AND I -- YOU ARE SAYING THAT YOU'RE BUILDING THESE AND THEY'RE AFFORDABLE BY DESIGN. COULD YOU GO AHEAD AND TELL ME WHAT YOU ANTICIPATE THE LIST PRICE FOR BOTH THE ADUs, THE 750, AND THE 1,000-SQUARE FOOT, AND THEN THE PRIMARY HOMES FOR THIS PROJECT.

YEAH. WHAT I'LL DO IS I'LL GIVE A RANGE, AND I WANT TO PREFACE THIS WITH, WE DON'T WANT TO STATE A PRICE AND THEN HAVE IT, YOU KNOW, TWO THREE YEARS LATER ALL OF A SUDDEN COME BACK BECAUSE COSTS GO UP AND THEN NOW WE HAD TO INCREASE OUR PRICE TOO. SO I'LL STATE THE PRICES THAT WE ARE ASSUMING AS OF RIGHT NOW. SO I JUST WANTED TO DISCLOSE THAT. BUT RIGHT NOW THE PRICE RANGES THAT WE ARE ASSUMING IN OUR MODEL IS FOR THE SMALLER 750-SQUARE FOOT UNITS, LOW 600s. THE 1,000-SQUARE FOOT UNITS ARE HIGH 600s. THE SINGLE-FAMILY -- OR THE PRIMARY 1,400-SQUARE FOOT PLAN IS IN THE LOW 700s, AND THE 1,600-SQUARE FOOT PLAN IS IN THE HIGH 700s.

GO AHEAD. THANK YOU. GO AHEAD.

SOMEWHAT RELATED TO THEECONOMY GIVEN THAT INTEREST RATES JUST WENT UP TO 7.2 OR SOMETHING LIKE THAT, HOW DO YOU -- 13 OR 14 WHEN I WAS LIKEGROWING UP, I GUESS. BUT ANYWAY, SO INTEREST RATES ARE DEFINITELY COULD BE IN A PRECARIOUS PLACE, RIGHT? HOW DOES THAT AFFECT YOUR BUILDING PLANS? COULD THIS BE TWO YEARS, THREE YEARS, OR HOW FAST DO YOU FEEL LIKE THIS WILL PROGRESS?

YEAH, SO DEPENDING ON HOW THINGS ARE CHANGING QUICKLY, DEPENDING ON HOW FAST INTEREST RATES CHANGE, WE'LL END UP GOING THROUGH CONSTRUCTION DRAWING PROCESS FIRST, ASSUMING THINGS PROGRESS AND THINGS ARE APPROVED. WE GO THROUGH A CONSTRUCTION PRO DRAWING PROCESS, DEGREE THAT TIME, WE

CONTINUE TO EVALUATE WHETHER THIS IS STILL SOMETHINGWORTH PURSUING. I DON'T KNOW IF THAT ANSWERS THE QUESTION ABOUT TIMELINE, IT WON'T HAPPEN TOMORROW, BUT IT WILL BE A PROCESS BETWEEN NOW AND NINE MONTHS FROM NOW BEFORE THINGS COULD START CONSTRUCTION.
RIGHT. I WAS ACTUALLY KIND OF WONDERING, LIKE, IS THERE A MAGIC NUMBER FOR A BUILDING CONTRACT LOAN, WHERE YOU MIGHT STALL UNTIL RATES DROP FOR YOU AS A BUILDER.
YEAH, I SEE WHAT YOU MEAN. SO IF RATES GET TOO HIGH, EVENTUALLY IT BECOMES A PAYMENT PROBLEM, RIGHT, FOR FOLKS, BECAUSE THAT RATE INCREASES THE PAYMENT, AND THEN THAT ULTIMATELY WOULD AFFECT THE PRICE OF THE HOME. SO IF THAT AFFECTS THE PRICE OF THE HOME ENOUGH WHERE IT HAS TO KEEP DROPPING AND IT BECOMES FINANCIAL INFEASIBLE. SO THERE IS NO MAGIC NUMBER, IT'S JUST A CONSTANT MOVE. AT THE SAME TIME PRICES MOVE, COSTS MAY ALSO MOVE TOO.
I MEANT FOR LIKE THE CONSTRUCTION, THOUGH. AS A BUYER, YOU PROBABLY NEED TO MAKE ABOUT $130,000 AS A FAMILY TO AFFORD THIS 700 THING. AS A BUILDER, THAT MIGHT BE WAY HIGHER. LIKE OUR HOTEL, AND THEN YOU WON'T BUILD.
I'LL ANSWER IT SIMILARLY. THERE IS NO MAGIC NUMBER. EVERYTHING MOVES ALL AT THE SAME TIME. SAW CONSTRUCTION WINDOWS COME IN AT 10%, AND THE PROJECT CAN STILL ABSORB A 10% CONSTRUCTION LOAN, BUT MAYBE PRICES WENT UP. IF THAT OFFSET ANYTHING. IMAGINE THERE'S A LOT OF KNOBS BEING TURNED ALL AT THE SAME TIME BUT THAT'S WE RUN BEFORE WE MAKE THE DECISION TO GO AND START CONSTRUCTION. SO THERE IS NO MAGIC NUMBER.
CAN I ASK -- GO AHEAD, AND THEN I'LL ASK.
YEAH, I THINK I GOT YOUR FINAL ANSWERS ON THE PUBLIC SAFETY PART. I'M GOING TO SWITCH TO ANOTHER PART OF SAFETY, WHICH IT SOUNDS LIKE YOU'RE REALLY FAMILIAR, YOU'VE BEEN TRACKING THE SITUATION IN SEBASTOPOL. YOU UNDERSTAND WE'RE A HEALTHY COMMUNITY. WE STRIVE TO BE HEALTHY. PART OF THE HEALTH IS OUR ENVIRONMENT, WHICH ARE THE TREES. AND I THINK YOU SAID YOU DID READ ALL THE PUBLIC COMMENTS LEADING UP TO TONIGHT. A BIG CONSIDERATION IS THE TREES. SO IT SOUNDS LIKE YOU WENT THROUGH THE PLANNING COMMISSION, YOU HEARD ABOUT THE LARGE SIZE, TALL, OR PARTS OF THE PRIMARY RESIDENCES AND THEM BEING ABLE TO LOOK INTO THE NEIGHBOR'S BACKYARD POTENTIALLY, SO YOU PUT THE SHORTER HOUSES, ADU, IN THE BACK SIDE OF THAT. THEREFORE, WHAT I HEARD YOU SAY EARLIER IS THE FACT YOU'RE GOING HAVE TO ELIMINATE MORE TREES. THE QUESTION IS, HAVE YOU DONE ANY RESEARCH ABOUT TRYING TO ELIMINATE QUITE A HUGE CHUNK OF THOSE TREES AND THE VIABILITY OF ANY OF THEM EVEN LASTING AFTER THAT HAS TO HAPPEN? HAVE YOU DONE ANY OF THAT?
ME PERSONALLY, I HAVE NOT, BUT THAT'S WHY WE HAVE AN ARBORIST THAT WE HIRE, WHICH I BELIEVE IN THE PACKET THERE'S AN ARBORIST REPORT THAT MENTIONS THE HEALTH OF TREES THAT WOULD BE STAYING.
THAT DOES LIST THE FACT THAT WITH ALL THE TREES YOU'RE GOING HAVE TO REMOVE, SOMEBODY'S OPINED THAT THE REMAINING TREES WOULD BE HAPPY AND LIVE, IS THAT ESSENTIALLY IT? BECAUSE I DID NOT SEE THAT.
I DON'T KNOW IF IT WAS MENTIONED EXACTLY THE WAY YOU ASKED THAT QUESTION, BUT IT ADDRESSES EVERY TREE THAT'S ON THE SITE AND IF EVERY TREE -- THE TREES THAT WILL STAY, IT MENTIONED IN THERE HOW IT WILL, OUR DEVELOPMENT WOULD AFFECT THOSE TREES IF THEY STAYED. IN OTHER WORDS, THE TREES THAT WE'RE KEEPING, WHAT WE WOULD HAVE TO DO IN ORDER FOR THE TREES THAT ARE STAYING TO LIVE.
AND YOU'RE PLANNING ON DOING THAT.
PLANNING ON DOING?
PAYING THE EXPENSION TO KEEP THE REMAINING TREES ALIVE AND PROVIDING A HEALTHY ENVIRONMENT FOR THE RESIDENTS THAT ARE GOING TO MOVE IN, IS THAT YOUR ANSWER?
SO AS PART OF, I BELIEVE IN THE CONDITIONS OF APPROVAL, THERE'S CONDITION NUMBER THREE OR FOUR WHERE IT MENTIONS THE TREE MITIGATION AND PROTECTION PLAN THAT WOULD HAVE TO BE --

I UNDERSTAND THAT PART. WHAT I'M TRYING TO GET FROM YOU IS THE FACT YOU'RE SAYING THE FACT YOU'RE GOING TO PAY WHAT YOU NEED TO PAY IN ORDER TO MAKE SURE THAT THOSE REMAINING TREES HAVE THE BEST CHANCE OF LIVING ON AFTER YOU MOVE ON TO A NEW PROJECT, IS THAT A FAIR WAY TO SUM IT UP OR NO?
I'M NOT SURE I UNDERSTAND THAT QUESTION ABOUT US PAYING FOR THOSE TREES STAYING, BECAUSE THOSE TREES WILL ULTIMATELY BE NEITHER BACKYARDS OF RESIDENTS, PEOPLE OWNING THAT TREE. THEY'RE NOT GOING TO BE IN COMMON AREAS, PER SE. SO THAT'LL ULTIMATELY BE THE HOMEOWNER THAT WILL BE BUYING THE HOME, THAT TREE WILL BE IN THEIR BACKYARD NOW, AND THAT WILL BE, YOU KNOW, IN OTHER NEIGHBOR'S BACKYARDS WITHIN THE COMMUNITY.
OKAY, I'M TRYING TO GET AT THE HEALTH OF THE REMAINING TREES AFTER THE ONES THAT YOU'RE GOING TO ELIMINATE BECAUSE YOU'VE RECONFIGURED THE PROPERTIES. SO ARE YOU SAYING YOU'RE GOING TO DO THE BEST THAT YOU CAN TO GUARANTEE -- WELL, NOT GUARANTEE, BUT MAKE A GOOD CHANCE TO THE REMAINING TREES WILL LIVE ON.
OH, OF COURSE. YEAH, THAT IS, I DIDN'T UNDERSTAND WHAT YOU MEANT BY PAY TO KEEP THE TREES, YOU KNOW.
WAIT, WAIT, WE CAN'T HAVE -- YOU KNOW WE CAN'T HAVE -- SO I HAVE A QUESTION. AND I'M LOOKING AT ALL THE PICTURES AND ALL OF THAT, AND I WOULD LIKE YOU -- IT'S ELECTION TIME, I'M WALKING NEIGHBORHOODS, I'M LOOKING AT A LOT OF HOUSES, AND I LOOK AT THE RENDERINGS AND EVERYTHING YOU HAVE HERE, CAN YOU HELP EXPLAIN TO ME WHAT EFFORT WENT INTO ACTUALLY MAKING THIS LOOK LIKE THE NEIGHBORHOOD? IT LOOKS LIKE SOMETHING -- IT REMINDS ME OF, I DON'T KNOW, IT LOOKS LIKE SOMETHING IS PLOPPED IN THE CENTER OF THIS NEIGHBORHOOD THAT STANDS OUT TREMENDOUSLY. SO I'M TRYING TO UNDERSTAND WHAT YOUR THINKING IS AND WHAT EFFORT WENT IN TO TRYING TO MELD WITH THE COMMUNITY THAT YOU'RE COMING INTO AND TELLING US THAT YOU'RE DOING ALL GOOD FOR US. SO CAN YOU HELP ME TO UNDERSTAND.
YEAH, AND WHAT I WANT TO POINT OUT HERE IS AN IMPORTANT DISTINCTION BETWEEN THE SURROUNDING NEIGHBORHOOD. US FITTING IN WITH THE SURROUNDING NEIGHBORHOOD DOESN'T NECESSARILY MEAN THAT THE PROJECT IS INCONSISTENT WITH ANY OF THE CITY'S PLANNING OBJECTIVES, RIGHT? THE CITY HAS ADOPTED A GENERAL PLAN, THE ZONING REGULATIONS, HOUSING DEVELOPMENT TO ESTABLISH --
I'M JUST GOING TO SAY, I UNDERSTAND ALL THAT. WHAT WE HAVE IS LAW AND THEN WHAT IS RIGHT. SOMETIMES THEY'RE NOT THE SAME. SO I'M JUST ASKING YOU WHAT TYPE OF EFFORT YOU MADE, NOT TO COMPLY WITH OUR LAWS, BUT THE GOOD WILL YOU KEEP TALKING ABOUT. I'M ASKING WHAT GOODWILL DID YOU PUT TOWARD TRYING TO MAKE IT LOOK LIKE THE NEIGHBORHOOD, NOT NECESSARILY WHAT THE LETTER OF THE LAW SAID YOU HAD TO DO, BUT JUST WHAT YOU PEOPLE WITH INTEGRITY TRIED TO DO, DO YOU UNDERSTAND WHY WHAT I MEAN? EVERY TIME YOU LOOK AT SOMETHING, IT'S NOT JUST THE LAW SAYS THIS, THE LAW SAYS THAT.
YEAH, THAT'S TRUE. THE OTHER THING IS IT'S SOMEWHAT SUBJECTIVE TOO, RIGHT? I MEAN, THE HOMES BUILT TODAY RESPECT BUILT WITH THE SAME STANDARDS AS THEY WERE 40 YEARS AGO. AND THESE ARE, YOU KNOW, THE HOMES WE BUILD WITH TODAY ARE STUCCO, HAVE CERTAIN ACCESS TO THEM, STONE. THE NEIGHBORHOOD DOESN'T HAVE STONE. IT DOESN'T HAVE STUCCO. SO NATURALLY, IT WAS NEW CONSTRUCTION STANDARDS, IT NATURALLY WON'T BE IDENTICALLY COHESIVE. AND THAT'S KIND OF WHAT I WAS GETTING TO EARLIER IS IF WE BUILT WITH THE SAME STANDARDS, IT WOULD BE MAKING IDENTICAL COPIES OF THE SAME HOME WITHIN THE SAME NEIGHBORHOOD. AND THAT LIMITS THE TYPE OF HOUSING THAT WE COULD DEVELOP TODAY. SO WE WOULDN'T BE PUTTING T111 SITING ON HOMES, THAT SOME OF THE HOMES HAVE IN THE NEIGHBORHOOD, AND OTHER CONSTRUCTION PROCESSES THAT WOULD TYPICALLY HAPPEN 60 YEARS AGO. SO THEY NATURALLY WON'T STAY THE SAME. SO I HOPE THAT ANSWERS YOUR QUESTION.
IT DOESN'T, BUT GO AHEAD, VICE MAYOR.
SO IS THERE AN UPDATED TREE PROTECTION REPLACEMENT PLAN FOR THE ALTERNATE PROPOSAL?
COULD YOU REPEAT THE FIRST PART OF THAT QUESTION?

IS THERE AN UPDATED TREE PROTECTION REPLACEMENT PLAN FOR THE ALTERNATE PROPOSAL?
THE REPLACEMENT, I BELIEVE, IS TWO TO ONE, AND IN THE LANDSCAPE PLAN WE HAVE 24-INCH BOX TREES THAT ARE PLANNED TO BE PLANTED.
OKAY. VICE MAYOR, I MEAN, I'M SORRY, COUNCILMEMBER CARTER.
I KIND OF HAVE THREE QUESTIONS. THE FIRST TWO ARE RELATED AND ONE'S A LITTLE BIT DIFFERENT, BUT I THINK YOU CAN KEEP UP WITH THE THREE. THE FIRST ONE IS I DON'T KNOW WHAT THE PROFIT MARGIN ON A PARTICULAR BUILDING IS, BUT IF YOU TOOK OUT ONE ADU, WOULD THAT HELP SOLVE THE PROBLEM? AND THEN WITH TREES GOING AWAY, COULD THERE BE TREES PLANTED OR COULD THERE BE LIKE SOME OTHER FACILITY TO MAKE UP FOR THE TREES IN A DIFFERENT PART OF THE CITY OR SOMETHING LIKE THAT? AND THEN THE THIRD IS THE RIGIDITY OF THE HOA, CAN PEOPLE SHOW INDIVIDUALISM SO IF THEY DON'T LOVE THE LOOK THEY CAN MODIFY IT AS TIME GOES?
YEAH, SO TO ANSWER THE FIRST QUESTION, I WANT TO BE CLEAR, THIS PROJECT IS NOT A HUGE MONEYMAKER. LIKE ON PAPER, IT'S NOT HUGE. SO EVERY LITTLE BIT COUNTS. SO TAKING ONE ADU AWAY IS NOT GREAT. SO EVERY LITTLE BIT COUNTS. SO THAT TAKES CARE OF THE FIRST ONE. THE SECOND ONE, ACTUALLY JUST REPEAT IT, BECAUSE I DON'T WANT TO ANSWER A QUESTION YOU DIDN'T ASK.
IT WAS ABOUT LIKE TREE REPLACEMENT AND OTHER PARTS OF THE TOWN, YOU'RE GOING TO REMOVE LIKE TEN TREES, CAN TEN TREES BE SOMEWHERE ELSE?
THAT IS AN OPTION, I BELIEVE, THE WAY THE CONDITION WAS WRITTEN, WE COULD PLACE THEM SOMEWHERE ELSE, ESPECIALLY IF THEY DIDN'T FIT ON THE SITE. BUT RIGHT NOW, I BELIEVE THEY FIT ON THE SITE. WE HAVE 24 24-INCH BOX TREES THAT WOULD BE GOING IN ANYWAY.
REDWOODS OR BOX ELDERS OR SOMETHING?
I DON'T REMEMBER THE EXACT SPECIES, BUT WE TRIED TO KEEP IT AS NATIVE AS WE COULD. THAT CAME FROM THE MARCH 17th MEETING WHEN WE GOT FEEDBACK, THERE WAS A DESIRE TO HAVE MORE NATIVE PLANTS, SO I DIRECTED THE LANDSCAPE ARCHITECT TO DO THAT.
UNDERSTANDABLE, BECAUSE THEY'LL GROW AND SOMEWHAT HIDE THE NEIGHBORHOOD AT SOME POINT, MAYBE. AND THE LAST ONE WAS THE RIGIDITY OF THE HOA.
OH, YEAH, SO THE RIGIDITY OF THE HOA CAN BE CHANGED AT ANYPOINT. THEY CAN DO WHATEVER THEY PLEASE. IT'LL BE A BOARD MADE UP OF THE HOMEOWNERS.
LIKE PAINT THE HOUSE BLUE OR SOMETHING.
THEY COULD IF THEY WANTED TO.
I HAVE A QUESTION, THEN COUNCILMEMBER HINTON DOES. YOU MENTIONED JUST NOW, YOU SAID THIS IS NOT A MONEYMAKER, IT DOESN'T MAKE MUCH MONEY. SO IF YOU DIDN'T HAVE THE ABILITY TO PUT THESE ADUs ON THEM THERE AND SELL THEM AND WAS JUST SELLING A HOUSE WITH THE LARGE LOT, WHAT WAS THE PLAN?
THE PLAN WAS TO PROVIDE AFFORDABLY -- OR ATTAINABLY PRICED HOMES FOR FOLKS THAT CAN'T OTHERWISE OBTAIN IT. AND IT'S BEEN A MISSION OF THE COMPANY TO FIND PROJECTS TO DO THAT, BECAUSE NOT ENOUGH PEOPLE ARE DOING IT. THE LARGE BUILDERS AREN'T DOING IT.
YOU'RE JUST DOING THIS OUT OF THE GENEROSITY, NOT MAKING MONEY.
I DIDN'T SAY WE'RE NOT --
I'M TRYING TO UNDERSTAND.
I DIDN'T SAY WE WEREN'T MAKING MONEY. IT'S NOT A HUGE MONEYMAKER.
SO YOU'RE SAYING IT DOESN'T MAKE MONEY, IT'S NOT MAKING MUCH MONEY NOW, BUT YOU HAVE THE -- THE ADUs ARE REQUIRED PIECE OF THIS IN ORDER FOR IT TO MAKE SENSE DOLLARWISE, I'M JUST TRYING TO UNDERSTAND WHAT THE PLAN WAS BEFORE, BECAUSE YOU ADDED ALL THESE ADUs IN, AND TO ME IT LOOKS LIKE A MONEY GRAB, BUT AM I WRONG?
IT'S DEFINITELY NOT A MONEY GRAB.
WHAT WAS THE PLAN BEFORE YOU COULD PUT THOSE ADUs ON THERE AND ACTUALLY SELL THEM AT $600,000 TO $700,000. I DON'T UNDERSTAND THE NUMBERS. THE MATH DOESN'T MATH FOR ME.
WHEN YOU SAY THE PLAN BEFORE?

WERE YOU ALWAYS PLANNING -- UNTIL WE PASSED THIS AB 1033, NOT ME, I VOTED NO, YOU COULDN'T HAVE DIVIDED -- I MEAN, I'M JUST TRYING TO UNDERSTAND. I MEAN, THAT PROVIDED YOU THE OPPORTUNITY TO DIVIDE THE LOT, RIGHT? OR WERE YOU PLANNING TO DIVIDE THE LOT BEFORE THAT? I'M TRYING TO UNDERSTAND THE WAY YOU'RE TALKING KIND OF IN CIRCLES ABOUT THIS.
YEAH, I SINCE YOUR QUESTION NOW. SO WHEN WE ORIGINALLY SUBMITTED OUR -- WHEN WE ORIGINALLY SUBMITTED OUR PREAPPLICATION, RIGHT. OBVIOUSLY, WHEN WE MET WITH CITY STAFF AND SUBMITTED OUR PROJECT, WE FOUND OUT THAT AB 1033 WAS ALREADY SOMETHING THAT WAS IN THE WORKS. SO IT WAS A PERFECT CATALYST TO USE AB 1033, AND THAT WAS SOMETHING THAT WE'VE ALWAYS -- WE ACTUALLY STARTED THIS IN STOCKTON BEFORE SEBASTOPOL. WE HAD ANOTHER SITE WE WERE WORKING ON WITH THIS SAME PROCESS, AND STOCKTON WAS ADOPTING IT AS WELL, BECAUSE IT'S SO NEW.
SO YOU'RE SAYING YOU WERE ABLE TO DO THIS BECAUSE THIS COUNCIL PASSED 1033, THAT WAS YOUR CATALYST, YOU SAID, DID I UNDERSTAND YOU CORRECT?
TO SELL THEM, CORRECT. WE COULD HAVE STILL BUILT THEM AND RENTED THEM, BUT THAT WAS NEVER THE BUSINESS PLAN.
COUNCILMEMBER HINTON'S BEEN PATIENT, GO AHEAD.
YEAH, THIS IS A QUESTION TO STAFF. I JUST WANTED TO CONFIRM, BECAUSE WE HAVE GOT A LOT OF LETTERS ABOUT THE TREES AND DETAILING OUT FROM THE STAFF REPORT IT SAYS THAT STAFF HAS DETERMINED THAT THE REQUESTED CONCESSION MUST BE GRANTED, THAT THE APPLICANT CAN EXCUSE FULL COMPLIANCE WITH THE CITY'S TREES PROTECTION ORDINANCES. CAN THAT BE CLARIFIED FOR THE PUBLIC? BECAUSE I JUST WANT TO MAKE SURE THAT THIS IS WHAT WE'RE SEEING AND THAT THE PUBLIC UNDERSTANDS THAT WE MUST GRANT THIS. ALEX, CAN YOU ADDRESS THAT?
YEAH, SO UNDER DENSITY BONUS LAW, WE HAVE TO GRANT A CONCESSION UNLESS IT WOULD HAVE A SPECIFIC ADVERSE IMPACT ON PUBLIC HEALTH AND SAFETY THAT CANNOT BE MITIGATED. AND THE CITY HAS ADOPTED THE STANDARDS FOR MITIGATION OF TREE REMOVAL. SO ASSUMING THAT TREE REMOVAL IS A PUBLIC HEALTH AND SAFETY STANDARD, THE CITY HAS IDENTIFIED HOW THAT IS MITIGATED THROUGH REQUIREMENTS OF THE TREE MITIGATION ORDINANCE, WHICH PROVIDE THAT YOU CAN MITIGATE TREE REMOVAL THROUGH PLANTING OF, I BELIEVE, IT'S A 12-INCH BOX TREE. NO, SORRY, TWO GALLON. AND YOU CAN DO THAT BY A 2:1 RATIO, EITHER ON SITE APPROVED BY THE CITY ARBORIST, LOCATING THEM OFF SITE, WITH AN APPLICATION THROUGH THE PUBLIC WORKS DEPARTMENT, OR PAYING AN IN LIEU FEE. SO THAT IS WHAT THE CITY'S MITIGATED ADOPTION PROCESS IS FOR TREE MITIGATION. SO UNDER THOSE STANDARDS, THERE'S NO BASIS FOR THE CITY TO SAY THERE IS A PUBLIC HEALTH AND SAFETY IMPACT THAT CANNOT BE MITIGATED.
OKAY.
OH, I'M SORRY, DID YOU HAVE MORE? SORRY, COUNCILMEMBER HINTON.
NO, I WAS JUST SAYING THANK YOU.
OH, OKAY.
I'M ASSUMING YOU PUT IN SOME TIME AND EFFORT THROUGH THIS PROCESS, AND IF WE WERE TO DENY, YOU HAVE A PRETTY LARGE LAW FIRM, CORRECT, THAT YOU WORK WITH? IS THAT A FAIR ASSESSMENT?
NO. I'M NOT UNDERSTANDING WHAT YOU MEAN BY --
THE FACT THAT THERE WOULD BE CONSEQUENCES, AND I'M ASKING YOU SPECIFICALLY. YOU SAID YOU'VE BEEN IN BUSINESS FOR 65 YEARS, WITH THAT, I'M ASSUMING YOU HAVE A DECENT-SIZED LAW FIRM BEHIND YOU, RIGHT?
I'LL SAY WE HAVE ATTORNEYS THAT WE WORK WITH.
I WANT TO INTERRUPT BECAUSE I JUMBLED MY ANSWER. WHAT THE ORDINANCE SAYS IS THAT MITIGATION IS A 2:1 RATIO AND A 15-GALLON TREE.
GOT IT. AND WHAT DID YOU ORIGINALLY SAY?
I THINK I SAID IT WAS A TWO-GALLON TREE.
I WANTED TO MAKE SURE. GO AHEAD, VICE MAYOR.
I HAVE THREE QUESTIONS. ARE BOX TREES NATIVE? NOT FAMILIAR WITH BOX TREES.
I'M SORRY?
ARE BOX TREES NATIVE? I'M NOT FAMILIAR WITH BOX TREES.

