

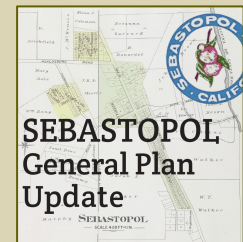


General Plan Update Workshop

CITY COUNCIL/PLANNING COMMISSION
KICKOFF MEETING

March 25, 2014

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Presentation Overview



- General Plan Overview and State Requirements



- Summary of the General Plan Update Process

- Key Milestones and “Deliverables”



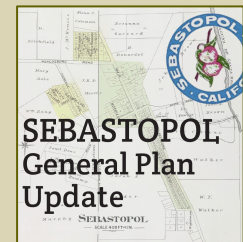
- Summary of the Public Participation Process

- General Plan Advisory Committee’s Role

- Critical “Next Steps” in the Process



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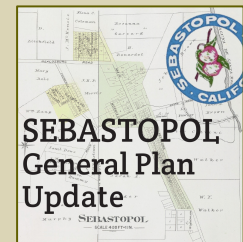


Project Approach



- Engaging and meaningful community participation
- Update the General Plan to address key issues of concern to Sebastopol:
 - Community health and wellness
 - Sustainability
 - Traffic and circulation improvements
 - Strong local economy

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Purpose of the General Plan



- Define a long-term vision for future growth within the City and Planning Area over the next 20 years
- Reflect the goals and values of the City
- Build on recent City planning efforts
- Include extensive public outreach and community participation
- Balance growth, conservation, and quality of life



General Plan Overview



- The General Plan Update will reflect community goals and serve as the City's "constitution" or "blueprint" for future land use and planning decisions, including:
 - Land Uses (residential, commercial, industrial, agricultural, open space, etc.)
 - Infrastructure Planning (roads, water, sewer, etc.)
 - Public Services (police, fire, parks, libraries, cultural activities, etc.)
 - Resource Conservation (ag lands, sensitive habitat, waterways, groundwater, etc.)



General Plan Overview



- Future decisions must be consistent with the General Plan:

- Specific Plans
- Subdivisions
- Public Works projects
- Zoning decisions



Summary of the Process



Public Participation

Visioning Workshops



Existing Conditions Report



Issues and Opportunities Report



General Plan Goals, Policies and Programs



Draft General Plan Update

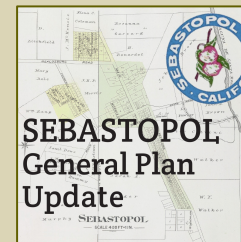


Environmental Impact Report



Public Hearings - General Plan and EIR

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Step 1: Visioning Process



- The Visioning Workshops focus on:
 - Communicating the intent of the General Plan Update
 - Gathering public input
- Their primary purpose is to:
 - Develop a Vision Statement that guides the General Plan Update process
 - Identify community values and priorities
 - Identify issues for the General Plan to address



Step 2: Existing Conditions



- The Existing Conditions Report will document the following:
 - Development patterns
 - Natural resources
 - Utilities, infrastructure and public services
 - Socioeconomic conditions
 - Environmental constraints
 - Regulatory requirements
 - Recent city planning efforts



Step 3: Issues and Opportunities



- The Issues and Opportunities Report will include:
 - Summary of the visioning process
 - Identification of community values and priorities
 - Description of areas of focus for goal and policy development
 - Identification of key concerns and potential solutions



Step 4: Goals, Policies, and Actions

General Plan Elements

Required Elements

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Safety
- Noise

Optional Elements

- Community Health and Wellness
- Urban Design and Community Character
- Economic Sustainability



Step 4: Goals, Policies, and Actions



Goals

Broad statements of community desires, preferences, and the General Plan's purpose



Policies

Guides to decision-makers with respect to development proposals, future growth and resource allocation



Actions

Implementation steps to ensure goals and policies are carried out



Step 5: Draft General Plan



- The General Plan Update will include comprehensive goals, policies, and actions for each element:
 - Based on results and input from the Visioning Process
 - Input and direction from the General Plan Advisory Committee (GPAC)
 - Input and direction from the Planning Commission and City Council



Step 5: Draft General Plan



- Each General Plan Element will:
 - Address the requirements of state law
 - Seek to avoid or mitigate environmental impacts
 - Be grounded in sound community planning techniques
 - Reflect the goals and priorities of the community
 - Ensure internal consistency with other elements



Step 6: Environmental Review



- The California Environmental Quality Act (CEQA) requires the preparation of an EIR prior to adoption of the General Plan
- The EIR will be prepared concurrently with the General Plan
- The EIR will identify possible environmental impact
 - Measures will be incorporated in the General Plan to make it a “self-mitigating” document



Step 7: Adoption



- Once the General Plan and EIR have been prepared, they will go out for a public review period
- Public comments will be considered by the City, and the General Plan will be finalized
- The Final General Plan will come to the City Council for consideration and adoption, along with certification of the EIR



Public Participation and Outreach



Participation

- Kickoff meeting
- Visioning Workshops (2)
- GPAC meetings (10)
- Community Workshop
- Planning Commission hearings
- City Council hearings

Outreach

- General Plan Website
- Community Presentations
- Newsletters
- Community Surveys
- Stakeholder Interviews

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General Plan Advisory Committee



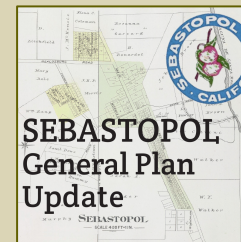
The GPAC will:

- Serve as a sounding board for the General Plan team
- Provide guidance on high-level vision, goals and policies
- Review and provide input on the Draft General Plan
- Represent the community's interests and serve as "ambassadors" for the General Plan

The GPAC will NOT:

- Resolve issues of detailed policy
- Make final decisions on any issue
- Take positions on issues not brought before the committee

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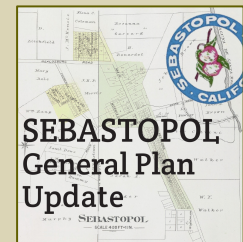
General Plan Advisory Committee



The GPAC Decision Making Process:

- Staff and consultants will facilitate meetings
- GPAC will operate in the spirit of consensus
 - 100% consensus not needed
 - No roll-call votes
 - Differing points of view will be presented to the City Council for direction and guidance

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Next Steps



- Visioning Workshops
 - April 30th and May 14th



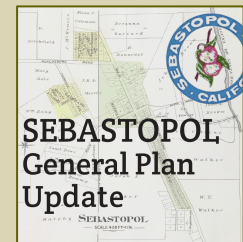
- Existing Conditions Report
 - Completed in summer 2014
- Issues and Opportunities Report
 - Completed late summer 2014



- GPAC meetings begin
 - Late summer 2014



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Contact Info



If you would like to be added to the email notification list for upcoming General Plan events, please contact:

Kenyon Webster, Planning Director

kwebster@cityofsebastopol.org

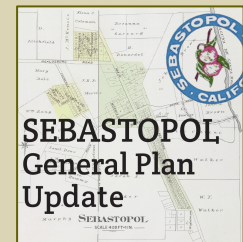


General Plan Update Website:

sebastopol.generalplan.org



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Questions and Feedback



- Any questions from the Planning Commission and City Council?
- Key issues or concerns to address at this early stage in the GP update?

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