

General Plan Advisory Committee

Meeting of September 9, 2015
6:00 P.M.

SEBASTOPOL CENTER FOR THE ARTS
282 SOUTH HIGH STREET
SEBASTOPOL, CALIFORNIA

AGENDA

ANNOUNCEMENT: Please turn off or silence cell phones and pagers during the meeting.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COMMITTEE COMMENTS ON MEETING SUMMARY of: July 8, 2015**
4. **PLANNING DIRECTOR'S REPORT (Brief updates on Future Agendas, Action of Other Boards and City Council)**
5. **COMMENTS FROM THE AUDIENCE ON ITEMS NOT ON AGENDA** - This is for items *not* on the Committee agenda, but that *are related to the responsibilities* of the Committee. Comments are limited to three minutes. The Committee will receive any such comments, but under law, may not act on them. If there is a large number of persons wishing to speak under this item, speaking time may be reduced or the item may be moved to later in the meeting to allow agendized business to be conducted.
6. **Review of Land Use Issues and Opportunities-** The City's consultant, De Novo Planning Group, will present information about land use issues and opportunities for Committee review and discussion. The GPAC discussed Sphere of Influence/Urban Growth Boundary issues at the July meeting; this discussion will be focused on land use designations, standards, and policies within the existing City limits and includes review of a 'policy set' of preliminary draft Land Use Element policies.
 1. Consultant presentation
 2. Initial Public Comments (allocated 10 minutes, 2 minutes per person)
 3. Committee discussion
 4. Summary of input by consultant
 5. Public Comments (allocated 10 minutes, 2 minutes per person)
7. **ANNOUNCEMENTS FROM COMMITTEE MEMBERS/STAFF:**
8. **WRITTEN COMMUNICATIONS/INFORMATION:**
 1. Written community comments on General Plan issues that have been submitted to the Planning Department.
9. **ADJOURNMENT:** This meeting will be adjourned to the next Committee meeting, currently planned at 6:00 p.m. on December 9, 2015, at the Youth Annex, 425 Morris Street, Sebastopol, which will be a review of complete General Plan 'policy sets' as well as public comment on them.

Public Meetings

The City of Sebastopol wishes to foster a constructive, respectful, and open process through its meeting procedures. Public comment is encouraged. Members of the public have the right to speak on all agenda items under discussion by the Committee after being properly recognized by the Chair at a time deemed appropriate by the Chair. The Committee requests that members of the audience refrain from expressions of approval or disapproval (clapping, booing, hissing) of statements of other participants, which discourages the expression of a range of viewpoints, as well as lengthening meetings. Comments should be addressed to the Committee as a body and not the audience or any individual member, staff person, or consultant. This is an opportunity for members of the public to make statements regarding matters of concern about the agendized matter, and not unrelated matters. The procedure does not provide for members of the public to conduct discussions with the Committee, the consultant or City staff,

unless specifically permitted by the Committee. Comments should be limited to 3 minutes or less. If this item takes more than 15 minutes, the item may be moved to the end of the agenda to allow Committee business to be conducted.

NOTES:

The Sebastopol General Plan Advisory Committee is a temporary city committee which consists of nine citizens appointed by the City Council. There are also six alternates who may replace regular members who resign in the course of the project.

The purpose of the Committee is to act as a representative community sounding board for the General Plan update process, to help identify issues and opportunities, and help shape the policy of a new preliminary draft General Plan. Following the Committee process, which is expected to take approximately one year, a formal draft General Plan, together with a draft Environmental Impact Report (EIR) will be prepared and released for public review and comment, after which the Planning Commission and City Council will conduct public hearings, revise the draft as appropriate, certify the EIR, and adopt the Plan. The City Council has final authority over the General Plan.

The Committee members are voluntary and serve without any pay as a public service to the community. The Committee procedures are intended to be consistent with the policy directives of the Sebastopol City Council.

STAFF REPORTS ON AGENDIZED ITEMS are available for review at the Planning Department during regular business hours and at the Sebastopol Library. Agenda materials are also posted on the City web site. Reports are generally issued and posted by 4 p.m. on the Thursday before the meeting. Interested persons are encouraged to review these reports.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the Planning Department prior to or at the Committee meeting; written materials submitted at least six days in advance of the meeting will be included in the Committee's meeting packet. The Committee requests that if possible, written materials be submitted to the Planning Department in time for the meeting packet which also allows them to be posted on the City web site; it is difficult for members to effectively review materials submitted during the meeting.

Disability Accommodations: If you have a disability which requires an interpreter or other person to assist you while attending this meeting, please call the City Clerk at (707) 823-1153.

For more information regarding the General Plan Advisory Committee Agenda, please contact the Planning Department (707) 823-6167, or see the General Plan Update web site at: <http://sebastopol.generalplan.org> or the City's web site at www.ci.sebastopol.ca.us. For copies or to review all written documents relating to items listed on the agenda, please visit the Planning Department's office during regular business hours. The Planning Department's office is located at City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472 or call 707-823-6167.



TO: Sebastopol General Plan Advisory Committee (GPAC)

FROM: Ben Ritchie and Beth Thompson, De Novo Planning Group

SUBJECT: General Plan Advisory Committee Meeting Summary from July 8, 2015
(Noise and Safety)

DATE: August 26, 2015

This memo provides an overview and summary of the input received during the July 8, 2015 GPAC meeting on the topic of Land Use.

Initial Public Comment

- Affordable housing is needed in Sebastopol, people are moving out due to lack of affordability. Affecting the sense of unity and community. Permit fees etc. should be reduced, tied to rent control. Higher density designations could allow for even higher densities, and or allowing "small houses" and standards that accommodate for "tiny houses".
- Reduce permit fees, look at rent control.

GPAC Input on Land Use

- Lots of older people in the city currently live in large houses, but can't afford to buy smaller ones.
- Interest in increasing densities in all residential designations.
- Look at how to accommodate multiple units (tiny houses) on single parcels in addition to Second Unit allowances.
- Take market forces out. Put a cap on sales i.e. a 100k house can only go up a certain percentage etc.
- Will tiny houses turn into tiny Air B&B's? Not good. Also tiny houses sounds good but wouldn't provide actual additional rooms, and services might be more severely impacted.
- Expanding the Downtown core leaves more possibilities for increased densities. Expanding south and north allow for more affordable areas (more land available). Consider reduced parking requirements. Need walkable connections.
- Don't overemphasize downtown as the only place where high density housing can occur.
- Majority of GPAC opposes Ragle Ranch inclusion in SOI.

Public Comment on SOI Changes

- Change Light Industrial in South Gravenstein SOI to Low Density Residential.
- Considerable input (pro and con) regarding inclusion of Ragle area in SOI.
- Property owners in the Ragle area would like meeting with City to learn more about SOI inclusion implications.

- Request to include 7670 and 7630 Lynch Road in SOI.
- Too many environmental constraints to develop near Atascadero Creek.

GPAC Discussion on Land Use

- Makes more sense to combine Office and GC under one GC designation.
- Barlow: what to do?
 - Potential to change land use to mixed use or Downtown Core, majority of GPAC favored retaining Light Industrial designation.
 - High rents in Barlow are not good for LI uses.
 - Consensus that we need a way to connect the Barlow to downtown.
- North and south portions of town are vital to Sebastopol for services there, and the areas provide opportunities for increased densities. Need density and development flexibility at north and south ends of town.
- Annexation Guidelines:
 - Annexation guidelines are important, need to focus growth to the center.
 - Consider removing public schools from the list of guidelines.
 - Keep the annexation guidelines as-is was the general sentiment.
- UGB:
 - Important for voters to lock it in
 - City is interested in amending the SOI and UGB for Village Park property
- Growth management:
 - Leave alone leave cap and 2 year rollover
 - Take off cap revisit every 5 years
 - Support limit per year and not a maximum
 - General consensus leave alone and periodically update and amend as necessary.
- Map comments:
 - Problems with water buildup south of Valley View Drive.
 - No change to SOI in western portion of city (area where public comments were focused).
 - No expansion west of Hollman (?) Drive in south portion of city.
 - Possible expansion areas south of Barlow Road.
 - Change urban growth boundary to match SOI in eastern Sebastopol south Sebastopol Ave.
 - Check parcels east of Dufranc Ave. (northern central area outside the SOI) on zoning map these are shown as being in the UGB, but not on the land use map provided. Need to make consistent.
 - 7670/7630 Lynch – do not include in SOI.
 - 713 Hurlbut and two parcels to north to go into SOI with HDR designation.



MEMORANDUM

TO: Sebastopol General Plan Advisory Committee (GPAC)

FROM: Ben Ritchie and Beth Thompson, De Novo Planning Group

SUBJECT: September 9, 2015 Meeting – Land Use #2

DATE: August 28, 2015

INTRODUCTION

The September 9th GPAC meeting provides an opportunity to continue the GPAC's discussion regarding Land Use. The meeting will include two key discussion components:

- 1) A review of the existing Land Use Map for parcels WITHIN the City Limits (parcels within the UGB and SOI were discussed at length during the July 8th meeting); and
- 2) A review and discussion of the Draft Policy Set for Land Use, which is included in this meeting packet.

KEY ISSUES TO CONSIDER

In order to assist the GPAC in its review of the Draft Land Use Policy Set, the following changes to current policy approaches in the existing General Plan are noted:

Land Use Designations and Densities

- The General Commercial and Office designations have been combined into the Commercial/Office designation
- Allowable residential densities have been increased for several land use designations (Policy LU 1-4), as shown in the table below:

Land Use Designation	Existing Allowed Density (Units per Acre)	Proposed Allowed Density (Units per Acre)
Low Density SFR	1.1 - 2.0	1.1 – 2.5
Medium Density SFR	2.1 – 6.0	2.6 – 12.0
High Density SFR	6.1 – 22	12.1 – 25
Commercial/Office	Gen com: 6.1 – 22 Office: 2.1 - 15	12.1 – 25
Downtown Core	15 - 44	15.1 – 44
Light Industrial	6.1 - 22	12.1 - 25

Growth Management Ordinance

- With respect to the existing Growth Management Ordinance, the GPAC provided mixed feedback. A majority of GPAC members indicated that the Ordinance should not be changed, should be continued into the future, and that the total unit count for new units allowed within the City should not be increased. This direction is reflected in Action LU-3b in the Draft Policy Set. Other GPAC members indicated that the Growth Management Ordinance should be revised to increase the total allocation of new housing units.