THE BOX TREE, THAT'S JUST THE SIZE OF THE TREE WHEN IT COMES TO THE SIGH. THAT'S JUST A DESCRIPTION OF THE SIZE WHEN IT GETS DELIVERED. SO THE BOX -- AGAIN, THAT'S JUST A DESCRIPTION. SO IT COULD BE OF ANY SPECIES.
OKAY, SO IS YOUR INTENTION TO PUT NATIVE TREES?
CORRECT.
OKAY. SO MY SECOND QUESTION IS IN THE STAFF REPORT, IT'S ON PAGE 20, AND IT'S ABOUT NEIGHBOR NOTIFICATION. AND IT SAYS IN THE INTEREST OF BEING A GOOD NEIGHBOR, IT IS HIGHLY RECOMMENDED YOU CONTACT THOSE HOMES DIRECTLY ADJACENT TO OR WITHIN THE AREA OF YOUR PROJECT AND INFORM THEM OF THE PROPOSED PROJECT, INCLUDING CONSTRUCTION ACTIVITY, POSSIBLE IMPACT SUCH AS NOISE, TRAFFIC, DUST, ET CETERA. IT SAYS IT'S A GOOD NEIGHBOR POLICY -- IT IS A GOOD NEIGHBOR POLICY TO INFORM YOUR NEIGHBORS SO THAT THEY UNDERSTAND YOUR PROJECT. AND IT GOES ON. AND IT SAYS I HAVE INFORMED SITE NEIGHBORS OF MY PROPOSED PROJECT, AND IT'S CHECKED OFF NO. SO I'M WANTING TO KNOW WHY, CONSIDERING THE CITY RECOMMENDED THIS, IT HIGHLY RECOMMENDED THAT YOU DO THIS, WHY NOT? WHY DID YOU NOT DO THIS?
YEAH, SO THE -- WHEN WE ORIGINALLY DISCUSSED THE, I'LL SAY, THE PAST TWO ENTITLEMENT, THE WORKSHOP WAS WHAT WAS BROUGHT UP AS A MEANS AND METHODS TO RECEIVE COMMUNITY FEEDBACK. SO THAT'S WHAT THE MARCH 17th, I BELIEVE THE DATE WAS, WAS USED FOR.
OOPS, OOPS, ONE SECOND. WE CAN'T HAVE THE --
I DON'T KNOW WHAT THE CITY'S NOTIFICATION PROCESS IS FOR THAT. BUT I BELIEVE IT WAS ADVERTISED SOME WAY, BECAUSE THERE WAS A DECENT TURNOUT FROM THE PUBLIC. SO I DON'T KNOW HOW THAT PROCESS HAPPENED.
I JUST KNOW THAT A LOT OF NEIGHBORS DIDN'T FEEL LIKE THEY WERE CONTACTED. AND THAT'S UNFORTUNATE BECAUSE I THINK EARLY NEIGHBOR PARTICIPATION IN THINGS LIKE THIS IS HELPFUL TO A PROJECT. SO MY LAST QUESTION IS, AND I DON'T -- I'M HAVING A HARD TIME WITH THE IDEA OF THE MARKETABILITY OF LARGE HOUSES NEXT TO SMALL HOUSES NEXT TO LARGE HOUSES. I JUST -- I'M HAVING A HARD TIME WITH THAT, AND I'M WONDERING WHY YOU'RE NOT GROUPING THEM TOGETHER. LIKE ON MY WAY HERE TO THE MEETING, THERE ARE CON DOSE RIGHT BEHIND PACIFIC MARKET, AND THEY ARE STACKED. SO ONE, TWO, THREE, FOUR. AND THEY'RE STACKED. AND THAT WOULD SAVE SPACE. THOSE ARE ALSO TWO-STORY, YOU COULD HAVE TONE SOMETHING. I DON'T KNOW, I'M JUST CURIOUS, WHY THIS HODGEPODGE OF BIG AND LITTLE HOUSES?
YEAH, SO THE BIG AND LITTLE NATURALLY COMES FROM A SINGLE-FAMILY AND AN ADU, JUST LIKE IF ANYBODY IN A NEIGHBORHOOD WERE TO PUT AN ADU IN THEIR BACKYARD. AND SINCE THIS PROJECT'S BUILDING ADUs, IT WILL NATURALLY BE A BIGGER HOME IN THE FRONT AND A SMALLER HOME IN THE BACK OR VICE VERSA. JUST BY NATURE, THAT'S BY BUILDING ADUs, THAT'S WHAT HAPPENS. AND YOU ALSO CAN'T GROUP THE ADUs TOGETHER BECAUSE A SINGLE-FAMILY HOME NEEDS TO HAVE AN AD NU THE BACK OR IN THE FRONT. SO IF YOU GROUP SMALL HOMES AND THEY'RE JUST A BUNCH OF ADUs VERSUS A GROUP OF SINGLE-FAMILY HOMES.
SO DO YOU FEEL CONFIDENT THAT THIS PROJECT IS MARKETABLE?
I DO. AS I MENTIONED IN MY OPENING STATEMENT, WE WOULDN'T HAVE BEEN AS SUCCESSFUL AS WE'VE BEEN FOR 60 YEARS, IF WE DIDN'T FEEL CONFIDENT IN WHAT WE WERE DOING DOING.
I JUST HAD A QUESTION ABOUT WHETHER OR NOT IN A TOWNHOUSE FORMATION, MAYBE SOME OF THEM ARE SHARED WALLS AND MAYBE JUST A TOUCH TALLER, SOMETHING LIKE THAT, BUT --
WHAT WAS THE QUESTION?
LIKE IF THESE HOUSES HAD A LITTLE LESS PATHWAY IN BETWEEN THEM AND THEY WERE GROUPED LIKE THREE TOWNHOMES IN A ROW, I'M VERY FAMILIAR WITH THIS BEING FROM THE EAST COAST, I'VE SEEN A LOT OF --
YEAH, SO WE BUILD ALL KINDS OF PRODUCT TYPE IN DIFFERENT AREAS, BECAUSE THIS IS MORE SUBURBAN AND ALL OF THE RESEARCH WE'VE DONE, FOLKS REALLY WANT THEIR OWN HOME WITH THEIR OWN YARD, WITH THEIR OWN SPACE, AND THAT WAS THE INTENTION BEHIND THE DESIGN AS WELL TOO. TO GIVE, AGAIN, HOMEOWNERSHIP OPPORTUNITIES TO THOSE THAT TYPICALLY WOULDN'T BE ABLE TO AFFORD A NEW

STARTER HOME LIKE, YOU KNOW, LIKE THE CANOPY, RIGHT, THEY'RE OPENING UP AT MILLION DOLLAR PLUS. THIS ISN'T THE CANOPY. TOTALLY DIFFERENT PROJECT. SMALLER HOMES, SMALLER LOT, STILL PRIVATE OPEN SPACE THAT THEY OWN.
OKAY. COUNCILMEMBER ZOLLMAN?
YEAH, YOU MENTIONED THE DATE OF A WORKSHOP EARLIER, AND I SAW GASPS FROM THE AUDIENCE, AND THEN I JUST HEARD OTHER RESPONSES WHEN YOU MENTIONED THIS WORKSHOP, SO WHAT WAS THE DATE OF THE WORKSHOP?
I BELIEVE IT WAS MARCH 17th?
OKAY. YOU BELIEVE, AND THEN SO YOU'RE NOT FAMILIAR WITH ADVERTISING THAT WENT OUT TO THE PUBLIC?
IT WOULDN'T HAVE BEEN FROM US. IT WAS WITHIN -- IT WAS SPONSORED BY THE CITY. WHEN I SAY SPONSORED BY THE CITY, IT WAS A MEANS AND METHODS TO GAIN COMMUNITY FEEDBACK ALL AT ONCE. THERE WAS A WORKSHOP OF THE PLANNING COMMISSION, THE DESIGN REVIEW BOARD, AND THE NOTICING PERIOD IS NOT SOMETHING I CONTROLLED BECAUSE IT WAS A PUBLICLY HELD MEETING.
COULD --
OKAY, AND YOU SAID IT WAS WELL ATTENDED. SO MANY PEOPLE, SINCE YOU'RE SO INTERESTED IN RECEIVING COMMENTS.
IT WAS PROBABLY ABOUT A ROOM THIS SIZE, THIS MANY FOLKS, MAYBE A LITTLE LESS. IT'S ALL VIDEO RECORDED, YOU KNOW, RIGHT, ANYBODY CAN GO BACK AND LOOK AT THAT AS WELL. IT'S A VERY WELL ATTENDED MEETING.
OKAY.
OH, SURE, IS IT GETTING WARM IN HERE? SORRY. I'VE JUST HEARD FROM STAFF, CAN ANYONE VERIFY ALL THAT INFORMATION? SINCE SOME PEOPLE HERE DON'T SEEM TO --
YES, IT WAS AN AGENDIZED ITEM ON THE MARCH -- IT WAS A SPECIAL MEETING -- IT WAS A JOINT SPECIAL MEETING BETWEEN THE DESIGN REVIEW BOARD AND PLANNING COMMISSION.
IT'S ON THE WEBSITE?
CORRECT. AND THE RECORDING AND AGENDA ITEM IS AS WELL.
I HAVE A QUESTION, YOU MENTIONED STOCKTON EARLIER, AND I BELIEVE THAT WAS RELATED TO THE 1033, AND THAT'S JUST FOLLOWING UP FROM VICE MAYOR'S QUESTION ABOUT, YOU KNOW, YOU'RE CONFIDENT THAT THIS IS MARKETABLE AND YOU DID THIS IN STOCKTON ALREADY?
NO, I DIDN'T SAY WE DID, WE STARTED THIS IN STOCKTON. THE DEAL FELL APART FOR OTHER REASONS, BUT WE STARTED THIS PROCESS IN STOCKTON, WENT THROUGH THE ENTITLEMENT PROCESS, STARTED IT, AND THEN ENDED UP NOT FOLLOWING THROUGH.
SO WE'RE THE FIRST IF IT GOESTHROUGH? RELATED TO THE ADU AND THE HOUSE, WHAT WE'RE DOING.
THIS IS TECHNICALLY THE THIRD.
THE THIRD. WHERE ELSE HAVE YOU DONE IT?
WHEN I SAY DONE IT, WE'VE STARTED IT IN LANCASTER AS WELL AND I BELIEVE ONE OTHER CITY THAT'S BLANKING MY MIND. SO MAYBE FOUR WHERE WE STARTED. THERE HASN'T BEEN A PROCESS THAT'S BEEN FULLY ENTITLED YET.
BUT YOU ONLY KNOW OF ONE, LANCASTER, THE OTHERS.
LANCASTER WE'RE IN THE MIDDLE OF.
I'D LIKE TO TALK TO THOSE COUNCILMEMBERS TO SEE.
LANCASTER FOR SURE.
I KNOW THE LANCASTER FOLKS, SO YEAH, GOT THAT, BUT WHERE ELSE?
AND THEN STOCKTON, WE STARTED IT, DIDN'T FINISH IT. AND THEN I'M BLANKING ON THE OTHER ONE.
OKAY, MAYBE YOU CAN EMAIL ME THAT LATER. GO AHEAD, VICE MAYOR.
SO WHY DID IT NOT PROCEED IN STOCKTON?
THE ONE IN STOCKTON WAS COMPLETELY SEPARATE FROM ANY, I'LL SAY, POLICY OR ENTITLEMENT PROCESS. IT WAS A DEAL WITH THE LANDOWNER THAT ENDED UP GOING SOUTH. SO NOTHING RELATED TO POLICY, PROCEDURE, DESIGN, IT WAS JUST A LANDOWNER ISSUE.
ONE MORE.
OH YEAH, I'M SORRY, GO AHEAD.

LET'S SEE, ON PAGE 46 OF 314 IN THE STAFF REPORT, NUMBER 22, AND THIS IS AN ENVIRONMENTAL REPORT, IT SAYS REGARDING CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREAS OR PUBLIC LANDS OR ROADS, IT SAYS THAT THERE'S NO EFFECTS. AND I DON'T AGREE WITH THAT, CAN YOU HELP ME -- CAN YOU HELP ME -- CAN YOU JUSTIFY THAT NO ANSWER, PLEASE?
I AM NOT SURE EXACTLY WITH WHICH ONE YOU'RE LOOKING AT, AND IF YOU SAID -- DID YOU SAY IT WAS ON THE ENVIRONMENTAL REPORT?
IT'S CALLED THE ENVIRONMENTAL INFORMATION ASSESSMENT FORM APPLICATION CHECKLIST, AND IT'S DATED 12/18/25, AND IT'S NUMBER 22. IT SAYS, CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREAS OR PUBLIC LANDS OR ROADS. AND IT SAYS, IT'S CHECKED OFF NO, THAT THERE WOULDN'T BE ANY EFFECTS. AND I DISAGREE WITH THAT, AND I WANT TO HEAR WHY YOU THINK IT'S A NO.
WHAT WAS THE DATE YOU SAID WAS ON THAT? DECEMBER?
DECEMBER 25th, I THINK.
I'M HAVING A HARD TIME RECOLLECTING WHAT THAT WAS. THAT WAS A LONG TIME AGO.
IT WAS THE, YEAH, I'M SEEING IT'S ENVIRONMENTAL INFORMATION ASSESSMENT APPLICATION.
YEAH, I -- YEAH, I CAN'T -- I DON'T KNOW WHAT THAT LOOKS LIKE OFF THE TOP OF MY HEAD OR WHAT THE CONTEXT OF THAT WAS. IT'S, YOU KNOW, BAD TIME TO LOOK AT IT. I, YOU KNOW, MAY HAVE AN ANSWER, BUT I DON'T KNOW OFF THE TOP OF MY HEAD.
ALSO THE CHANGE IN PATTERN, SCALE, OR CHARACTER OF GENERAL AREA OF PROJECT, THAT'S ALSO CHECKED NO, AND I THINK THAT THAT'S -- ANYWAY, SO CAN YOU TELL US WHY YOU THINK THAT'S A NO?
I HAVE NO COMMENT ON THAT. IT'S HARD FOR ME TO COMMENT ON SOMETHING I DON'T REMEMBER.
GO AHEAD, COUNCILMEMBER ZOLLMAN.
YEAH, SO I'M STILL STUCK ON THIS WHOLE PUBLIC WORKSHOP THING. SO JOHN JAY IDENTIFIED THEDATE, BUT IT SOUNDED LIKE YOU WENT TO SOME PLACE AND YOU WERE ENCOURAGED TO DO THE PUBLIC WORKSHOP THAT THE CITY NOTICED INSTEAD OF GOING DOOR TO DOOR AND PUTTING A FLIER, SAYING, WE'RE PUTTING UNITS NEXT TO YOU. IS THAT A FAIR ASSESSMENT OF WHAT I THOUGHT I HEARD EARLIER OR NO?
NO? THERE WASN'T -- THERE WAS AN EFFICIENT PROCESS THAT WAS OFFERED UP, WHICH WAS THIS PUBLIC WORKSHOP THAT WE WOULD BE ABLE -- IT WOULD BE NOTICED SOMEHOW, I WAS NOT PART OF THAT NOTICING PERIOD, WHERE THE PUBLIC WOULD ATTEND THROUGH SOME FORM OF NOTICING, AND IT WAS A, LIKE I SAID, WELL ATTENDED. AND PLANNING COMMISSION WAS HERE, THE DESIGN REVIEW BOARD WAS HERE, STAFF WAS HERE, SO I DON'T KNOW WHAT OTHER MEANS AND METHODS WOULD HAVE BEEN EFFICIENT.
AGAIN, A FLIER. WHY WOULD YOU NOT HAVE, WITH A HUGE THING IN THE COMMUNITY WHERE NOTHING LIKE THIS HAS EVER HAPPENED, AND THERE'S ONLY APPARENTLY FOUR OTHER PLACES YOU'VE ATTEMPTED THIS, WHY WOULD YOU NOT JUST DO A FLIER ON EVERYBODY'S DOOR IN THE COMMUNITY?
BECAUSE THERE WAS ANOTHER MEANS AND METHOD THAT WAS MORE EFFICIENT.
MORE EFFICIENT FOR YOU.
NO, I DIDN'T SAY THAT.
OKAY, IT'S FINE.
OTHER QUESTIONS?
-- DEVELOPER, BUT WILL YOU GET A CHANCE FOR THE CITY ATTORNEY AND FIRE CHIEF?
YES, ABSOLUTELY.
I HAVE A QUESTION, ARE YOU PLANNING TO PUT FENCES AROUND EACH OF THESE PROPERTIES?
YES, MA'AM.
OKAY.
SO AROUND AND IN BETWEEN LIKE TYPICAL?
YES.
I SEE, OKAY.
WHAT HEIGHT OF FENCE?

JUST THE STANDARD, WHATEVER THE STANDARD SIX-FOOT FENCE IS.
CAN I ASK A QUESTION, AND I DON'T MEAN THIS -- IN ALL SERIOUSNESS, HAVE THERE BEEN ANY ANIMAL MIGRATION STUDIES? I KNOW WE'RE IN THE CITY. WE HAVE A LOT OF WILD -- I'M JUST CURIOUS.
WAS THERE A STUDY OF THAT PARTICULAR --
I'M JUST SAYING IN SOME PLACES THEY DO DO THAT, SO IT'S A CONSIDERATION.
UNDER THAT CHECKLIST, WE'RE RELYING ON THE -- BECAUSE THE PLAN, THE STATUTE SAYS BECAUSE THIS IS A DENSITY CONSISTENT WITH THE GENERAL PLAN, YOU LOOK AT THE GENERAL PLAN EIR, AND THEN YOU LOOK AT WHETHER THERE ARE ANY PECULIAR IMPACTS TO THIS SITE THAT NEED TO BE STUDIED AND STUDIED JUST LOWS TO SEE IF THERE'S PECULIAR IMPACTS ON THAT. SO YOU KNOW, I DON'T BELIEVE THAT PARTICULAR ISSUE WAS DETERMINED THAT THERE NEEDS TO BE A STUDY OF THIS PARTICULAR SITE DIFFERENT FROM WHAT WAS STUDIED IN THE GENERAL PLAN EIR.
OKAY, I APPRECIATE IT. I MEAN, I MEAN IT IN ALL SERIOUSNESS, BECAUSE I MEAN, IT DOES IMPACT NOT JUST US HUMANS. GO AHEAD, VICE MAYOR.
CAN YOU GIVE US THE PAGE NUMBER IN THE STAFF REPORT WHERE THAT -- IS THAT PAGE 46 WHERE THAT STARTS? OR IS THAT SOMETHING DIFFERENT?
THE 151383 CHECKLIST, I DON'T KNOW WHAT PAGE IT'S ON. IT'S ATTACHMENT E.
I'M SORRY, WHAT?
YEAH, BUT THE -- SORRY, IT'S EXHIBIT, WITHIN ATTACHMENT E, IT'S EXHIBIT -- YEAH, SORRY,IT'S ATTACHMENT E OF THE STAFF -- FROM THE STAFF REPORT.
WHAT PAGE?
COUNCILMEMBER, THE BIOLOGICAL ANALYSIS OF ATTACHMENT E BEGINS ON PAGE 21 OF 57.
THE ATTORNEY WAS TALKING ABOUT SOME CHECKLIST, SO I JUST WANTED TO FIND OUT WHERE THAT CHECKLIST IS EXACTLY. WHAT PAGE DOES IT START ON?
PAGE 21.
THE CHECKLIST ITSELF IS THE ENTIRETY OF ATTACHMENT E, IT'S A CEQA ENVIRONMENTAL CHECKLIST. SO IT GOES THROUGH AESTHETICS, BIO TRAFFIC, ALL THE --
AND THAT STARTS ON PAGE 21?
NO, PAGE 21 OF 57 OF ATTACHMENT E IS THE BIO SECTION OF THE CHECKLIST, THE BIOLOGICAL RESOURCES SECTION, BUT THE CHECKLIST ITSELF IS 57 PAGES LONG.
AND WHAT PAGE DOES IT START ON, PLEASE.
MARY'S TRYING TO FIND.
IT'S PART OF THE PACKET. WE HAVE THE PAGE NUMBERS FOR UP TO 314, SO SOMEWHERE BETWEEN 1 AND 314, WHERE IS THAT? SETTING ASIDE ALL THE INDIVIDUAL ITEMS. OKAY. I JUST -- JUST FOR REFERENCE I WANT TO SAY THAT IT'S MY UNDERSTANDING, BECAUSE YOU GET A LOT OF ADS ON SOCIAL MEDIA AND STUFF, JUST FOR A STATEMENT, I'VE SEEN THE CANOPY ADVERTISING HOMES FOR ABOUT $800,000, I KNOW YOU SAID THEY WERE MILLIONS ABOVE, BUT I'VE SEEN ADS THAT SOME OF THEM ARE $800,000. I DON'T KNOW IF THAT'S TRUE, BUT IT SEEMS LIKE THAT'S THE BOTTOM -- I'M JUST SAYING IT SORT OF OVERLAPS WITH SOME OF THAT AREA WHERE THEY'RE HIGH END, AND THEY SEEM TO BE HAVING TROUBLE. OKAY, DID YOU FIND THE PAGES?
WE'RE WORKING ON IT.
IS IT SOMETHING SIMPLE? I JUST DIDN'T WANT TO ADD MORE TO THEIR PLATE --
I'M ASKING JOHN JAY AQUESTION.
GO AHEAD.
JOHN JAY, I'M LOOKING ATGOOGLE EARTH RIGHT NOW. LOOKING AT ALL THE NEIGHBORS SURROUNDING THE HOUSES JUST TO SEE WHAT THEY LOOK LIKE. WHAT IS THE AVERAGE DISTANCE BETWEEN THERE THEIR BACKDOOR AND THE FENCE LINE, THEIR SIDE ROOF LINE AND THAT OF THEIR NEIGHBOR'S SOMETIMES I DON'T FEEL LIKE I CAN PUT A PIECE OF PAPER BETWEEN IT ON A COMPUTER.
IT'S DIFFICULT TO TELL ON A SATELLITE IMAGE, BECAUSE IT'S A 2D IMAGE OVER A 3D SCOPE, BUT ZONING REQUIRES 20 TO 30 FEET FOR THE REAR YARD, 10% OF THE LOT WIDTH, NO LESS THAN FIVE FEET, NO GREATER THAN NINE FEET, IS THE ACTUAL CODE REQUIREMENT FOR THAT ZONE. SO ESSENTIALLY BETWEEN FIVE AND NINE FEET. IF THE LOT IS 60-FEET WIDE, IT WOULD BE A SIX-FOOT SETBACK. IF IT'S 50-FEET WIDE, IT WOULD

BE A FIVE-FOOT SETBACK. SO I VARIES DEPENDING ON THE LOT WIDTH IN THAT SURROUNDING AREA. BUT THE SIDE YARDS FROM BUILDING TO PROPERTY LINE WOULD BE FIVE FEET AND THEN ANOTHER FIVE FEET TO THE NEXT PROPERTY LINE TO BUILDING. SO A TOTAL OF ESSENTIALLY TEN FEET. IN MOST CASES, ROOF OVERHANGS ARE ABOUT A FOOT AND A HALF TO TWO FEET, SO YOU BASICALLY JUST REDUCED THAT DOWN BY FOUR FEET IN TOTAL. AND THAT WOULD BE A KIND OF ROUGH ESTIMATE. EACH LOT IS A LITTLE BIT DIFFERENT BECAUSE THEY'RE NOT ALL EXACTLY THE SAME.

CAN I ASK YOU JUST TO BOTTOM LINE IT.

SURE.

