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City of Sebastopol

Mayor
Sarah Gurney,
Mayor
City Council
Una Glass, Vice
Mayor
John Eder
Robert Jacob
Patrick Slayter
City Manager/City
Attorney
Larry McLaughlin
City Clerk
Mary Gourley

Agenda Report Reviewed by
City Manager/City Attorney

Meeting Date: Meeting of September 20, 2016
To: Mayor and City Council
From: Kenyon Webster, Planning Director
Subject: Proposed General Plan and Final Environmental Impact Report
Funding: Currently Budgeted: __x_ Yes ___ No ___N/A
Net General Fund Cost:
If Cost to Other Fund(s),
Recommendation: Conduct Public Hearing, Consider Planning Commission Recommendations, Adopt Resolutions Certifying Final EIR and Adopting General Plan

Introduction:

Through an extensive process, a draft General Plan for the City has been created, and an Environmental Impact Report (EIR) prepared to analyze its effects.

A detailed staff report was provided for the September 6, 2016 Council meeting.

At that meeting, the Council opened the Public Hearing and heard any initial public comments, and conducted initial review of the Community Services and Facilities, Conservation and Open Space, and Noise Elements, also providing the opportunity for public comment on each Element.

The Council agreed to review the Circulation and Land Use Elements last in the process, and also, once all Elements have been reviewed, to provide a second opportunity for any final comments.

The remaining Elements needing Council review are: Community Character, Safety, Economic Vitality, Community Health and Wellness, Circulation, and Land Use.

September 20 Review Topics:

At the meeting of September 20, it is anticipated at the Council will complete its initial review of the following Elements, time permitting:

- Community Character
- Safety
- Economic Vitality
- Community Health and Wellness
- Circulation Element.

The Council is *not* anticipated to discuss the Land Use Element, or the Final Environmental Impact Report until the City Council meeting of October 4, 2016. At that meeting, it is expected that there will also be an opportunity for any final comments on the Elements previously reviewed.

Recommendation:

When the Council is ready to act, staff recommends that the Council:

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- Consider any public comments and the recommendations of the Planning Commission, and direct any appropriate revisions to the General Plan.

- Direct modification of the Draft General Plan consistent with the Planning Commission's recommendations.

- Adopt the Resolution recommending that the City Council certify the Final Environmental Impact Report for the 2016 Sebastopol General Plan project, including the adoption of Findings of Fact and a Statement of Overriding Considerations.

- Adopt the Resolution recommending that the City Council approve the 2016 Sebastopol General Plan.

ATTACHMENTS:

1. List of revisions resulting from the September 6, 2016 Council review
2. List of revisions to the GPAC draft resulting from the joint Council-Commission meetings in January-March 2016
3. Planning Commission Resolution recommending General Plan adoption and listing the Planning Commission's recommended revisions

MEMORANDUM

TO:	Sebastopol City Council
FROM:	Ben Ritchie and Beth Thompson, De Novo Planning Group
SUBJECT:	**Continuation of the City Council September 6, 2016 Public Hearing on the General Plan and General Plan EIR**
DATE:	September 12, 2016

INTRODUCTION

At its September 6, 2016 meeting, the City Council began the process of considering adoption of the Draft General Plan and certification of the Final Environmental Impact Report prepared for the Draft General Plan. The City Council determined that it would begin with review of the Draft General Plan, with the Circulation and Land Use Elements reviewed last, and would then review the Final Environmental Impact Report.

On September 6, 2016, the City Council completed review of the following Draft General Plan elements:

4. Community Services and Facilities
5. Conservation and Open Space
6. Noise

The City Council's revisions to these elements are shown in Attachment A.

REVIEW OF DRAFT GENERAL PLAN

It is recommended that the City Council re-open the Public Hearing and continue its review of the Draft General Plan. It is anticipated that the City Council will review Draft General Plan Chapters 7 through 10 on September 23 and, if there is time, will begin review of Chapter 3.

7. Community Design
8. Safety
9. Economic Vitality
10. Community Health and Wellness
3. Circulation

At its October 4, 2016 meeting, the City Council would then complete its review of General Plan Chapters 3 (Circulation) and 2 (Land Use) and would review the Final Environmental Impact Report.

ATTACHMENT A

4. COMMUNITY SERVICES AND FACILITIES

– Revise Policy CSF 2-4:

Policy CSF 2-4: Encourage and support the development of an integrated trails and routes network extending and connecting local and regional trails and routes to schools, open space areas, park and recreation facilities, and residential areas to serve both recreational and utilitarian travel.