It is important to note that the GPAC has regularly expressed a desire to see more housing options within the City, including smaller homes for seniors, tiny houses, housing affordable to families, etc. The Growth Management Ordinance, as currently written and reflected in Action LU-3b is quite restrictive with respect to the construction of new housing units in the future, and may serve as a direct impediment to the construction of affordable housing over the life of the General Plan. Therefore, this memo includes alternative language for Action LU-3b that the GPAC should consider and be prepared to discuss.

Action LU-3b: Periodically review and revise the Growth Management Ordinance to meet the City's needs. Address the following in the next update to the Growth Management Ordinance:

- *Increase annual allocations to accommodate planned General Plan growth, to address the housing needs of economic segments of the community as identified in the Housing Element;*
- *Update the findings regarding utility capacity to reflect current conditions;*
- *Increase the number of allocations annually, allowing unused allocations to carryover;*
- *Simplify the allocation procedures;*
- *Include provisions for tiny houses and mixed use units to count as a reduced allocation (e.g., one mixed use unit is counted as 0.5 of an allocation); and*
- *Limit total residential allocations to 750 residential units through 2035. Of these allocations, a minimum of 250 shall be allocated to the Downtown Core.*

Alternatively, the last bullet could read:

- *Limit total residential allocations to 500 residential units through 2035.*

Allowing a total of 500 new residential units through 2035 would reflect 25 units per year over the 20-year life of the General Plan.

Other Notable Additions and Revisions to the Land Use Policies

- Policies added to encourage clustered development
- UGB language was added to match the requirements of Measure O
- More policies to address interface between residential and non-residential areas
- Goals and policy set developed to address housing affordability
- Strengthened goals related to Sebastopol's roles as the commercial hub of West County and strengthened policy guidance to attract and provide regional services, cultural gathering areas, and promoting growth of Downtown and gateway districts
- The Land Use Map will be revised to correctly reflect the adopted UGB boundaries. The UGB boundaries currently shown on maps are slightly smaller than the actual adopted UGB boundary. The adopted UGB map is attached to this memo.
- The revised Land Use Map will show North and South Core Areas and the Gravenstein South Area.

WORK EXERCISE

After reading the materials identified above and in your meeting packet, please consider the following questions and be prepared to discuss:

1. Please review the existing General Plan Land Use Map in detail, and come prepared to discuss your thoughts on potential land use designation changes to specific parcels WITHIN the City Limits.
2. In reviewing the Draft General Plan Land Use Policy Set:
 - a. Do you feel that all of the key issues raised by the GPAC related to this topic have been adequately addressed?
 - b. Are there Goals, Policies, or Actions that you disagree with?
 - c. Are there Goals, Policies, or Actions that you feel are missing, and that should be included?

Land Use

Goals, Policies, and Actions

GOAL LU 1 MAINTAIN SEBASTOPOL AS A UNIQUE, CHARMING, AND ENVIRONMENTALLY SENSITIVE SMALL TOWN THAT PROVIDES RESIDENTS, BUSINESSES, AND VISITORS WITH OPPORTUNITIES TO ENJOY A HIGH QUALITY OF LIFE

Policy LU 1-1: Maintain a supply of developable mixed-use, commercial, industrial, and residential lands sufficient to meet desired growth and economic needs over the planning period.

Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.

Policy LU 1-3: Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (see Figure LU-1), and be subject to the ability to provide urban services, including paying for any needed extension of services.

Policy LU 1-4: Assign the following range of land use designations throughout the City and to parcels within the Urban Growth Boundary, as shown in the Land Use Map (Figure LU-1):

Very Low Density Single Family Residential: Designates areas suitable for single family dwellings at a density up to one unit per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit.

Low Density Single Family Residential: Designates areas suitable for single family dwellings at a density of 1.1 to 2.5 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit.

Medium Density Single Family Residential: Designates areas suitable for single family dwellings at a density of 2.6 to 12.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit.

High Density Single Family Residential: Designates areas suitable for multifamily dwellings at a density of 12.1 to 25 units per acre. This designation is suitable for duplexes, apartments, townhouses, and other attached dwelling units.

Commercial/Office: This designation provides areas for commercial and office uses with off-street parking and/or clusters of street-front stores. This designation permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, professional, administrative, medical, dental, and business offices, bed and breakfast users, and business and personal services, along with ancillary commercial and service uses. This designation is typically assigned to parcels, located on a major arterial street, that can provide sufficient land for commercial establishments that do not benefit from high-volume pedestrian concentrations found Downtown. The following types of retail uses are discouraged in this land use designation: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes. Maximum FAR shall not exceed 1.25. Residential uses are permitted as a secondary use

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to the primary commercial uses permitted in this land use designation if generally located above the ground floor at the High Density Residential density of 12.1 to 25 units per acre. The residential space will not be counted in calculating the FAR for a development.

Downtown Core: This designation applies to Sebastopol's Downtown and permits office, commercial, and retail uses, as well as mixed-use residential developments. Residential uses are permitted at a density of 15.1 to 44 units per acre if combined with commercial land uses, such as office and retail. Maximum FAR shall not exceed 2.0 (not including the residential use). This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol's historic commercial area. Housing is encouraged on upper stories.

Office/Light Industrial: This designation synthesizes Office and Light Industrial classifications and is intended to promote well planned, integrated business parks, which will serve as major employment center within the community. The Office/Light Industrial designations only applies to sites of three (3) acres or larger and must be implemented through the PC-Planned Community zoning process. Land uses within business parks shall be limited to non-polluting, "clean" industries and businesses with primary permitted uses including corporate and administrative offices and research development uses. Ancillary uses shall be permitted under this designation, which may include warehousing and distribution, exercise facilities, child care uses, and food service uses which provides support services to primary uses. FAR shall not exceed 0.75.

Light Industrial: This designation provides for a wide variety of commercial, wholesale, service, and processing uses which do not generate excessive adverse environmental impacts. Other uses permitted in this designation include office ancillary to industrial uses; warehousing and agricultural products sales and services; auto sales and repair; food and drink processing; construction yards; research and development, laboratories, light manufacturing; and similar uses. Residential uses are permitted as a secondary use to the primary light industrial uses permitted in this land use designation at the High Density Residential density of 12.1 to 25 units per acre. Maximum FAR shall not exceed 0.55 (not including the residential use).

Open Space: This designation applies to areas of land which are essentially unimproved and devoted to the preservation of natural resources, agriculture, outdoor recreation, and for the maintenance of public health and safety. The only structures permitted are shelters, restrooms, storage sheds, and other structures needed to accommodate public use or provide for maintenance of the land. Maximum FAR shall not exceed 0.10.

Parkland: This designation applies to existing and proposed active and passive parks, and linear parks (landscaped paths) in urban areas. Structures allowed are shelters, restrooms, storage sheds, other structures needed to accommodate public use or provide for maintenance of the land, and recreational facilities. Maximum FAR shall not exceed 0.10.

Community Facilities: This designation includes public buildings and facilities, utility facilities and related easements, public libraries, city offices, fire and police stations, and school sites. Maximum FAR shall not exceed 1.0.

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Policy LU 1-5: The Land Use Map may be amended from time to time to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other lands to serve the City's needs.

Policy LU 1-6: Where appropriate, encourage clustered development and the clustering of housing so that larger areas of open space may be permanently preserved. Clustered development may provide flexibility in site design and layout to allow for smaller lot sizes, but shall not allow a project to exceed the gross density ranges established under Policy LU 1-4.

Policy LU 1-7: Encourage new development to be contiguous to existing development, whenever possible.

Policy LU 1-8: Do not allow development in areas not served by municipal utilities.

Actions in Support of Goal 1

Action LU-1a: Review and update the Zoning Code to 1) implement the policies and actions of this General Plan, including implementation of land use designations and Figure LU-1, Land Use Map, 2) clarify and streamline Zoning Code implementation, and 3) add provisions to address uses that are not currently addressed.

Action LU-1b: Direct new development to locations within the city limits through prioritizing processing of applications within the City limits and encouraging developers interested in Sebastopol to focus on in-fill development.

Action LU-1c: Maintain design review guidelines for infill development.

GOAL LU 2 MAINTAIN AN URBAN GROWTH BOUNDARY IN ORDER TO PROMOTE ORDERLY GROWTH, ENSURE ADEQUATE PROVISION OF PUBLIC SERVICES, AND TO PROTECT THE NATURAL ENVIRONMENT

Policy LU 2-1: Urban Growth Boundary. An Urban Growth Boundary (UGB) is established. The UGB is a line beyond which development will not be allowed, except for public parks and public schools. Except as set forth in Policy 2-3 below, the UGB shall be in effect until December 31, 2016.

Policy LU 2-2: Extension of City Services Outside Urban Growth Boundary: Prohibit extensions of wastewater, water, and other City services to development outside the UGB, except as allowed under extraordinary circumstances pursuant to other applicable General Plan policies. Extraordinary circumstances justifying extension of City services outside of the UGB shall be deemed to exist only if the City Council makes all of the following findings:

Policies LU 2-1 through 2-3 reflect the Measure O language adopted by City voters in 1996. This language cannot be revised until after December 31, 2016, except by City voters.

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- a. That the land use to which the City service would be extended is consistent with all applicable policies of the City's General Plan; and
- b. That the land use to which the City service would be extended is compatible with open space uses as defined in Government Code Section 65560 as of April 9, 1996, does not interfere with accepted agricultural practices, and does not adversely affect the stability of land use patterns in the area; and
- c. That the property to which the City service would be extended is immediately adjacent to land already served by the service(s) to be extended; and
- d. That specific circumstances, unique to the property to which the City service would be extended, would otherwise deprive the property of privileges enjoyed by other comparable property outside the UGB and in the vicinity of the property to be served; and
- e. That substantial evidence demonstrates that the proposed City service extension will not cause the Levels of Service specified in Program 1.4 of the Land Use Element (Chapter I, Land Use) and Policy P.16 of the Circulation Element (Chapter II, Transportation) of the City of Sebastopol General Plan adopted May 31, 1994, as amended through April 9, 1996 to be exceeded with respect to water, wastewater, parks, fire services, police, services, storm drainage, schools, and traffic.