WE HAVE THE HOUSE, WE HAVE THE VIEW, HOW MUCH SPACE IS BETWEEN, ON AVERAGE, BETWEEN THE ADU AND THE NEXT HOUSE.

SO AN ADU IS A LITTLE BIT DIFFERENT.

LET'S JUST LOOK AT THE REALITY THEY'RE PROPOSING, HOUSE, ADU, EXISTING HOUSE.

SO THE PROPERTY LINE MEASUREMENT FOR AN ADU FROM THE BUILDING TO THE PROPERTY LINE IS FOUR FEET BY STATE LAW. THE PRIMARY UNIT IS 20 TO 30 FEET FROM THE BUILDING TO THE PROPERTY LINE.

RIGHT, BUT THEY'RE PROPOSING AN ADU IN BETWEEN THAT.

CORRECT, YEAH. AND THE FOUR-FOOT SETBACK IS A STATE LAW REQUIREMENT THAT WE ARE NOT --

I'M VERY FAMILIAR WITH IT FROM MY OWN STREET. OKAY.

IT'S PAGE 213.

213 OF THE 314, OKAY. SORRY, I'M JUST LOOKING AT THAT REAL QUICK. DID YOU HAVE A QUESTION ALREADY? SORRY, I'M JUST LOOKING THAT UP TOO.

DO YOU MIND IF I COMMENT ON THE SETBACKS TO BE A LITTLE MORE CLEAR?

SURE.

LET'S TALK ABOUT YOUR QUESTION WAS FOR THE BOUNDARY GOING TO THE NEXT HOUSE FOR THE NEIGHBORS OUTSIDE OF THE PROPERTY, IS THAT CORRECT? WAS THAT YOUR QUESTION?

WELL, I MEAN, I JUST WANTED A BOTTOM LINE, BECAUSE WE'RE GIVING ALL THESE NUMBERS, AND I THINK WE JUST NEED TO TALK REALITY, LIKE.

AND YOUR QUESTION WAS THE ROOF LINE OF OUR --

HIS QUESTION WAS THE ROOF LINE.

YEAH, SO FOR LIKE OUR REAR UNITS ALONG THE BACK OF THE PROPERTY, THOSE ARE ADUs. THE ROOF LINE TO THE REAR BOUNDARY FOR OUR PROPERTY IS, ON AVERAGE, 14 FEET. FROM THERE, DEPENDING ON THE NEIGHBOR BEHIND IS, IN SOME CASES, SIX FEET AND SEVEN FEET TO UPWARDS OF 13 FEET. SO IN SOME CASES, OUR BACKYARDS FOR THE ADUs ON THE BACK PROPERTY LINE IS ACTUALLY LARGER THAN THE NEIGHBOR IN REAR, IN SOME CASES. ON THE EAST SIDE OF THE PROJECT, OUR SETBACKS ARE 25 FEET FROM OUR PROPERTY LINE. THE NEIGHBORS ON THE OTHER SIDE OF THE FENCE IN SOME CASES ARE A LOT LESS THAN 25.

YOU'RE SAYING BEHIND THE ADU THERE'S 25 FEET, I'M NOT FOLLOWING.

ON THE WEST SIDE. THOSE BUILDINGS THERE'S A SINGLE-FAMILY, SINGLE-FAMILY, AN ADU. ON THE WEST SIDE BETWEEN THE BACK OF THOSE HOMES, REGARDLESS OF IF IT'S A SINGLE-FAMILY OR ADU, THERE'S 25 FEET --

ONE SECOND.

YEAH, ON THE EAST SIDE, THANK YOU. ON THE WEST SIDE, THOSE ARE ALL SIDE YARDS. THOSE AREN'T BACKYARDS, SO IN THE BACK CORNER, BECAUSE WE REALIZE IT'S TIGHT IN THAT CORNER, WE HAVE A TEN-FOOT SETBACK OFF OF THAT BUILDING TO OUR PROPERTY LINE. THE NEIGHBOR ON THE OTHER SIDE OF THAT FENCE, THEIR HOME IS SEVEN OR SO FEET. SO WE ACTUALLY HAVE A LARGER SETBACK FROM OUR CORNER HOME. ALONG THE ENTIRETY OF THE WEST PROPERTY LINE THOSE SIDE YARD SETBACKS ARE FIVE FEET FROM THE SIDE OF THE HOME TO THE PROPERTY LINE, WHICH ARE CONSISTENT WITH OTHER HOMES IN THE NEIGHBORHOOD.

AND ON AVERAGE THE DISTANCE BETWEEN THE MAIN HOME AND THE ADU?

MOSTLY TEN FEET FOR THOSE, THE MAIN HOME AND THE ADU.

THANK YOU. THE NORTH SIDE.

THE NORTH SIDE IS ALONG THE PROPERTY BOUNDARY THAT I WAS MENTIONING. SO BETWEEN THE ADUs AND THE BACK FENCE ON AVERAGE IT'S 14 FEET. SOME OF THEM ARE

26 FEET. I THINK THERE'S TWO LOTS WITH A 26-FOOT BACKYARD. AND THOSE WERE ACTUALLY TO SAVE TREES.
GOT IT.
IN THAT INSTANCE.
SO DOES ANYONE HAVE ANY OTHER QUESTIONS FOR THIS GENTLEMAN HERE?
NOT --
COUNCILMEMBER HINTON? OKAY, SO LET'S SEE -- I'M SORRY, GO AHEAD. YEAH, WE CAN DO THAT. OKAY, WHAT WE'RE GOING TO DO IS I THINK WE'RE FINISHED. THANK YOU FOR ANSWERING OUR QUESTIONS. I'VE BEEN ASKED TO TAKE A FIVE-MINUTE BREAK. SO WE'RE GOING TO TAKE THAT BREAK, AND THEN WE WILL -- THANK YOU.
RECORDING STOPPED.
[FIVE-MINUTE BREAK]
MARY?
THERE WAS NO ENVIRONMENTAL --
OH, THANK YOU.
GOT IT, OKAY. OKAY, EVERYONE.
RECORDING IN PROGRESS.
GOT IT, GOT IT. I JUST WANTED -- GOT IT.NO, YOU DID GOOD HERE. THANK YOU. NOW WE'RE GOING TO TRY TO GET STARTED HERE. SO WE CAN GET TO THE PUB LEK COMMENT. SO EVERYONE CAN WE -- ARE YOU READY, MARY? EVERYONE, IF WE COULD TAKE OUR SEATS SO WE CAN GET BACK TO THIS, BECAUSE WE HAVE A TIME LIMIT OF 10:30, SO WE WANT TO MAKE SURE -- IT'S ALREADY ALMOST 8:00, SO IF WE COULD GET EVERYONE TO KIND OF QUIET DOWN FOR US SO THAT WE CAN MOVE FORWARD WITH THE MEETING. EVERYONE IN THE BACK THERE. I'M GOING TO. OKAY. WELL, I BANGED IT EARLIER, AND I THOUGHT, OH MY GOSH. OKAY. I'M TRYING NOT TO DO AS LOUD ASI DID BEFORE. IT CRACKED MY EAR. EVERYONE, IF WE COULD PLEASE TAKE A SEAT. IF YOU STILL WANT TO TALK, IT'S AN OF OKAY, JUST KIND OF GO OUT TO THE BACK, BECAUSE WE NEED TO CONTINUE ON. WE STILL HAVE QUESTIONS, AND THEN WE'RE GOING TO GO TO PUBLIC COMMENT. AND SO I ACTUALLY HAVE A COUPLE -- I ACTUALLY HAVE ANOTHER QUESTION THAT I PERSONALLY -- SO I WANT TO GET EVERYBODY BACK HERE SO THAT WE CAN CONTINUE ON. AND I HAVE ONE MORE QUESTION FOR THE DEVELOPER. AND I APOLOGIZE, YOUR NAME, I'M SO BAD WITH NAMES, PLEASE. ROB, SORRY ABOUT THAT. I HAD A QUICK QUESTION FOR YOU. AND JUST BECAUSE KNOWING WHERE I LIVE, BETWEEN THE FENCES WITH THE HOMES, DO YOU HAVE DRAINAGE RUNNING THROUGH THERE OR WHAT IS -- HOW DOES THAT WORK?
YEAH, SO THERE'S -- CAN YOU GUYS HEAR ME OKAY? SO THERE'S DRAINAGE THROUGHOUT -- IN BETWEEN EACH HOME ALL THE WAY OUT INTO THE STREET, DEPENDING ON WHERE THE HOMES ARE, AND THE ONES THAT AREN'T ON THE INTERNAL STREET DRAIN TOWARDS THE RETENTION BASIN.
SO THE PLACES WHERE THERE'S, LIKE, FENCE AND THEN THE HOMES THAT ARE EXISTING, THERE'S A SPACE IN BETWEEN THERE, RIGHT?
CORRECT.
AND DO YOU HAVE DRAINAGE IN THERE AS WELL?
YEAH, ESPECIALLY ALONG THE BACK TOO, YEP. ALONG THE BACK PROPERTY LINE.
I SEE, OKAY. I JUST WONDERED. IT WAS A THOUGHT I HAD BASED ON WHERE I LIVE AND HOW THAT WORKS. THANK YOU. DOES ANYONE ELSE HAVE ANY MORE QUESTIONS FOR ROB? WE WERE GOING TO GO TO THE CITY, I APPRECIATE YOU COMING UP HERE. SORRY.
NO PROBLEM.
COUNCILMEMBER ZOLLMAN HAS QUESTIONS.
FOR ALEX. SO TRYING TO GET PREPARED FOR ALL THIS, I SENT IN SOME QUESTIONS, AND YOU ANSWERED AND YOU SENT THE ANSWERS OUT TO ALL OF US. IT LOOKS LIKE THE ONLY WAY WE CAN GET OUT FROM UNDERNEATH HAVING TO DO WHAT THE DEVELOPER HAS NOW PUT IN PLAY IS TO FIND A SIGNIFICANT LEGAL RISK TO THE CITY. SIGNIFICANT LEGAL RISK, AS I UNDERSTOOD IT, HAD TO DO WITH HEALTH AND SAFETY. SO IS THAT YOUR UNDERSTANDING OF WHAT A SIGNIFICANT RISK WOULD BE TO THE CITY? WOULD IT RELATE TO HEALTH, FIRST, AND THEN YOU CAN HOPEFULLY EXPLAIN THE REST TO US.
IT'S NOT ABOUT SIGNIFICANT RISK TO THE CITY. UNDER THE HOUSING ACCOUNTABILITY ACT, THE CITY CAN'T DENY A PROJECT THAT COMPLIES WITH THE CITY'S ADOPTED

OBJECTIVE STANDARDS OR APPROVE IT AT A LOWER DENSITY. CAN'T DO THAT. AND IT ALSO CAN'T DENY WAIVERS OR CONCESSIONS UNDER THE DENSITY BONUS LAW UNLESS IT CAN MAKE ONE OF TWO FINDINGS, ESSENTIALLY. ONE EITHER THAT IT WOULD VIOLATE A STATE OR FEDERAL LAW OR THAT IT WOULD HAVE A SPECIFIC ADVERSE IMPACT ON PUBLIC HEALTH AND SAFETY, AND THERE'S NO FEASIBLE WAY TO AVOID IMPACT. A SPECIFIC ADVERSE IMPACT IS DEFINED IN STATE LAW AS A SIGNIFICANT, QUANTITY FINAL --POLICIES OR CONDITIONS AS THEY EXISTED ON THE DATE THE APPLICATION WAS DEEMED COMPLETE.

OKAY, SO IF WE WERE TO SAY THAT THERE WAS A SIGNIFICANT PUBLIC HEALTH OR SAFETY ISSUE DUE TO WHAT WE HEARD ABOUT THE INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND THAT, IF WE WERE TO FIND THAT THEN THAT WOULD BE DEFENSIBLE, WE WOULDN'T BE SUED, RIGHT?

FIRST, YOU HAVE TO IDENTIFY WHAT IS THE OBJECTIVE HEALTH AND SAFETY STANDARD THAT IS BEING VIOLATED.

OKAY.

THAT'S THE FIRST STEP.

AND SO FROM ALL THE THINGS THAT WE'VE HEARD FROM THE PUBLIC FROM WHAT MY UNDERSTANDING IS FROM THE PUBLIC COMMENT, THEY HAVE SAFETY CONCERNS ABOUT THE INGRESS AND EGRESS, THIS HAMMER THING VERSUS A U, THIS WHOLE OTHER SECONDARY THING WHICH IS A DIRT PATH. LIKE APPARENTLY WE'RE NOT THINKING THAT THAT 'S A PUBLIC SAFETY.

SO IN ORDER FOR THAT TO BE A BASIS, THE CONCERN NEEDS TO BE BASED ON AN OBJECTIVE, IDENTIFIED, WRITTEN PUBLIC HEALTH OR SAFETY STANDARD. SO FOR EXAMPLE, THE FIRE CODE. THAT IS A WRITTEN STANDARD. MY, YOU KNOW, THE FIRE DISTRICT, HAS REVIEWED THIS AND DETERMINED IT COMPLIES WITH THE REQUIREMENTS OF THE FIRE CODE EITHER THROUGH THE STANDARD REQUIREMENTS OR BY, YOU KNOW, ALTERNATIVE MEANS OF COMPLIANCE. I WOULD DEFER TO THE CHIEF TO TALK ABOUT THAT MORE IF YOU HAVE QUESTIONS ABOUT THAT, BUT YOU KNOW, THAT

THAT ELIMINATED THAT
POTENTIAL
OPTION TO GET OUT
FROM
UNDERNEATH IT.

IS THAT WHAT YOU ARE SAYING?

SO, YOU HAVE TO HAVE THE

OBJECTIVE WRITTEN PUBLIC
HEALTH AND
SAFETY STANDARD.

THE IMPACT CANNOT BE MITIGATED.

IF YOU CAN MITIGATE THE
IMPACT
IT DOES NOT COUNT.

FOR EXAMPLE, THE FIRE
CHIEF
DETERMINED THE IMPACT UNDER
THE
FIRE CODE IS MITIGATED IN OTHER

WAYS, BY PROVIDING
THE

RESIDENTIAL EMERGENCY ACCESS
PATH EVEN THOUGH THERE IS NOT
ANEMERGENCY
ACCESS THERE.

SPRINKLERS IN THE SYSTEM.

THERE ARE THINGS BEING DONE TO

MITIGATE THAT RISK.

THAT SPECIFIC ADVERSE IMPACT
TO
HEALTH AND SAFETY.

WHEN YOU SAY STANDARDS, THOSE

ARE THE MINIMAL STANDARDS.

THEY ARE MINIMAL THINGS, BUT
WE
COULD HAVE IMPOSED
HIGHER
STANDARDS GIVEN THE DEGREE OF

PUBLIC SAFETY THAT HAS BEEN

EXPRESSED.

WE CANNOT DENY A PROJECT THAT

MEETS OUR ADOPTED STANDARDS.

I WON'T SPEAK FOR THE FIRE CHIEF

ABOUT WHAT IS IN THE FIRE CODE.

I DO NOT CLAIM TO BE AN
EXPERT
ABOUT THE FIRE CODE AND WHAT
IT
REQUIRES AND WHAT AUTHORITY THAT

HE MIGHT HAVE TO REQUIRE
MORE,
YOU KNOW, IF THEY DEEM THAT

NECESSARY, BUT THE CITY
CAN'T
REQUIRE COMPLIANCE
WITH
SOMETHING OVER AND ABOVE
OUR

OBJECTIVE STANDARDS.

OKAY.
THANKS.

OKAY.

GO AHEAD.

VICE MAYOR.

A QUESTION ON PAGE 223,
PART
OF EXHIBIT E.

IT SAYS THAT THERE ARE
NO
PROJECT SPECIFIC EFFECTS WHICH

ARE PRACTICAL TO THE PROJECT
ORS
IT SITE.

HOWEVER, THIS PROJECT,
THE
ALTERNATE PROPOSAL IS GOING
TO,
I BELIEVE IT IS GOING TO
CAUSE
THE LOSS OF 16 OF 19
PROTECTED HERITAGE
TREES.

IS THAT NOT AN EFFECT?

SO, UNDER SEQUA
REGULATIONS
AN IMPACT IS NOT PECULIAR IF IT

IS MITIGATED BY THE
APPLICATION
OF THE CITY STANDARD
UNIFORM
POLICIES OR STANDARDS.

SO, IF YOU GO BACK TO
THE
GENERAL PLAN, THE GENERAL PLAN

SAYS TREE REMOVAL WILL NOT BE A

SIGNIFICANT AND AVOIDABLE IMPACT

BECAUSE THEY WILL COMPLY
WITH
REQUIREMENTS OF THE

TREE MITIGATION
ORDINANCE.

IF YOU COMPARE THE STUB
STANTIVE
REQUIREMENTS OF THE CONDITION
OF
APPROVAL TO WHAT THE
TREE
MITIGATION ORDINANCE
REQUIRES,
THEY ARE ESSENTIALLY THE SAME.

I DON'T WANT TO SAY THEY
ARE
EXACTLY THE SAME,
BUT
SUSTAINIVELY THEY ARE EXTREMELY

SIMILAR.

IT IS NOT PECULIAR BECAUSE THEY

HAVE BEEN MITIGATED TO A
LESS
THAN SIGNIFICANT IMPACT BASED
ON
THE APPLICATION OF OUR STANDARD

POLICIES.

SO, ONE MORE THOUGHT.

SO, BASICALLY THE LOSS OF
16
HERITAGE TREES IS A
CONCESSION
THAT IS PRETTY MUCH A FAILURE
OF
STATE LAW TO A LACK OF A
CARVING
OUT OF HERITAGE TREES.

YOU CAN'T REPLACE THE BEAUTIFUL

40 TO 60 INCH
HERITAGE TREES IN
THAT LOT.

WELL, I MEAN I WILL
CERTAINLY
SAY THAT STATE LAW IS
LIMITING
QUITE SIGNIFICANTLY THE IMPACTS.

IT IS PARTIALLY THAT.

IT IS A GENERAL PLAN
THAT
IDENTIFIES THE IMPACTS
AND
WHETHER IT IDENTIFIES HOW
THE
IMPACTS ARE MITIGATED TO BE LESS

THAN SIGNIFICANT.

ALL OF THOSE ARE WORKING

TOGETHER.
CERTAINLY OUR ABILITY TO DENY
A CONCESSION
IS SOMETHING
STATE
LAW IMPOSES ON US.

WITHIN THE LAST FIVE YEARS,
THE
LEGISLATURE AMENDED THAT TO

REMOVE THE LANGUAGE.

NOW BACK TO THE SIGNIFICANT

RISK.

IN THE MEMO WHEN YOU
ARE
ANSWERING OUR SPECIFIC

QUESTIONS, CAN YOU WALK
US
THROUGH WHAT YOU STATED WOULD
BE
THE SIGNIFICANT LEGAL RISK
TO
THE CITY IF WE WERE TO ACTUALLY

DENY THE PROJECT TONIGHT.

YEAH.
I EARLIER THE CITY
HAS
LIMITED AUTHORITY TO DENY IT.

I DON'T WANT TO SPEAK FOR
A
DEVELOPER WHETHER THEY WILL
OR
WILL NOT.

THAT IS SOMETHING
THE DEVELOPER
CAN SUE THE CITY OVER.

YOU KNOW, BASED ON THE WAY
THAT
STATE LAW IS WRITTEN AND
THE
LIMITS THAT IT IMPOSES ON US.

THERE IS A HIGH CHANCE THEY

WOULD WIN.

YOU KNOW, IF THEY WIN
THE
LAWSUIT LIKE THAT THE CITY IS

RESPONSIBLE FOR THEIR ATTORNEYS

FEES AS WELL.

ONE THING THAT I WOULD NOTE
IS
THAT UNDER STATE HOUSING LAW
AND
IN GENERAL, INTERESTED
PARTIES
CAN ALSO SUE FOR VIOLATION
OF
THE HOUSING LAW.

WHAT YOU SEE IN A LOT OF
CASES
IS NOT THAT A DEVELOPER SUES BUT

THE HOUSING ADVOCACY GROUPS SUE

INSTEAD.

THEIR INTEREST MAY BE DIFFERENT

THAN THE DEVELOPER'S INTEREST.

OTHER QUESTIONS?

NOT OF ALEX.

I HAVE FOR THE POLICE CHIEF.

CAN YOU HELP ME TO UNDERSTAND

THE IMPACT FEES?

I KNOW WHEN I DID NOT WANT
TO

VOTE FOR 1033, ONE OF
MY
CONCERNS WAS THE LACK OF
PAYING
IMPACT FEES AND THE IMPACT
IT
HAS ON THE CITY GIVEN THE

INFRASTRUCTURE WE HAVE.

I UNDERSTAND THERE WERE
OTHER
REGULATIONS BEFORE WITH THE

ADUs, UNDERSTANDING THAT.

CAN YOU TALK TO THIS AT ALL?

YEAH.

FOR IMPACT, FOR THE
PRIMARY
UNITS THEY WILL PAY THE IMPACT

FEES.

UNDER STATE HOUSING LAW FOR THE

ADUs, IMPACT FEES CANNOT
BE
APPLIED FOR ADUs LESS THAN 750

SQUARE FEET.

FOR UNITS THAT ARE OVER
750
SQUARE FEET, THE CITY CAN
CHARGE
IMPACT FEES IN PROPORTION TO
THE
SIZE OF THE PRIMARY UNIT.

BUT THE LEGISLATURE JUST
AMENDED
THIS FURTHER, EFFECTIVE AS
OF
JANUARY 1st.

HOW IT USED TO WORK IS SAY THAT

YOU HAD 800 SQUARE FOOT ADU
AND
THE PRIMARY SQUARE FOOT WAS

1600.

YOU COULD CHARGE 50% OF

THE
IMPACT FEES.

HOW THE LEGISLATURE CHANGED
THAT
IS THAT YOU ONLY USE THE SQUARE

FOOTAGE OVER 750.

SO NOW AT 800ADU, THAT IS
50
SQUARE FEET GREATER THAN 750.

IN THE SAME EXAMPLE YOU
WOULD TAKE
LESS THAN 5%.

THE CITY WOULD BE CHARGING
LESS
THAN 5% OF THE IMPACT FEES.

YOU HAVE QUESTIONS FOR THE FIRE

CHIEF?

YES.

TRYING TO DO MY HOMEWORK,
I
HAD QUESTIONS ABOUT WHAT
WAS
REPORTED IN THE SEBASTOPOL

TIMES.
WHAT WAS REPORTED IT SEEMS LIKE

ONCE YOU MADE THE DECISIONS
THAT
ALL SAFETY CONCERNS FROM YOUR

PERSPECTIVE WERE ALLEVIATED THAT

WAS IT.

MY QUESTION TO YOU IS WHAT

PROMPTED YOU TO JUST SAY
THAT
ALL SAFETY CONCERNS
RELATED TO

INGRESS AND EGRESS.

WHAT LED YOU TO BELIEVE THAT

YOU
WERE FINE WITH THE SAFETY

CONCERNS?
I HAVE A QUESTION ABOUT THE

STANDARDS.

BECAUSE AS ALEX SAID THERE
ARE
CERTAIN STANDARDS.

PLEASE EXPLAIN THE STANDARDS
ON
WHICH YOUR OPINION THIS WAS ALL

GOOD.

THE ARTICLE YOU ARE

REFERENCING, I HAVE NOT READ IT.

THE STATEMENT YOU ARE
QUOTING,
DIDN'T SAY IT.

I CAN'T COMMENT TO THAT ARTICLE.

AS FAR AS CODE IS CONCERNED WE

DID REVIEW THE CODE.

WE DID REVIEW THE
ACTUAL
APPLICATION AND TALKED WITH
THE
DEVELOPER STRINGENTLY.

I HAVE OUR CONSULTANT ONLINE WHO

WILL WEIGH IN AND CAN GIVE
MORE
OF A DETAILED BACKGROUND AND AN

UNDERSTANDING
OF THE CODE

INTERPRETATION IF YOU WOULD
LIKE.

YEAH.

IF THAT OPINION IS THE BASIS
FOR
YOUR OPINION THAT ALL OF THE

CONCERNS.

FROM MY PERSPECTIVE, MOST
IS
ABOUT EMERGENCY VEHICLES
AND
THAT THE HAMMER THING IS
OKAY
FOR YOUR VEHICLES AND THE
POLICE
CHIEF'S VEHICLES TO HAVE
ACCESS TO
ALL OF THE PROPERTIES OFF
OF THE
HAMMER HEAD SO, I GUESS
THAT
IS MY PRIMARY QUESTION.

WHY DID YOU AGREE THE
HAMMER
HEAD WAS SUFFICIENT?

THE U-SHAPED DRIVE WAY IS

PREFERRED.

THERE WAS CONVERSATION
ABOUT
EVACUATION BEING THE MAJOR

CONCERN.

FOR FIRE DEPARTMENT ACCESS
THERE
IS WIDTH AND HEIGHT REQUIREMENTS

FOR THE ACTUAL ACCESS.

AT THE TERMINATION OF A
DRIVE
WAY OR ROADWAY, IT IS
REQUIRED
TO HAVE A CUL-DE-SAC OR SOME
WAYTO
TURN AROUND.

ALSO THE 12 FOOT EMERGENCY

EVACUATION ROUTE WE PUT IN.