– Revise Action CSF-2a:

Action CSF-2a: Develop and adopt a Parks and Recreation Master Plan. The plan should include and address:

- *Needs Assessment for future park locations*
- *Types of users and amenities needed*
- *Coordinated efforts to integrate plans including: the Laguna Wetlands Preserve Restoration and Management Plan, Ives Park Master Plan, and Bicycle and Pedestrian Master Plan*
- *Opportunities to enhance bicycle and pedestrian connectivity*
- *Maintenance needs and requirements for new and existing facilities*
- *Future sites and facilities development for parks acquisition*
- *Financial plan and funding sources*
- *Use the Capital Improvements Plan as a reference tool*

5. CONSERVATION AND OPEN SPACE

– Global revision to the Draft General Plan: add "or successor program" following references to CalGreen Tier 1 and CalGreen Tier 2

– Add policy identifying the City's desire to move toward becoming carbon neutral in its municipal operations:

Policy COS 8-7: Move toward becoming carbon neutral in municipal operations.

– Add Policy COS 9-7 (subsequent policies will be renumbered accordingly):

Policy COS 9-7: Promote efforts and programs, including increased access to clean technologies such as electric vehicles and charging stations, to encourage residents, businesses, and local organizations to use clean energy sources to supplant dirty technologies.

6. NOISE

No revisions.

MEMORANDUM

TO:	Sebastopol City Council
FROM:	Ben Ritchie and Beth Thompson, De Novo Planning Group
SUBJECT:	**City Council and Planning Commission Joint Workshops – Revisions and Edits to the Draft General Plan**
DATE:	September 8, 2016

INTRODUCTION

This memo summarizes the primary revisions and edits that were included in the Public Draft General Plan (May 2016) in response to comments and direction provided by the Sebastopol City Council and Planning Commission during public joint workshops held in January, February, and March 2016.

2. LAND USE

- Revised Policy LU 1-4 and Action LU 1c to require a minimum FAR of 1.0 in the Downtown Core designation.
- Added Policy LU 1-9 to work collaboratively with Sonoma County and public agencies to preserve greenbelts and open space surrounding the SOI.
- Revised Action LU 6b to include the term "consider" regarding revising the Zoning Code to include provisions to allow multiple tiny housing on a single parcel in residential zoning districts.
- Revised Action LU 7c to require new projects in the Downtown Core to be at least 2 stories in height.
- Added Policy LU 8-5 to maintain and implement Zoning Code provisions that accommodate and facilitate home-based and locally-owned businesses.
- Added descriptions for the terms "Downtown" and "Downtown Core" in a callout box under Goal LU 7.

3. CIRCULATION

- Global change throughout General Plan: replaced the term "alternative transportation" with "non-vehicular transportation".
- Revised Policy CIR 1-3 to identify that providing a safe network of pedestrian and bicycle facilities is more important than accommodating vehicle circulation.
- Revised Policy CIR 1-5 to state that pedestrians, bicyclists, and transit riders are considered preeminent over automobile drivers.
- Revised Action CI 1c to indicate that proposed interim roadway improvements to the SR 116 corridor will be evaluated by City staff for compatibility with future conversion to two-way streets.
- Revised Action CIR 1d to Include the Willow Street extension and Abbott Avenue alignment in the planned circulation system improvements.

- Added Figure 3.2, Bicycle and Pedestrian Master Plan Map, with a note that the figure is part of the Sebastopol Bicycle and Pedestrian Master Plan and is included in the General Plan for informational purposes.
- Added Policy CIR 2-29 to encourage special events to provide onsite bicycle parking accommodations and to consider incentives to event organizers that provide onsite bicycle accommodation.
- Revised Action CIR 2g to reference that various bicycle facilities improvements will be identified in the Bicycle and Pedestrian Master Plan.
- Added Action CIR 2h to connect the Joe Rodota Trail south of Highway 12 to the existing trails network.
- Revised Action CIR 2i to address extended Saturday and Sunday bus service
- Added Action CIR 3e to implement a way-finding signage program for Downtown route and bypass route options.
- Included Policy CIR 5-3 and Action CIR 5d to support the establishment and expansion of electric vehicle charging stations and encourage increased use of electric vehicles.
- Revised Policy CIR 6-6 to create alternatives to on-site parking requirements for proposed downtown developments.
- Added Action CIR 6i to emphasize use of shared and co-located parking around Downtown.
- Revised Policy CIR 1-16 to remove the statement that conversion to two-way streets may not necessarily improve vehicle LOS.

