

Occidental Community Center Advisory Council
Draft Meeting Minutes - January 7, 2014 @ 6:30 pm
Location: 14700 Second Street, Occidental

Attendees:

Benjamynn Gabriel, Terry McNulty, Heidi McNeal, Barbara Costa, Diane Masura, Ann Hines, Dotty Joos, Barbara Gonnella, Debbie Klein, Alexander Laszlo, Brian Grant, Stephanie Felch, Lee Sandahl, Courtney Meyer.

I. **Welcome** new (and returning) attendees; Brief reiteration of meeting purpose – to represent the community for discussions with Regional Parks about the repurposing of the Occidental Community Center Building and Site.

II. **Changes to the agenda:** None
Corrections to prior minutes: Brian Grant read through the minutes for the group. No changes were indicated but the November minutes will be forwarded to attendees. It was agreed by the group that minutes will typically be forwarded to all meeting attendees for review prior to each meeting.

III. **Breakdown of Duties:** There was a brief discussion about elections and then general agreement:
Chair – Benjamynn; Vice Chair – Heidi and Secretary - Stephanie

IV. **PRAXIS Architects provided information:**
-Brian explained PRAXIS Architects (Stephanie and Brian) involvement with the OCC project and started to outline the community process. Brian cited examples of different processes associated with the Monte Rio Community Center renovation. Benjamynn mentioned Creekside Park in Monte Rio and the differences to the OCC project.

-Review analysis of existing building

Brian discussed preliminary findings related to the existing building systems. Based on interest during the November meeting, he indicated that an estimate to demolish and recycle the building would be approximately \$40,000.00 (provided by Davis Demolition of Santa Rosa).

He explained the Sonoma County Zoning and Planning requirements which apply to the existing property and building including the Occidental Historic District. There was discussion about the process and timeframe for obtaining county approvals if the project was a renovation rather than new construction.

He briefly outlined the water supply and infrastructure available and there was extensive discussion about Occidental's wastewater treatment. Heidi agreed to ask Steve (McNeal) to attend a future meeting of the OCCAC to answer questions related to the existing wastewater situation.

It was agreed by the group to have the Draft OCC Building Systems Evaluation forwarded to the meeting attendees prior to the next meeting for review.

The group engaged in general discussion about:

- Parking issues in Occidental related to events, bike races, etc. Also how cyclists might be encouraged to economically participate when visiting.
- Wastewater fees, public restrooms and generally public showers might not be desirable due to existing water limitations.
- Problems related to loitering and crime in under-supervised areas. The concept of public “living room” spaces would need to consider this condition.
- There was discussion about increased traffic on narrow and winding roadways to access publicly funded parklands in the Occidental area and the pros and cons of a shuttle system (one suggestion was limiting # of future park attendees per day).
- There was clarification regarding limits of this task group and the need to focus on the OCC property not items related to the West County parklands.
- There was concern expressed about making sure that the OCC solution provided vibrancy for the community and would consider tourist needs as secondary.
- Also concern that if the OCC solution was not appealing to Regional Parks that the property would be sold to the private sector.
- There was discussion about asking other community members to attend the OCCAC meetings representing different groups (also could ask Orrin Thiessen and/or Caryl Hart).

•**Drafts of a few surveys:**

There was general discussion regarding how to proceed and gather productive community input. PRAXIS Architects provided two draft surveys for review by the group. Due to time limitations with the length of this meeting, these surveys will be forwarded to meeting attendees prior to the next meeting.

V. **Courses of Action:**

The group agreed to have the draft building systems evaluation and the community input surveys as the main items on the agenda for the next meeting.

VI. **Wrap-Up / Scheduling Next Meeting place:**

Next meeting is to be held Tuesday February 4, 2014 @ 6:30 p.m. at the Occidental Union Hotel Pizzeria Room, 3731 Main Street, Occidental, CA.