

**CONCURRENT REGULAR MEETINGS OF THE
SONOMA CITY COUNCIL
&
SONOMA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE
DISSOLVED SONOMA COMMUNITY DEVELOPMENT AGENCY**

Community Meeting Room, 177 First Street West, Sonoma CA



Monday March 7, 2016

6:00 p.m.

MINUTES

City Council
Laurie Gallian, Mayor
Madolyn Agrimonti, MPT
David Cook,
Gary Edwards
Rachel Hundley

OPENING

Mayor Gallian called the meeting to order at 6:00 p.m. Robert Demler led the Pledge of Allegiance.

CITY COUNCIL MEMBERS PRESENT: Hundley, Cook, Agrimonti, Edwards and Mayor Gallian
ABSENT: None

OTHERS PRESENT: Assistant City Manager/City Clerk Johann, City Attorney Walter, Planning Director Goodison, Public Works Director Takasugi

1. COMMENTS FROM THE PUBLIC - None

2. MEETING DEDICATIONS - None

3. PRESENTATIONS – None

4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL

- Item 4A:** Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only.
- Item 4B:** Approval of the allocation of a City funded rental at the Sonoma Veteran's Memorial Building as requested by the Sonoma Community Center.
Removed from Consent, see below.
- Item 4C:** Approval and ratification of the reappointment of Christopher Woodcock to the Traffic Safety Committee for a term ending March 4, 2020.
- Item 4D:** Approval of the minutes of the January 20, February 1, and February 17, 2016 City Council meetings.
- Item 4E:** Amendment to the conditions of approval for the Tillem Vacation Rentals, located at 162-166 West Spain Street, removing the requirement to construct a decorative finial.

Cm. Agrimonti removed Item 4B. The public comment period was opened and closed with none received. It was moved by Cm. Edwards, seconded by Cm. Cook, to approve the items remaining on the Consent Calendar. The motion carried unanimously.

- Item 4B:** Approval of the allocation of a City funded rental at the Sonoma Veteran's Memorial Building as requested by the Sonoma Community Center.

Cm. Agrimonti reported that the Trashion Fashion Show had outgrown the Community Center which was why they moved it to the Veteran's Building. It was moved by Cm. Edwards, seconded by Cm. Agrimonti, to approve Item 4B. The motion carried unanimously.

5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL AS SUCCESSOR AGENCY

Item 5A: Approval of the portions of the minutes of the January 20, 2016, February 1 and February 17, 2016 City Council meetings pertaining to the Successor Agency.

The public comment period opened and closed with none received. It was moved by Clm. Agrimonti, seconded by Clm. Cook, to approve the Consent Calendar. The motion carried unanimously.

6. PUBLIC HEARING – None Scheduled

7. REGULAR CALENDAR – CITY COUNCIL

Item 7A: Discussion, Consideration, and Possible Action to Grant Conceptual Approval to Create a Monument in Honor of the Chinese Contribution to the Wine Industry.

Public Works Director Takasugi reported that the Sonoma-Penglai Sister City Committee were proposing a monument to honor the Chinese contribution to the wine industry, consisting of a Chinese “Ting” [gazebo-type structure]. The committee requested approval to place the monument in Depot Park at the location where a gazebo structure previously existed and was seeking conceptual approval of the project by the City Council. Takasugi stated that staff had met with Committee members to go over monument placement, maintenance concerns, and long-term maintenance responsibilities. Should Council grant conceptual approval, the project would move forward for review by the Community Services and Environment Commission and the City Facilities Committee. Once reviewed, the project would come back to the City Council for final approval. Takasugi added that the Committee would be required to enter into a long-term maintenance agreement and meet all permitting and insurance requirements of the City.

Peggy Phelan stated that the Committee felt the Ting was an appropriate monument to recognize the Chinese farm laborers of the nineteenth century and their contribution in establishment of Sonoma Valley’s wine industry; would educate residents and visitors about this forgotten piece of Sonoma’s history; and would attract tourists from China while enhancing Sonoma’s small town character with a historic monument. She added that Penglai would donate all the construction materials.

Lynne Joiner stated that the Chinese had been forgotten and spoke about the exclusion of Asians from California’s history. She stated that the committee would raise all funds necessary for installation of the Ting.

Clm. Edwards confirmed that the Chinese had dug the caves at Buena Vista winery. Clm. Agrimonti pointed out a section of the book The Sonoma Valley Story by Bob Lynch included a section regarding the Chinese.

Mayor Gallian invited comments from the public. City Historian George McKale said it would be a marvelous monument to the Chinese and he pointed out that there were several Chinese establishments depicted on the very early maps of Sonoma.

It was moved by Clm. Edwards, seconded by Clm. Hundley, to grant conceptual approval of the project. The motion carried unanimously. Clm. Edwards pledged six months of his City Council salary for the project.

Item 7B: Discussion, consideration, and possible direction concerning the demolition of the Maysonnave Cottage (289 First Street West).

Planning Director Goodison provided the history and background regarding this agenda item. He presented Council with several options and added that staff was recommending that the proposed demolition of the cottage be referred to the Design Review and Historic Preservation Commission for consideration.