Policy LU 2-3: UGB Administration: Until December 31, 2016, the foregoing policies LU 2-1 and LU 2-2, and the UGB designated on the Land Use Designations Map of the City of Sebastopol General Plan adopted May 31, 1994, as amended through April 9, 1996 and as readopted by the Sebastopol Urban Growth Boundary Initiative, shall be amended only by a vote of the people or pursuant to one of the procedures set forth in paragraphs (a) through (d), below.

- a. The City Council may, if it deems it to be in the public interest, amend the UGB designated on the Land Use Designations Map provided that the amended boundary is within or coextensive with the limits of the UGB as designated on the Land Use Designations Map as of April 9, 1996.
- b. To comply with state law regarding the provision of housing for all economic segments of the community, the City Council may amend the UGB in order to accommodate lands to be designated for residential uses. No more than 3 acres of land may be brought within the UGB for this purpose in any calendar year. Such amendment may be adopted only if the City Council makes all of the following findings:
 - 1. That the land to be included within the UGB is not designated as Land Intensive Agriculture, Land Extensive Agriculture, Diverse Agriculture, Community Separator, Scenic Landscape Unit, or Critical Habitat Area in the Sonoma County General Plan adopted March 23, 1989, as amended through April 9, 1996; and
 - 2. That the land is immediately adjacent to (a) the existing UGB, and (b) serviceable water and sewer connections; and
 - 3. That the proposed development will consist of primarily low and very low income housing pursuant to the Housing Element of this General Plan; and

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4. There is no existing vacant or underdeveloped residentially designated land within the UGB to accommodate the proposed development and it is not reasonably feasible to accommodate the proposed development by redesignating lands within the UGB for low and very low income housing; and
 5. That the proposed development is necessary to comply with state law requirements for provision of low and very low income housing and the area of land within the proposed development will not exceed the minimum necessary to comply with state law; and
 6. That substantial evidence demonstrates that the proposed development will not cause the Levels of Service specified in Program 1.4 of the Land Use Element (Chapter I, Land Use) and Policy P.16 of the Circulation Element (Chapter II, Transportation) of the City of Sebastopol General Plan adopted May 31, 1994, as amended through April 9, 1996 to be exceeded with respect to water, wastewater, parks, fire services, police services, storm drainage, schools, and traffic.
- c. The City Council may amend the UGB to accommodate lands to be designated for Office or Light Industrial uses to improve local employment. No more than a total of 25 acres of land may be brought within the UGB for this purpose prior to December 31, 2016. Such amendment(s) may be adopted only if the City Council makes all of the following findings:
1. That the land to be included within the UGB is not designated as Land Intensive Agriculture, Land Extensive Agriculture, Diverse Agriculture, Community Separator, Scenic Landscape Unit, or Critical Habitat Area in the Sonoma County General Plan adopted March 23, 1989, as amended through April 9, 1996; and
 2. That the land is immediately adjacent to (a) the existing UGB, and (b) serviceable water and sewer connections; and
 3. That there is no existing office or light industrial designated land within the UGB to accommodate the proposed development and it is not reasonably feasible to accommodate the proposed development by redesignating lands within the UGB for office and light industrial uses; and
 4. That substantial evidence demonstrates that the proposed development will not cause the Levels of Service specified in Program 1.4 of the Land Use Element (Chapter I, Land Use) and Policy P.16 of the Circulation Element (Chapter II, Transportation) of the City of Sebastopol General Plan adopted May 31, 1994, as amended through April 9, 1996 to be exceeded with respect to water, wastewater, parks, fire services, police services, storm drainage, schools, and traffic; and
 5. That the proposed development would:
 - i. Be consistent with (a) protecting and increasing the economic vitality of the Downtown, and (b) maintaining the Downtown as the retail center of the community and as a place for community and cultural activities; and
 - ii. Pay its “fair share” of capital improvements for public services and facilities to maintain adequate Levels of Service in the City; and

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- iii. Make a significant contribution to local employment and provide a significant and sustainable economic benefit to the community consistent with the goals and policies of the Economic Vitality chapter (Chapter VI) of the City of Sebastopol General Plan.
- d. The City Council may amend the UGB if it makes both of the following findings:
 - 1. That the application of any aspect of Land Use policies LU 2-1, 2-2, or 2-3 would constitute an unconstitutional taking of a landowner's property, and
 - 2. That the amendment and associated land use designation will allow additional land uses only to the minimum extent necessary to avoid said unconstitutional taking of the landowner's property.
- e. For the purposes of implementing Land Use policy LU 2-1, the following uses shall not be considered "development," and shall be permitted beyond the UGB:
 - 1. Open space used for agriculture or any of the purposes set forth in Government Code section 65560 as of April 9, 1996; and
 - 2. Community facilities developed to implement the goals and policies set forth in Chapter III (Conservation, Parks and Open Space) or section 1 of Chapter VI (Safety) of the City of Sebastopol General Plan adopted May 31, 1994, as amended through April 9, 1996.
- f. Any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, or any other discretionary entitlement approved by the City on land brought within the UGB pursuant to paragraphs (b), (c), or (d) of this Policy must be consistent with the findings made in connection with that land's inclusion within the UGB.
- g. The General Plan may be reorganized, and individual provisions may be renumbered or reordered in the course of ongoing updates of the General Plan in accordance with the requirements of state law, but Land Use Policies 2-1, 2-2, and 2-3 shall continue to be included in the General Plan until December 31, 2016 unless earlier repealed or amended pursuant to the procedures set forth above or by the voters of the City.

Policy LU 2-4: Continue to coordinate planning efforts with the County to reinforce the UGB, and thus to protect adjacent agricultural land and open space.

Policy LU 2-5: Establish and maintain the Sphere of Influence Boundary to coincide with the UGB.

Policy LU 2-6: Do not allow annexation and development to leapfrog over vacant and undeveloped land. Require proposed annexations to meet the following guidelines.

- a. Urban development shall be contained within the SOI and UGB.
- b. Annexation shall not occur outside of the UGB, except for public parks and public schools.
- c. Areas to be annexed must be able to be served by existing City facilities, or by environmentally and economically feasible extensions to City facilities to be paid for by the proposed development.

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- d. Utilities will not be extended outside the UGB, except for public parks.
- e. Proposed annexations must be contiguous to existing developed areas.
- f. Annexation of an area must not have either short-term or long-term negative impacts on the City's fiscal condition. The fiscal effects of the annexation must be documented at the applicant's cost.
- g. A specific development plan must be prepared for the proposed annexation, showing how the proposed development contributes to an area-wide jobs-to-housing balance.
- h. The proposed development must be within the proper Land Use Designation and meet all the other requirements of this General Plan.

Actions in Support of Goal 2

Action LU-2a: Reserve a specific amount of wastewater capacity to be used for existing development outside the city limits, particularly older subdivisions in the Sphere of Influence which may require connection to the City's wastewater system when septic system failures occur.

Action LU-2b: Limit the amount of land designated for urban uses to those areas that can be reasonably predicted to be developed over the 20-year life of the General Plan. Areas not projected for urban development within the life of the General Plan will be kept outside the Urban Growth Boundary.

Action LU-2c: Consider a City-initiated ballot measure to update the UGB to 1) expand the UGB to include Village Park and other areas appropriate for inclusion within the City limits in the next 20 years, 2) add projects with at least half affordable, clustered housing where bicycle and pedestrian routes exist or will be provided in time to serve the project to the types of projects allowed for expansion of the UGB, 3) extend the sunset date of the UGB for an additional 20 years, and 4) clarify or update implementing language where appropriate.

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GOAL LU 3 PHASE FUTURE GROWTH SO THAT CITY RESOURCES ARE NOT EXCEEDED.

Policy LU 3-1 Manage growth and infrastructure capacity so that the quantity and capacity of City services and infrastructure will not drop below acceptable Levels of Service as a result of new development.

Policy LU 3-2: Continue to maintain and implement the Growth Management Ordinance.

Actions in Support of Goal 3

"Infrastructure capacity" refers to the ability to deliver a number of municipal services. Those services most commonly measured are water supply, wastewater disposal, traffic flow on streets and highways, fire and police protection, and school capacity.

Action LU-3a: Maintain Level of Service (LOS) standards and guidelines for City services.

- *Water Flow: The standard for water volume and flow is established by Title 24 of the California Code of Regulations. The standard for fire flow is 1,000 gallons per minute.*
- *Wastewater: The standard for sewage treatment is based on capacity. The City shall maintain a reserve capacity of at least 5% (0.042 million gallons per day). At the time that the City reaches the reserve capacity, it must either reduce the amount of development commensurately, increase wastewater treatment capacity, or reduce wastewater through reduction measures.*
- *Parks: The standard for parks is five acres of park land for each 1,000 residents.*
- *Fire: The standard for fire service is an emergency response time of less than nine minutes for 90 percent of calls.*
- *Police: The standard for police service is a response time of three minutes for 70 percent of emergency calls.*
- *Drainage: The standard for storm drainage facilities is established by the Sonoma County Water Agency.*
- *Schools: The standard for school class size and appropriate square footage of play area per student is established by the Sebastopol Union School District and Analy High School District.*
- *Traffic: The standard for traffic is shown in the Circulation Element.*

Action LU-3b: Update the Growth Management Ordinance to establish the maximum number of new residential units at 25 dwellings per year, but not to exceed a maximum of 200 new dwelling units during the 20-year time frame of this General Plan. When development activity is lower than the maximum established, any unused allocations under the maximum, or cap, will carry over to be used in future years, but not longer than three years.

City of Sebastopol General Plan Update

Land Use – Goals, Policies, and Actions

Action LU-3c: Continue to monitor development in the City and SOI and the capacities of wastewater treatment facilities, water distribution, roads, including road maintenance, public schools, and parks and recreation facilities. City staff will provide annual reports on growth and changes in infrastructure capacity to the Planning Commission, City Council, and the public. The information will be used to assist in determining when the city is approaching Levels of Service where resources will be exceeded and what actions must be taken.