4. COMMUNITY SERVICES AND FACILITIES

- Added Policy CSF 1-12 to encourage large-scale projects to include community meeting spaces that may be used by the City and other community organizations for little to no cost.
- Added Action CSF 1h to consider requirements for the preparation of a Community Impact Report for large scale projects and identified specific standards to be considered in the preparation of a CIR, including fiscal, employment, housing, neighborhood and services needs, and smart growth impacts.
- Revised Policy CSF 2-5 to facilitate access to the local trail network.
- Revised Policy CSF 2-19 to identify types of efforts (i.e., creation of a local non-profit, community fundraising, and City staff coordination support) that could be used to assist in maintenance and beautification of parks, trails, and recreation facilities.
- Policy CSF 2-22 and Actions CSF 2s and 2t were added to increase small-scale recreation opportunities and public gathering spaces through parklets and pocket parks and to provide a permitting mechanism for parklets.
- A callout box was added to describe the terms "Parklet" and "Pocket Park".
- Action CSF 2r was added to explore feasibility of purchasing old cement plant property (east of Morris St) and prioritize establishment of a park/open space area for the site.
- Policies CSF 5-8 through 5-10 were revised to address establishing a culture of safety, in regards to public safety programs and law enforcement training that emphasizes community service and rapport
- Policy CSF 6-4 was revised to remove language regarding securing funding for school facilities.
- Action CSF 6l was added to encourage holding at least one joint public hearing between the City Council and Planning Commission annually to discuss key issues.

5. CONSERVATION AND OPEN SPACE

- Callout boxes were added to describe the terms "Ecological Goods and Services" Environmentally Sensitive Area".
- Action COS 2a was revised to ensure that the type, functionality, and offsite connectivity of wetlands is addressed in the resources analysis prepared for projects that may impact sensitive resources.
- Action COS 3a was revised to include a reference to improving water quality in "first flush" storm flows, in relation to storm water mitigation requirements.
- Policy COS 4-5 and Actions COS 4g and COS 4h were added to expand Laguna protection and preservation efforts and encourage acquisition of lands within and adjacent to the Laguna de Santa Rosa.
- Action COS 7i was revised to remove specific examples of municipal fleet vehicles and to identify that the City would explore the feasibility of replacing and improving the efficiency of the City's vehicle fleet.
- Policy COS 8-6 and Action COS 8e were added to demonstrate leadership in local and regional climate planning efforts, including considering adopting GHG reduction goals that meet or exceed the RCPA Climate Action Plan goals.
- Policy COS 9-4 was added to encourage publicly-constructed projects to exceed CalGreen Tier 1 standards.
- Policy COS 9-5 was revised to refer to "sustainable and carbon-neutral" energy sources rather than "alternative" energy sources.
- Policy COS 9-12 was revised to include language to advocate for a regional composting facility.
- Policy COS 12-13 was revised to reference the preservation of agricultural lands to continue the agricultural heritage of Sebastopol and to serve as community separators.
- Action COS 12g was revised to include maintain community separators in a list of issues that the City will work to address and implement with the County.

6. NOISE

- Policy N 1-6 was revised to ensure that noise impacts are evaluated for projects that may generate noise, including projects requesting use permits.
- Policy N 2-1 was revised to use the term "consider" in reference to establishing a use permit process that provides flexibility for Downtown businesses to exceed exterior noise standards on weekend nights.
- Action N 2a was revised to provide specific criteria to be addressed as part of the consideration of a special use permit process for periodic exceedances of exterior noise standards, including limitations on days of the week and hours when elevated noise may be permissible, requirements for verifiable monitoring and procedures to address noise complaints and violations.

7. COMMUNITY DESIGN

- The title of the element was changed from "Community Character" to "Community Design" and various text references were revised to refer to community design rather than community character.
- Action CD 1b was revised to ensure that design guidelines allow for creative design solutions and architectural diversity.