IT IS NOT AN EVA.

IT IS NOT EMERGENCY VEHICLE

ACCESS.

THAT IS FOR RESIDENTS TO USE

SOLELY.

IT WILL BE COMPACTED TO

75,000PSI.

IF THEY CAME UP
WITH
MITIGATING FACTS WHICH IS A DIRT

ROAD OWNED BY THE HOA.

DO YOU FEEL THAT IS SUFFICIENT

MITIGATION, JUST HAVING A
DIRT
ROAD ON THE WHIM OF HOA TO
KEEP
THE CARS OUT OF THERE IN
CASE
THERE IS A FIRE ALL OF THE
OTHER
CARS WOULD BE FLYING OUT AND
I
GUESS THEY WOULD ONLY FLY OUT

ONE END BECAUSE THE DIRT
ROAD
WOULD BE BLOCKED IF THE HOA
WERE
NOT DOING THEIR JOB.

IT IS ON THE HOA TO ENFORCE.

THAT IS CORRECT.

OKAY.
THEN ALSO SOMETHING I HEARD
IN
PUBLIC COMMENTS WERE THE

SPRINKLERS.
WITH EARTHQUAKES AND THE
OTHER
NATURAL DISASTERS WE ARE

ANTICIPATING, SPRINKLERS ARE

FINE TOO?

EVERY BUILDING THERE WILL BE

SPRINKLED IN ACCORDANCE WITH
THE
CODE.

RELIANT ON THE CITY STAFF
IT
SOUNDS LIKE YOU HAD RESERVATIONS

BUT YOU FEEL THEY WERE
MITIGATED
BY THE DEVELOPER AND THE

DEVELOPER'S APPLICATION.

THAT IS CORRECT.

THANKS.

IF YOU WOULD LIKE HANS
CAN
WEIGH IN.

NO.

IT SOUNDS LIKE YOU RELIED ON
HIS
OPINION.

WHY WOULDN'T THE ACCESS
ROAD BE
PAVED?

WE HAVE AN ACCESS ROAD NEAR OUR

HOME.

I AM NOT SURE WHY THIS WOULD
NOTBE
PAVED.

THAT IS A GOOD QUESTION AND

SOMETHING THAT SHOULD BE

DIRECTED TOWARDS THE DEVELOPER.

THIS JUST LOOKS LIKE A
NIGHTMARE
WAITING TO HAPPEN IF WE HAVE AN

EVACUATION.
EVERYONE IS SAYING THAT IT
IS
LEGAL AND THIS AND THAT.

WHEN I LOOK AT IT I AM LIKE
THAT
IS A LOT OF PEOPLE TO GO OUT.

WHEN I THINK OF WHERE I LIVE
AND
TRYING TO GET OUT WHEN WE HAVE

EVACUATIONS.

I AM RIGHT BY 116 AND SAT FOR
AN
HOUR TRYING TO GET OUT OF MY

DRIVE WAY.

I AM LIKE HOLY COW.

HOW DOES THIS WORK?

I MEAN WE DO NOT PROTECT
THE
TREES BUT WE PUT ALL OF
THE
PEOPLE HERE.

I WILL SAY THAT ONE OF
THE
DIFFICULTIES IS NOT GIVING
MY
OWN PERSONAL OPINION.

I KNOW.

I HAVE TO SIDE WITH WHAT
IS
ALLOWED BY THE CODE.

I GOT IT.

THE CODE IS DRIVEN BY
THE
COUNCIL HERE?

THE CITY ORDINANCE AND THE

CITY FIRE CODE THAT WE USE.

IN REGARDS TO DENSITY, THIS
IS
NOT SOMETHING A LOT OF PEOPLE

WOULD LIKE TO HEAR.

WE HAVE A NUMBER OF PLACES WHERE

IT WOULD BE EASIER TO EVACUATE.

I UNDERSTAND.

MY OWN COMMON SENSE SEEMS
VERY
DENSE.

THIS IS LESS FOR YOU.

MAYBE MORE FOR JON JAY.

ONE THING I AM CONCERNED
ABOUT
IS THAT THERE ARE A LOT
MORE
CARS COMING OUT AT THIS
TIME OF
THE DAY AROUND THE SCHOOL HOURS.

I DON'T KNOW IF ANYONE
THOUGHT
OF COUNTING IT.

I DID A SIDE STUDY OF MY OWN.

HOW DO YOU FEEL LIKE THIS IS

GOING TO IMPACT TRAFFIC, ROUGH,
NORMAL,
EASIER?

HOW DO YOU THINK TRAFFIC
WILL
IMPACT THE ABILITY TO DRIVE
ON
THE ROADS REGULARLY?

I CAN'T ANSWER THAT.

THERE WAS A TRAFFIC STUDY
THAT
WAS DONE.

YOU KNOW, THERE WILL BE

MORE
RESIDENTS THERE.

IS THAT GOING TO BE A
NEW
LIGHT OR ANYTHING LIKE THAT?

NOT THAT I AM AWARE OF.

I WOULD HAVE TO REFER
TO
PLANNING ON.

NO.

THERE WAS NOT ANY
ADDITIONAL
ROADWAY IMPROVEMENTS THAT
WERE
RECOMMENDED AS PART OF THE --

JUST THE TRAFFIC IMPACT FEES.

90 PEOPLE PROBABLY.

THERE ARE A COUPLE OF SETS OF

APARTMENTS.

DOES THIS HAVE THE SAME TRAFFIC

IMPACT AS THOSE OR?

I AM NOT SURE EXACTLY
ABOUTABOUT
NUMBERS.

AS PART OF THE REPORT IT KAELTED

INDICATED THERE WOULD BE A

DECREASE IN SERVICE, BUT
NOTHING
TO KICK INTO AN UNFEASIBLE LEVEL

OF SERVICE.

WHAT ARE THE PRIMARY WAYS TO

EVACUATE?

WHERE ARE THESE PEOPLE GOING?

THAT IS HAZARD DEPENDANT.

IF IT IS COMING FROM THE
WEST
EVERYTHING HEADING TO THE EAST.

IT WOULD DEPEND ON THE DISASTER

OR THE SITUATION.

WE HAVE EVACUATION ZONES
THAT
ARE ALL PREPLANNED.

WE WOULD BE MAKING NOTIFICATIONSNOTIFICATIONS

THAT THOSE ARE THE ZONES
THAT
NEED TO BE EVACUATED.

WE HAVE EVERYTHING FROM A
FIRE
IN A HOUSE TO A COPY PARK TYPE

SCENARIO.

THERE ARE DIFFERENT EXTREMES.

FOR WHAT IT IS WORTH,
DIFFICULT
QUESTION TO ANSWER.

TAKING A BROADER VIEW, WE
HAD
CANOPY, WOODMARK,
MORE
DEVELOPMENTS INCLUDING THIS THAN

WE HAVE HAD IN A LONG TIME.

I AM JUST WONDERING ABOUT
EVEN
POLICE AND FIRE,
WHAT
CALCULATIONS DO YOU USE AS FAR

AS ADDING THIS NUMBER OF
PEOPLE
AND BUILDINGS AND ALL OF THAT.

HOW DOES THAT GO IN TO
STAFFING
FOR FIRE AND THE IMPACT OF THAT?

I DO NOT KNOW THAT CONSIDER.

I AM ASKING WHAT POINT YOU
START
TO CALCULATE THAT AND
WHETHER
THE SERVICES THAT WE CURRENTLY

HAVE ARE SUFFICIENT TO MEET THE

GROWING DEMAND.

DID I MISS IT?

THERE ARE STUDIES
THAT HAVE
BEEN DONE.

I CAN'T NAME THEM OFF OF THE
TOP
OF MY HEAD.

THAT IS WHAT I MEAN.

IS THERE ANY TYPE OF THING?

WE KNOW, AND I AM GOING TO
SAY
WHEN THE COUNTY BROUGHT IN
THE
COMMONS TO OUR FACILITY, NOW
WE
HAVE 25% OF OUR POLICE
BUDGET
SPENT ON 1% OF THE POPULATION

THAT CAME THERE.

YOU KNOW, THAT IMPACTS OUR CITY.

SO NOW I AM SAYING IN GENERAL

JUST ADDING THE DEVELOPMENTS

EVERYWHERE, MORE PEOPLE
EQUALS
MORE CALLS.

WHAT PLANS DO WE HAVE?

YOU KNOW, THAT CAUSES AND THAT

INCREASES, YOU KNOW, THE
COSTS
THAT WE HAVE AND ALSO, YOU
KNOW,

WE MERGED AND YOU KNOW WE
DID
THE CONSOLIDATION SO THAT
WE
WOULD HAVE IMPROVED RESPONSE

TIMES.
SO THEN I AM JUST ASKING IF
WE
HAVE MORE RESPONSES.

I DON'T KNOW.

I JUST SEE WHERE THIS IS
ALL
FIGURED OUT, AND YOU KNOW, WHEN

IS TOO MUCH DEVELOPMENT FOR
WHAT
WE CURRENTLY HAVE TOO MUCH.

I DON'T HAVE THOSE NUMBERS.

THERE IS NEVER ANYTHING.

WE JUST WAIT TO SEE HOW
THE
CALLS ARE INCREASING AND WE

REACT.

I AM NOT PUTTING YOU ON THE

SPOT.

I AM TRYING
TO HELP YOU
UNDERSTAND.

IT SOMETHING WE HAVE
NOT
DEALT WITH ANY TIME SOON.

MY PAST LIFE WE HAD

DEVELOPMENTS THAT WERE COMING

IN, 75,000 TO 100,000 HOMES AT A

TIME.

SOMETIMES THERE
WERE
NEGOTIATIONS HAD WITH

A
DEVELOPER IN FUND THE FIRE

APPARATUS THERE.

FOR THIS PROJECT, I DON'T
THINK
IT MEETS THE THRESHOLD.

WE DO HAVE HIGH USERS WITHINWITHIN

CITY BELIEVE IT OR NOT THAT DO

CAPITALIZE OUR TIME.

WE DO HAVE PLENTY OF COVERAGE.

WE HAVE REDUNDANCY.

THIS IS PROPERTY TAXES
PAYING
FOR YOU AT THE MOMENT, RIGHT?

YES.

EACH NEW HOUSE WILL BE
PAYING
FOR AN ADDITIONAL SOMEBODY.

THAT IS A QUESTION THAT I

HAD.

TECHNICALLY, YES.

A PORTION OF IT.

YES.

PARCELS PAY 265 NOW.

I DON'T KNOW ALEX.

WHO DO I ASK THIS TO?

WILL THE ADUs BE PAYING 265
AND
THE HOMES OR HOW DOES THAT WORK?

I DO NOT KNOW THE DETAILS
OF THE

PARCEL TAX WELL ENOUGH.

THIS, BECAUSE OF
THE
DEVELOPMENTS BEING WHAT IT IS,

THIS WOULD BE A GOOD
OPPORTUNITY
FOR HIM TO WEIGH IN?

YEAH.

I HEARD THE QUESTION.

MY UNDERSTANDING IS THAT
THERE
WILL BE INDIVIDUAL PARCELS.

IF THEY REMAIN AS ONE
PROPERTY
OWNER IT WOULD BE $100 AND
265
FOR THE PRIMARY.

ROUGHLY $10,000 A YEAR FOR THE

FIRE DISTRICT.

IF YOU ESTIMATE THE PROPERTY

VALUE, ROUGHLY $17 MILLION
OF
NEW REVENUE AT 1% FOR THE CITY.

ON AN ANNUAL BASIS.

IF YOU ARE DOING THE MATH OF
NEW
REVENUE AND WHAT SERVICES
THAT
IT COULD OFFSET, THAT IS
THE
MATH THAT I WOULD DO.

SORRY TO PUT YOU ON THE SPOT.

THESE ARE ALWAYS CONCERNS OF

MINE HAVING BEEN A PART OF THE

WHOLE, YOU KNOW --

YEAH.

PREVIOUS QUESTIONS
REGARDING
WHAT IS AN APPROPRIATE LEVEL
OF
SERVICE TO THE
POPULATION,
ROUGHLY 10,000 PEOPLE EQUAL ONE
STAFFED
ENGINE COMPANY.

THIS IS DID NOT GOING TO PUSH
IT
OVER THE THRESHOLD, BUT IT
IS
HOW WE DO THE MATH.

ANYONE ELSE HAVE QUESTIONS?

NO.

APPRECIATE PUTTING YOU ON
THE
SPOT LIKE THAT.

THANK YOU.

YES.

I GUESS IT IS TIME FOR PUBLIC

COMMENT.

IF YOU WOULD LIKE TO MAKE
A
PUBLIC COMMENT THIS IS A
TWO
MINUTE TIME LIMIT.

WE DO THE CHAMBERS FIRST AND GO

OUT TO ZOOM.

IF THERE IS ANYONE IN
CHAMBERS
LIKING TO MAKE A PUBLIC
COMMENT
RAISE YOUR HAND AND WE WILL
CALL
ON YOU
TO COME UP TO THE PODIUM.
TOM.

NOW YOU HEAR ME.

I AM TOM, SEVERAL OF THE
PEOPLE
IN THE COUNCIL KNOW ME FROM

ROTARY.

ANYWAY, I LIVE ON HANSON LANE

JUST NORTH OF THE GROVE OF
TREES
THAT WE ARE TALKING ABOUT,
THAT
ARE PROTECTED TREES.

AFTER ABOUT 20 YEARS
HERE,
LIVING IN THAT SPOT THIS
PROJECT
CAME AS A SURPRISE TO ME.

NOW WE ARE BEING ASKED TO
CHOOSE
BETWEEN LOSING THE GROVE OF

TREES AND HAVING -- OR
MAYBE
HAVING TWO STORY HOUSES
LOOKING
DOWN INTO OUR BACKYARD.

SO, THAT IS A LITTLE BIT OF
A
CHOICE BETWEEN ARSENIC AND

CYANIDE.
IT IS NOT TOO PLEASANT.

THE ALTERNATE LEAVES ONLY 3
OF
20 PROTECTED TREES.

THINKING OF ALL OF THE
PEOPLE
WHO ARE GOING TO LIVE IN THE NEW
NEIGHBORHOOD
WE SUGGESTED
IT
WOULD BE A GOOD IDEA FOR THEM
TO
CONSIDER GETTING RID OF A FEW

HOUSES BECAUSE THEY ADVERTISE

THAT ONE OF THE AMENITIES IS
A

GROVE OF TREES THAT PEOPLE CAN

ENJOY.

I ASK YOU TO DELETE CONDITION 4.

KEEP THE TREE AND THE CITY

ARBORIST IN CHARGE OF TREE

REMOVAL AND PROTECTION OF THE

TREES.
FIRE
SAFETY, THE DISTRICT'S

LETTER.

I SENT YOU A COPY TONIGHT.

TWO MINUTES.

THAT IS TWO MINUTES FOR
THE
PUBLIC COMMENT PERIOD.

OKAY.

CAN I TAKE ANOTHER 30 OR NOT?

NO.

I WILL GO OUT TO ZOOM.

STEVE, CAN YOU UNMUTE YOURSELF.

SURE.

CAN YOU HEAR ME
NOW?

I CAN HEAR YOU.

CAN YOU SEE THE TIMER?

YES.

I APPRECIATE THAT THERE ARE
MANY
VIEWS ON THIS PROJECT.

A SIMPLY WANTED TO OFFER

A
PERSPECTIVE AS SOMEONE THAT

KNOWS SEBASTOPOL WELL AND
SEES
AN INCLUSIVE AND
WELCOMING
COMMUNITY AND BEING
RESPECTFUL
OF ALL OF THE COMMENTS THAT
WERE

MADE.
I WOULD LIKE TO SHARE THE
VIEW
THAT FOR INDIVIDUALS WHO
HAVE
MOBILITY LIMITATIONS, EITHER TO

ONGOING MEDICAL CONDITIONS
OR
THE PROCESS OF AGING, THE

POSSIBILITY OF HAVING A SINGLE

STORY RESIDENCE IN SEBASTOPOL
IS
A WONDEROUS THING.

THE CANOPY IS A NICE PLACE,
BUT
IT IS THREE STORIES AND NOT
A
VIABLE ALTERNATIVE.

IT IS NOT FROM A SAFETY POINT
OF
VIEW.

HAVING A BEDROOM ON THE
THIRD
FLOOR AND RELYING ON THE
FEW
ELEVATORS THAT ARE PERSONAL

ELEVATORS.

IT IS NOT SAFE.

THEY ARE NOT ALTERNATIVE.

THE 8100 VALENTINE LANE DOESDOES

AN OPPORTUNITY
FOR
PEOPLE WITH MOBILITY
LIMITATIONS
TO YOU LIVE FULLY INTEGRATED

IN
THE COMMUNITY.

I WANT TO BE RESPECTFUL OF
THE
WIDE VARIETY OF VIEWS.

I AM NOT NEGATING ANY OF THAT.

I AM PUTTING IT IN FOR, YOU

KNOW, FOR SOMEONE WHO
KNOWS
SEBASTOPOL AND LOVES SEBASTOPOL.

ALSO WANT TO TALK TO PEOPLE
WHO
HAVE MOBILITY LIMITATIONS.

HAVING A SINGLE STORY
RESIDENCE
THAT COULD BE OWNED IS TRULY A

WONDEROUS THING.

I WANT TO THANK YOU FOR GIVING

YOUR CONSIDERATION TO THAT.

THANK YOU.

THE ROAD TO HELL IS PAVED WITH

GOOD INTENTIONS.

WE WERE ALL HERE IN JANUARY.

EVERYBODY BUT
COUNCILMEMBER
LEWIS VOTED FOR 1033.

HERE WE ARE IN OCTOBER WHERE
WE
HAVE A DEVELOPER WHO IS

JAM-PACKING AN ENORMOUS NUMBER

OF VERY UNATTRACTIVE
PROPERTIES
INTO A VERY SMALL SPACE.

THEY HAVE NO SAY ON WHAT
THE
BUILDINGS ACTUALLY LOOK LIKE.

THAT KIND OF WIPES OUT
ANY

ABILITY FOR A DEVELOPER
GOING
FORWARD FROM 1033 WHAT
THE
BUILDING SHOULD LOOK LIKE.

I HAVE AN ADU IN MY GARDEN IN MY

HOUSE BUILT IN 2005, I THINK.

THE AMOUNT OF BACK AND
FORTH
WITH THE CITY BEFORE THAT
COULD
BE BUILT WAS CRAZY.

THE HOUSE WAS BUILT IN
THE
SPIRIT OF THE NEIGHBORHOOD

BEFORE MY TIME THANK GOD.

WE ARE IN A NO MAN'S LAND.

I AM INCLINED TO AGREE WITH WHAT

SHAWN SAID.

MAYBE IT IS TIME TO REPEAL
1033
AS A CITY.

BASICALLY IT WAS VERY,
VERY
FOOLISH TO TAKE ON A STATE
LAW.

TINY LITTLE CITY.

THE FIRST CITY IN SO
MOMENTA
COUNTY TO TAKE IT ON AS A CITY.

REALLY FOOLISH.

NOW WE ARE IN, YOU KNOW, WE
HAVE
A LOT OF REALLY GOOD QUESTIONS,

BUT YOU VOTED FOR THIS.

IT WILL BE JAM PACKED WITH CARS.

PEOPLE IN THE HOUSE WITH TWO
OR
THREE CARS.

THEY HAVE TO GO TO DIFFERENT

PLACES.

NONE OF IT WAS THOUGHT
THROUGH
BY THE CITY AT ALL.

WE HAVE A BIG PROBLEM ON OUR

HANDS.

THE LAW, THE ADU LAW IN THE
CITY
IS A TRAIN WRECK RIGHT NOW.

EVERYTHING THAT WENT BEFORE
IS
NOW OUT OF THE WINDOW.
ALL
OF THE --

IF THERE IS ANYONE ON
ZOOM
THAT WOULD LIKE TO MAKE A
PUBLIC
COMMENT FOR THE
VALENTINE
PROJECT RAISE YOUR HAND

VIRTUALLY.

SEEING NONE, BACK IN CHAMBERS.

ANYONE IN CHAMBERS?
PLEASE,
GO AHEAD.

I WILL MAKE IT QUICK.

MY NAME IS HEATHER AND I LIVE
ON
HANSON COURT.

WE GOT OUR FIRST NOTICE IN
THE
MAIL OF THE MEETING.

MY CONCERN IS EVERYTHING
THAT
HAS BEEN SAID.

HOWEVER, I REALLY WANT TO
THINK
OF THE TRAFFIC ON VALENTINE

ROAD.

I THINK THAT WE ARE TALKING

ABOUT ONE PROJECT NOW.

IN MY UNDERSTANDING THERE
IS
ANOTHER REZONING BEHIND THE

CATHOLIC CHURCH THAT WOULD
ONLY
BE A BLOCK AWAY, MAYBE A
LARGER
DEVELOPMENT THAN WHAT IS GOING

ON AS FAR AS STATE LAWS
AND
BUILDING HOUSING.

SO MY CONCERN IS THAT
LITTLE
VALENTINE AVENUE WILL NOT
BE
SAFE TO WALK ON.

YOU ARE GOING TO HAVE A LOT
OF
PEOPLE MARKING ON THE ROAD.

YOU HAVE A PARK AND A SCHOOL.

THERE IS A LOT THAT IS
HAPPENING

THERE.
I REALLY HAVE CONCERNS ABOUT
THE
OVERALL TRAFFIC ISSUE.

SO, I AM JUST ASKING YOU TO
KEEP
OUR NEIGHBORHOOD IN A WAY
THAT
WE CAN STILL WALK OUR DOGS AND

THAT OUR CHILDREN PLAY
WITHOUT
BEING IN DANGER.

THANK YOU.

NEXT, BACK OUT TO ZOOM.

SEEING NONE, I WILL COME BACK TO

CHAMBERS, PLEASE.

THANK YOU.

I LIVE IN THE NEIGHBORHOOD
WE
ARE TALKING ABOUT.

I HAD HAVE A LONG TALK TO GIVE,

EXACTLY TWO MINUTES.

FIRE SAFETY, SEWER, STREETS,

OWNERSHIP, TREES, TWO STORY

HOMES.

AFTER WHAT I HEARD TONIGHT
I
WANT TO CHANGE THE TOPIC.

YOU CAN APPROVE THIS.

YOU CAN APPROVE IT WITH
SOME
VERY TOUGH CONDITIONS.

I THINK THAT IS THE
SAFEST WAY
FOR YOU IT ON GO.

THE SECOND IS THAT YOU
CAN
CONTINUE TO SET A DATE FOR

SOMETHING SPECIFIC SUCH AS

WRITTEN ARBORIST REPORT,
TRAFFIC
REPORT, THINGS THAT HAVE COME
UP
HERE.

THE OTHER OPTION IS THAT YOU
CAN
DENY IT.

TO DENY IT, YOU HAVE TO HAVE
TO
MEET SPECIFIC LAWS.

IT IS POSSIBLE IT WILL END UP
ININ
LAWSUIT AND YOU WILL BE
STUCK
WITH FEES.

THERE IS THAT.

I THINK YEAH.

THAT IS YOUR CHOICE.

THE OTHER THING THAT I WANTED TO

SPEAK TO, I WANT TO SPEAK
ABOUT
THE GROUP
WHO STOOD UP AND SAID
THEY CARE ABOUT US AND WANT
TO
DO THE RIGHT THING.

IF THAT IS TRUE THEY SHOULD
SHOW
IT TONIGHT.

THEY CAN REDUCE THE NUMBER OF

UNITS.

THEY REFUSE TO BUT THEY CAN.

THEY CAN SAVE THE REDWOODS
AND
BUILD SOMETHING FRIENDLY TO
THE
NEIGHBORHOOD THAT WOULD
BE
WELCOME INSTEAD OF FORCING US
TO
DO WHAT THEY WANT TO DO.

IF THEY ARE REALLY WHO THEY
SAY
THEY ARE THEY WILL TAKE A
HARD
LOOK AT THAT.

IT IS CLEAR FROM WHAT I
HEARD
TONIGHT THAT IT IS NOT WHAT WE

WANT.

WE ALL KNOW WHAT IT WAS ZONED

FOR.

FROM SOME ASPECTS, WE
WERE
EXCITED ABOUT IT.

KATIE, THAT IS TWO MINUTES

AND THANK YOU FOR YOUR PUBLIC

COMMENT.

NEXT, BACK OUT TO ZOOM.

I HAVE TO SAY, WE TRY
TO
LIMIT THE AMOUNT OF CLAPPING.

EVERYONE HAS DIFFERENT OPINIONS.

WE TRY TO HONOR THEM ALL.

IF YOU CAN HOLD OFF.

I APOLOGIZE.

THANK YOU.

BACK OUT TO ZOOM.

ANYONE ON ZOOM PLEASE RAISE
YOUR
HAND VIRTUALLY.

SEEING NONE, I WILL COME BACK TO

CHAMBERS.

CAN ANYONE HEAR ME?

I AM A DIRECT NEIGHBOR
THAT
LIVES ALONG THE PROPERTY
LINE
AND I HAVE 100 FEET OF
FENCE
LINE THAT TWO HOMES ARE GOING
TO
BE GOING ON.

MY NAME IS JANET LUNDGREN.