Action LU-3d: Review all development proposals for their direct and cumulative effects on City-adopted LOS standards. The City will only permit developments that meet City-adopted Level of Service standards.

Action LU-3e: Maintain a computerized land use database system that includes current parcel-specific information regarding General Plan, Zoning, parcel size, pending and approved development, and other relevant factors.

GOAL LU 4 ENSURE THAT DEVELOPMENT WITHIN AND ADJACENT TO THE SPHERE OF INFLUENCE IS COMPATIBLE WITH THE GOALS AND POLICIES OF THE SEBASTOPOL GENERAL PLAN.

Policy LU 4-1: Review public and private development proposals and land use changes within the SOI, UGB, and Referral Area.

Actions in Support of Goal 4

Action LU-4a: Identify a referral area within and adjacent to the UGB and formally request that the County provide the City with notice of development applications and related actions within the referral area and provide the City an opportunity to comment on land use changes and development proposals under review.

GOAL LU 5 PRESERVE THE UNIQUE CHARACTER AND AMBIANCE OF RESIDENTIAL AREAS AND MAINTAIN RESIDENTIAL NEIGHBORHOODS AS SAFE AND ATTRACTIVE PLACES TO LIVE WITH CONVENIENT ACCESS TO SERVICES, RECREATION, AND EMPLOYMENT.

Policy LU 5-1: Locate residences away from areas of excessive noise, smoke, or dust, and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.

Policy LU 5-2: Encourage the preserve and conservation of older existing homes.

Policy LU 5-3: Prevent encroachment of non-residential uses into residential areas and neighborhoods.

Policy LU 5-4: Commercial, industrial, and other non-residential development that interfaces with residential land use designations and existing residential neighborhoods shall be designed

City of Sebastopol General Plan Update

Land Use – Goals, Policies, and Actions

to ensure compatibility between the uses and to reduce any potential negative impacts associated with aesthetics, noise, and safety.

Policy LU 5-5: Require the design of new residential development to be in harmony with Sebastopol's small-town character.

Policy LU 5-6: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.

Policy LU 5-7: Permit churches, schools, and utilities facilities in all residential land use designations.

Actions in Support of Goal 5

Action LU 5a: Through the design review process, screen development proposals for land use compatibility and ensure that development proposals are designed to be compatible with existing residential and other land uses, are designed to reduce aesthetic, noise, and safety impacts to residential areas, and are consistent with Sebastopol's unique, small-town character.

Action LU 5b: Maintain the Zoning Code provisions to allow non-conforming single family residences to expand and rebuild even if they are destroyed to an extent greater than 50 percent of their assessed value.

GOAL LU 6 PROMOTE A RANGE OF HOUSING OPTIONS TO PROVIDE AFFORDABILITY FOR FAMILIES, SENIORS, AND LOW INCOME HOUSEHOLDS

Policy LU 6-1: Promote increased residential densities.

Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.

Policy LU 6-3: Encourage and support the construction and occupation of tiny houses.

Policy LU 6-4: Provide for a variety of residential products, through the General Plan and Zoning Code, to accommodate the housing needs of all segments of the City's population.

Actions in Support of Goal 6

Action LU 6a: Encourage new housing projects to develop in the upper range of allowed densities.

Action LU 6b: In conjunction with Housing Element Action G-4, revise the Zoning Code to accommodate tiny houses, including allowing multiple tiny houses on a single parcel.

City of Sebastopol General Plan Update

Land Use – Goals, Policies, and Actions

Action LU 6c: Implement the policies and actions in the housing element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.

Action LU 6d: Explore and encourage creative approaches to providing affordable housing, including market rate housing affordable to moderate income households, within the community. Such approaches may include public/private partnerships, land trusts, housing cooperatives, and co-housing.

GOAL LU 7 EMPHASIZE AND ADVANCE SEBASTOPOL'S ROLE AS A MARKET AND SERVICE CENTER FOR THE WEST COUNTY BY PROVIDING FOR A VIBRANT DOWNTOWN, DIVERSIFIED USES, AND COMMUNITY SERVICES AND FACILITIES .

Policy LU 7-1: Maintain an inventory of developable and appropriately zoned office, commercial, industrial, and mixed-use land sufficient to attract and provide regional services.

Policy LU 7-2: Maintain the Downtown as the a focal point for West County-serving commercial, civic, and cultural uses.

Policy LU 7-3: Provide and maintain opportunities for community gathering and social interaction through cultural/art centers, park facilities, the Laguna, and community centers.

Policy LU 7-3: Encourage new development to contribute to a jobs-to-housing balance in Sebastopol and its environs.

Policy LU 7-4: Actively promote implementation of the Downtown Specific Plan and the Sebastopol Downtown Portfolio, and periodically update these long-range planning documents as necessary.

Policy LU 7-5: Encourage mixed-use developments in the Downtown and other selected areas of the city.

Policy LU 7-6: In mixed use, commercial, office, and other non-residential developments, maintain non-residential uses on the ground floor.

Policy LU 7-7: Maintain a sufficient supply of land in the Commercial and Downtown Core Designations to meet the economic development goals set forth in the Economic Vitality Element and Community Character Element.

Policy LU 7-8: Encourage local-serving neighborhood retail uses readily accessible to residential areas.

Policy LU 7-9: Maintain balanced Zoning Ordinance controls on formula businesses that strengthen the City's unique character, support the local economy, and ensure the provision of needed goods and services.

City of Sebastopol General Plan Update

Land Use – Goals, Policies, and Actions

Actions in Support of Goal 7

Action LU 7a: Consider the establishment of a "Gateway" overlay district or similar designation, at the north and south ends of town along SR 116 (see Figure 2). The purpose would be to provide design and land use standards to enhance the entrance points to the city, help foster community identity and sense of place through design, and increase economic development opportunities in key commercial/industrial nodes outside the Downtown.

Action LU 7b: Ensure that applications for new development contain sufficient information for staff to analyze its contribution to a jobs/housing balance in the Sebastopol area.

Action LU 7c: Revise the Zoning Code to allow up to four stories in the Downtown Core if residential uses are on any of the upper stories.

Action 7d: Revise the Sebastopol Downtown Plan to: 1) provide updated information regarding existing conditions and opportunity sites, 2) encourage affordable housing, 3) provide for increased residential uses, particularly over commercial and office uses, and 4) reflect the circulation system envisioned in this General Plan.

GOAL LU 8 INCREASE JOB OPPORTUNITIES IN THE OFFICE AND PROFESSIONAL SECTORS OF THE ECONOMY.

Policy LU 8-1: Encourage a vibrant mixture of office, retail, and service uses in the Downtown and along major arterials at the north and south ends of town.

Policy LU 8-2: Maintain a sufficient supply of land in the Office, Downtown Core, and Office/Light Industrial designations to meet future needs.

Policy LU 8-3: Encourage office uses above the ground floor in commercial and mixed-use areas.

Policy LU 8-4: Support the continued development and intensification of office and professional employment centers throughout all non-residential areas.

Actions in Support of Goal 8

Action LU-8a: Regularly review the amount of vacant or underdeveloped land designated for office, commercial, and mixed use development and approved/pending development proposals on such lands to ensure that an adequate supply remains to accommodate the City's needs.

City of Sebastopol General Plan Update

Land Use – Goals, Policies, and Actions

GOAL LU 9 INCREASE INDUSTRIAL EMPLOYMENT IN SEBASTOPOL WHILE MAINTAINING THE QUALITY OF THE ENVIRONMENT.

Policy LU 9-1: Designate sufficient land for a broad range of industrial uses, with an emphasis on uses that support the regional economy or are sustainable, green industries.

Policy LU 9-2: Resolve infrastructure constraints to industrial development.

Policy LU 9-3: Ensure that industrial development does not overburden infrastructure.

Policy LU 9-4: Encourage new industrial development in attractive industrial park settings that include open space, mixed uses, and are designed to reflect Sebastopol's unique character.

Actions in Support of Goal 9

Action LU-9a: Review and revise the Zoning Code as appropriate to accommodate research and technology uses as permitted uses in industrial zones and to accommodate a mix of complementary uses in industrial zones.

Action LU-9b: Require proposed major industrial development to provide the City with an engineering report of the anticipated potable water and wastewater demand. Additional review will be required for proposed industrial uses with a high potable water and wastewater demand.