Mayor Gallian confirmed through City Attorney Walter that although the Council, by a three to two vote, had previously voted to demolish the cottage they could decide to proceed in another direction. She then invited comments from the public.

Item 7B: Discussion, consideration, and possible direction concerning the demolition of the Maysonnave Cottage (289 First Street West), Continued

Isac Gutfreund, owner of Bungalows 313, stated he would be interested in partnering with the City in renovation of the structure and conversion to a vacation rental subject to certain conditions.

Robert Demler, President of the Sonoma League for Historic Preservation, asked the Council to delay making a decision until September to allow the League additional time to come up with a viable solution.

Patricia Cullinan stated that it was her belief that the cottage was eligible for listing on the California Register and she requested that a new Historic Resource Evaluation be prepared to assess its potential historic significance.

Joe Costello questioned a portion of the Gutfreund proposal regarding special events.

Jack Wagner, Vic Conforti, George McKale and Gina Cuclis spoke in support of keeping the cottage.

Planning Director Goodison responded to Costello's inquiry regarding special events by explaining that there was no entitlement to Bungalows 313 for special events but that they could apply for a permit allowing up to two events per year.

Clm. Hundley stated her support for conducting an engineering and code analysis to assist anyone interested in making a proposal for renovation of the cottage.

Clm. Agrimonti expressed frustration about "kicking the can down the road". She stated that the Council had made a decision and now that it was time to take action people were coming up with new ideas and proposals.

Clm. Cook confirmed his continued belief that the cottage should be demolished.

Clm. Edwards stated his support for a six month continuance.

Mayor Gallian agreed with Clm. Hundley.

It was moved by Clm. Hundley, seconded by Edwards, to direct staff to perform a cost analysis and cultural resource evaluation at a cost not to exceed \$25,000. The motion carried three to two, Councilmembers Cook and Agrimonti cast the dissenting votes.

Item 7C: Discussion, Consideration and Possible Action on a First Reading of an Ordinance to Regulate and Prohibit the Use of Leaf Blowers Within the City Limits.

Assistant City Manager Johann reported that staff had incorporated the direction provided by Council at their last meeting into the draft ordinance. The major provisions of the ordinance included: 1) Gas Powered Leafblowers would not be allowed within the City of Sonoma at any time. "Gas-powered leaf blower" means any leaf blower, leaf vacuum or other leaf-gathering device directly powered by an internal combustion or rotary engine using gasoline, alcohol or other liquid or gaseous fluid. Lawn mowers, lawn edgers and electrically-powered leaf blowers were not included in the definition. 2) Allowable leafblowers could be operated Monday-Saturday 9:00 a.m. - 4:00 p.m. except on City holidays. 3) The operation of leaf blowers must comply with the noise ordinance, including the decibel limits applicable to residential power equipment. 4) Leafblowers should not be operated in a manner that directed dust and debris onto any neighboring parcel or a public street. 5) Both the property owner or tenant and the landscaper would be subject to the penalty provisions under the ordinance. The fine that is imposed for violation of the ordinance will depend upon whether the violation is prosecuted as an infraction, misdemeanor or administratively; and 6) The ordinance would be enforced commencing July 1, 2016.

Mayor Gallian invited comments from the public.

The following persons expressed their appreciation to the City Council and their support of the ordinance: Sarah Ford, Patricia Cullinan, Mara Lee Ebert, Bob Edwards and Georgia Kelly.

Item 7C: Discussion, Consideration and Possible Action on a First Reading of an Ordinance to Regulate and Prohibit the Use of Leaf Blowers Within the City Limits, Continued

It was moved by Clm. Agrimonti, seconded by Clm. Cook, to introduce the ordinance entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA ADDING CHAPTER 9.60 TO THE SONOMA MUNICIPAL CODE TO REGULATE AND PROHIBIT THE USE OF LEAF BLOWERS WITHIN THE CITY'S LIMITS. The motion carried three to two; Councilmembers Edwards and Hundley cast the dissenting votes. Assistant City Manager Johann stated that the ordinance would be on the consent calendar of the next agenda for second reading and adoption.

8. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY

9. COUNCILMEMBERS' REPORTS AND COMMENTS

Clm. Hundley reported on the SVCAC meeting and announced that she had requested a joint meeting with the Planning Commission for discussion regarding housing issues.

Clm. Agrimonti reported she had revitalized the Cemetery Committee and announced the Sonoma Valley Connect forum sponsored by Supervisor Gorin.

Clm. Edwards reported on the Health Action meeting and announced that the annual production of Every 15 Minutes would occur at the high school this week.

Mayor Gallian reported on the Water TAC meeting and the LocalFest sponsored by the Chamber.

10. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF

Assistant City Manager Johann announced the March 24 Alcalde reception, the City's receipt of the Mariano Vallejo Government Award, commission vacancies and upcoming Council meeting details.

11. COMMENTS FROM THE PUBLIC

Bob Edwards thanked City staff for all their work on the leafblower issue.

Patricia Cullinan announced that, through a grant, the Historical Society would be conducting GIS mapping of the Mountain Cemetery.

12. ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma City Council on the 21st day of March 2016.

Gay Johann
Assistant City Manager / City Clerk