



City of Sebastopol

Incorporated 1902

Planning Department

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PLANNING COMMISSION

MEETING OF: January 26, 2016

SEBASTOPOL YOUTH ANNEX

425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF January 26, 2016

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted by the City Clerk on January 21, 2016.

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

1. CALL TO ORDER: Chair Doyle called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Chair Doyle, Vice Chair Kelley, and Commissioners
Douch, Fernandez and Jacob (arrived at 7:03 p.m.)
Absent: Commissioner Pinto (excused)
Staff: Kenyon Webster, Planning Director
Rebecca Mansour, Planning Technician

3. APPROVAL OF PLANNING COMMISSION MINUTES of: None

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agendized business to be conducted.

There were none.

5. STATEMENTS OF CONFLICTS OF INTEREST

There were none.

6. PLANNING DIRECTOR'S REPORT (Update on Future Agendas, Action of Other Boards and City Council)

Director Webster provided the following update:

- The City Council is discussing the idea of adding an alternate position to the Planning Commission.
- The City Council has shortened the application period for the empty seat on the Planning Commission.
- Next week, the City Council will be considering the mid-year budget.
- On February 16th, the City Council will consider a draft ordinance that would extend the Urban Growth Boundary (UGB). The existing UGB expires at the end of this year.
- The next Planning Commission meeting will be joint with the City Council. The topic will be the draft General Plan. The meeting will be held on Tuesday, February 9th at 6:00 p.m. The meeting will be held at the Sebastopol Youth Annex. Elements to be discussed include; Community Character, Community Services and Facilities, Conservation and Open Space, and Community Health and Wellness.
- The regularly scheduled Planning Commission meeting on February 23rd is expected to have a number of items on its agenda. Items may include; a series of Zoning Ordinance revisions that are mandatory per the adopted Housing Element, as well as a preliminary discussion of the concept of annexing the Village Park/Tomodachi Park property.

The Commission asked questions of Director Webster.

The Commission requested that discussion of adding an alternate to the Planning Commission be added to the agenda for their meeting on February 9th.

Director Webster agreed.

7. CONSENT CALENDAR (PUBLIC HEARING IF REQUESTED): None

8. PUBLIC HEARING:

A. MINOR USE PERMIT – Patterson Automotive (Project 2015-115) – This is an application submitted by Jayme and Jen Patterson, requesting a Use Permit to operate Patterson Automotive, an automotive repair and service shop, at 720 South Main Street. The shop will operate Monday to Saturday from 9:00 AM until 6:00 PM and include the following services: Engine repair, automatic transmissions, suspension and steering, brakes, electrical systems, heating and air conditioning, engine and advanced engine performance, natural gas vehicles, and exhaust systems. The shop will utilize the existing building, which has an approximate floor area of 1,200 square feet, and require minor improvements.

Director Webster presented the staff report. He noted that after packets went out, the Planning Department received comment from a neighboring property owner. One question raised was regarding whether a fence along either the entire property, or the south side, would be provided. They expressed interest in wanting that to be a recommendation.

The Commission asked questions of staff.

Chair Doyle asked if the applicant's wished to make a presentation.

Jayme and Jen Patterson gave a brief presentation and were available for questions.

The Commission asked questions of Mr. and Mrs. Patterson along with additional questions of staff.

Chair Doyle asked if members of the public wished to speak on this item.

Richard Clay, a local business owner, commented:

- Owner of Brew Brothers Brewery Tours just outside of Sebastopol.
- Has been a customer of Mr. and Mrs. Patterson for about a year.
- Having them in Sebastopol would be a blessing.
- Mr. and Mrs. Patterson are genuine people whom he trusts.
- In support of this application.
- Patterson Automotive performs good work at a fair price.
- Mr. and Mrs. Patterson will make the site look good.

Hearing nothing further, Chair Doyle closed the Public Hearing and brought it back to the Commission for discussion.

Commissioner Douch commented:

- The proposal is great.
- Glad to see that someone is taking over this property.
- Appreciated the briefing on the site's history with contamination, which he found helpful.
- This is a good application.

Commissioner Fernandez concurred.

Commissioner Fernandez made a motion to approve the application as submitted.

Commissioner Jacob seconded the motion.

Commissioner Jacob commented:

- Nice to see request for a bike rack.
- Questioned the need for adding additional conditions to reflect comments on the site, fencing, etc.
- Expressed being in support of this application.

Vice Chair Kelley commented:

- Welcomes another automotive repair shop in town.
- Thanked the applicant's for bringing this application forward.
- Being the property owner is different and important.