I DIDN'T CHANGE MY DISCUSSION,

BUT COMMUNICATION WAS SO

LACKING, AND WE NEVER HEARD ONE

IOTA ABOUT THE PUBLIC WORKSHOP.

I FIGURE IT IS POSSIBLE, BUT
YOU
NEVER HEARD A THING ABOUT

IT.
I DIDN'T KNOW ANYTHING ABOUT
IT
UNTIL A RAINY NIGHT A LADY
CAME
AND BROUGHT US THE MAPS AND

EVERYTHING.

COMMUNICATION WAS SO LACKING.

I LIVED HERE FOR 35 YEARS.
I
CONSIDER MYSELF NOT A -- I AM

CONCERNED ABOUT THE TREES.

WE TALKED ABOUT THE TREES.

I AM CONCERNED ABOUT THE

EMERGENCY ACCESS.

I AGREE WE SHOULD HAVE A U-
TURN
DRIECH WAY.

I HAD TWO FRIENDS THAT
LOST
THEIR HOUSE AND SPRINKLERS
DID
NOT SAVE THEIR HOME.

I WOULD LIKE AN AMENDED SITE

MAP.

INCREASING THE PROPERTIES.

RELOCATING THE ADUs.

I WANT IT CONFIRMED IN
THE
RECORD ALL TRAFFIC MEASURES
ARE
IN PLACE AND A CITY
ARBORIST
APPROVAL AND THE STUDY
FOR
ENVIRONMENTAL EVEN THOUGH
THAT
HAS BEEN WAIVED.

JANET.

THANK YOU FOR YOUR

CONSIDERATION.

THANK YOU FOR YOUR PUBLIC

COMMENT.
NEXT BACK OUT TO ZOOM.

LEE, CAN YOU UNMUTE YOURSELF

PLEASE?

THREE QUICK QUESTIONS.

IF A DEVELOPER CAN TAKE OUT

HERITAGE TREES, CAN
RESIDENTS
TAKE OUT TREES AND REPLACE
THEM
WITH A TWO-INCH BUCKET.

A LOT OF PEOPLE WANT TO DO THAT.

I DON'T BELIEVE THE CITY
ALLOWS
THAT TO HAPPEN.

SECOND,
PARKING.
TWO PER BUILDING SOUNDS GREAT.

.5 FOR THE ADUs.

ARE THEY GOING TO WATCH AT 7/11?

ONLY 7.4% HAVE NO VEHICLES.

LAST, THE SIX INCH SEWER PIPE.

IT SAYS IT HAS TO BE CLEANED

OUT.
ONCE IT HAS TO BE CLEANED OUT
IT
WILL BE GREAT.

THEN WE DISCOVER THERE
ARE
ISSUES AND PROBLEMS.

THAT COULD LEAD TO HANDLEDS
OF
THOUSANDS IN REPAIRS.

THAT MAY BE THE
UNINTENDED
CONSEQUENCE OF THE WHOLE THING.

LASTLY, YOU KNOW, IN THE
WORDS
OF THE DEVELOPER IT WOULD
WANT
BE PROFITABLE IF THEY TOOK OUT
A
COUPLE OF UNITS.

I DON'T THINK IT IS YOUR JOB
TO
CONCEDE TO THE DEVELOPER.

IT IS YOUR JOB TO TELL
THE
DEVELOPER WHAT THEY ARE GOING TO

ACCEPT.

THE DEVELOPER SAID HE DIDN'T
BUY
THE PROPERTY YET AND EVEN
IN
STOCKTON THEY COULD NOT COME
IT
AN AGREEMENT AND CANCELLED THE

PROJECT.

KEEP YOUR HAT ON ABOUT WHO
IS
THE DECISION MAKER HERE.

THANK YOU.

NEXT, I WILL COME TO

CHAMBERS.

HELLO.

YES.

MY NAME IS KATHRYN.

MY LIVING ROOM WINDOW IS
SEVEN
FEET FROM THE FENCE LINE
OF
WHERE THERE WILL BE HOUSES

LOOKING INTO MY HOUSE.

IT IS VERY CLEAR THEIR GOAL IS

MONEY.
THEIR GOAL IS NOT THE

NEIGHBORHOOD.

THEIR GOAL IS TO MAKE MONEY.

THAT IS IT AND THAT IS THEIR

ONLY GOAL.

THEY MIGHT HAVE HAD ONE
PERSON
COME FORWARD SAYING THEY ARE

INTERESTED, BUT THERE ARE MANY,

MANY, MANY MORE
PEOPLE,
INCLUDING MOST OF THE
CITY
COUNCIL WHO IS NOT IN FAVOR.

YES, WE WANT HOUSING.

YES, WE NEED HOUSING.

YOU NEED TO KNOW THAT YOU
ARE
DOING IT FOR YOUR OWN
FINANCIAL
GAIN AT THE COST OF THE TOWN.

YOUR ONLY CONSTRAINT IS MONEY.

YOU CAN DO WHATEVER YOU WANT.

ALL OF THE WAIVERS.

WHEN YOU WERE ASKED IF
YOU
CONSIDERED WHAT IT LOOKED
LIKE,
YOU WENT INTO A DETAIL ABOUT

BUILDING MATERIALS.

THE QUESTION IS MORE ABOUT THE

ARCHITECTUAL LOOK.

THE LOOK DOES NOT REMOTELY
FIT
IN THE COMMUNITY.

IF WE HAVE TO LIVE WITH 39

UNITS, YOU CAN MAKE THEM LOOK

LIKE THEY BELONG IN THE AREAS.

YOU DON'T HAVE TO MAKE IT
LOOK
LIKE A MONSTROSITY, LIKE IT IS

RIGHT NOW.
17 SECONDS.

THAT IS IT.

GIVE IT A HARD LOOK YOURSELF.

REALLY THINK ABOUT WHAT YOU
ARE

DOING TO THIS COMMUNITY OF REAL
PEOPLE.

THANK YOU KATHRYN FOR
YOUR
PUBLIC COMMENT.

NEXT, I WILL GO BACK OUT TO
ZOOM.

DIANE, CAN YOU UNMUTE YOURSELF
PLEASE?

I HAVE A COUPLE OF

REINFORCEMENTS OF WHAT HAS BEEN

SAID.

I AM NOT SURE ABOUT THE
IMPACT
FEES THAT THE DEVELOPER
IS
PAYING IS GOING TO BE ENOUGH
TO
REPLACE OUR SEWER SYSTEM SO
THAT
WHEN THEY GO IN TO TRY
TO CLEAN
OUT THE ROOTS OR WHATEVER THE

WHOLE THING WILL COLLAPSE,

POSSIBLY.

I AM JUST NOT CONVINCED THAT

WHATEVER THEY ARE PAYING WILL
BE
ENOUGH AND THAT I WILL
BE
WITHOUT A SEWER SYSTEM FOR A

WHILE WHILE THE CITY FIGURES
OUT
THE MONEY TO REPAIR THE SEWER.

ANOTHER CONCERN IS THAT WITH
ALL
OF THE INCREASED TRAFFIC AND

TRYING TO MAKE IT

FAMILY-FRIENDLY THERE ARE
GOING
TO BE A LOT MORE KIDS WALKING TO

GO TO SCHOOL AT BROOKHAVEN.

THAT INTERSECTION OF VALENTINE

AND PLEASANT HILL IS A
NIGHTMARE
ALREADY AND IS ANY
CONSIDERATION
TO THE CITY BEING DONE BY THE

CITY BEING DONE FOR HOW
TO
IMPROVE THE INTERSECTION
AND
HAVE THE DEVELOPER WHO
IS
BRINGING ALL OF THE FAMILIES
IN
TO PAY FOR THE IMPROVEMENTS
AT
THAT INTERSECTION.

THE OTHER THING ABOUT THE
TREES,
THE TREES THAT THEY ARE SAVING

WILL BE IN SOMEBODY'S BACKYARD.

WHOEVER MOVES INTO THE HOUSE
CAN
TEAR OR CUT DOWN THE TREE IF
THEY
WANT TO.

THAT IS ALL THAT I HAVE FOR NOW.

NEXT BACK TO CHAMBERS.

MY NAME IS MANUAL, I AM NEW

TO SEBASTOPOL.

I ONLY HAVE BEEN HERE 37 YEARS.

I LIVE ON 37 RACEWAY.

I WORRY ABOUT THE TRAFFIC.

I KNOW THAT IN MY HOUSE WHEN WE

HAVE OUR KIDS AT HOME,
FOUR
AUTOMOBILES AND TWO MOTORCYCLES.

I AM SURE THESE PEOPLE MAY
HAVE
A JOB AND GO GROCERY
SHOPPING
AND MAY ONCE IN A WHILE GO
OUT
TO A RESTAURANT.

EVERY ONE OF THE THINGS IS A

TRIP.

IF THEY HAVE TWO CARS AND
TWO
PEOPLE THAT
ARE EMPLOYED, FOUR
TRAFFIC TRIPS EVERY DAY.

THE OTHER THING I AM WORRIED

ABOUT IS THE DRAINAGE.

I DON'T KNOW HOW MANY
SQUARE
FEET OF THE LOT IS LAWN RIGHT

NOW.
WHEN THE HOUSES GET BUILT
THERE
IS NOWHERE FOR THE WATER TO
GO
EXCEPT OUT ON TO VALENTINE ROAD.

I WORKED FOR SONOMA
COUNTY

PUBLIC WORKS DEPARTMENT
AND
SPENT 17 YEARS WORKING FOR
THE
SEWER DISTRICT.

I KNOW WHAT HAPPENS WHEN YOU
TRY
TO TAKE ROOTS OUT OF CLAY PIPE.

THE PIPE COLLAPSES.

WE
NEED TO THINK ABOUT THAT.
THANK YOU.

THANK YOU FOR YOUR PUBLIC

COMMENT.

NEXT BACK OUT TO ZOOM.

LINDA, CAN YOU UNMUTE YOURSELF?

I SURE CAN.

CAN YOU SEE THE TIMER?

YES, I CAN.

FIRST, I WANTED TO THANK THE

COUNCIL.
I APPRECIATE MOST OF
YOUR
COMMENTS TONIGHT.

I FEEL LIKE YOU ARE KIND OF

LISTENING TO EVERYTHING WE ARE

SAYING.

I AM A NEIGHBOR THAT BACKS UP
TO
THE PROPERTY.

MY HOUSE SITS ON THE
PROPERTY
LINE A LITTLE HIGHER FROM
WHERE
THE STREET IS.

THERE IS PROBABLY A GRADE OF
TWO

FEET.
THE WATER IS GOING TO
BE
DRAINING INTO THE
PROPERTY
BEHIND ME WHEN THE TWO STORY

HOME IS BUILT.

WE ARE NOT OPPOSED TO HAVING

HOMES.

I THINK THAT ALL OF
THE
NEIGHBORS WOULD AGREE.

THE PARKING, THE
CARS, THE
TRAFFIC.

YOU FIGURE THERE ARE 83 SPOTS
TO
PARK.

THERE WILL BE 98 TO 100 CARS.

NOBODY IS TAKING INTO
ACCOUNT

THAT TRAFFIC IN THIS
NEIGHBORHOOD AT THIS TIME.

WHEN SCHOOL LETS OUT.

WHEN ALL OF THE KIDS ARE GOING

HOME.

THERE AREA I LOT OF CARS GOING

BACK AND FORTH UP AND
DOWN
PLEASANT HILL.

IT IS IMPORTANT THAT IT IS
A
SAFETY CONCERN.

I DON'T KNOW HOW ANYONE CAN
LOOK
AT IT AND NOT BE CONCERNED.

I AGREE WITH JILL ON TRYING
TO

GET OUT WHEN WE ALL EVACUATED,
I
SAT IN THE ROAD FOR TWO
HOURS
TRYING TO GET OUT.

NOW WE ARE GOING TO ADD ANOTHER

100 CARS INTO THE MIX.

IT IS NOT GOING TO BE
PRETTY.

LINDA, THAT IS TWO MINUTES.

NEXT BACK TO CHAMBERS.

IF THERE IS ANYONE IN CHAMBERS.

THE 8100 VALENTINE
PROJECT
DOES NOT MEET THE GOOD NEIGHBOR

POLICY.

IT WILL CUT OUT MANY MATURE

TREES AND DOES NOT PROMISE
NOT
TO HURT OR KILL THE
REMAINING
TREES ON THE PROJECT OR THE

ADJOINING NEIGHBOR'S TREES,
ONLY
REPLACING THEM WITH CUT TREE

SABLINGS.

IS THERE A STUDY ABOUT HOW
MANY
BIRDS ARE NESTING IN THE TREES?

THE LOTS ARE SMALL DUE
TO THE
AFFORDABLE CARE ACT AND THE
1033
USED TOGETHER.

THE NEW PROJECT WILL ONLY
STRESS
THE SYSTEM MORE.

ACCESS AND EGRESS IS LIMITED AND

ONLY MEETS THE MINIMUMS.

NO IMPORTANT EMERGENCY
EGRESS
WILL BE MAINTAINED.

THE CLOSE SPACING IS
AN
ADDITIONAL FIRE CONCERN.

THE DEVELOPER CAN
CHARGE ANYTHING
THEY WANT.

IT IS JUST BRIEF STATEMENTS
DUE
TO TWO MINUTE
LIMIT.
ENOUGH FOR YOU TO VOTE NO ON THE

CURRENT DESIGN OF THE PROJECT.

IF THERE IS ANYONE IN
CHAMBERS
THAT WOULD LIKE TO MAKE A

COMMENT.

I HAVE A QUESTION ABOUT THE

HOA FOR THE DEVELOPER.

WOULD IT BE HANDED OFF TO
A
PROPERTY MANAGEMENT COMPANY
OR
WOULD THEY BE HANDED OFF TO
THE
HOMEOWNERS IN A DEMOCRATIC

FASHION?

I BELIEVE WE TOUCHED ON IT BUT
I
WOULD LIKE CLARITY PLEASE.

NEXT, BACK OUT TO ZOOM.

CAN YOU UNMUTE YOURSELF?

THANK YOU.

CAN YOU SEE THE TIMER?

I CAN.

THANKS.

I WOULD JUST SAY THAT THE DID ALL EXPECT FOR THE

MAYOR VOTED IN AB1033 DESPITE

THE FACT THAT MANY PEOPLE IN THE

PUBLIC, INCLUDING MYSELF SAID

THAT IT WOULD BE USED
BY
DEVELOPERS IN A WAY THAT
WOULD
BE VERY DISADVANTAGEOUS TO YOUR

RESIDENTS AND CONSTITUENTS.

COMMERCIAL DEVELOPERS
AND
COMMERCIAL REAL ESTATE
INTERESTS
ARE HUGE DRIVERS IN CALIFORNIA

POLITICS.

ALL OF THIS DEZONING AND

DEREGULATION ONLY SERVES
TO
BENEFIT DEVELOPERS
AND
COMMERCIAL REAL ESTATE

INTERESTS.

THERE IS NO GENUINE INTEREST
IN
HELPING THE WORKING AND
THE
MIDDLE CLASS PEOPLE.

THAT IS NOT THE DEVELOPER'S

INTEREST.

I THINK THAT WE CAN CLEARLY
SEE
THAT IN THIS PROJECT.

MANY OF THE RESIDENTS THAT
LIVE
IN THE VALENTINE
NEIGHBORHOOD
ARE MIDDLE CLASS PEOPLE.

THEIR HOUSE IS PROBABLY
THEIR GREATEST
ASSET.

YOU DECREASE THE VALUE OF

PEOPLE'S PRIMARY ASSET.

WHICH THEY HAVE BEEN WORKING
FOR
AND PAYING TAXES ON.

I WOULD URGE THE COUNCIL, IF

POSSIBLE, TO REPEAT
AB1033
BEFORE THE DISCUSSION
HAPPENS,
OTHERWISE THEY ARE GOING TO
BE
LOOKING AT A SITUATION
WHERE AN
OUTSIDE DEVELOPER COMES IN

TRYING TO MAXIMIZE THEIR
PROFIT
AT THE EXPENSE OF RESIDENTS
AND
PEOPLE WHO LIVED HERE FOR

DECADES.

PLEASE, COME ON UP TO THE

PODIUM.

I AM JOEL JACOBSON.

THIS PROJECT LOOKS LIKE A CONDO

PROJECT.

IT IS NOT A SUBDIVISION FILL-IN

PROJECT.

I ATTENDED THE MARCH 17th

MEETING.
WE HAD CONCERNS.

THOSE ADUs WERE OPTIONAL AT THAT

TIME.

ARE THEY STILL
OPTIONAL.

ARE YOU GOING TO JUST BUILD
THEM
AND SELL THEM.

THE REASON THAT I AM ASKING
IS
BECAUSE IT CHANGES WHAT
THE
PROJECT LOOKS LIKE.

IF THEY MAKE MONEY WITH
OPTIONS
BUILDING THE ADUs, THIS PROJECT

COULD LOOK QUITE A BIT

DIFFERENT.

YOU HAVE GOT ANOTHER PROJECT

COMING, THE CHURCH ACROSS
FROM
THE BROOKHAVEN SCHOOL.

I ASSUME THAT THE
ZONING HAS
BEEN BROUGHT UP AND
PROBABLY
APPROVED AT THIS POINT FOR THAT

PROJECT.

SO, YOU ARE GOING TO HAVE

ANOTHER PROJECT RIGHT HERE
IN
THE NEIGHBORHOOD.

SO, YOU ARE LOOKING AT ANOTHER

ONE.

THE WAIVERS THEY ARE ASKING
FOR,
SOME OF THEM I AM PRETTY SURE

COULD BE ADDRESSED BETTER.

I DON'T THINK THEY HAVE
TOTALLY
TAKEN THE WAIVERS THEY
ARE
ASKING FOR IN TO ACCOUNT.

THERE ARE NO GARAGES.

I HAD THE STORM DRAIN DUG UP AND

REPLACED TWICE SINCE I LIVED

THERE.

YOU COULD PARK A BUS.

COUPLE OF THIS WOULD BE

NONEXIST
NONEXISTENT IF YOU MADE
THE
DESIGN REQUIREMENTS THAT
WOULD
HAVE NEGATED A LOT OF WHAT
WE
ARE TALKING ABOUT.

THEY DIDN'T.

NOW THIS WHOLE THING HAS COME

UP.

THESE POOR PEOPLE WILL HAVE TO

DEAL WITH IT.

I THINK THAT I HEARD THEM SAY

THAT THE ORIGINAL MEETING
WAS
THE RESPONSIBILITY OF THE
CITY
TO PUBLICIZE IT.

I JUST WONDERED IF THAT WERE

TRUE.

THE IMPACT FEES.

I THOUGHT THAT I HEARD THERE
ARE
NOT ANY.
WAS
THAT TRUE?

THANK YOU FOR YOUR PUBLIC

COMMENT.

NEXT BACK TO CHAMBERS.

PLEASE COME UP TO
THE PODIUM.

IT IS RIGHT UP HERE.

MY NAME IS MARY.

I LIVE ON HANSON LANE.

TWO BIG CONCERNS.

ONE, WHEN WE WERE EVACUATED
FOR
ONE OF THE FIRES, IT TOOK ME
TWO
HOURS TO GO EXACTLY ONE MILE.

HAD OUR NEIGHBORHOOD
ACTUALLY
BEEN ON FIRE, AND WE HAD
AN
ADDITION AL

ADDITIONAL 90 CARS I
THINK
PEOPLE WOULD NOT HAVE GOTTEN
OUT
ALIVE, AT LEAST SOME
PEOPLE WOULD
NOT HAVE.

REGARDLESS OF THE LAWS THAT IS

SOMETHING THAT NEEDS TO BE

CONSIDERED.

SPEAKING FOR MYSELF AND
MY
HUSBAND AND MANY OF MY

NEIGHBORS.
MY HUSBAND AND I
SACRIFICED SO
MUCH FINANCIALLY TO BUY A HOUSE

IN THIS NEIGHBOR.

WE DID SACRIFICED SO MUCH,

WORKING EXTRA JOBS, DRIVING OLD

CARS, YOU KNOW, NOT GIVING
OUR
KIDS EVERYTHING THEY WANTED.

NOW OUR PROPERTY VALUE, OUR ONE

ASSET AND THING THAT WE

WORKED
SO HARD FOR.

I JUST KNOW THIS IS GOING
TO
DILUTE WHAT OUR HOUSE IS WORTH.

I KNOW IT WITH 100% CERTAINTY.

IT IS NOT JUST US BUT FOR OUR

OTHER NEIGHBORS AS WELL.

OH, AND THEN THE SAFETY ISSUE.

I BABY SIT MY GRANDDAUGHTER.

I WALK HER ON VALENTINE,
ON
HANSON AND VALENTINE.

10 SECONDS.

I AM PETRIFIED TO GO WITH HER

ON PLEASANT HILL AVENUE BECAUSE

EVERYBODY DRIVES SO FAST.

NOW VALENTINE WILL BE TAKEN
AWAY
FROM OUR WALK AS WELL.

THE KIDS THAT WALK TO SCHOOL,

THEY ARE GOING TO BE IN DANGER.

THE TRAFFIC --

MARY, THANK YOU VERY
MUCH FOR
YOUR PUBLIC COMMENT.

NEXT, I WILL GO BACK OUT TO
ZOOM
IF THERE IS ANYONE ON
ZOOM
PLEASE RAISE YOUR HAND

VIRTUALLY.

BACK TO CHAMBERS.

IF THERE IS ANYONE IN CHAMBERS.

SEEING NONE, THE PUBLIC
HEARING
IS CLOSED.

ALL RIGHT.

THANK YOU.

WE ARE BACK AT THE DEUS
FOR
COMMENTS NOW.
FROM
COUNCILMEMBERS.

I WANTED IT LEAVE WITH A --

IT WAS SUGGESTED FOR ONE OF
THE
ADDITIONS THAT, YOU KNOW, WE
ARE
GOING TO KEEP THE CITY
ARBORIST,
AND WE MAKE A PLAN TO TAKE CARE

OF THE REDWOODS THAT DO MAKE
IT
AND MAKE SURE THAT THEY DO MAKE

IT.

HOW CAN WE DO THAT?

YOU KNOW, WHAT HAPPENS WITH
THE
REDWOOD CARE AFTER THE
DEVELOPER
LEAVES FIVE YEARS AFTER, WHO
IS
GOING TO MONITOR IT.

CAN THE HOA PROPERLY ACCEPT IT.

I FEEL LIKE THE HOA250 A MONTH

OR SO.

CAN WE MAKE SURE THE
REDWOODS
ARE PROPERLY TAKEN CARE OF
FROM
THE GET-GO?

I DON'T KNOW WHO WOULD DO THAT.

AS FAR AS DEMOLITION GOES,

I
REMEMBER THAT BEING A
BIG
QUESTION FOR
ASBESTOS AND
EVERYTHING LIKE THAT.

I WANT TO MAKE SURE THAT WE
ARE
TAKING CARE OF THAT.

AND RECORD HOW WE WERE CLEANING

UP AND MAKING SURE THE
NEIGHBORSARE
AWARE OF HOW WE ARE

MANIPULATING THE LAND ON THE

DEVELOPMENT.

WE SHOULD DEFINITELY MAKE
SURE
THE
SEWER CONDITIONS BEFORE ANY
CONNECTION IS MADE.

GO AHEAD COUNCILMEMBER.

SO, HEARING FROM THE
PUBLIC,
AT LEAST THERE IS A THOUGHT
OUT
THERE WE CAN CONDITION

SOMETHING.

SO, THIS IS QUESTIONED
DIRECTLY
TO ALEX.

SO, IS THAT AN OPTION?

I READ ALL OF THIS.

IT SOUNDED LIKE JUST LIKE
WHAT
SEBASTOPOL TIMES REVIEWED
THE
PLANNING COMMISSION
MEETING,
THEIR HANDS WERE TIED.

SO, I WALKED INTO THE
MEETING
THINKING THIS IS A REALLY

HORRENDOUS SITUATION BUT
OUR
HANDS ARE TIED.

WE SHOULD JUST VOTE TO APPROVE

THIS OR WE ARE GO TO
BUY
OURSELVES A LAWSUIT WITH
YOUR
FEES AND THEN PAYING THEIR
FEES
BECAUSE YOU SAID THE COURT
CASES
ARE NOT FRIENDLY TOWARDS US.

SO IS IT REALLY JUST APPROVE
OR
IS IT DENY AND THEN
BUYING
OURSELVES A LAWSUIT OR CAN
WE
ACTUALLY APPROVE WITH STRONG

CONDITIONS AROUND PUBLIC SAFETY.

I CARE ABOUT THE TREES, RIGHT.

I DO.

I CARE ABOUT ALL OF THEIR
LIVES
IN THE EVACUATION.

BECAUSE IT IS A REAL
THING HERE
IN THIS CITY.

ALL OF THIS GETTING THE
NOTICE
AND THEN NOT GETTING OUT OF
YOUR
DRIVE WAY AND NOT
GETTING
ANYWHERE BECAUSE THERE ARE
5,000
CARS, AND THIS SITUATION IS
NOT
GOING TO HELP.