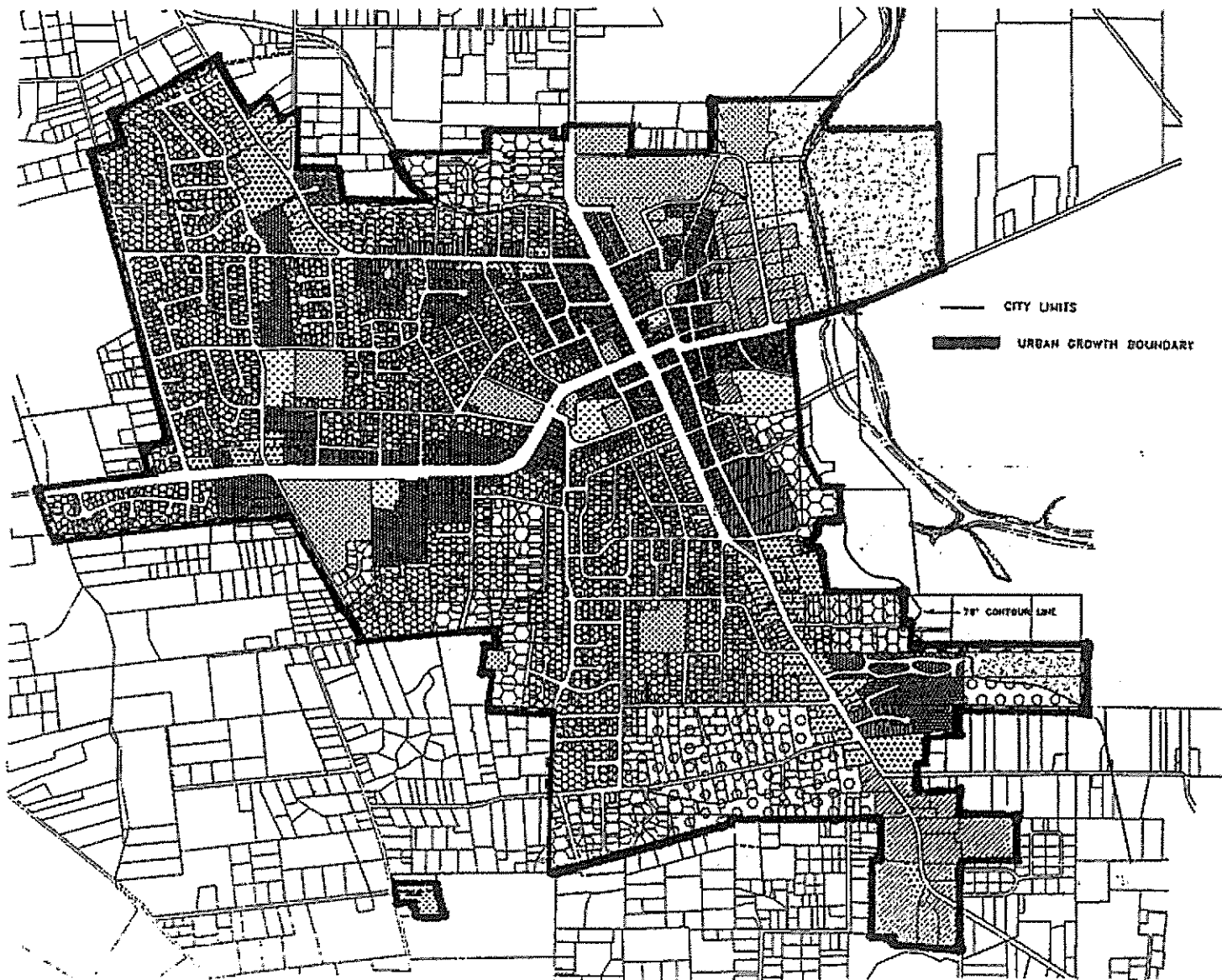
Action LU-9c: Adopt a Specific Plan for the Gravenstein South Area within the Sphere of Influence (see Figure 3), prior to considering large annexation requests in this area. The Specific Plan should resolve issues such as improving the southern gateway to the city; incorporating and enhancing current and former industrial facilities and land uses so that they becomes a part of the City's economic and tax base; resolving infrastructure delivery challenges; and preserving the Laguna while increasing its accessibility. Constraints to development in this area are the Laguna itself, the need to accommodate and buffer a wide variety of different and potentially incompatible land uses, limited accessibility, and the difficulty of extending sewer service which would involve a pump station and the construction of a sewer line underneath Gravenstein Highway South and Petaluma Avenue. In particular, the growth-inducing aspects of additional wastewater capacity in this area needs to be properly evaluated and mitigated.

Action LU-9d: Adopt design standards for industrial development.

Action LU-9e: Where feasible, provide infrastructure improvements as part of the Capital Improvement Program that support development of industrial areas.

Exhibit A

City of Sebastopol Land Use Designations Map



From: **Gina Willis** ginaworks4u@gmail.com
Subject: GPAC Comments for 9/9/2015 meeting
Date: August 24, 2015 at 4:33 PM
To: Kenyon Webster kwebster@cityofsebastopol.org



Dear Mr. Webster:

Please include our comments on the following items under review, concerning how the "built environment" will develop over the next 20 years:

Zoning and Density:

Recommendation 1: Create a new class of Junior Accessory Dwelling Units (JADUs), with lower permitting requirements, to foster the faster development of economically attainable housing within Sebastopol.

Within the developed residential zones of the city, many spare bedrooms and garages exist that could quickly be converted to rental properties.

To make this JADU designation work, waive city requirements for additional parking spaces or fire sprinkler systems, and allow them to pay significantly lower sewer fees.

Example:

Novato: Sewer fees for JADUs were reduced from \$8,990 to \$40. The North Marin Water District eliminated its \$10,000 water connection fee for JADUs. JADUs there still require building permit fees, based on the expected project cost.

Recommendation 2: Examine regulatory barriers to new manufactured home communities within the city, and make changes designed to ensure they are aesthetically attractive, affordable, environmentally sustainable, and harmonize with Sebastopol's rural and agricultural character. No new mobile home parks have been allowed in Sonoma County in decades. Manufactured homes are a key part of the solution to our housing crisis, yet people who buy them have no where to put them unless they already own land -- which has become unaffordable for many working people and seniors.

Example: Jay Shafer's "Tiny House Village," designed to contain 16- to 22 houses per acre in Sebastopol.

Example: A proposed community of 15 manufactured houses with a common house and communal garden. These houses would range from "tiny houses" to larger houses that include workspace studios.

Best regards,
Gina Willis
Lynda McDaniel
7620 Bodega Avenue
Sebastopol, CA 95472

From: **Loriel Golden.Timeless Sound** heartfire11@sonic.net
Subject: PLEASE PUT A MORATORIUM ON ALL DEVELOPMENT. DO NOT ALLOW THE CRIME RATE, MENTAL AND PHYSICAL DISEASE, CIVILIZATION MALAISE MULTIPLY UNTIL THE SKIES AND THE MINDS AND HEARTS OF OUR CITIZENS ARE AS BROWN AS THEY ARE IN L.A..... (the home of my earlier life).
Date: August 24, 2015 at 11:01 AM
To: kwebster@cityofsebastopol.org



Dear Kenyon,

Please respond without getting complacent about our being in Climate Catastrophe now, and our need to CONSERVE WATER/THROW OUT LESS, NOT MORE TRASH INTO OUR ECO-SYSTEM.....

ALLOWING GROWTH AT ALL INCREASES THE NEED FOR WATER USE AND GARBAGE DISPOSAL, BOTH OF WHICH ARE VERY SIGNIFICANT FACTORS IN HUMAN SURVIVAL AND WE MUST NOW PAY ATTENTION TO WHAT MOTHER EARTH NEEDS, NOT JUST WHAT WE MAY WANT OR THINK WE NEED AND HAVE THE RIGHT TO "TAKE..."

I am looking forward to your response, Kenyon. I remember you from meetings I have attended in the past, and I will most likely be coming again...Thank you.

Loriel Golden

TIMELESS SOUND

Concerts for the Trees

Protecting and Restoring Our Last Pristine Forests

From: Tasha Beauchamp tasha@letscollaborate.us
Subject: Re: Land Use and Zoning feedback by 8/24
Date: August 24, 2015 at 10:13 AM
To: nedavi7@comcast.net
Cc: Kenyon Webster kwebster@cityofsebastopol.org



Thank you for your feedback Neil. I'm guessing that this was intended for the GPAC and so am including Kenyon Webster in my reply as he is the one assembling the packet.

Tasha Beauchamp
Co-Chair, Cittaslow Sebastopol

On Aug 24, 2015, at 12:21 AM, nedavi7@comcast.net wrote:

this is just me beating the same old drum. this delusion..the grand old grandiose (follow the tax dollars) boutique hotel scheme/theme. build it and they will come. more of what we need in downtown healdeburg/napa/sebastopol. more wine tasting rooms. that will bring them. all the time (and this is me beating the same old drum) the town can't / won't paint the parking stripes on either city or cal-tran parking spaces. they faded out years ago. the city won't prune the trees, but the trees at the boutique hotel will be pruned. the city can't/won't take an aggressive legal action to rid the town of abandoned and ugly newspaper racks. but the ugly racks won't be allowed at barlow or the proposed hotel. why won't the city deal with these small but distracting "uglies" downtown while at the same time consider new tourist "stuff". deal with the town "stuff" first! zoning won't get rid of abandoned news racks. thanks for listening. neil davis of sebastopol.

From: "Cittaslow Sebastopol" <cittaslowsebastopol@gmail.com>
To: "nedavi7" <nedavi7@comcast.net>
Sent: Sunday, August 23, 2015 4:34:43 PM
Subject: Land Use and Zoning feedback by 8/24

Having trouble viewing this email? [View as a webpage.](#)



Sebastopol General Plan
Sebastopol General Plan
Sebastopol General Plan

Land Use and Zoning
GPAC comments due 8/24
kwebster@cityofsebastopol.org

Dear neil,

We are so blessed to have such dedicated GPAC members. These folks have been meeting since July of 2014. They spend hours at the monthly meetings. But before that they spend hours and hours studying the packets (sometimes 100 pages or more) so they can become deeply informed about the issues. They are extremely committed to creating a General Plan that will

City Council to
discuss revised
Formula Business
Ordinance

Read the Staff
Report

Attend the meeting
Tuesday 9/1/15
6:00 p.m.

extremely committed to creating a General Plan that will reflect the collective wisdom of our citizens. We owe them a deep debt of gratitude!

The September 9th GPAC meeting will continue on the topic of Land Use, setting visions and limits concerning how the "built environment" will grow and develop over the next 20 years.

Last meeting the focus was on the Urban Growth Boundary.

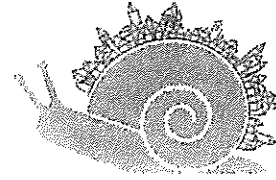
This meeting the topics will include items such as:

- Zoning: Which parts of town will be allowed to develop and in what kinds of ways (industrial, light industrial, residential...).
- Density: Do we want to have more people per block living in the downtown area, for instance. Similarly, with most of the buildable lots "built out" in Sebastopol, do we want to allow for granny units on existing properties.
- Parking Requirements
- Business Allowances
- Building Height Limits

Here is your chance to give your feedback to the GPAC regarding the scope and shape of future development.

Please email your thoughts to
kwebster@cityofsebastopol.org
by Monday night, 8/24

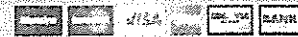
Youth Annex
425 Morris St.