- Action CD 1i was revised to address establishing green corridors and connectivity for non-vehicular travel.
- Action CD 1k was added to periodically review and update the City's sign ordinance to enhance community character and prohibit signage that detracts from the visual quality of Sebastopol.
- Action CD 1l was added to continue to implement the Universal Design requirements in the Municipal Code.
- Policy CD 2-4 was revised to work with Caltrans to make improvements to Downtown highway streetscapes more people-oriented and less vehicle oriented (public gathering spaces, wider sidewalks).
- Action CD 2h was revised to encourage local schools to implement signage programs that identify Sebastopol.
- Action CD 2j was added to continue to seek for opportunities to enhance the Town Plaza in order to provide a centralized gathering place in the Downtown.

8. SAFETY

- Action SA 4i was revised to include a Benefit Assessment District as a potential funding mechanisms for fire protection services.
- Policy SA 5-1 was revised to ensure that the Police Department has state-of-the-art training in current best practices.
- Action 6h was revised to extend discouraging application of pesticides and other toxic chemicals to County-owned land, waterways, and public parks in the vicinity of the City.

9. ECONOMIC VITALITY

- The callout box on page 9-2 was revised to include home-based businesses, electrical vehicle dealerships, arts, antiques, and vintage goods, and professional services as industries to attract.
- Policy EV 1-9 was revised to include the Center for the Arts in the list of organizations that encouraged to partner for economic development purposes.
- Policy EV 1-16 was revised to identify specify high speed internet throughout the City as a high-quality communication system to facilitate.
- Action EV 1b was revised to reference the requirement for large-scale development projects to submit a Community Impact Report, as required by Action CSF 1h.
- Action EV 1e was revised to consider expanding the City's living wage ordinance to apply to non-City employees and contractors.
- Action EV 1g was revised to consider hiring an economic development specialist and the language regarding creating an economic development committee was deleted.
- Action EV 2c was revised to include electric vehicle dealerships, art and music, and recreation and eco-tourism as potential industries to target through the City's marketing and business outreach efforts.
- Action EV 2d was added to review and update the Formula Business Ordinance to prohibit formula businesses in the Downtown and limit the number of formula businesses in other areas of the City.
- Policy EV 3-7 was added to discourage formula businesses and an overconcentration of business types in the Downtown.

- Policy EV 407 was added to emphasize Sebastopol's regional location as a gateway to the Sonoma Coast and to capitalize on economic opportunities associated with regional travel through Sebastopol to the coast.

10. COMMUNITY HEALTH AND WELLNESS

- The introductory text was revised to reference the importance of the local economy as a component of community health and wellness and make reference community health issues addressed in the the Economic Vitality Element (job base with quality employment opportunities) and Community Services and Facilities Element (support local schools and improve educational opportunities).
- Actions CHW-1h and 1i were added to implement the policies and actions in the Economic Vitality and Community Services Elements in relation to community health issues.
- Policies CHW 2-7 and 2-8 and Action CHW 2e were added to recognize value of non-profit health care providers and clinics in serving the community, particularly vulnerable populations, and to support integrated health care, functional medicine, and other non-traditional medical providers.
- Policy CHW 3-3 was revised to identify community gardens, urban farms, residential chicken-raising, and bee keeping as types of small-scale community agriculture programs.
- Policy CHW 3-7 was added to encourage and provide a welcoming regulatory environment for businesses that support food safety and food sustainability.
- Policy CHW 4-1 was revised to specify that professional and medically-sound information regarding EMF radiation will be considered when making land use decisions.
- Action CHW 5h was added to consider the implications of City policies and programs on immigrant and disadvantaged populations.
- Action CHW 5i was added to coordinate with the Sonoma County Community Development Commission to support local and regional efforts to combat homelessness.

12. IMPLEMENTATION

The Planning Commission had no suggested revisions to this element. It is noted that all changes to actions, as listed above, would be reflected in the Implementation Element of the Final General Plan.

City of Sebastopol

Planning Commission Resolution

A Resolution of the Planning Commission of the City of Sebastopol recommending that the City Council adopt the 2016 Sebastopol General Plan

Whereas, on August 22, 2013, the City of Sebastopol issued a Request for Proposals to prepare a comprehensive update to the City's General Plan and preparation of an Environmental Impact Report; and

Whereas, on December 9, 2013, the City entered into a contract with De Novo Planning Group to prepare a comprehensive update to the Sebastopol General Plan and preparation of an Environmental Impact Report; and

Whereas, as detailed in the General Plan and the August 9, 2016 staff report to the Planning Commission, there has been an extensive public process to develop the Draft General Plan; and