THESE FOLKS ARE WORRIED ABOUT

GETTING OUT OF THEIR
PROPERTY
BECAUSE THIS DEVELOPER
ONLY
PROVIDED ONE SECURE OPTION,

THE
HAMMER THING, NOT THE DIRT
ROAD
WHICH MAY OR MAY NOT BE OPEN
DUE
TO THE HOA'S WHIM.

SO, DO WE HAVE AN ABILITY
TO
CONDITION IT?

SO, THE CITY, AND THIS
IS
GOING TO BE A LONG ANSWER.

THE CITY HAS TO NOT DENY
A
PROJECT THIS MEETS ALL OF
OUR
OBJECTIVE STANDARDS, AND
WE
CAN'T DENY WAIVERS
AND
CONCESSIONS THAT WE ARE
OBJECTED
TO PROVIDE.

THAT DOES NOT ELIMINATE
OUR
ABILITY COMPLETELY TO DO
ANY
CONDITIONS OF APPROVAL, BUT
WE
CAN'T USE A CONDITION OF

APPROVAL TO GO AROUND WHAT THEIR

RIGHTS ARE UNDER THE HOUSING

LAWS.

IF THE FIRE CODE DOES NOT
SAY
THEY NEED A LOOP ROAD, WE DON'T

HAVE THE ABILITY TO CONDITION
IT
TO REQUIRE A LOOP ROAD.

YOU MIGHT BE ABLE TO HAVE SOME

CONDITIONS HERE OR THERE, BUT

THE MAJOR CONDITIONS THAT
I
IMAGINE YOU ARE THINKING
ABOUT

ARE ESSENTIALLY JUST

CONDITIONING THEM TO DO

SOMETHING THEY ARE USING THEIR

RIGHTS TO NOT DO.

LET'S BE MORE CLEAR.

I DO NOT LIKE THE HAMMER
THING
AND IT DOESN'T LIKE
THE FIRE
CHIEF LIKED IT EITHER.

I HAVE TO STICK WITH THE
CODE
SAYING IF I WERE TO SAY MY
OWN
THING HE WOULD HAVE OTHER

FEELINGS.

COULD WE DO AWAY WITH THE
HAMMER
CODE?

DO THE U TURN EVEN IF IT MEANS

THEY DON'T GET ALL OF THE

PROPERTIES?

IN THAT EXAMPLE, NO.

WE HAVE TO APPROVE A
PROJECT
THAT COMPLIES WITH ALL OF
OUR
OBJECTIVE
STANDARDS.
WE CAN'T SAY WE
ARE APPROVING
THE PROJECT IF YOU ALSO DO THIS

MAJOR CHANGE TO YOUR PROJECT.

FOR ALL OF THE
PUBLIC'S
CONCERNS ABOUT THE CATHOLIC

CHURCH, WE CAN COUNT ON
THEM
DOING THE SAME THING.

HAMMER HEAD THE WHOLE BIT.

TAKE THIS ONE AND PUT IT
OVER
THERE IS WHAT YOU ARE SAYING.

I CAN'T SPEAK TO OTHER

DEVELOPERS, BUT THE FIRE CODE

REQUIREMENTS ARE NOT GOING
TO
CHANGE UNTIL THE NEXT REVIEW.

THOSE WILL BE THE SAME

REQUIREMENTS NOW AS IN THE

FUTURE.

IF WE DO DENY THIS WE ARE

SO, IT IS NOT BEING USED --

IT IS A TWO-PART ANSWER.

THE PHYSICAL PROJECT THEY
ARE
BUILDING DOES NOT REQUIRE
AB
AB 1033.

THEY HAVE THE RIGHT UNDER
THE
STATE LAW IT BUILD THE ADUs
AS
THEY EXIST.

THEY COULDN'T SELL
THEM
SEPARATELY BUT THEY COULD
BUILD
THE ADUs.

DO YOU HAVE THE NAME OF
THE
STATE LAW?

THE ACCESSORY DWELLING UNIT

LAW.

OKAY.

THE CITY HAS.

WHAT THE CITY ADOPTED IS

AB 1033.

I WANTED TO CLARIFY AB
1033
IS NOT BEING USED IN ORDER
TO
HAVE THIS PROPERTY EVALUATED.

IT IS NOT A PART OF IT.

IT IS STATE LAW.

IT IS CITY LAW.

ADU LAWS.

TO BUILD THE PHYSICAL

PROPERTY.

I DON'T KNOW.

THE DEVELOPER INDICATED THEY
ARE
ONLY PURSUING THE
PROPERTY
BECAUSE OF THE ABILITY TO SELL.

THEY WERE PURSUING IT BEFORE

THAT WAS EVEN VOTED ON.

IF WE RESCIND AB 1033 WILL IT

HAVE AN EFFECT ON THIS PROPERTY.

THE SHORT ANSWER IS NO.

PURSUANT TO THE LAWS THAT
YOU
HAVE IN PLACE AT THE TIME
THAT
YOUR APPLICATION WAS COMPLETE.

SO, MY STATEMENT WOULD BE NO.

THERE MAY BE WIGGLE ROOM, BUT
I
WOULDN'T WANT THE COUNCIL
TO
FEEL IF WE
APPEAL IT WOULD NOT
APPLY TO THIS PROJECT.

IF WE CALENDAR THIS, LATER
ON
WE ARE TALKING ABOUT IT AT
A
NOVEMBER MEETING, NOVEMBER 1st

MEETING.
IF WE WERE TO CALENDAR
THIS FOR
THE LAST MEETING IN NOVEMBER
TO
A GENDIZE.

IF I MADE THE MOTION YOU
ARE
SAYING IF IT WERE GRANTED AND
IF
WE TOOK A VOTE TO REPEAL IT,
YOU
ARE SAYING THE PROJECT WOULD

HAVE EVERY LEGAL RIGHT TO

DISCONTINUE.

A VESTED TENTATIVE MAP GIVES

A PROJECT THE RIGHT TO
DEVELOP
BASED ON THE LAWS IN
EXISTENCE AT
THE TIME.

AB 1033 IS A VERY UNIQUE LAW.

IT IS NOT ABOUT THE PHYSICAL

DEVELOPMENT.

BASED ON HOW IT WORKS I WOULD

BELIEVE IF WE REPEALED AB
1033
WOULD NOT APPLY TO THE PROJECT.

IF WE DID NOT HAVE THE ADUs

HERE.

WHAT WOULD YOU BE CHARGING FOR

THE HOMES IF IT WERE THE ONE

HOME ON THE ONE LOT?
YOU WOULD NOT BE DOING THESE
IF
YOU COULDN'T SELL THEM.

AM I WRONG?

WHAT WOULD YOU BE CHARGING FOR
A
SINGLE FAMILY HOME ON THAT

PROPERTY?

THIS IS WHAT YOU
WERE PLANNING
PRIOR.

COULD YOU ASK HIM TO COME UP?

YEAH.
SORRY.

WE HAVE ALWAYS PLANNED
TO
HAVE THIS PROJECT.

SINCE AUGUST OR SEPTEMBER OF

2025 WHEN WE CAME IN FOR THE

PREAPPLICATION, THEY WERE
ON
THERE FOR ADUs.

COUNCILMEMBER, RAISE
YOUR
HAND IF YOU NEED ANYTHING.

YOU ARE JUST A TINY SQUARE
RIGHT

NOW.
IT IS HARD
TO SEE.

THERE YOU GO.

ARE THERE COMMENTS?

THERE YOU
GO.
GO AHEAD.

I ALREADY DISCLOSED I
MET
WITH THIS DEVELOPER.

I DID MEET WITH THEM
WHENEVER
THEY STARTED THE PROJECT.

I DID WANT TO CONFIRM THEY WERE

ALWAYS PLANNING ON ADUs AS
PART
OF THE PROJECT AND I RECALL ALL

OF THAT SPECIFICALLY.

IT DID NOT HAVE TO DO WITH
THE
PASSING OF AB 1033.

I AM CONFUSED BY
THE
STATEMENTS EARLIER.

MAYBE I WILL GO BACK TO WATCH

THE TAPE.

BASICALLY SAID AB 1033.

AM I MISSING IT HERE?

I THOUGHT YOU SAID AB
1033
IMPACTED WHAT YOU WERE DOING

HERE.

CAN YOU EXPLAIN WHAT THE IMPACT

IS?

YOU ARE CORRECT.

IT IMPACTED WHAT WE ARE
DOING
BUT IT WAS ALWAYS PLANNED

TO
HAVE ADUs.

HOW DOES 1033 IMPACT YOU

THEN?

1033 WILL IMPACT THE
ABILITY
TO SELL THEM SEPARATE.

CORRECT.

THAT WAS THE BUSINESS PLAN
TO
SELL THEM SEPARATE.

WHY WOULD YOU SELL
THEM
SEPARATELY VERSUS SELL THE
HOME
WITH THE ADU ON IT?

WE CAN.

THAT IS NOT OFF OF THE TABLE.

WHAT PROMPTED THE DECISION?

SELL THEM SEPARATE?

YEAH VERSUS SELL THEM
LIKE
MOST PLACES WOULD DO.

HAVE YOU THE ABILITY TO
SELL
THEM SEPARATELY BECAUSE OF 1033.

WE CAN SELL THEM SEPARATE
OR
TOGETHER.

WE CAN DO BOTH.

PEOPLE CAN BUY BOTH
IF THEY

WISH.

OKAY.
THANK YOU.

WE CAN MAKE COMMENTS,
RIGHT?

YEAH.

IT IS DIFFICULT.

IT IS VERY DIFFICULT.

I UNDERSTAND THAT PEOPLE
WANT
THIS TYPE OF HOUSING.

WE HAD ONE COMMENTER WHO
WANTED
THE ONE STORY SMALLER HOME.

THAT WOULD BE POSITIVE FOR THEM.

THE MAJORITY OF PEOPLE ARE
NOT
HAPPY WITH THE PROJECT.

THAT MAKES IT A REALLY,
REALLY
DIFFICULT DECISION FOR US.

THE MONEY THAT IT WOULD COST
US
TO DEFEND THE LAWSUIT IS
RESIDENT'S
MONEY TOO.

IT SEEMS THAT THE TREES ARE THE

MOST IMPORTANT THING HERE TO
TRY
TO SAVE.

I APPRECIATE THAT YOU PUT
THE
SMALLER ADUs ALONG THE FENCE

LINE EXCEPT FOR ONE PLACE.

THERE IS A SMALLER SET BACK
ON
THE WESTSIDE.

THAT HAS A SECOND STORY TREE.

THERE IS A BIG TREE THERE.

IF WE NEGOTIATE IT TRY
TO
ELIMINATE THE STAND OF TREES
WE
COULD MAKE SOME ADJUSTMENTS
TO
PROTECT THAT ONE REDWOOD TREE

NEXT TO THE SECOND STORY
HOUSE
ON THE WESTSIDE.

I WOULD LIKE TO SEE MORE OF
THE
TREES SAVED.

THESE ARE HERITAGE TREES.

THIS IS A STAND OF HERITAGE

TREES.

THAT IS JUST A FEW COMMENTS.

I WILL HAVE
MORE I'M SURE.

OTHER COMMENTS?

GO AHEAD COUNCILMEMBER.

I THINK THAT WE FEEL
BACKEDBACKED
A CORNER.

IT REMINDS ME OF WOODMARK.

WE HAD TO TAKE A VOTE ON.

I DON'T BELIEVE ANYBODY
BUT
MYSELF WAS SITTING AT THE
DEUS
IN MARCH OF 2022.

IT HAS MADE IT REALLY
DIFFICULT
FOR COUNCILS TO HAVE, YOU
KNOW,
TO BE ABLE TO STOP PROJECTS
DUE
TO NEIGHBORHOOD.

I REMEMBER THE SAME DISCUSSIONS.

IT WAS ALL ABOUT THE TRAFFIC.

IT WAS ALL ABOUT THE TREES.

I HAVE TO LEAN TO LEGAL COUNCIL

TO ADVISE US TONIGHT.

I UNDERSTAND THE NEIGHBORS ARE

UNHAPPY.

I SPENT MY JUNIOR HIGH
YEARS
GOING TO BROOKHAVEN AND LIVING

IN THE NEIGHBORHOOD WITH
THE
BORDER TO THE PROPERTY
AND
RIDING MY BIKE AROUND THERE.

I JUST DON'T KNOW WHAT WE CAN

DO.

IF THEY HAVE
RECOMMENDATIONS, I
AM HAPPY TO FOLLOW WHAT
THE
COUNCILMEMBER SAID ABOUT
MAKING
SOME CONDITIONS, BUT I HAVE
NOT
HEARD THAT.

I DID NOT HEAR IT WHEN WE
WERE
SITTING AND LOOKING AT THE
SAME
LAWS THAT WERE BEING APPLIED TO

WOODMARK.
THOSE ARE MY COMMENTS FOR NOW.

SO I VOTED NO ON AB 1033
THE
FIRST TIME.

PULLED IT OFF CONSENT THE
SECOND
TIME.

I UNDERSTAND PEOPLE SAY
1033
DOES NOT APPLY HERE.

WHAT I AM HEARING IS A LOT
OF
DOUBLE SPEAK IN MY OPINION.
I
EXPRESSED CONCERN.

I SPEND A LOT OF TIME CONNECTING

WITH OTHER ERRORS OF THE
STATE
AS FAR AS WHAT PEOPLE WERE

DOING.

GOOD LUCK.

WE WILL WATCH YOU.

THEY ARE ALL WAITING TO SEE
HOW
IT APPLIES.

I
KNOW THAT.
I REPRESENT US AND I AM CHAIR
OF
THE SONOMA COUNTY LEGISLATIVE

COMMITTEE.

IT IS A REPRESENT FROM EVERY
CITY TO STAFF FOR SENATORS.

THEY COME TO GIVE US UPDATES.

WE HAVE DISCUSSIONS ONCE A
MONTH
ON THAT AND THEY ARE WAITING
TO
SEE HOW WE FARE
BEFORE ANYBODY
IS WILLING TO IT ADOPT IT.

I ASKED IF WE CAN CREATE
MORE
STRINGENT GUARD RAILS.

I WAS CALLED AND
RIDICULED
SAYING I WAS ACTING PRIVILEGE

BECAUSE I EXPRESSED
CONCERN
ABOUT ADUs AND IMPACTING
THE
VALUE OF EXISTING HOMES WHERE IT

COULD BE IMPLEMENTED AND I

ENDURED A LOT OF RIDICULE ABOUT

THAT, HOW DARE I SAY THAT, YOU

KNOW.

I TRULY BELIEVE THE ONLY
REASON
THE DEVELOPMENT IS BEING
PURSUED
IS BECAUSE OF AB 1033.

I AM NOT HARD OF HEARING.

I BELIEVE IF THE DEVELOPER DID

NOT HAVE THE OPTION THEY
WOULD
NOT BE DOING IT.

I UNDERSTAND THE NEED FOR

HOUSING.

I DON'T SEE THIS AS THE

SOLUTION.
I DON'T SEE THE SOLUTION OF

PUTTING ALL OF THE ADUs IN
THERE
JAM-PACKED FULL, TAKING DOWN
ALL
OF THE TREES.

THAT IS NOT WHAT WE ARE
ABOUT
HERE IN SEBASTOPOL.

I HAD A NEIGHBOR CUTTING DOWN
A
TREE THAT WAS DEAD AND I
HAD
NEIGHBORS POUNDING ON THE DOOR.

I WAS GOING TO CLIMB YOUR
FENCE
AND HUG THAT TREE A FEW MONTHS

AGO.
YOU KNOW, WE PROTECT THE
THINGS
THAT WE LOVE.

YOU KNOW, I DID NOT SUPPORT IT

THEN.

I CAN'T SUPPORT THE DEVELOPMENT

TONIGHT.

EVERY CONCERN I HAD IN
JANUARY
HAS COME TO FRUITION.

I AM GOING TO BE VOTING
NO
REGARDLESS OF THE CONSEQUENCES.

I TRULY BELIEVE THAT.

I AM NOT BEING FLIPPANT ABOUT

IT.
IT TICKS ME OFF.

I FEEL LIKE TO LISTEN
TO
EVERYONE IS DOING US A FAVOR.

JUST BECAUSE SOMETHING IS
LEGAL
DOES NOT ALWAYS MAKE IT RIGHT
IN
MY OPINION.

THERE IS RIGHT.

THERE IS
WRONG.
THERE IS LEGAL.

WE ALL HAVE TO LIVE WITH THAT.

WE ALL HAVE TO UNDERSTAND THAT.

I PERSONALLY FEEL LIKE IT WAS --

TELLING US ALL OF THE
FAVORS
THEY ARE DOING FOR US.

WE COULD HAVE DONE THIS BUT WE

ARE GOING TO DO LESS.

I DIDN'T LIKE THE VIBE.

YOU KNOW, COUNCILMEMBERS
ARE

TASKED WITH BALANCING THE
CITY
RESPONSIBILITIES
AND
REPRESENTING THE RESIDENTS.

I UNDERSTAND, YOU KNOW,
THE
CONSEQUENCES OF THIS AND
I
TALKED WITH THE CITY ATTORNEY.

I EXPRESSED CONCERN.

I ASKED ALL OF THE QUESTIONS.

I AM JUST SAYING THAT FOR MY
OWN
CONSCIOUS AND FOR ALL OF YOU I

FEEL BAD IT IS HAPPENING.

I DO NOT SUPPORT IT AT ALL.

I AM NOT SUPPORTING IT TONIGHT.

I WILL VOTE NO ON IT.

REGARDLESS IF I AM OUTVOTED.

I UNDERSTAND WHY EVERYBODY
WILL
DO WHAT THEY WILL DO.

WE DO HAVE CONCERN FOR THE CITY.

I AM CONCERNED.

WE HAVE BEEN IN A
FINANCIAL
PROBLEM FOR A VERY LONG TIME.

I BELIEVE THERE ARE TIMES
WE
HAVE TO STAND UP.

WE HAVE TO SAY NO.

FOR ME THAT IS TONIGHT.

THAT IS WHERE I AM DRAWING THE

LINE.

THAT IS MY PLACE.

I UNDERSTAND, YOU KNOW,
EVERYONE

WILL FEEL DIFFERENTLY.

I FEEL FOR EVERYONE.

I KNOW THEY ARE GOING TO FEEL

THE BURDEN ABOUT WHAT TO DO AS

WELL.
I NEED TO BE ABLE TO SLEEP AT

NIGHT.
I SAY NO.

THAT IS MY COMMENT FOR TONIGHT.

I DON'T KNOW IF ANYONE ELSE HAS
A COMMENT.

I LIKED 1033.

I THINK IT IS IMPORTANT.

THERE ARE DIFFERENT PEOPLE.

I KNOW HOW MUCH CHANGE AFFECTS

YOU.

DENSITY IS HARD TO GET USED TO.

YOU ARE GOING TO HAVE A CHANGE.

YOU KNOW, I FEEL LIKE I AM IN
A
COUNTRY CLUB.

HOW IS SOMEBODY GOING TO LET
ME
IN THE CITY AND HOW ARE OUR KIDS

GOING TO BE ABLE TO BUY A
HOUSE
AND HANG OUT.

HOW ARE WE GOING TO PAY FOR

EVERYTHING.
WHEN I LOOK AT THIS NEIGHBORHOOD

COMING IN AND I SEE $1.5
MILLION
OF NEW SPENDING IN THE

CITY, I
SEE NEW REVENUE TO BE ABLE
TO
PAY FOR THE STREETS AND THE

SEWER.

I SEE 40 MORE PEOPLE PAYING
FOR
WATER AND SEWER AND
OUR
ENTERPRISE FUNDS.

WHEN YOU SAY, HEY.

I STRONGLY BELIEVE WE DON'T
HAVE
THIS TYPE OF HOUSING.

IT FEELS MORE COMFORTABLE
THAN
AN APARTMENT COMPLEX AND MORE

COMFORTABLE THAN A CANOPY TYPE

PROJECT.

WHEN YOU HAVE 1.5 STORY HOUSES,

2-STORY HOUSES.

WHEN THE TREES GROW
UP, THEY ARE
NOT GOING TO FEEL ANY DIFFERENT

THAN THE HOUSES THAT YOU
HAVE
NOW AROUND YOU.

I LOOK AT THE SATELLITE

PICTURES.

YOUR POOLS ARE THREE FEET FROM

THE FENCE.

YOUR HOUSES ARE VERY CLOSE.

YOU MAY HAVE MORE SPACE.

I LOOKED AT THE DRAINAGE OF THE

PROPERTIES.

IT PROPERTY HAS GOT MORE

DRAINAGE THAN YOUR

NEIGHBORHOODS
NOW.

THERE WILL BE MORE AREA
FOR
DRAINAGE BECAUSE OF THE
FRONT
AND THE WAY THEY ARE
CREATING
THE BIODRAIN.

THIS COULD BE ACTUALLY
BETTER
THAN YOUR NEIGHBORHOODS FOR
THE
NEAREST WATER AND SEWER.

I HAVE BEEN LOOKING AT THAT
FOR QUITE
A WHILE.

IT IS BETTER TO HAVE PEOPLE THAT

CAN WALK ACROSS.

WOULD THEY WANT TO WALK OVER TO

BROOKHAVEN, PLEASE LET ME
LIVE
THAT CLOSE TO THAT.

PLEASE LET ME LIVE THAT CLOSE TO

THE PARK.

FLORENCE.

THEY ARE VERY FAST.

KIDS LIVE AROUND THERE.

IT IS MANAGEABLE.

I FEEL LIKE A LITTLE BIT OF
THE
CONCERN IS OVERBLOWN.

YOU HAVE TO THINK OF YOUR KIDS

AND GRAND KIDS AND DO THEY
HAVE
A NICE PLACE TO LIVE.

THIS WILL NOT BE LIKE A NEW

IMPOVERISHED AREA.

PEOPLE DOING FAIRLY WELL.

THEY WILL BUY FROM THE SHOPS

DOWNTOWN.

IT WILL BE BIKABLE.

GENUINELY IT WILL HELP
THE
COMMUNITY.

I AM NOT GOING TO SHY AWAY
FROM
HOW MUCH I REALLY APPRECIATE THE

DEVELOPERS INTENT IT COME TO

YOU.

YOU KNOW MAYBE THEY COULD
HAVE
GONE A LOT BETTER AND GONE DOOR

IT DOOR SAYING HEY, WE ARE
DOING
THIS.

THAT WOULD HAVE BEEN BETTER.

I AM NOT GOING TO SAY THAT
HEY,
WE NEED TO TAKE CARE OF MORE

TREES.

WOULD I LIKE ONE OR TWO
LESS
PLACES IN THERE?

ABSOLUTELY.

COULD I FEEL LIKE MAYBE IN
ORDER
TO HAVE ONE OF THE HOUSES
COULD
BE TWICE AS BIG OR SOMETHING
SO
WE CAN PROTECT SOME OF THE

TREES?

ABSOLUTELY.

YOU KNOW I WOULD LOVE A FEW,
AM
I THE ARBITOR OF BOOKS?

I WOULD PREFER A DIFFERENT

LOOK
OF THE HOUSE.

THAT IS NOT MY JOB.

THESE ARE THE DEVELOPERS.

THEY ARE SPENDING MONEY TO
BUILD
OUT A NEW NEIGHBORHOOD.

IT IS THEIR
JOB TO FIGURE OUT
WHAT SELLS.

MY JOB IS TO MAKE SURE
THAT
THERE ARE NEW FAMILIES COMING
IN
TO OUR WILL SKOO-- SCHOOLS.

THAT OUR BUSINESSES ARE NOT

SHUTTING DOWN.

WE HAVE A NORTHERN PART OF
THE
COMMUNITY THAT IS VIBRANT AND

ACTIVE.

THIS WILL BE A GOOD PART OF IT.

TEN OR SO YEARS PASS AFTER THE

DEVELOPMENT IS THERE, IT WILL
BE
LUSH.

YOU WON'T SEE IT.

JUST LIKE YOU WILL NOT SEE
MANY
OF THE OTHER APARTMENTS YOU
ARE

NOT MENTIONING.
THEY ARE ALL AROUND YOU.

COUNCILMEMBER.

YEAH.

THIS GETS BACK TO MY
ORIGINAL
QUESTION OF JON JAY AND ALEX

IN
REFERENCE TO QUESTION 3 THAT
I
HAVE SUBMITTED BEFORE AND
THAT
THERE WAS A TYPED RESPONSE BACK.

WHAT CAN BE DONE IT AVOID
THE
SITUATION IN RESIDENTIAL
AREAS
AND ENCOURAGE DEVELOPMENTS
IN
THE DOWNTOWN CORRIDOR?

THAT WAS ALSO FROM GAVIN.

SHOUTOUT TO GAVIN.

HE SUBMITTED THE PUBLIC COMMENT.

SO, WHAT I HEARD WHEN I
ASKED
THE QUESTION EARLIER
TONIGHT
FROM BOTH IS THAT THIS IS AND IT

NEEDS TO BE WITHIN AN
ECONOMIC
DEVELOPMENT CONSULTANT WITH
THE
UNDERSTANDING OF HOUSING
FINANCE
IN ORDER TO INCENTIVIZE

DEVELOPERS TO DO WHAT I
THOUGHT
WAS GOING TO HAPPEN.

I LOVE AB 1033 TOO.

I WOULD THINK.

IT WILL HELP EVERYBODY
MOVE
AROUND THE CITY, LESS WEAR AND

TEAR ON THE ENVIRONMENT.