Cittaslow Sebastopol

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Thank you for your
contribution to
our community

Sebastopol, CA
August 24, 2011

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ConstantContact®

Cittaslow Sebastopol Office of the City Clerk 7120 B Bodega Ave. Sebastopol CA 95472

From: **Pattie Heisser** pheisser@comcast.net
Subject: GPAC thoughts
Date: August 23, 2015 at 4:56 PM
To: kwebster@cityofsebastopol.org



Re:

Density - Seems that our downtown area is already quite congested and that is without the upcoming addition of the CVS project. It seems if we crowd in more living accommodations in the downtown area, it could really become untenable. I think the encouragement of Granny units on existing properties is one great solution.

Limiting building height - YES, please. Our town is so charming that I would hate to see that change with very tall structures.

I think we should continue to keep out box stores and fast food...with other light industrial and residential developments on the outskirts of town.

Parking: My husband had a great idea for the CVS space (that sadly will not be able to be implemented) but, maybe there is another area where this would work. Idea: Underground parking with a park on top of it...sort of like the Civic Center area in San Francisco.

I think we also need to consider our graying population and make sure that our town is/continues to be "senior friendly."

My thoughts.

Pattie

--
Pattie Heisser
pheisser@comcast.net
707-824-2918

From: **Larry Needleman** lneedle@pacbell.net
Subject: GPAC Comments
Date: August 23, 2015 at 6:11 PM
To: kwebster@cityofsebastopol.org



Hi Kenyon,

I already sent some comments about residential density. I suggested allowing granny fill in all over town with smaller property line set backs required. More like those many lots in town with old granny units, garages or other outbuildings very close to the property line. I've seen as little as 3' - 5' set backs in some cases

As far as Parking and Building Heights go, I have an idea combining both. I think the City could get more parking by going vertical and take more of the parking pressure off the streets. On the Park Once And Walk map, the City-owned parking lots identified as P5 and P7 could be converted into multi-story parking lots. The old Roundtable building at Burnett and S. Main is about 3 stories tall, as is the Downtown Waldorf School building and the office/shop building opposite it across Burnett. So it doesn't seem to me that a multi-story lot on the 4th corner of that intersection would seem out of place. It could be one level below ground and two levels or 3 levels up. The same at City lot P7. The old Vets Building, the new SCA, is a tall building and I think could handle a similar multi-story parking lot across the street. Since the current lots are uncovered, perhaps the top level of each multi-story lot could be left uncovered as well. That would make the structures less massive than a parking garage might be.

Thanks for your consideration and hard work,

Larry Needleman

From: **Evan Wiig** evan@farmersguild.org
Subject: Urban Growth Boundary
Date: August 24, 2015 at 7:13 AM
To: kwebster@cityofsebastopol.org




Comments on the Urban Growth Boundary for the Sebastopol GPAC:

While concerns about over-crowding, increased traffic and the loss of West County's rural charm are certainly legitimate, several key populations vital to our local economy and beneficial to a more vibrant culture are prohibited from living in our community. As the situation in Healdsburg has already shown, limits on development without regard for affordable housing all within an economic boom will require young people, service workers, agricultural labor and low-income families to find housing elsewhere and commute into Sebastopol. Traffic, in this case, will not decrease--and the in the meantime, Sebastopol hinders its own diversity, character and sustainability.

Today, the housing market offers fewer and fewer viable, low-income options in our area. I would recommend promoting the creation of more low-income housing and granny-units, close to commercial centers in more densely-populated areas--with restrictions on vacation homes and units available on websites such as Air BnB. We do not need anymore ten-acre ranchettes, unless the owners plan to lease the extra acreage to beginning farmers; we do not need any more enormous, McMansion-type houses, unless built specifically for collective living. Residents here take pride in the fine dining, local food and unique wines of West County---we should also take pride in our ability to house the human beings on which those businesses depend: field workers, dishwashers, organic farmers and more.

Thank you,
Evan Wiig

Sebastopol Resident

From: **Jane Nielson** jenielson@comcast.net 
Subject: Additional data compilation re Sebastopol groundwater supply
Date: August 14, 2015 at 8:03 AM
To: Kenyon Webster kwebster@cityofsebastopol.org



Dear Kenyon,

The attached is a final note from SWiG on the extent of Wilson Grove aquifer that provides water to Sebastopol's wells. It is based on a new study that contains measured thickness differences in the Wilson Grove Formation, across the area of interest.

Please distribute it to the General Plan Advisory Committee members.

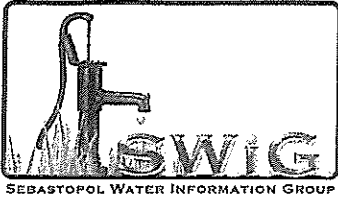
These data show that Wilson Grove west of Atascadero Creek is far less thick than has been portrayed by either the PES Environmental WSA report of 2007 or in the 2015 rebuttal to SWiG's original GPAC letter. Those thicknesses also are less than estimated by SWiG in our June 2nd submission.

Together, our June letter and the current one demonstrate that the PES model is non-factual, and that Sebastopol requires a new study, which must be submitted for peer reviews before being accepted by the City of Sebastopol.

Jane Nielson, Ph.D. PG
for the Sebastopol Water Information Group



SWiG GPACLett
150814.pdf



August 14, 2015

To: Kenyon Webster, Planning Director
City of Sebastopol

Addendum: Additional data in support of SWiG's June 2nd response to the PES Environmental Memorandum of April 6, 2015, regarding sources of Sebastopol's Groundwater

Dear Mr. Webster,

The Sebastopol Water Information Group (SWiG) submits this letter as an addendum to our letter of June 2, 2015, based on new data from recent Climate Adaptability Assessments studies. The new data support our critique of the PES Environmental (PES) Memorandum of April 6, 2015.

Please distribute this letter to the Sebastopol General Plan Advisory Committee.

Background

- SWiG's letter to GPAC, dated January 6, 2015, elicited a Memorandum from PES, dated April 6, 2015, as rebuttal.
- The PES rebuttal recycled parts of the 2007 PES Water Supply Assessment (WSA) prepared for the then-proposed Northeast Area Specific Plan, and in so doing repeated errors of geologic fact and interpretation in the 2007 WSA and added to them.
- On June 2, 2015, SWiG responded in a letter that detailed the basic errors of geologic fact in the PES reports, and proposed corrections for two of the PES diagrams.

This letter submits newly reported data that support SWiG's critique of the PES reports. We now can demonstrate that PES's Plate 3 misrepresents Wilson Grove Formation (WGF) thicknesses along its cross section A-A', west of the Laguna de Santa Rosa. A cross-section is a geologic interpretation of a land area, based on mapped surface geology and subsurface data. It shows hills and valleys as though cut like a cake and viewed from the side.

SWiG also has revised its own alternative cross-section diagram (Figure 3 of SWiG's June 2nd letter), to more correctly represent the WGF thicknesses.

WGF is the principal aquifer and recharge rocks for this part of western Sonoma County, and is the water source for Sebastopol's wells.

Wilson Grove Formation (WGF) Thickness Data

SWiG's Figure A, attached to this letter (titled "Groundwater") is a plot of Wilson Grove Formation thicknesses, derived from the power point presentation: "Climate Change Vulnerability Assessments: The Road to Resilience and Adaptation," presented at the 33rd Annual Salmonid Restoration Conference, held March 11-14, 2015, in Santa Rosa.¹ Jeremy Kobor and Dr. Matt O'Connor, both of

¹ http://calsalmon.org/sites/default/files/Climate_Change_Vulnerability_Assessments_Part_2.pdf, page 34

O'Connor Environmental, constructed the original data plot. Dr. O'Connor has granted SWiG permission to use the diagram.

The O'Connor Environmental diagram (Figure A, attached to this letter) derived WGF thickness data from water well logs. SWiG has made no change to the diagram other than superimposing the PES A-A' cross section line upon it, and labeling the ends. Yellow triangles on the original diagram indicate the measured well locations.

From the intersection of Barnett Valley Road with Bodega Highway to the intersection of Furlong Road with Bodega Highway, enough measured sites are concentrated along the PES cross section A-A' trajectory to demonstrate that WGF thicknesses are 200' or less in this area (dark green color; Figure A, attached). These measurements contradict the PES diagrams, which depicted WGF thicknesses greater than 1000' along that segment of cross section A-A'.

The figure also shows WGF thickening to the northeast, and becoming extremely thick beneath the Laguna de Santa Rosa.

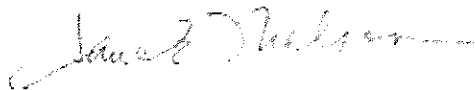
Figure B (attached to this letter) corrects SWiG's reinterpretation of the PES geologic cross-section, (Figure 3 attached to SWiG's June 2nd letter). This earlier figure showed WGF thicknesses of as much as 600' between the intersection of Barnett Valley Road with Bodega Highway and that of Furlong Road with Bodega Highway.

SWiG's revised cross section diagram (Figure B, attached) uses O'Connor Environmental's measured values of 200' or less. We consider Figure B to be the best interpretation based on currently available data.

