

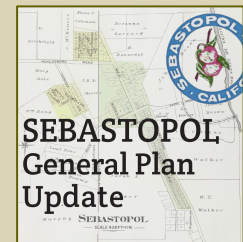


Vision: Sebastopol

GENERAL PLAN UPDATE VISIONING WORKSHOP

April 30, 2014

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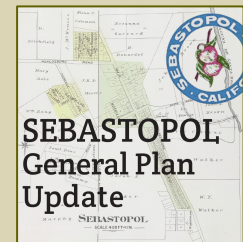


Workshop Overview



- General Plan Overview and State Requirements
- Summary of the General Plan Update Process
- Recent Planning Efforts
- Vision, Assets, and Challenges Activity
- Mapping Activity
- Summary of What We Have Heard

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Purpose of the General Plan



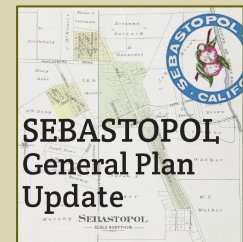
- Define a long-term vision for future growth within the City and Planning Area over the next 20 years
- Reflect the goals and values of the City
- Build on recent City planning efforts
- Include extensive public outreach and community participation
- Balance growth, conservation, and quality of life



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

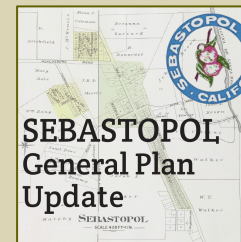


Environmental Impact Report



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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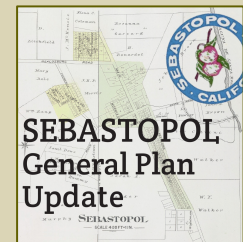
General Plan Advisory Committee



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

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Next Steps



- Visioning Workshops
 - April 30th and May 14th



- Housing Workshop
 - May 14th

- Existing Conditions Report
 - Completed in summer 2014

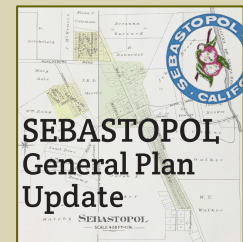


- Issues and Opportunities Report
 - Completed late summer 2014



- GPAC meetings begin
 - Late summer 2014

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Get Involved!



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

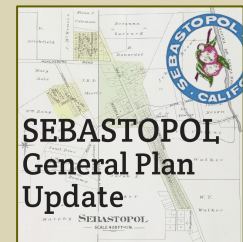


General Plan Update Website:

sebastopol.generalplan.org



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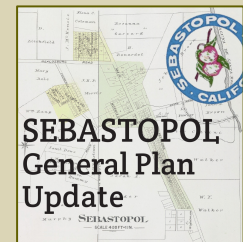
Relevant Information Review



RELEVANT DOCUMENT REVIEW

- Existing General Plan
- Infrastructure Master Plans
- Capital Improvement Program
- Economic Profiles and Reports
- Laguna de Santa Rosa Park Master Plan
- Downtown Plan
- Bike and Pedestrian Plan
- Solar and Sustainability Requirements

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Sonoma State Student Efforts



COMMUNITY SURVEYS

- Circulation
 - Traffic flows, 1-way streets, congestion at Hwy 116/12 intersection, road conditions, bike lanes, need for public transit improvements.
- Community Facilities
 - Renovation of Ives Park, Community Center flooding, youth entertainment/activities.
- Business/Economic Development
 - Local business support, increased tourism, small-town emphasis.



Sonoma State Student Efforts



COMMUNITY SURVEYS

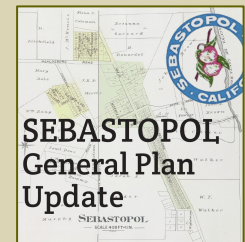
- Land Use/Community Character
 - Emphasize infill development, promote mixed use development, retain safe small-town community feel, enhance public art, improve public gathering places.
- Housing
 - Preferences for single-family housing, improved resources for homeless.
- Environment
 - Protect, enhance, and restore environmental quality, address climate change, protect water quality





Visioning Workshop Activities

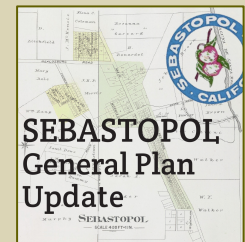
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Activity #1: Post-It Notes

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Post-It Note Exercise



VISION: SEBASTOPOL

- What do you like most about Sebastopol?
- What should stay the same?
- What are your main concerns as Sebastopol looks to the future?
- What needs to change?
- What three things should Sebastopol accomplish in the next 20 years?



Post-It Note Exercise



ASSETS

- What do you value most about Sebastopol?
- What makes this is a special place to live or work?



CHALLENGES

- What issues are facing the city that need to be addressed in the General Plan?

VISION

- What ideas do you have for the future of Sebastopol?
- What would make your community better?
- What three things would you like to see accomplished by 2035?



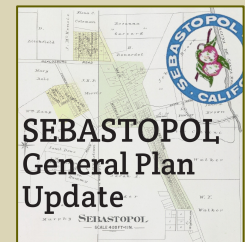
Feedback

PRIORITIES

- Based on the Assets, Challenges, and Vision feedback, what does your group feel are the ***two most critical*** issues the City should address during the General Plan Update?



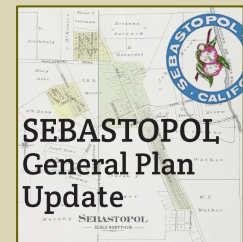
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Activity #2: Mapping Exercise

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Mapping Activity



FOCUS AREAS

- Where are the City's key destinations or community gathering places?
- What are the greatest assets in these areas?
- How can these areas be improved?
- Are new community gathering areas or focal points needed?

LAND USE

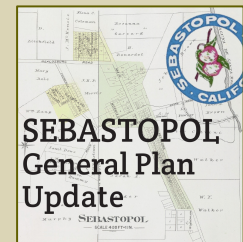
- Where should new land uses be located?
- Should existing land uses change?





SUMMARY: WHAT WE HAVE HEARD

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