Whereas, the Planning Commission of the City of Sebastopol held a public hearing on the Final Environmental Impact Report and the Draft General Plan at its regular meeting of August 9, 2016, and accepted and considered public comments; and

Whereas, on August 9, 2016, following the public hearing, the Commission adopted a resolution recommending certification of the Final Environmental Impact Report on the Draft General Plan, and began formulating its recommendations for revisions to the Draft General Plan; and

Whereas, on August 23, 2016, the Commission completed identification of its recommended revisions to the General Plan, which summarized in a memorandum which is attached as Exhibit A to this Resolution; and

Whereas, in the review process, the Planning Commission has considered the staff report, supporting documents, public testimony, and all appropriate information that has been submitted with the proposed project.

Now, Therefore, Be It Resolved that the Planning Commission of the City of Sebastopol:

A. Hereby finds that:

1. The requested 2016 Sebastopol General Plan has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act, in that the public hearing was duly noticed and a Final Environmental Impact Report was prepared, including discussion of the Draft 2016 Sebastopol General Plan.

2. Approval of the Draft General Plan is in the public interest and accomplishes the goals identified by the Planning Commission, City Council, and the community.

3. The potential impacts of the requested General Plan have been assessed and have been determined not to be detrimental to the public health, safety, or welfare. All potentially significant impacts have been analyzed in the Final Environmental Impact Report and have been mitigated to less-than-significant levels, with the exception of those related to Aesthetics and Visual Resources, Flooding, Noise, Traffic and Circulation, Wastewater Treatment, and Irreversible Effects, which have been noted as significant and unavoidable.

4. The requested General Plan establishes a comprehensive update to the City's General Plan that is internally consistent within and among the various elements, including the goals, policies, and actions of each.

B. Hereby recommends that the City Council adopt the 2016 Sebastopol General Plan with the revisions set forth in Exhibit A.

Adopted by the City of Sebastopol Planning Commission on August 23, 2016 by the following vote:

Ayes: Commissioners Doyle, Fritz, Pinto, Skinner and Chair Kelley

Nayes: None

Abstain: None

Absent: Commissioners Douch, Fernandez, Jacob

Certified by: _____

Kenyon Webster, Planning Director

Exhibit A
Memorandum with List of the Planning Commission's
Recommended Revisions to the Draft General Plan

MEMORANDUM

TO:	Sebastopol City Council
FROM:	Ben Ritchie and Beth Thompson, De Novo Planning Group
SUBJECT:	**Planning Commission Recommended Revisions and Edits to the Draft General Plan**
DATE:	August 24, 2016

INTRODUCTION

This memo provides a summary of the revisions and edits to the Public Draft General Plan (May 2016) that were provided by the Sebastopol Planning Commission during public hearings held on August 9th and August 23, 2016. Revisions to policies and actions are shown in ~~strikethrough~~/underline format. Edits and revisions provided by the Planning Commission are organized by General Plan Element.

The Council is asked to provide direction as to whether or not the Planning Commission's revisions should be included in the Final General Plan, in addition to any and all edits and revisions directed by the Council.

GLOBAL COMMENTS

1. Ensure no references are made to "Palm Drive Hospital"
   - *A global search revealed no instances where this term is used. No changes warranted.*
2. Global search for term "Barlow" and replace with a geographic description of the area commonly known as The Barlow. Also include small graphic depicting this area on a map.

1. INTRODUCTION

The Planning Commission had no suggested revisions to this section.

2. LAND USE

1. Page 2-2: Update Urban Growth Boundary (UGB) description to reflect recently adopted UGB update, including dates and horizons.
2. Policy LU 1-4: **Medium Density Single Family Residential:** Designates areas suitable for ~~single family dwellings~~ residential development at a density of 2.6 to 12.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit.
   - *This change was requested in order to provide flexibility to allow for duplex-type residential units in the Medium Density Single Family Residential land use category, rather than restricting units to detached single-family dwellings.*
3. Figure 2-1 (Land Use Map): Regarding the request from Nancy Prebilich to designate the parcels located at 7600 Leland Street and the adjacent property at 7605 Bodega Ave. to Low Density

Residential, the Planning Commission was in support of this request, provided that the owner of the property at 7605 Bodega Ave. provided clear and direct verification that this request was valid and supported by the owner(s) of said property.