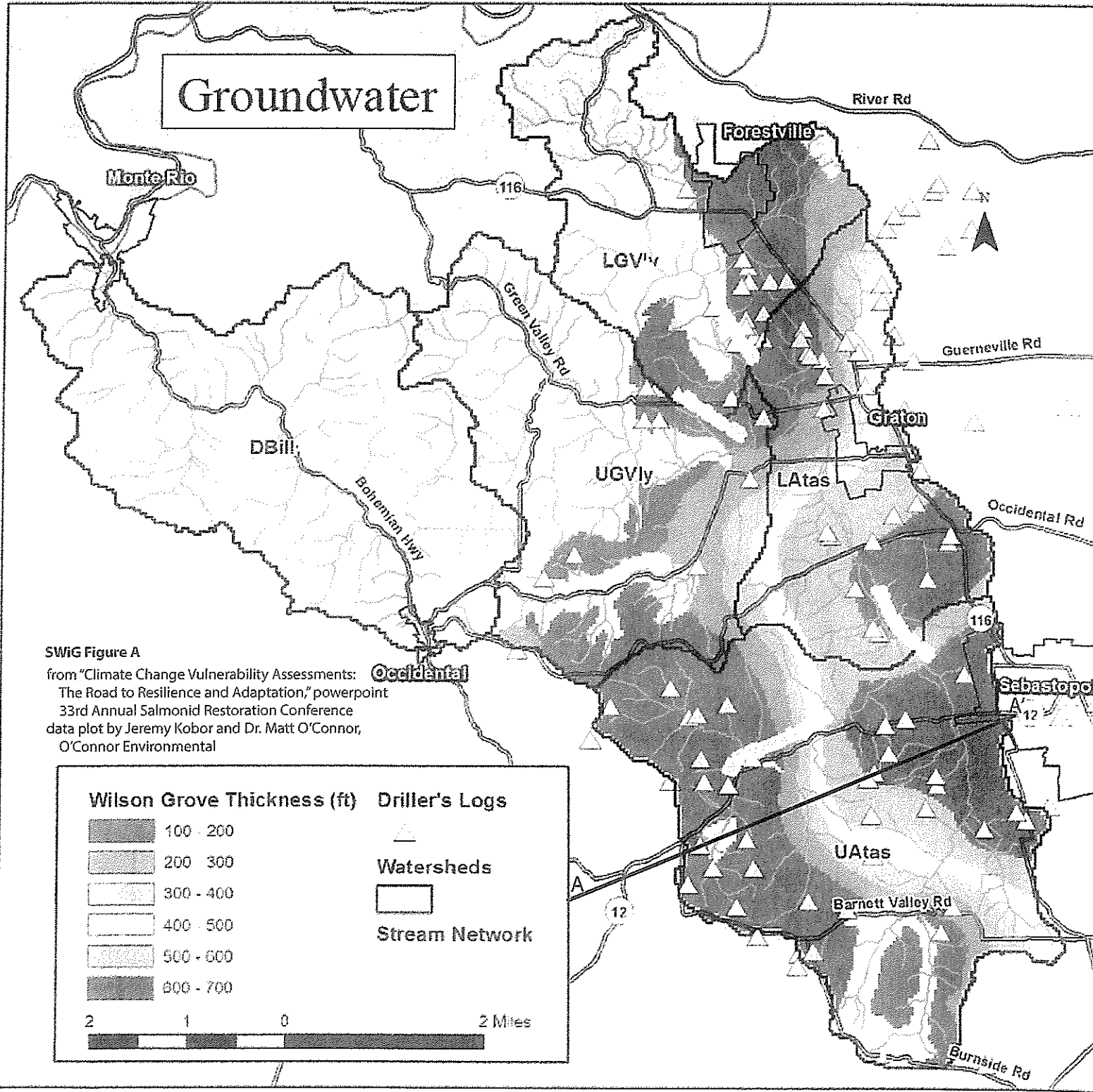
In conclusion, SWiG once again strongly recommends that Sebastopol accept the limitations of the PES reports and add a Goal (or Objective) to the proposed General Plan revision for obtaining additional studies to clarify the extent of City groundwater resources, and also obtaining peer reviews of those studies.

SWiG also recommends that the City establish a recharge area protection program for areas within City Limits, and establish groundwater management objectives for times of drought.

Yours truly,

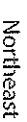


Jane E. Nielson, Ph.D. PG
Sebastopol Water Information Group



SWIG Figure A
from "Climate Change Vulnerability Assessments:
The Road to Resilience and Adaptation," powerpoint
33rd Annual Salmonid Restoration Conference
data plot by Jeremy Kobor and Dr. Matt O'Connor,
O'Connor Environmental

for cross section A-A' of PES Environmental's 2007 WSA and 2015 Memorandum

A
Southwest

Total	100
-------	-----

Alluvial valley fills, Quaternary and Tertiary

Two

Wilson Grove Formation, layered marine sandstone, Tertiary. Contains layer of Roblar Tuff (blue band, dashed where speculative)

Shell bed(s) in Twg unit



Serpentinite, commonly associated with faults, in this case depicted as a pre-Tertiary fault



Great Valley complex, generally marine rock masses contained in Franciscan mélange unit

10

Franciscan complex, consisting of marine turbidite sandstones and mélange

(revision of SWIG Fig. 3, June 2, 2015)

June 5, 2015

City of Sebastopol General Plan Update Advisory Committee
c/o Kenyon Webster, Director of Planning Department
P. O. Box 1776
Sebastopol, CA 95473

To Whom It May Concern:

I have lived in the Unincorporated Area of Sebastopol at 713 Hurlbut Avenue since 1972, forty-three years. I work at the Village Bakery to provide some additional retirement income to supplement my Social Security.

My property previously was in the Sphere of Influence and in 1994 was removed during the General Plan Update. Subsequently, it was affected by the Urban Growth Boundary Initiative which has precluded my property from being annexed into the City of Sebastopol until December 31, 2016.

My property borders the City along the south by the Burbank Affordable Housing Apartments which were constructed in 1988 providing sixty units of affordable housing configured as 12 extremely low income, 21 very low income, and 27 low income housing units. They have been good neighbors for twenty-seven years! The zoning is Planned Community.

My property borders the City Limit along the South West corner by Gravenstein Highway North, across from the Redwood Market Place, and along the West by Hurlbut Avenue, across from Farmers Insurance Agency and other offices with General Commercial Zoning.

The site is a two acre parcel with one single family residence. City Water and Sewer are available without major re-configuration of the infrastructure.

The site and location is perfect for a targeted housing development, one level small unit, senior complex, tiny houses for elderly, disabled, close to shopping with stop light and cross walks, weather resistant bus stop on a major county bus line.

I have reviewed the Housing Element Update of the Sebastopol General Plan adopted March 30, 2015. I was present and introduced myself at the City

Council Meeting when the draft was presented and debated by the City Fathers and introduced myself at that time.

Yes, there are potentially 314 units that could be constructed, but major parcels are not practical such as the Catholic Church Property listed at 56 units possible, and the Episcopal Church Property at 52 units possible. So, realistically, maybe you have a pool of 204 potential units currently within the City Limit and/or the Sphere of Influence.

First, I challenge whether the Regional Housing Needs 2014-2022 Allocation of 120 units for the next eight years is a realistic figure. Over the forty-three years that I have lived in Sebastopol, I have witnessed the decline in affordable family housing, whether rentals or ownership units so that the community can maintain housing stock for our children as they grow into adulthood. For instance, a two bedroom, two bathroom townhouse in the Village Green Complex, just under 1100SF now rents for \$1800/month! A recent sale in the West Hills Circle (aka Bodega Hills in the Housing Element Chart) sold for \$404,000, 23 ownership units originally constructed in 1997 as affordable units for low income.

Many of the potential building sites are financially unrealistic to provide housing. A good example in recent history are the three building sites on Norlee Street that were annexed into the City of Sebastopol upon application by the Zimpher Family Trust and then sold as lots to builders/developers. A 2000 SF home was recently constructed on the remaining lot, a newly constructed home listed for sale at \$789,000 and is currently in escrow.

In order to provide for more affordable homes for the family units that any community would want to retain, the homes need to be smaller and the economy of scale of a project that would provide many units at one time would help to make these homes financially feasible for the first time buyer, or tenancy units at affordable rents.

For example, a two acre site at 786 Kawana Springs Road, at Petaluma Hill Road, in South East Santa Rosa, recently was completed as a Community Project, providing 42 units of affordable rental housing,

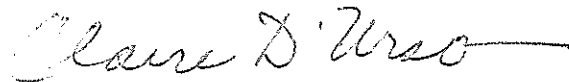
The Sequoia Village Co-housing Development provided for 20 housing units on a two acre foot print as affordable ownership units.

Two Acre Wood provided for fourteen upscale housing units on a two acre foot print.

So my request is that my property at 713 Hurlbut Avenue, Sebastopol, be included in the General Plan Update within the Urban Grow Boundary as it was previously when I bought the property, ultimately, to be annexed into the City of Sebastopol and zoned for community development to provide housing that is badly needed!

Your serious consideration to my request is greatly appreciated!

Sincerely yours,

A handwritten signature in cursive script that reads "Claire D'Urso". The signature is written in dark ink and includes a long, horizontal flourish at the end.

Claire D'Urso
Proud Property Owner
And Citizen of Sebastopol

713 Hurlbut Ave, Sebastopol, CA 95472-2825, Sonoma County



3	1,591	87,120	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
1	1900	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	D Urso Claire E	Tax Billing Zip:	95472
Tax Billing Address:	713 Hurlbut Ave	Tax Billing Zip+4:	2825
Tax Billing City & State:	Sebastopol, CA	Owner Occupied:	Yes

Location Information

Census Tract:	1534.01	Zoning:	AR5
Carrier Route:	C008		

Tax Information

Tax ID:	060-250-064	% Improved:	55%
Tax Area:	155008	Lot:	1
Legal Description:	MAP 186 PG 43 LOT 1		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	\$77,973	\$77,621	\$76,100
Assessed Value - Land	\$34,793	\$34,636	\$33,957
Assessed Value - Improved	\$43,180	\$42,985	\$42,143
YOY Assessed Change (\$)	\$352	\$1,521	
YOY Assessed Change (%)	0.45%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$1,001		
2013	\$1,062	\$61	6.08%
2014	\$1,065	\$3	0.32%

Special Assessment

Special Assessment	Tax Amount
Palm Drive Health Care	\$155.00
Sebastopol Elem Spec Tax	\$76.00
West So Cty Uhsd Spec Tax	\$48.00
Sebastopol Elem Bonds	\$26.26
Ms-Sonoma Mosquito #1	\$18.00
So Co Junior College Bond	\$12.78
West Soco Uhsdbond	\$9.58
Ws Dam-Russian River Pros	\$4.96
Palm Drive Hlth Care Dist	\$3.70
West So Co Uhsd 2010 Bonds	\$1.06
West So Co Uhsd 2010 Creb Bond	\$0.36
Total Of Special Assessments	\$355.70

Characteristics

Lot Area:	87,120	Total Baths:	1
Lot Acres:	2	Full Baths:	1
Land Use - County:	Rural Resid-1 Resid	Total Rooms:	5
Building Sq Ft:	1,591	Other Rooms:	Dining Room

Courtesy of William Cole, Bay Area Real Estate Services

Disclaimer: This information is provided for informational purposes only and does not constitute an offer of real estate services. The information is not intended to be used as a basis for any real estate transaction. The information is not intended to be used as a basis for any real estate transaction. The information is not intended to be used as a basis for any real estate transaction.