Chair Doyle commented:

- Appreciates the applicant's desire to improve the outside aesthetically.
- Suggested that Condition of Approval #16 be slightly modified as follows; A minimum of three (3) potted plants, or comparable landscaping improvement shall be provided as approved by the Planning Director.

Chair Doyle comments continued:

- Happy with the addition of a bike rack although he didn't see the need to require it.

Commissioner Fernandez amended his motion to approve the application as submitted with the following modification to Condition of Approval #16:

- A minimum of three (3) potted plants, or comparable landscaping improvement shall be provided as approved by the Planning Director.

Commissioner Jacob seconded the amended motion.

Vote:	Ayes:	Chair Doyle, Vice Chair Kelley, and Commissioners Jacob, Douch, and Fernandez
	Noes:	None
	Abstain:	None

B. ALCOHOL USE PERMIT – Crooked Goat Brewing (Project 2015-117) – This is an application submitted by Andy Erickson, requesting an Alcohol Use Permit to operate Crooked Goat Brewing, a small brewery and taproom, at 120 Morris Street, Suite 120 in The Barlow. The brewery will operate from 2:00 P.M. until 10:00 P.M. daily, and have onsite brewing, and provide tastings and food service within its taproom under a Type 23 ABC License from the Department of Alcoholic Beverage Control. The brewery will occupy an existing space that has an approximate floor area of 1,950 square feet and have approximately 30 seats.

Director Webster presented the staff report.

The Commission had no questions of staff.

Chair Doyle asked if the applicant's wished to make a presentation.

Rich Allen and Andy Erickson gave a brief presentation and were available for questions.

The Commission asked questions of Director Webster.

The Commission asked questions of Mr. Allen and Mr. Erickson along with additional questions of staff.

Chair Doyle asked if members of the public wished to speak on this item.

Hearing none, Chair Doyle closed the Public Hearing and brought it back to the Commission for discussion.

The Commission asked additional questions of Mr. Allen and Mr. Erickson.

Chair Doyle made a motion to approve the application as submitted with the following:

- Hours of operation may be from 12:00 p.m. until 12:00 a.m. seven days per week.
- Add a new Condition as follows; The use is approved for an additional 500 square feet as shown in the plans submitted to the Commission at this meeting.

Commissioner Fernandez seconded the motion.

Vote: Ayes: Chair Doyle, Vice Chair Kelley, and Commissioners Jacob,
 Douch, and Fernandez
 Noes: None
 Abstain: None

C. MINOR USE PERMIT – West County Coffee and Wine (Project 2015-125) – This is an application submitted by Adam Kliegman, requesting a Use Permit to sell beer and wine for offsite consumption at West County Coffee and Wine, an establishment that serves coffee, beer, wine, and small meals, at 130 South Main Street, Suite 103. The establishment currently operates Monday to Friday from 7:00 A.M. until 5:00 P.M., and Sunday from 9:00 A.M. until 4:00 P.M.

Director Webster presented the staff report.

The Commission asked questions of Director Webster.

Chair Doyle asked if the applicant's wished to make a presentation.

Adam Kliegman gave a brief presentation and was available for questions.

The Commission asked questions of Mr. Kliegman.

Chair Doyle asked if members of the public wished to speak on this item.

Maurie Moshburn, a resident of Sebastopol, commented:

- Has lived in the area for about 8 years.
- Very excited about this business.
- This is a very community oriented business.
- They've made some changes inside the space.
- Sebastopol needs more community minded places with a holistic, wholesome feel.
- Supports this application.
- Excited to have places in Sebastopol that may be open a little bit later.
- It's great to diversify.
- Reiterated her excitement and full support of this application.
- Looks forward to what emerges with this space.

An unidentified woman commented:

- Seconded all of the comments made by Ms. Moshburn.

Hearing nothing further, Chair Doyle closed the Public Hearing and brought it back to the Commission for discussion.

Mr. Kliegman requested extending the hours to midnight seven days per week.

The Commission asked additional questions of Director Webster and Mr. Kliegman.

Commissioner Douch made a motion to approve the application as submitted with the following:

- Hours of operation may be from 7 a.m. until 12:00 a.m. seven days per week.

Commissioner Fernandez seconded the motion.

Vote: Ayes: Chair Doyle, Vice Chair Kelley, and Commissioners Jacob,
 Douch, and Fernandez
 Noes: None
 Abstain: None

9. DISCUSSION ITEMS: None

10. WRITTEN COMMUNICATIONS: None

11. ADJOURNMENT: Chair Doyle adjourned the meeting at 7:56 p.m. The next meeting will be a special joint meeting with the City Council. The meeting will be held on Tuesday, February 9, 2016 at 6:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director