I THOUGHT THAT IS
WHAT
DEVELOPERS WOULD NATURALLY DO.

THAT WOULD BE DO DO
DEVELOPMENT
ON MAIN STREET WHERE WE DO
NEED
THE PEOPLE THERE.

WHO WOULD END UPCOMING TO OUR

STORES AND ALSO BEING ABLE
TO
SEND THEIR KIDS TO NEARBY

SCHOOLS.

APPARENTLY NOW DEVELOPERS
HAVE
TAKEN THIS AND COME UP WITHSCENARIO.

THE ONLY WAY WE CAN DO THAT
IS
TO RETAIN THE ECONOMIC

DEVELOPMENT CONSULTANT WITH
AN
UNDERSTANDING OF
HOUSING
FINANCING TO FIGURE OUT WHAT THE

INCENTIVES SHOULD BE.

ALEX, IS THAT A FAIR
ASSESSMENT
OF WHAT YOU OR MARY TYPED?

YES.

BUT I WANTED IT MAKE THE
CAVEAT
THAT THERE MAY NOT BE A WAY.

THIS PERSON MAY NOT TELL YOU

THERE IS A WAY IT IZE
OR
WAYS THE COUNCIL DOES NOT
WANT
TO CONSIDER.

THE ZONING IS NOT GOING
IT
CHANGE ON THESE PARCELS.

I UNDERSTAND THAT AND

HOPEFULLY FUTURE COUNCILS
WILL
TAKE IT INTO CONSIDERATION
IT
FIND WAYS TO
INCENTIVIZE
DEVELOPERS TO DO THE RIGHT THING

AND BUILD DEVELOPMENT ON
MAIN
STREET LIKE THEY ARE DOING ON

SANTA ROSA.

THIS IS A HORRENDOUS SITUATION

AND I WOULD NOT WANT THIS ON

WHERE ME AND MY PARTNER LIVE.

PEOPLE MAY END UP REMEMBERING

WHAT I ASKED THE DEVELOPER
POINT

BLANK.
YOU HAVE BEEN DOING IT FOR 60

YEARS.
YOU HAVE A WELL ESTABLISHED LAW

FIRM.

I HEARD IT IS A PRETTY
BOUGIE
LAW FIRM.

THEY WILL NOT DROP THIS.

WE WILL BE SUED.

WE WILL SPEND EVERYONE'S
TAX
DOLLARS DEFENDING A LAWSUIT
THAT
ACCORDING TO ALEX THE CASE
LAW
IS SPLIT ON AND WE WILL
PROBABLY
END UP LOSING.

THE DEVELOPERS IN THIS CASE ARE

ATROCIOUS.

KARMA WILL COME I AM SURE
IN
YOUR DIRECTION.

UNFORTUNATELY GIVEN WHERE WE

ARE, I REALLY HAVE NO CHOICE BUT

TO VOTE ON THIS AND MOVE
IT
ALONG AND WISH YOU BETTER
KARMA
SOMEWHERE IN YOUR LIFE.

WHAT ABOUT THE IDEA
OF
APPROVING IT WITH CONDITIONS?

IS THIS SOMETHING I CAN DIRECTLY

ASK THE PROJECT MANAGER FOR?

MY SUGGESTION FOR BETTER

NEIGHBORHOOD ACCEPTANCE IS TO

REMOVE THE ADU IN THE
NORTHEAST
CORNER TO SAVE SEVERAL REDWOODS

IN THAT AREA.

THE SECOND IS TO REDUCE THE

TWO-STORY IN THE MIDDLE OF THE

WESTSIDE.

REDUCE IT TO AN ADU, ONE OF
YOUR
SMALLER ADUs SO THAT THE

FOOTPRINT IS ROUGHLY THE
SAME
AND HOPEFULLY SAVE THE
REDWOOD
IN THE MIDDLE ON THAT SIDE.

AND THEN THE THIRD THING WOULD

BE TRAFFIC CALMING
AND
MITIGATION ON VALENTINE AND

PLEASANT HILL.

ASKING YOU TO USE DARK SKY

STREET LIGHTS FOR THE INSIDE OF

THE PROPERTY.

WE NEED A TREE PROTECTION AND

REPLACEMENT PLAN.

THAT WOULD BE MY PROPOSAL FOR
THE
ALTERNATE PLAN.

I AM NOT SURE IF I AM
GAME
LOSING THE BUILDINGS.

I AM ONLY TALKING
ABOUT
LOSING ONE BUILDING
AND THE
OTHER IS REDUCING THE TWO
STORY
TO AN ADU TO SAVE A TREE IN
THAT
AREA.

ALSO SO THAT THERE IS NO

TWO-STORY ADUs LOOKING OVER
SOMEBODY'S
BACKYARD.

CAN WE DO THAT?

YOU CAN ASK THE DEVELOPER
IF
THEY ARE WILLING TO
ACCOMMODATE
THE REQUEST.

WE CAN'T REQUIRE THEM
TO
DECREASE THE DENSITY OF THEIR

PROPERTY.

BUT WE CAN ASK THEM.

OKAY.

I AM ASKING.

WE ALSO HAVE
COUNCILMEMBER
HINTON WITH HER HAND UP SO.

TO MAKE SURE THAT I ADDRESS

EACH, CAN YOU STATE THE FIRST

ONE.

REMOVE THE ADU IN THE
NORTHEAST
CORNER TO SAVE A STAND
OF
REDWOOD TREES.

WE CAN'T REMOVE IT BUT WE CAN

SWAP IT WITH A TWO-STORY.

THAT WAS OUR ORIGINAL PLAN
TO
HAVE A TWO-STORY.

YEAH.

I DON'T THINK THAT IS
ACCEPTABLE.

OKAY.

THE SECOND ONE IS TO REDUCE
THE
TWO STORY ON THE
MIDDLE
WEST SIDE AND REDUCE IT TO A

SMALLER ADU.

SAME THING.

WE CAN'T PUT TWO ADUs ON ONE

LOT.

I WANT TO MAKE IT CLEAR THAT

SETBACK ON THE SIDE OF THE
HOME
IS LARGER THAN ANY OTHER SIDE

SETBACK STANDARD SETBACK IN THE

NEIGHBORHOOD, AND ANY
HOME
WITHIN THE NEIGHBORHOOD
CAN
BUILD A TWO-STORY.

US BUILDING TWO-STORIES IS NOT

UNIQUE.

THE DIFFERENCE FOR THAT
HOME
IS THAT IT IS A SIDE YARD
ON
YOUR END, BUT IT IS A
BACKYARD
ON OTHER END.

I UNDERSTAND.

TO ME IT SEEMS LIKE THIS

PROJECT -- SORRY.

COME BACK TO ME.

OKAY.

GO AHEAD COUNCILMEMBER.

I UNDERSTAND THE CONCERNS BY
THE
NEIGHBORS.

I WISH WE HAD MORE ABILITY.

I DON'T THINK, YOU KNOW,
THE
STATE HAS REALLY TIED OUR HANDS.

AS ELECTED OFFICIALS WE HAVE A

FIDUCIARY RESPONSIBILITY.

I AM ELECTED TO REPRESENTATIVE

7200 PEOPLE LIVING IN

SEBASTOPOL.

SIGNING US UP FOR A LAWSUIT
WHEN
CALIFORNIA HAS RESTRICTED
LOCAL
AUTHORITY THIS WOULD EXPOSE THE

CITY.

AS ALEX MENTIONED WE WOULD
HAVE

TO PICK UP ATTORNEY FEES IF WE

LOST.

JUST CONSIDER INGING EVERYTHING
I
CAN'T VOTE TO DENY THE
PROJECT
BASED ON YEARS OF SITTING ON
THE

COUNCIL AND KNOWING WHAT WOULD
HAPPEN.

BASICALLY, THE CITY'S
LITIGATION
EXPOSURE WOULD BE HUGE.

I POINTED IT OUT EARLIER, I

UNDERSTOOD THE DEVELOPER
WAS
ALWAYS LOOKING AT THE NUMBER
OF
UNITS AND THE DIFFERENCES WITH

AB
1033.
NOW THEY HAVE THE ABILITY
IT
SELL THEM OFF SEPARATELY.

THAT DOES OPEN UP LOWER
INCOME
HOUSING FOR SOME PEOPLE, AND
IT
IS HARD FOR ME BASED ON
THE
PRICES THAT HE QUOTED OF THE

1400 SQUARE FOOT HOUSES.

SOMEBODY SAID HOW WOULD IT

IMPACT THE PROJECT IF YOU
CAN'T
SELL THEM OFF SEPARATELY.

I AM SURE THAT IT WOULD
IMPACT
THE PROJECT, ABOUT YOU I
WOULD
THINK YOU WOULD NOT BE ABLE
TO
GET THE HOUSING DOWN TO
THE
LOWER OR THE HIGH 700s IF
THE

NOW THE NEW PROPOSAL IS TO SELL

THINGS OFF SEPARATELY.

THIS DEVELOPER COULD
ALWAYS
BUILD THE UNITS.

I KNOW THEY WERE ALWAYS
PLANNING

TO.
THEY WERE ALWAYS GOING IT
SELL
THEM TOGETHER BEFORE PASSING

AB 1033.

SO, I AM GOING TO BE HAVING
TO
SUPPORT THIS TONIGHT.

I JUST DON'T FEEL LIKE I HAVE
AN
OPTION.

I AM NOT OKAY WITH SIGNING THE

CITY UP FOR A LAWSUIT THAT
MANY,
MANY OTHER CITIES IN THE
STATE
OF CALIFORNIA HAVE TAKEN UP.

THEY HAVE NOT DONE WELL.

I AGREE WITH SANDY AND I
WOULD
LIKE TO ASK THE DEVELOPER
TO
CONSIDER OTHER OPTIONS, BUT
IT
DOES NOT SOUND LIKE THEY ARE

SAYING YES.

TO THE DEVELOPER, JUST THE

ONE THING THAT I WAS REALLY

TRYING TO DO IS TO PROTECT
THE
TREES THAT WERE REMAINING AND
TO
SEE IF WE CAN, YOU KNOW,
RETAIN
OUR ARBORIST AND MAKE SURE THAT

THERE IS A FIVE-YEAR
PROTECTION
PLAN FOR THE REDWOODS THAT COULD

BE IMPACTED TO MAKE SURE THAT WE

ARE DOING EVERYTHING THAT WE
CAN
TO MAKE SURE THAT THOSE DON'T

KICK OVER?

AS PART OF THE NEXT STEPS,
WE
HAVE TO DO A TREE MITIGATION
ANDAND
PROGRAM LOOKING AT

EVERY TREE ON THE SITE, THE
ONES
BEING REMOVED AND THE ONES THAT

ARE STAYING.

THE ONES THAT ARE STAYING
WILL
HAVE THOSE PROTECTIONS IN PLACE

AND THAT IS STATED IN THE
CONDITIONS.

I WILL MAKE A MOTION
TO
SUPPORT STAFF'S RECOMMENDATION.

I HAD ANOTHER COMMENT.

I WANTED IT SAY THAT
JUST FOR
THE PUBLIC TO KNOW THAT
I
ATTENDED CAL CITIES,
AN
ORGANIZATION REPRESENTING
CITIES
ALL OVER THE STATE.

THEY KEEP US UP-TO-DATE ON

LEGISLATION.

JUST AT THE LAST CONFERENCE

LESS
THAN A MONTH AGO I WAS TRYING
TO
FIGURE OUT HOW MANY CITIES HAVE

A CONCERN ABOUT THE CONTROL
THE
STATE HAS TAKEN OVER THE

HOUSING.

THERE WERE A LOT OF
CITIES
PUTTING A WORKING GROUP TOGETHER

TO START DISCUSSING THIS
ISSUE
AND THE CONCERN THAT SO
MANY
CITIES HAVE.

I WANTED TO LET YOU KNOW.

MY HANDS WERE TIED.

OUR COUNCIL HAD
CERTAIN
CONDITIONS BEFORE I COULD VOTE

YES.
BEING THERE, IT WAS A RESOUNDING

YES.
THEY ARE DEVELOPING THE WORKING

COMMITTEE TO START
DISCUSSING
THAT AND TO START TRYING
TO
FIGURE OUT WHAT CAN BE
DONE FOR
THE FUTURE.

SO, YOU KNOW, WE ARE
TALKING
ABOUT THIS TONIGHT.

WE ARE SEBASTOPOL.

WE ARE ON THE SMALLER SIDE.

I AM LETTING YOU KNOW FROM
THE
STATE AS A WHOLE THE CITIES
ARE
FEELING THE SAME THING WE

ARE
DEALING WITH.

CONCERN.

YOU KNOW, THEY ALL WANT TO
COME
TOGETHER AND PERMISSION IT
COME
TOGETHER AS A GROUP AND
START
DISCUSSING THIS.

I AM JUST SHARING THAT WITH YOU

JUST BECAUSE I PARTICIPATE A
LOT
WITH CAL CITIES AND I JUST HAVE

THAT, YOU KNOW, I JUST HAVE THAT

THAT.

YEAH.
MORE PEOPLE ON THE COUNCIL ARE

COMMITTED TO CITY'S RIGHTS
FOR
SOME THINGS.

A CITY ESPECIALLY OUR
SIZE
SUFFERS A LOT FROM STATE
PLANS
THAT REALLY FIT CITIES OVER

100,000 PEOPLE.

I WOULD LIKE TO FINISH MY
MOTION
THAT WE DO WHAT
STAFF'S
RECOMMENDATION IS TO ADOPT A

RESOLUTION APPROVING THE

APPLICANT'S DENSITY
BONUS
TENTATIVE MAP TO 2.69 ACRES.

DO I HAVE TO COMPLETE
THE
WHOLE --

NO.

I CAN REPEAT THE WHOLE
MOTION IF

WE GET A SECOND.

SECOND.

I STILL HAVE A
QUESTION FOR
THE DEVELOPER.

THAT IS ON LOT 13, THE BUILDING

37ADU.

IF YOU MADE IT A SMALLER
ADU
COULD YOU SAVE THE REDWOOD?

YOU WOULD NEED TO COME UP
TO
THE
MIC TO ANSWER BECAUSE THE
PUBLIC CAN'T HEAR.

AND THAT WAY YOU WOULD BE

SAVING FOUR TREES IN A ROW.

THERE IS THE ORIGINAL SITE

PLAN, AND THEN THERE IS
THE
ALTERNATIVE THEY PROPOSED AS
AN OPTION
FOR THE COUNCIL.

IF YOU CAN CLARIFY WHICH
YOUR
MOTION INCLUDES.

I BELIEVE THE ALTERNATIVE
IS
THE ONE THAT THE NEIGHBOR S
HAD
AGREED TO.

THAT WAS THE
ONE THAT I WOULD
LIKE TO PUT FORWARD.

YEAH.

THAT IS THE ONE THAT I
THOUGHT
YOU WERE PUTTING FORWARD.

THAT IS FINE WITH ME BEING A

SECOND.

APOLOGIES.

I WAS LOOKING AT THE SITE PLAN.

CAN YOU REPEAT THE QUESTION.

LOT 13, IF YOU MADE THAT A

SMALLER ADU COULD YOU SAVE
THAT
15 INCH REDWOOD?

THIS IS ON THE ALTERNATIVE

PLAN, CORRECT?

YEAH.

WE CAN MAKE THAT ADDITION.

OKAY.

HOW ABOUT ONE MORE.

BUILDING 24.

THE ADU.

THERE IS A 24 INCH REDWOOD
ON
BUILDING 24 IN LOT 20.

COULD THAT BE A SMALLER ADU
AND
SAVE THAT REDWOOD?

THAT ONE PROBABLY CANNOT.

CANNOT.

I WILL BE HAPPY TO MAKE
MY
AMENDMENT TO THE CONDITION
THAT
SENATOR MAUER MADE.

THAT IS GOOD FOR THE
SECOND
AS WELL.

WE HAVE CONFERRING
GOING ON.

CONNECTICUT FIRMATION.

ON LOT 13, THE ONE YOU
MENTIONED
BUILDING 37.

THAT WILL BECOME A SMALLER
ADU,
BUT THE BUILDING IN THE
MIDDLE
OF THE SITE, LOT 7 BUILDING
14,
THAT WOULD GET LARGER.

THAT IS WHAT WE ORIGINALLY DID.

WE WILL SWAP IT BACK TO SAVE

THAT TREE.

THERE WAS MORE SPACE THERE.

THAT IS WHY IT IS OKAY TO PUT

THE SMALLER ADU IN THE CORNER.

BUILDING 14 WILL GO
WHERE
BUILDING 37 IS AND BUILDING
37
WILL GO WITH BUILDING 14 IS.

WE KNOW IT WILL WORK BECAUSE
WE
DID THE SWAP WHEN WE MADE THE

ALTERNATIVE SITE PLAN.

THAT WOULD SAVE A TREE?

CORRECT.

SO THAT IS ALTERNATIVE 1,
THE
ORIGINAL ONE?

I WANT TO MAKE SURE.

WE SUBMITTED THE ALTERNATIVE

SITE PLAN THAT YOU GUYS ALL
HAVE
CURRENTLY.

THE ALTERNATIVE TO THE

ALTERNATIVE IS SWAPPING 37 WITH

BUILDING 14.

THAT WILL SAVE TREES.

SO THE IMPACTING THE HEIGHT.

IS THAT THE SWAP?

THAT WILL NOT IMPACT THE

SWAP.

BOTH ARE SINGLE STORY.

TO ANSWER YOUR QUESTION IF
THERE
ARE ANY OTHER UNINTENDED

CONSEQUENCES?

THERE WON'T BE
BECAUSE THAT WILL
BE A SMALLER UNIT IN THE BACK.

THERE IS NOTHING
ELSE
CONFLICTING WITH IT.

IN THE FIRST SITE PLAN YOU
HAD,
THAT WAS A TWO STORY UNIT.

SHOULDN'T BE ANY OTHER

UNINTENDED IMPACTS OR

CONSEQUENCES.

ARE YOU CLEAR ON WHAT THESE

ARE?

I AM GOING TO READ THE MOTION

AND HAVE THE CITY
ATTORNEY
MAKING SURE I AM SAYING THE

RIGHT THING.

APPROVE THE RESOLUTION
APPROVING
THE APPLICANT'S DENSITY --
20
LOTS FOR THE PROPERTY LOCATED

8100 VALENTINE AVENUE, INCLUDING

THE ASSOCIATED FINDINGS
DUE TO
THE CONDITIONS OF APPROVAL
AND
FIND THE PROJECT IS MET BY

ADDITIONAL ENVIRONMENTAL
REVIEW
TO GUIDELINES AND APPROVING

ALTERNATE SITE PLAN WITH
AN
ATTACHMENT G AND
SWAPPING
BUILDING
37 AND BUILDING 14 TO
SAVE A TREE.

IS THAT CORRECT?

THAT IS THE MOTION.

THAT IS CORRECT FROM MY END

TOO.

I WILL CALL FOR THE VOTE.

YOU ARE GOOD WITH THAT

SECOND?

I WANT TO MAKE SURE WE
ARE
ALL CLEAR ON THIS.

THERE IS A LOT OF STUFF.

I'M SORRY.

GO AHEAD.
I'M SORRY.

BEFORE YOU CALL FOR THE
VOTE
I WONDERED IF THE
DEVELOPER
MIGHT ADDRESS VICE MAYOR
MAUER'S
REQUEST FOR THE LIGHT BULBS
AND
IF THERE MIGHT BE AN
OPPORTUNITY
TO INCLUDE THAT IN
THIS
AMENDMENT WHICH WOULD BE
THE
DARK SKY LIGHT BULBS.

I CAN'T COMMENT TO THAT

SPECIFICALLY.

I WILL COMMENT THAT
TYPICALLY
FALLS YOUR HONOR THE
DESIGN
REVIEW BOARD.

THEY WILL BE REVIEWING.

IF THAT COMES UP FOR
DISCUSSION
WE CAN TALK ABOUT WHAT
IMPACTS
THAT IT MIGHT HAVE.

WE CAN'T ANSWER OR AGREE TO

ADDING THAT PER SE RIGHT NOW.

IT WAS WORTH THAN ASK.

VICE MAYOR.

OKAY.

I THINK WE ARE CLEAR.

SURE.

SURE.

GO AHEAD.

SORRY.

SURE.

THE MOTION WAS MOVED
BY
COUNCILMEMBER CARTER
AND
SECONDED TO APPROVE ADOPTING
THE
RESOLUTION APPROVING THE

APPLICANT'S DENSITY
BONUS
APPLICATION TO SUBDIVIDE THE

2.69 ACRE LOT INTO THE 20 LOTS

FOR THE PROPERTY LOCATED AT THE

8100 VALENTINE AVENUE TO
INCLUDE
THE ASSOCIATED FINDINGS
AND
SUBJECT TO THE
RECOMMENDED
CONDITIONS OF APPROVAL,
FINDING
THE PROJECT EXEMPT FROM

ADDITIONAL ENVIRONMENTAL REVIEW.

APPROVING THE ALTERNATE
SITE
PLAN THAT IS SUBMITTED
AND
DISPLAYED AS ATTACHMENT G FOR

THIS MEETING AND SWAPPING

BUILDINGS 37 AND 14 TO SAVE A

TREE.

THAT IS THE MOTION.

COUNCILMEMBER CARTER.

YES.

COUNCILMEMBER HINTZEN.

AYE.

COUNCILMEMBER ZOLMAN.

YES.

VICE MAYOR.

NO.

MAYOR.

HECK NO.

THE MOTION PASSES WITH

CARTER, HINTON AND ZOLMAN
IN
SUPPORT AND THE MAYOR AND VICE

MAYOR IN OPPOSITION.

WE
HAVE A LOT OF THINGS TO
GET TO, BUT NATURE CALLS AND WE

THE SESSION, IF WE COULD.

I KNOW THERE'S A LOT OF TALKING

HAPPENING, BUT CAN WE --
WHOA,
WE CLEARED THE ROOM.

ONE PERSON IN
HERE.

OKAY.
ARE WE BACK?

OKAY TO GO AHEAD, EVERYONE?

WE'RE GOING TO COME BACK AND

WORK ON ITEM EIGHT.

I UNDERSTAND THAT IS THE
LAST
ITEM.

I WANT TO HEAR FROM EVERYONE

ELSE, NUMBER EIGHT AND YOU
WANT
TO BE
DONE?

THAT WOULD BE GREAT.

PHILL?

OKAY.

COUNCILMEMBER HINTON?

I SURE THAT'S
GOOD.

THAT'S WHAT I WAS INFORMED

OF.

CONSIDERATION OF CANCELLATION OF

NOVEMBER 3, 2026 COUNCIL

MEETING.

COUNCILMEMBER HINTON AND CARTER.

I'LL TALK
ABOUT IT.

GO AHEAD.

OKAY.

THE NEXT SCHEDULED COUNCIL

MEETING IS ELECTION DAY.

AND HISTORICALLY, THAT IS A VERYATTENDED MEETING.

MOST PEOPLE IN MY
PAST
EXPERIENCE ARE NOT COMING OUT

NECESSARILY TO THAT COUNCIL

MEETING.
PREVIOUS TIMES THAT WE'VE
HAD
THESE MEETINGS ON
ELECTION DAY,
PEOPLE ARE WATCHING THE PHONES.

I THINK IT'S A DAY WE
SHOULD
TAKE AS A DAY OFF.

NO OTHER CITIES TO MY
KNOWLEDGE
HAVE EVER MET ON ELECTION
DAY.
AND WE CAN RESCHEDULE THINGS

CURRENTLY SCHEDULED ON
OUR
FORWARD CALENDARS ON
OTHER
ADDITIONAL DAYS.

I BROUGHT THIS ITEM FORTH, AND
I
JUST WOULD LIKE TO, YOU
KNOW,
HAVE EFFECTIVE COUNCIL MEETINGS,

NOT JUST A MEETING FOR THE
SAKE
OF IT'S A NORMAL DAY WE
HAVE

SCHEDULED FOREVER.

ANYWAY.
THAT'S THE ITEM I BROUGHT FORTH.

COUNCILMEMBER
CARTER?

YEAH, JUST WANT TO
SUPPORT
THE PEOPLE THAT ARE BOTH
RUNNING
AND THE POLICY THAT WE NEED

TOTO
SUPPORT ELECTION DAY, MAYBE
GET
PEOPLE OUT.

MAYBE IT'S A GOOD DAY TO
PASS
THAT ON.

OKAY.

ANYONE HAVE QUESTIONS
ABOUT IT?

OKAY.

I HAVE A
QUESTION.

DID YOU SAY YOU HAVE A

QUESTION?

I HAVE A QUESTION.

THE INTERVIEWS,
APPOINTMENT
INTERVIEWS FOR THE PLANNING

COMMISSION, THE DESIGN REVIEW

BOARD, FOUR OPENINGS ON THE

CLIMATE ACTION COMMITTEE.

ONE OF -- DESIGN REVIEW
BOARD,
ARE THESE TIME SENSITIVE AT ALL?

THESE ARE SLATED FOR THE 17t
h,
CAN THOSE BE HEARD EARLIER
LIKE
ON THE
3rd?