Property Detail

Generated on 05/14/2015
Page 1 of 2

060-250-064
AR 06-5
12/9/2014

LG/116

Stories:	2	Other Impvs:	Patio
Style:	U-Shape	Cooling Type:	Yes
Year Built:	1900	Construction:	Wood Frame/Cb
Garage Type:	Garage	Quality:	Average
Garage Sq Ft:	720	Land Use - Universal:	SFR
Bedrooms:	3		

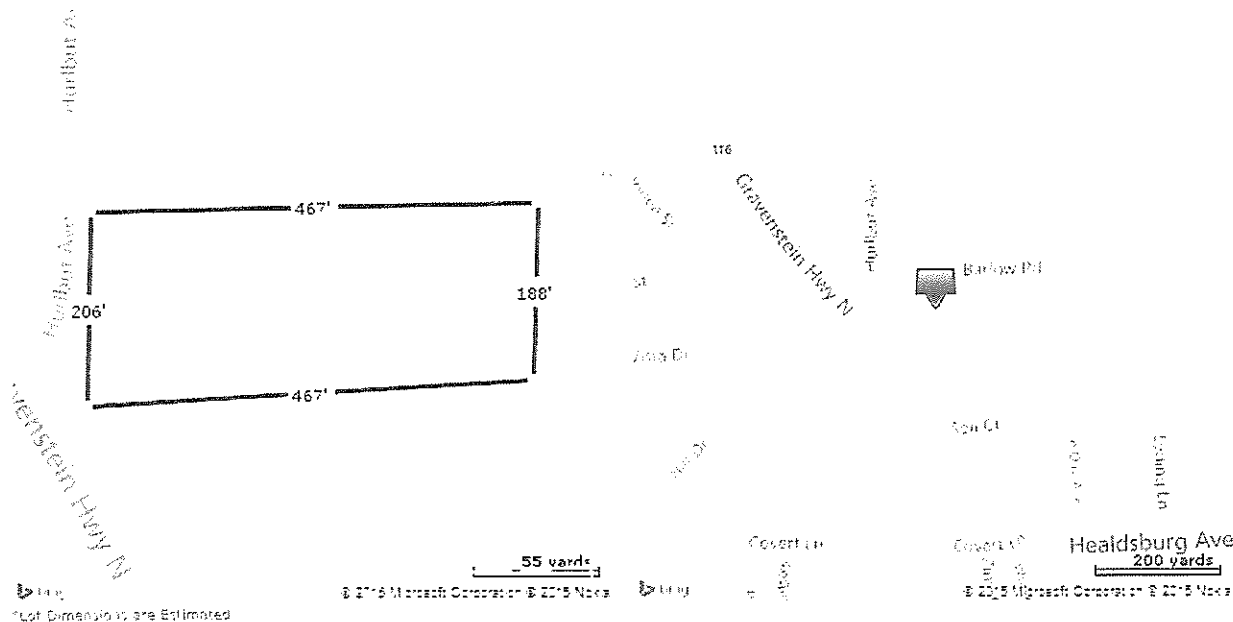
Last Market Sale & Sales History

Owner Name:	D Urso Claire E		
Recording Date	09/16/2004	01/08/1990	
Nominal	Y	Y	
Buyer Name	Durso S & C 2004 Trust	Durso Salvatore J & Claire	
Seller Name	Durso Salvatore J & Claire E	Durso Salvatore J	
Document Number	142521	2158	
Document Type	Grant Deed	Grant Deed	

Mortgage History

Mortgage Date	03/23/2006
Mortgage Amt	\$150,000
Mortgage Lender	Bank Of America
Mortgage Type	Conventional

Property Map



Courtesy of William Cole, Bay Area Real Estate Services

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Property Detail

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From: Frank Rich frankl@sonic.net
Subject: Sphere of Influence Medved Ln Area west of Ragle Road
Date: July 7, 2015 at 7:14 PM
To: kwebster@cityofsebastopol.org
Cc: russell and nancy rjsutter@sonic.net



Kenyan,

Hi, I am Frank Rich, co-owner with my wife, Mary Maki-Rich, of 8380 Medved Ln, Sebastopol, Ca.

I may have signed, (?) a petition supporting placing us in the City's sphere of influence. At this time we would like to go on record stating that we have too many questions regarding pros and cons around this issue and are not supporting the change.

Thank you,

Frank Rich and Mary Maki-Rich

8380 Medved Ln

Sebastopol, CA

95472

707-823-1852

Sebastopol

LOCAL
FLAVOR
GLOBAL
VISION

SEPTEMBER
2015

Prepare!

The Federal Emergency Management Agency is encouraging national preparedness. Two recurring risks for Sebastopol are flooding and earthquakes. This article focuses on flood issues.

For all disasters, you should make a plan for your family, and for pets and your neighborhood. You should maintain at least three days of emergency supplies, and have a plan for how you will communicate during disasters.

There are predictions of El Nino conditions for this rainy season. For some areas, this may translate into heavy rain and flooding. Two types of flooding experienced in Sebastopol are discussed below.

Flooding can occur slowly as rain continues to fall for many days. This type of flooding, called a *slow-onset flood*, can take days or weeks to develop and can last for days before floodwaters recede. The Sebastopol area has experienced numerous flood

events of this type related to the Laguna de Santa Rosa. Highway 12, Occidental Road, Morris Street, Laguna Park Way and Flynn Street have all had major flooding in past events. Atascadero Creek on the City's western boundary also sometimes covers the Bodega Highway bridge. Floods may cut access to homes and businesses, and structures may also experience flood damage.

Rapid-onset floods occur more quickly, typically developing within hours or days. These types of floods usually occur in smaller watersheds experiencing focussed, heavy rainfall. Neighborhoods of Sebastopol have experienced these types of situations, which overwhelm storm drain systems.

Some areas of Sebastopol have known flood risk. To avoid being trapped when floodwaters threaten, the best action is to evacuate before flooding starts. If you do not evacuate before the flooding occurs or you are trapped by flash flooding, do not enter flooded areas or moving water

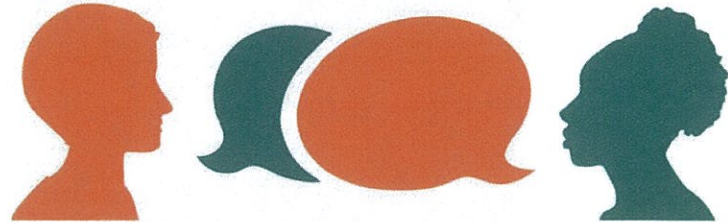
either on foot or in a vehicle, including areas that appear to have only inches of water.

If you know your home or business is subject to flooding, your goal now should be to reduce the risk of damage to structures from flooding. This means elevating critical utilities, such as electrical panels, switches, sockets, wiring, appliances, heating systems, and waterproofing basements.

Clear debris from gutters and downspouts. Anchor any fuel tanks. If you are in a flood risk area and information indicates a flood is likely, move furniture, valuables and important documents to a safe place.

Purchasing flood insurance provides financial protection for the cost of repairs due to flood damage. Most insurance policies do not cover flooding, but flood insurance is available for homeowners, renters, and business owners through the National Flood Insurance Program.

DON'T WAIT. COMMUNICATE. MAKE YOUR EMERGENCY PLAN TODAY.



SEPTEMBER IS NATIONAL PREPAREDNESS MONTH!



AMERICA'S
PrepareAthon!





City Employees Recognized

Every year the City recognizes employees who have made extraordinary efforts to serve the public.

The following City employees received awards in 2015:

Police Department Sergeant Greg DeVore was designated Employee of the Year. Greg consistently goes above and beyond the call of duty in the sometimes challenging world of public safety. He displays a high level of professionalism and dedication to the Police Department and the Sebastopol community.

Assistant Planner Jonathan Atkinson received the Inspiration Award for his can-do attitude, and patient, polite, and effective manner in working the public counter, processing development applications and serving as liaison to several City committees.

Building Technician Pattie Murphy received the Customer Service Award. As one of the City's 'front-line' staff persons, Pattie is helpful, friendly, and responsive both to fellow employees and the public, while consistently demonstrating a high level of customer service.

Keep Conserving!

In the face of the continuing drought, Sebastopol residents and businesses are doing a good job conserving water. Keep it up!

Climate Action Plan, Laguna Preserve Management Plan in the Works

Keep an eye on the 'Special Projects' Planning Department page of the City website for drafts of the proposed Climate Action Plan 2020 and the Laguna Preserve Management Plan.

Climate Action 2020 is a cooperative planning effort involving all of Sonoma County's cities as well as the County of Sonoma, and is intended to provide comprehensive data and set forth actions to reduce production of greenhouse gases that are spurring climate change. Each jurisdiction can custom-tailor its policies. There will be multiple opportunities to review and comment on the draft plan.

The City has also been working on a detailed Management Plan for its Laguna de Santa Rosa Wetlands Preserve. The Plan is intended to identify maintenance protocols and funding needed for Preserve upkeep, and also to identify major environmental restoration and other improvement needs. The draft Plan is expected to be released in early September.

Facts About Key Zoning Standards

- In residential areas, front-yard fence height is generally limited to 3 1/2 feet; side and rear yard fences can generally be 6 feet.
- The City has a Tree Ordinance which requires a Tree Removal Permit for removal of larger trees.
- Sebastopol allows 'granny units' (officially known as second dwelling units); check with the Planning Department regarding development standards and procedures.
- The Zoning Ordinance allows 'home stay' rentals—where you rent out a room in your house for visitors—through a simple permit process.
- Renting out a dwelling as a vacation rental is restricted to limited situations, and when allowed, requires a Use Permit.

City of Sebastopol, 7120 Bodega Avenue, Sebastopol, California 95472, 707 823-1153

[HTTP://CI.SEBASTOPOL.CA.US/](http://ci.sebastopol.ca.us/)



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