

City Council

Mayor Stephen Zollman

Vice Mayor Jill McLewis

Councilmember Phill Carter

Councilmember Neysa Hinton

Councilmember Sandra Maurer

**City of Sebastopol****Interim City Manager**

Mary Gourley

mgourley@Cityofsebastopol.gov**SEBASTOPOL COMMONS: BUILDING THE COMMONS COMMITTEE****MONDAY, NOVEMBER 10, 2025****2:00 pm – 4:00 pm****MEETING AGENDA**

In Person Location: Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol

CALL TO ORDER**ROLL CALL**

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.

I. APPROVAL OF MINUTES

- Committee meeting: October 7, 2025
- Committee meeting: October 21, 2025

II. SUBCOMMITTEE UPDATES

- Funding Assessment Subcommittee
- Communication Needs Assessment Subcommittee
 - See Attachment A

III. NEW BUSINESS/DISCUSSION

- Committee Make-up:
 - Member Availability
 - Community Center
 - Community Foundation
 - Center for the Arts
- Revision to committee formation
 - Would require Council approval

IV. REFINE PROJECT DESCRIPTION

- Starting point: Discussion Draft
 - See Attachment B

V. WEBSITE

- Committee Overview page messaging

VI. TIMELINE/MILESTONES

- What needs to be accomplished?
 - By next meeting
 - In 3 months
 - In 6 months

VII. NEXT STEPS / FUTURE MEETINGS

- Next meeting date: Tuesday, December 9 at 1:00pm
- Subcommittee updates
- Refine Project Description
- Review of Assets
 - Google map view showing: lot size, building footprint.
 - Information describing usability, septic, water, drainage, trees, value/cost.
- Continued development of milestone schedule.

Public Document Access: <https://www.cityofsebastopol.gov/boards-commissions-committees/>

Drop Box Link: <https://www.dropbox.com/home/Sebastopol%20Commons>

Brown Act Link to Cal Cities: <https://www.cacities.org/uploadedfiles/leagueinternet/0d/0dd433d2-29c5-410c-af4f-418e247e7af3.pdf>

VIII. ADJOURNMENT OF MEETING

American Disability Act Accommodations/Accessibility: A request can be made orally or in writing, and submitted to the ADA Coordinator by email: building@cityofsebastopol.org or to the City Clerk's Office so as to avoid delay in reviewing and processing the request. Requests can be made by contacting the ADA Coordinator's Office at (707) 823-8597, via email at building@cityofsebastopol.org or by mailing such a request to the ADA Coordinator's Office located at 7425 Bodega Avenue, Sebastopol, CA. Note that if you contact the ADA Coordinators Office, via mail, you need to make the request early enough that a response can be timely provided.

If you have any questions regarding this meeting, please contact the City at citypw@cityofsebastopol.gov or please call: 707-823-5331. The public is advised that pursuant to Government Code section 54957.5 all writings submitted to the Committee are public records and will be made available for review at 714 Johnson Street, Sebastopol, CA during normal business hours.

ATTACHMENT A

The goal of the Sebastopol Commons Standing Committee being to define the concept of a Sebastopol Commons, the Community Assessment Subcommittee proposes:

- 1) We keep the Sebastopol Commons Standing Committee “lean & agile” by pushing the vital assessment work into community interviews and surveys, instead of trying to represent all the major voices. We intend to assess broadly, focusing on potential full-time tenants, such as City Services, the Branch Library, and key NPOs, service organizations, emergency coordinators, and other community groups as well as the individual users themselves.
- 2) We will work quickly and thoroughly with a manageable number of interviews and survey participants, to get 80% of the way towards understanding who and what would comprise the Commons. Ideally, the conclusion of these assessments will result in rough ideas of the potential major tenants and users, plus an aggregate statement of their respective needs for square footage, structural amenities, parking/transit, accessibility, and adjacent services. If there is broad appeal of this “rough cut” concept of the Commons, we then envision professional, detailed, and deeply inclusive assessments to refine the final 20%. The final 20% may be beyond the scope or timeline of the current of the Sebastopol Commons Standing Committee and may need additional time for additional input.
- 3) We ask that each Sebastopol Commons Standing Committee member come to the November 10th meeting with a prepared written list of the top (10) community members and/or organizations with whom the Subcommittee should conduct these assessment interviews.

DISCUSSION DRAFT

Sebastopol Commons is a transformative multi-use infrastructure initiative designed to revitalize downtown Sebastopol by integrating community services, public spaces, and economic development efforts.

Project Overview

The **Sebastopol Commons** is a visionary urban development project located in the heart of historic downtown Sebastopol. Its primary goal is to create a **centralized hub** that blends civic, cultural, and social resources to foster community engagement and economic vitality.

Key Features

- **Multi-use infrastructure:** The Commons combines several community assets, including public buildings, service providers, and gathering spaces, into a cohesive network.
- **Community anchors:** One of the proposed anchors is the **Sebastopol Regional Library**, which plays a pivotal role in generating social capital and trust within the community.
- **Economic catalyst:** By concentrating services and amenities in a walkable downtown area, the project aims to stimulate local business activity and attract visitors.

Social Impact

- The Commons is designed to be a **platform for social trust**, encouraging collaboration among residents, nonprofits, and local government.
- It supports **inclusive access to services**, with a focus on equity and long-term sustainability.

Development Goals

- **Strengthen civic infrastructure:** Enhance the functionality and accessibility of public spaces.
- **Promote environmental stewardship:** Integrate green design principles and sustainable practices.
- **Encourage participatory planning:** Involve residents in shaping the Commons through public forums and feedback sessions.

Location & Timeline

- Situated in **downtown Sebastopol**, the project is currently in the planning and early implementation stages, with ongoing community input shaping its evolution.