NO, THE DEADLINE
ISN'T UNTIL
NOVEMBER 3rd, DEADLINE TO SUBMIT

THE APPLICATIONS, WE COULDN'T

SCHEDULE IT NOVEMBER
3rd.
THOSE WHO COME IN AS
STAFF,

WE'LL KNOW IF WE HAVE ENOUGH

APPLICATIONS.

IF WE DON'T GET ENOUGH, WE
OPEN
IT FOR ADDITIONAL
TWO WEEKS.

COULD WE HAVE A
PARTIAL
MEETING ENDING AT 8:00,
MEET
FROM 6:00 TO
8:00 TO HEAR THE
JUST CAUSE ORDINANCE,
WHATEVER
THE AGENDA REVIEW COMMITTEE

MIGHT DEEM TAKE NO MORE THAN
TWO

HOURS?

THAT WOULD BE AT THE WILL
OF
THE COUNCIL.

OKAY.

IF WE DID SOMETHING LIKE
THAT,
WOULD IT REQUIRE -- IT
WOULD
REQUIRE ALEX, OUR ATTORNEY, TO

DRIVE HERE, ALL THE OTHER
STAFF
AND EVERYTHING, RIGHT?

REGARDLESS OF HOW LONG IT
IS?

I'M ALL OR NOTHING.

COULD THE ATTORNEY BE ON

ZOOM?

I LEAN TOWARDS ALL OR
NOTHING
AS WELL FOR THE REASONS BOTH

COUNCILMEMBERS IDENTIFIED.

OKAY.

I'M CURIOUS WHY
THAT
ORDINANCE WOULD NEED TO BE
HEARD
ON THE 3rd, WE HAVE UNTIL THE

END OF THE YEAR TO PASS IT.

I DON'T SEE THAT'S A REASON
TO
SWAY ME BECAUSE OF THAT ONE

ORDINANCE.

THIS ORDINANCE THIS
COUNCIL
HAS CREATED LAST YEAR.

IT COULD BE A WHOLE NEW
COUNCIL
THAT HAVE TO LOOK AT THAT.

I DON'T WANT TO PUT
THESE
RESIDENTS AT RISK.

SO JUST HOPEFULLY TO PUT
THAT
CONCERN AT EASE, THIS WOULD
BE
THE FIRST READING THAT COULD
GO
ON THE 17th, THE SECOND
READING
ON THE
1st.
IT'S VERY UNLIKELY THE RESULTS
WOULD BE CERTIFIED BY THAT
TIME
ANYWAY, BUT EVEN IF THEY
WERE,
IT COULD BE ON THE SAME
CONSENT
CALENDAR WHERE THE RESULTS
ARE

BEING CERTIFIED SO THAT THIS
COUNCIL IS VOTING ON THE
SECOND
MEETING.

THANK YOU FOR THAT CLARITY.

OKAY.

ANY OTHER QUESTIONS BEFORE WE DO

PUBLIC COMMENT?

THANK YOU MAYOR,
PUBLIC
COMMENT ON THE DISCUSSION
OF
WHETHER TO CANCEL THE
NOVEMBER
3rd CITY
COUNCIL MEETING.
INTO CHAMBERS, SEEING
NONE,
ZOOM.

KYLE, UNMUTE YOURSELF PLEASE.

CAN YOU SEE THE
TIMER?

I CAN'T, BUT I'LL
BE
EFFICIENT WITH MY TIME,
CUT
BY 1/3 BY THE
VERY COUNCILMEMBER
REQUESTING TO TAKE OFF WORK
ON
NOVEMBER 3rd.

THIS IS ESPECIALLY
CONCERNING
WHEN QUESTIONS HAVE ALREADY BEEN

RAISED ABOUT
COUNCILMEMBER
ATTENDANCE.

BEFORE CANCELLING ANOTHER

REGULAR MEETING, PUBLISH EACH

COUNCILMEMBER'S ATTENDANCE
AT ALL
MEETINGS.

THAT COUNCILMEMBER
DECLINED TO
POOL
ITEMS AND SPENT TIME ON THE

HEARING.
ACCUSATIONS ABOUT
PROFIT,
QUESTIONS ABOUT THE LAW FIRM,

SPEECHES ABOUT PERSONAL

CONSCIENCE.

IT'S NOT TOO MANY MEETINGS, IT'S

FAILURE TO USE MEETING
TIME
EFFICIENTLY AND SUBSTANTIVELY.

ENGINEERING IN JANUARY,
COUNCIL
PAY IS GOING TO RISE FROM 300
TO
950 PER MONTH, INCREASE,
THE

JUSTIFICATION WAS OF THE TIME
AND RESPONSIBILITY REQUIRED
FOR
SERVICE.

THAT'S DIFFICULT TO
RECONCILE
WITH COUNCILMEMBER INITIATED

CANCELLATION OF REGULAR

MEETINGS.

IF THEY VOTE FOR CANCELLING
A
MEETING FOR THEIR OWN

CONVENIENCE, THEY SHOULD WAIVE
A
SHARE OF THEIR
COMPENSATION AND
MAYBE BENEFITS.

HALF OF ONE MONTH'S SALARY,
475
PER MEMBER.

THOSE REQUESTING
CANCELLATION
SHOULD MAKE THAT WAIVER AT

MINIMUM AND COUNCIL
SHOULD
DIRECT THE CITY ATTORNEY
TO

RETURN WITH LAWFUL
ATTENDANCE
AND COMPENSATION POLICY WITH
UNEXCUSED
ABSENCES.

DON'T SOLVE MORE MEETING

MANAGEMENT BY HAVING LESS PUBLIC

GOVERNANCE.
KEEP THE MEETING, MANAGE THE

AGENDA RESPONSIBLY, AND FOCUS
ON
QUESTIONS THAT CAN
PRODUCE
ACTUAL DECISIONS AND MEASURABLE

OUTCOMES.

THANK, KYLE.

FOR YOUR PUBLIC COMMENTS.
NEXT TO CHAMBERS.

SEEING NONE, GABRIELLA, CAN YOU

UNMUTE
YOURSELF?

I'M GABRIELA FOR THE RECORD.

I CAN'T SEE THE TIMER BUT WILL

TRY TO BE EFFICIENT
AS WELL.

GO
AHEAD.

MAYOR AND COUNCILMEMBERS,
I
URGE YOU NOT TO CANCEL THE

NOVEMBER 3rd MEETING BECAUSE
THE
REVIEW OF THE PROTECTION

ORDINANCE IS
TENTATIVELY
SCHEDULED FOR THAT MEETING
AND
SET TO SUNSET ON JANUARY
1st.

IT'S IMPERATIVE THAT THE COUNCIL

REVIEW THE ORDINANCE
AND
DETERMINE THE ACTION
NEEDED
BEFORE THE
PROTECTIONS
POTENTIALLY EXPIRE.

CANCELLING THIS MEETING
WOULD DELAY
THE REVIEW AND CUT
THE
MEANINGFUL TIME FOR THE PUBLIC

TO REVIEW IT.

I RESPECTFULLY ASK THE
COUNCIL
TO KEEP THE NOVEMBER 3rd MEETING

AS SCHEDULED.

PLEASE SURE IF IT'S CANCELED
FOR
SUFFICIENT TIME FOR
PUBLIC
INPUT.

HOUSING STABILITY IS
TOO
IMPORTANT TO LEAVE UNTIL

OUR COMMUNITY DESERVES

TRANSPARENCY AND THE OPPORTUNITY

TO BE HEARD BEFORE
THE
PROTECTIONS EXPIRE.

THANK YOU.

I'M NOW LATE FOR WORK.

PLEASE DON'T CANCEL THIS

MEETING.

THANK YOU FOR YOUR
PUBLIC

COMMENT.

LEE.
UNMUTE YOURSELF PLEASE.

YES, CAN YOU HEAR
ME?

I CAN.

CAN YOU SEE THE
TIMER?

YES,
I CAN.

GO AHEAD.

SINCE YOU DIDN'T COVER
IT,
IT'S NOT ON THE AGENDA, BUT
THE
COST ALLEGATION REVIEW ITEM
YOU
SKIPPED IS URGENT.

IT NEEDS TO BE ADDRESSED.

NEVER SHOULD
HAVE COME TO THE
CITY COUNCIL BUT GONE TO THE

EFOC FIRST.

PERHAPS THE COUNCIL NEEDS
TO
INSTRUCT STAFF THAT'S THE
PLACE
FOR IT TO BE HASHED OUT AND
WORK
OUT THE DETAILS OF IT.

IT'S A FAIRLY COMPLICATED
AGENDAAGENDA
AND NOT ONE THE COUNCIL
IS
REALLY
GOOD AT DEALING WITH.
IT'S A LOT OF DETAIL THAT
NEEDS
TO BE DISCUSSED A PERIOD OF

TIME.
EFOC UNDERSTANDS AND CAN
DEAL
WITH IT.

SECOND THING, COUNCILMEMBER

CARTER COMMENTED LAST
MEETING
IT'S HARD TO SCHEDULE AN
EFOC
MEETING TO GET EVERYONEEVERYONE ON

SAME SCHEDULE.

BUT IT SHOULD BE A
REGULARLY
SCHEDULED MONTHLY OR EVERY OTHER

MONTH, COMING INTO THE END OF

THE YEAR, MONTHLY BECAUSE OF
THE
BUDGET STUFF.

SHOULD BE REGULARLY SCHEDULED.

IF YOU HAVE TO CANCEL ONE,
FINE,
BUT THAT WAY THE PEOPLE ON THE

COMMITTEE CAN PLAN THEIR
LIFE
AROUND IT.

THANK YOU.

THANK YOU FOR YOUR PUBLIC

COMMENTS.
CHAMBERS.

CAN YOU TURN THE THE MIC
ON?

TEST.

THERE YOU GO.

LISTENING TO THIS,
I
APPRECIATE WHAT THE CITY
COUNCIL
SAID, IT'S NOT WELL
ATTENDED,
ELECTION DAY, SHOULD BE A
DAY THAT

PEOPLE CAN GO OUT AND VOTE

AND
CONCENTRATE THERE.
THE FOCUS SHOULD BE THERE.

I LISTENED TO THE PEOPLE TALKING

THAT IT'S IMPORTANT THE
COUNCIL
DOES ITS BUSINESS AND YOU
ALWAYS
HAVE A FULL PLATE.

I FIND IT A LITTLE SAD THAT
CITY
MANAGEMENT DIDN'T
LOOK AT
CALENDAR AHEAD OF TIME AND SAY

WE SHOULD RESCHEDULE
THE CITY

COUNCIL MEETING.
I HIGHLY URGE THE CITY
MANAGER
IN THE FUTURE TO LOOK AHEAD
AT
THE CALENDAR, WHENEVER THEY

SCHEDULE AT
BEGINNING OF THE
YEAR, SAY THIS IS A CONFLICT
WE
NEED TO SUPPORT PEOPLE
VOTING,
THINGS LIKE THAT AND SCHEDULE

THE COUNCIL MEETING ON
AN
ALTERNATE DAY.

ASK THAT YOU THINK ABOUT IT IN

THE FUTURE.

MUST HAVE SLIPPED SOMEBODY'S

MIND THIS TIME.

THANKS FOR THE PUBLIC

COMMENT.

ANYONE ON ZOOM WHO WANTS TO
MAKE
A PUBLIC COMMENT, RAISE YOUR

HAND.
SEEING NONE.

BACK INTO CHAMBERS.

SEEING NONE.

I RETURN IT TO THE COUNCIL.

THANK YOU, WE'RE BACK AT
THE
DAIS.

GO AHEAD.

SO I THINKTHINK -- IF
WE
DON'T MEET ON NOVEMBER 3rd, I

BELIEVE THERE'S 22 ISSUES
THAT
WE'RE
PUSHING FORWARD.
OUR AGENDAS HAVE BEEN REALLY

PACKED, WE'VE GOT A LOT GOING

ON.
AND SO THAT'S JUST A LOT OF

BACKLOG.

I'M RATHER IN FAVOR OF
KEEPING

THE MEETING.

I LOOKED AT THE SAME
STUFF
AND WENT THROUGH WHAT COULD
BE
PUSHED AND
WHAT COULDN'T, WE
REALLY DIDN'T COME UP
WITH
ANYTHING THAT COULDN'T BE
PUSHED
BACK ONE MEETING, THAT WOULD

NEGATIVELY IMPACT ANYONE,
JUST
GOING TO SAY THAT.

WE DID LOOK AT ALL OF THAT

STUFF.

COUNCILMEMBER HINTON.

WELL, I MEAN I JUST FEEL LIKE

ALSO PEOPLE CAN VOTE LATER, OUR

MEETING'S IN COMPETITION.

IF WE WENT TO HALF
MEETING
PROCESS.

I JUST THINK PEOPLE WILL BE

DISTRACTED DEPENDING ON WHAT
THE
RESULTS OF THE ELECTION ARE.

THAT'S NOT A GREAT PLACE TO BE

MAKING DECISIONS, ESPECIALLY
IF
WE CAN MOVE
THINGS BACK THAT AREN'T
VITAL.

WITH THAT, I'D LIKE TO
MOVE
FORWARD WITH THE MOTION TO

CANCEL THE NOVEMBER 2nd MEETING

AND RESCHEDULE THE ITEMS ON
THE
FORWARD CALENDAR FOR THAT DATE.

AS WE CAN FIGURE
IT OUT.
IF -- I'D BE OPEN TO
STARTING
THE NEXT MEETING AN EXTRA HOUR

EARLY IF THAT'S HELPFUL.

IT WOULD REQUIRE ME TO TAKE OFF

WORK EARLY BUT I'M WILLING TO DO

THAT.

I THINK IT'S IMPORTANT --

ELECTION DAY IS AN IMPORTANT

DAY, JUST FEELS

LIKE WE
SHOULDN'T BE HAVING OUR
MEETING
ON ELECTION DAY.

IT'S NOVEMBER 3rd.

YOU SAID NOVEMBER
2nd.

SORRY, THAT WAS
MISSPEAK,

THEN.
SORRY.

NOVEMBER 3rd.

ALL RIGHT.

I'LL GO AHEAD AND SECOND
IT,
JUST TO MOVE
ALONG.
AND HAPPY TO START THE
NEXT
MEETING EARLIER, TOO, TO MAKE

AMENDS.

OKAY.

WE HAVE A MOTION AND A SECOND.

IS IT A MOTION TO
INCLUDE
STARTING THE MEETING
EARLIER?

NO, JUST KEEP IT CLEAN AND

MAYBE WE CAN ORGANIZE IT,
JUST

MOVING IT EARLIER.

SO MOVED BY
COUNCILMEMBER
HINTON AND SECONDED
BY
COUNCILMEMBER CARTER TO CANCEL

THE NOVEMBER 3rd CITY COUNCIL

MEETING.

CARTER.

YES.

HINTON.

AYE.

MOTION PASSES 4-1, CARTER,

HINTON, ZOLLMAN AND MAURER
IN
SUPPORT AND VICE MAYOR IN

OPPOSITION.

CAN WE JUST
ADJOURN?

DO YOU WANT TO OPEN A SECOND

PUBLIC COMMENT PERIOD
REALLY

QUICK?
MAKE A MOTION TO CONTINUE
THE
REST OF THE IDEAS AND
ALLOW

THE --

I MAKE
A MOTION --

COULD WE ALSO MAKE AN AGENDA

REQUEST?

YEAH.

THIS IS AN OPPORTUNITY
FOR
PUBLIC COMMENT IF YOU WERE
NOT
ABLE TO SPEAK AT THE
FIRST
PUBLIC COMMENT PERIOD.

IF YOU WOULD LIKE TO MAKE
A

PUBLIC COMMENT.
SEEING NONE, I WILL GO TO
ZOOM,
ANYONE ON ZOOM THAT WOULD
LIKE
TO MAKE A PUBLIC COMMENT
THAT

DIDN'T EARLIER.
KATE.

UNMUTE YOURSELF PLEASE.

YES.

CAN YOU SEE THE
TIMER?

YES.

GO AHEAD
PLEASE.

I WOULD LIKE TO ASK THAT THE

COUNCIL AND CITY STAFF SCHEDULE

REGULAR MEETINGS FOR THE
EFOC,
AND THAT THE EFOC BE
TREATED
LIKE ANY OTHER COMMITTEE WITH
A
STANDING MEETING.

WE HAVE NOT HAD A
STANDING
MEETING TIME, I'M NOT SURE
WHY
WE HAVEN'T HAD ONE, SINCE
THE
WORK WE DO ONE COULD ARGUE IS

INCREDIBLY IMPORTANT FOR THE

CITY, AND IT'S
VOLUNTEER WORK.
IN ADDITION AS THE COUNCIL IS

EFFECTIVELY RUNNING A WATER
AND

SEWER UTILITY, COUNCIL
SHOULD
USE THREE MEETINGS PER YEAR

SPECIFIC TO WATER AND SEWER TOTO

WATER QUALITY, ENTERPRISE

FUND BUDGETS, REPAIRS, CAPITAL

IMPROVEMENTS, STAFFING AND
OTHER
ONGOING ISSUES.

REGULAR MEETINGS THAT
IDENTIFY
COUNCIL AS WATER AND
SEWER
GOVERNANCE WOULD HELP
DELINEATE
THIS ROLE AS SPECIFIC AND

DIFFERENT THAN THE ROLES
AS
ADVOCATES FOR THE CITIES
AND

COUNCILMEMBERS.
IN ADDITION, THERE HAS
BEEN
NUMEROUS TIMES THE CITY
AND
COUNCILMEMBERS HAVE SAID THEY NOT KNOW HOW THE GRAND
JURY
ARRIVED AT $5.5 MILLION
IN
RESTITUTION TO THE
ENTERPRISE
FUNDS.

PAGE 13 AND 14 OF THE GRAND
JURY
REPORT, IT CLEARLY STATES
HOW
THE GRAND JURY CAME UP WITH THAT

NUMBER, AND IT HAS
ALSO
IDENTIFIED THAT THE CITY DID
NOT
REFUTE THEIR FINDINGS WHEN
ASKED
ABOUT IT.

IT IS A SIMPLE CALCULATION,
WHEN
THE CITY FINALLY DID A COST

ALLOCATION PLAN IN 2024,
IT
FOUND IT HAD BEEN
OVERCHARGING
THE ENTERPRISE FUNDS BY

$714,000, AND THIS HAD
BEEN
GOING ON FOR AT LEAST A DECADE.

SO PLEASE FAMILIARIZE
YOURSELF
WITH THE GRAND JURY
REPORT AND THE

CALCULATIONS BECAUSE THERE'S
MATH IN THERE WHICH THE CITY
DID
NOT USE IN ITS RESPONSE TO
THE
GRAND JURY.

THANK YOU.

THANK YOU FOR YOUR PUBLIC

COMMENT.
BACK INTO CHAMBERS.

OLIVER.

JUST QUICKLY, IT WOULD
BE
VALUABLE TO GET SOMETHING ON THE

AGENDA TO DISCUSS REPEALING AB

1033, BASED ON TONIGHT.

WE DISCUSSED IT
EARLIER.
BUT IT'S IMPORTANT GOING
FORWARD
BECAUSE IT COULD SPIN OUT OF

CONTROL QUICKLY AND
HAMSTRING

THE NEXT COUNCIL.

THANK YOU.

NEXT
TO ZOOM.

KYLE.

I CAN UNMUTE
MYSELF.

CAN YOU SEE THE
TIMER?

I CAN.

GO AHEAD PLEASE.

SO NORMALLY I LIKE TO
SPEAK
AT THE BEGINNING OF THE
MEETING,
TONIGHT I'M CHOOSING TO SPEAK
AT
THE END.

THE END OF A MEETING IN
WHICH
OUR MAYOR IS REALLY TRYING
TO
WRAP UP QUITE EARLY, IN FACT
ONE
OF THE COUNCILMEMBERS
REALLY
JUST PREEMPTIVELY DECIDED
THE
LAST AGENDA ITEM, ONE
IN WHICH
YOU'RE CANCELLING THE
MEETING,
THE PLACE YOU'RE SUPPOSED TO BE

DOING THE WORK WE ELECTED YOU
TO
DO,
THAT WOULD BE THE END AND
YOU WOULDN'T CONTINUE ON
WITH
OTHER AGENDA ITEMS.

REGULARLY THIS
COUNCIL,
PARTICULARLY UNDER THIS
MAYOR,
FAILS TO GET THROUGH THE AGENDA.

FAILS TO GET TO THE COMMENT

PERIOD, SECOND COMMENT PERIOD.

FAILS TO HEAR REPORTS FROM

COUNCILMEMBERS ON COMMITTEES.

COMMITTEES THAT
SOME
COUNCILMEMBERS JUST
DON'T
ATTEND.

SO THERE IS NO REPORT
OUT
BECAUSE THEY'RE NOT
ATTENDING
THEIR COMMITTEES.

SO FOR THE NEXT MINUTE
I'M GOING
TO SIT HERE WITH YOU, AT THE
END
OF THE EVENING, EARLIER THAN
THE
10:30 ASSIGNED TIME,
BECAUSE
YOU'RE ALL TRYING TO GET OUT OF

THERE, I SAW YOU PACKING UP
A
LITTLE EARLY.

REALLY HOPING NOT TO GET TO
THAT
SECOND COMMENT PERIOD,
REALLY
HOPING TO GET TO THAT
POINT
WHERE OTHER
COUNCILMEMBERS
AREN'T PUTTING AGENDA ITEMS ON

THERE.

LUCKILY NOW I'VE
GOT YOU IN A
POINT WHERE YOU'RE
LISTENING,
NOT ING, LOOKING FOR OTHER

THINGS TO GRAB TO NOT
PAY
ATTENTION TO THE WORDS OF
THE
PUBLIC, SPEAKING TO YOU,
ASKING
YOU TO DO YOUR JOB, SHOW UP,
BE
COMMITTED TO ENGAGING WITH THE

PUBLIC.

AND BY ENGAGING WITH THE
PUBLIC,
I DON'T MEAN THE WAY YOUR LAWYER

IS SUGGESTING TO YOU
TO INTERACT
WITH THE PUBLIC.

YOU NEED TO BE BRINGING IN
HOW
THE PUBLIC COMES INTO THE

DELIBERATIONS OF YOUR
DECISION
MAKING.

STOP WITH THE POLITICAL

RHETORIC, STOP WITH
THE
POLITICAL GRANDSTANDING.

BE EFFICIENT WITH THE MEETING

TIME.
AND CONTINUE TO DO THE
WORK THAT
THE CITY HAS ELECTED YOU TO DO.

KYLE, THAT'S TWO MINUTES.

THANK YOU.

THANK YOU FOR YOUR
PUBLIC

COMMENT.NEXT

CHAMBERS.
ANYONE?

SEEING NONE, BACK TO
ZOOM,
ANYONE ON ZOOM?

SEEING NONE, PUBLIC COMMENT IS

CLOSED.

ALL RIGHT.

THANK YOU.

WE'RE BACK HERE, RIGHT BEFORE
WE

GET THERE, WE WERE GOING TO DO

ANY AGENDA ITEM REQUESTS.

I HAVE TWO.

AND MY FIRST ONE IS TO MAKE IT

MANDATORY THE
PREAPPLICATION
PROCESS FOR NEIGHBOR

NOTIFICATIONS WITHIN 500 FEET
OR

SO.
I KNOW AT THIS TIME THEY'RE A

COURTESY, I WOULD LIKE
THE
COUNCIL TO MAKE IT MANDATORY.

WHEN A PROJECT DEVELOPER
SUBMITS
A PREAPPLICATION, NEIGHBORS
WILL
GET NOTIFICATION SO THEY CAN

HAVE SOME EARLY PARTICIPATION.

SECOND.

THANK YOU.

YOU SAID
ANOTHER?

SECOND ONE, TO CONSIDER

RESCINDING AB 1033.

I'LL SECOND THAT.

THANK YOU.

CAN I
THIRD?
ANYWAY.

JUST JOKING.

I'M TRYING TO -- SORRY.

JUST LOOK AT THE AGENDA.

THOSE ARE THE ONLY ITEMS I
THINK
WE HAD LEFT.

THREE MINUTES LEFT
BEFORE
SOMEONE CAN SHUT THIS DOWN

ANYWAY.

IN SPITE OF THE THOUGHT
WE'RE
ALL JUST TRYING TO GET OUT OF

HERE, WE RECOGNIZE THAT TIME
IS
OF THE ESSENCE AND PEOPLE HAD

THE OPPORTUNITY TO SHUT IT
DOWN
ANYWAY BASED ON OUR POLICY.

I WOULD SAY WE'RE ADJOURNED.

DO YOU REQUIRE A MOTION
FOR
CONTINUING
ITEMS?

I APOLOGIZE, THANK
YOU.

CONTINUES ITEMS TO THE
NEXT
ONE OR A FUTURE MEETING.

THANK YOU.

I NEED A SECOND.

I'LL SECONDED IT.

SECONDED BY MAYOR McLEWIS
TO
CONTINUE THE THINGS
NOT
DISCUSSED AND HAVE REVIEW FOR

SCHEDULING.
CARTER.

YES.

HINTON.

AYE.

ZOLLMAN.

YES.

MAURER.

YES.

McLEWIS.

YES.

MOTION
PASSES.

AND NOW
WE'RE REALLY

ADJOURNED.
THANK YOU. [Event Concluded]