4. Action LU 1e: add new bullet item- Develop standards that guide allowed uses in The Barlow (alternative location name to be used)

   - *The PC debated whether or not to apply a different Land Use Designation to The Barlow, and decided the best approach was to craft new development and use standards in the Zoning Ordinance to help ensure that The Barlow develops with uses complimentary to the Downtown, rather than traditional Light Industrial uses that may be incompatible with the character of the area (such as auto repair shops, etc).*

5. Policies LU 2-1 through 2-3: update all language related to the UGB to reflect the recently readopted UGB.

6. Action LU 6b: delete action.

   - *The PC felt that this action may be too permissive of tiny houses in all residential districts, and that a future update to the Zoning Code to establish provisions for tiny houses was best guided by the language provided in Action G-4 of the Housing Element.*

7. Page 2-15: New Action in Support of Goal LU 6- Consider Zoning Code revisions to allow duplexes and/or attached housing in appropriate Medium Density Residential areas.

   - *This action supports the changes made to Policy LU 1-4, which would allow for consideration of duplexes or attached housing in MDR areas.*

3. CIRCULATION

1. Action CIR 1r: Coordinate with Caltrans to implement traffic calming, vehicle safety, and bicycle/pedestrian network improvements throughout Sebastopol. Also encourage Caltrans to maintain good pavement conditions on State Highways within Sebastopol, in order to reduce traffic-related roadway noise.

2. Policy CIR 6-5: Look for ways to generate revenue from areas of high-demand parking to put towards bicycle facilities~~, schools,~~ and public spaces.

3. Action CIR 6d: ~~During the development review process, require~~ Consider developing protocols for parking study requirements for major commercial, multi-family residential, mixed-use, and other projects that seek relief from the City's adopted parking provision requirements in order to ~~that may result in parking impacts to submit parking studies to~~ ensure that adequate parking is provided.

   - *This action was revised to clarify that parking studies would only be required for projects that propose less than the required amount of parking, as specified in the Municipal Code.*

4. COMMUNITY SERVICES AND FACILITIES

The Planning Commission had no suggested revisions to this element.

5. CONSERVATION AND OPEN SPACE

The Planning Commission had no suggested revisions to this element.

6. NOISE

The Planning Commission had no suggested revisions to this element.

7. COMMUNITY DESIGN

1. Action CD 1b: Develop and update urban design guidelines to include design standards and goals for key districts, areas, or types of development throughout the community, including, but not limited to, the Downtown, Gravenstein Highway (north and south), as well as single family and multifamily types of development. Design guidelines should include provisions that enhance and support the unique qualities of areas, as well as supporting the character of residential neighborhoods. The design guidelines should allow for creative design solutions and architectural diversity. Consideration should be given to incorporating form-based code components into the design guidelines.
2. Action CD-2d: Implement the policies and actions in the Circulation Element ~~that~~ to consider establishing flexible parking standards to facilitate an effective utilization of parking spaces, promote increased walkability and bicycle use, and provide traffic calming measures that increase safety and visual appeal within the Downtown Core.

8. SAFETY

The Planning Commission had no suggested revisions to this element.

9. ECONOMIC VITALITY

1. Action EV 3e: Maintain Zoning Ordinance provisions allowing conversion of existing homes to permitted office, commercial, and mixed use uses along South Main Street and Petaluma Avenue in the Commercial Office ~~and Office~~ district~~s~~ in order to encourage economic development consistent with the General Plan.
2. Add new action: Action EV 3f: Consider expanding the Downtown Association to include The Barlow area.
   - *Note: The term "Barlow" will be replaced with a geographic description of the area.*
3. Policy EV 4-6: Encourage people traveling through Sebastopol to stop, visit, and shop, including through emphasizing ~~the Park Once and Walk, Sebastopol Ped Line, and other~~ pedestrian- and visitor-oriented programs.
   - *The PC felt that the use of these specific terms may become obsolete during the life of the General Plan.*

10. COMMUNITY HEALTH AND WELLNESS

1. Add new action: Action CHW-4h: Support efforts to approach and encourage the California Public Utilities Commission (CPUC) to allow the City to opt out of public utility wireless data transmission systems (such as smart meters).

11. HOUSING

The Housing Element was adopted in March 2015, and was not re-reviewed by the Planning Commission.

12. IMPLEMENTATION

The Planning Commission had no suggested revisions to this element. It is noted that all changes to actions, as listed above, would be reflected in the Implementation Element of the Final General Plan.