



City of Sebastopol

Meeting Date: Meeting of December 8, 2015
To: Planning Commission
From: Kenyon Webster, Planning Director
Subject: General Plan Update/Joint Council-Commission Meetings
Recommendation: Receive Information

Introduction: This is an update on the preparation of a new General Plan. The City's consultant, De Novo Planning Group, will provide the Commission with an update on the General Plan process. This memorandum provides background to that presentation.

Background: The General Plan Advisory Committee (GPAC) is expected to complete its work at the final GPAC meeting of December 9, 2015. The product will be the GPAC draft General Plan. The GPAC deserves credit for devoting many hours to discussion of community issues and policies.

The general project objective is completion of the update by the end of 2016. As the project moves forward, this will be a challenging schedule that can only be achieved through diligent work by the consultant, staff, Planning Commission, and Council.

There have been many opportunities for public participation and comment in the update process, including several workshops, all of the GPAC meetings, and several updates to the Commission and Council. These comment and participation opportunities will continue in the upcoming process.

Next Steps: Three 'check-in' joint meetings of the Planning Commission and City Council have been scheduled for January 12, February 9, and March 8. The meetings will be at 7 p.m. at the Youth Annex. It is assumed that the Mayor will chair these meetings.

The meetings will provide an opportunity to review each of the draft Elements as recommended by the GPAC, and to hear any public comment.

At this time, it is anticipated that the first set of issues that will be presented are Land Use and Circulation, which contain some of the most significant policies and programs, including density, growth management, review of two-way streets in the downtown, and traffic level of service policies. The Land Use Element is also an opportunity to discuss possible renewal of the Urban Growth Boundary, with the City's UGB set to expire at the end of 2016.

The purpose of these joint meetings is to identify any *major* missing elements in the draft policies, or *significant* areas where the Council and Commission do not concur with GPAC recommendations, and to identify these types of issues *prior* to the preparation of the formal draft General Plan and EIR. Public input at the meetings will also contribute to the Commission/Council review process.

Beyond these three meetings, in the future public hearing process which will first be conducted by the Commission, and then by the Council, there will be opportunity for both the Commission and Council to review and edit the document in greater detail, or to make further policy changes.

The intent at this time is to try to confirm that major policy elements substantially track the views of the Commission and Council.

After the initial Council-Commission joint review process, the consultant will prepare the formal draft General Plan and Draft EIR, which will then be circulated for at least 45 days of formal public review and comment. A Final EIR, along with any additional changes to the draft General Plan, will then be prepared and be the subject of formal public hearings before the Commission and City Council.

To meet completion objectives, in the upcoming process it will be important for both the Commission and Council to maintain steady forward progress on the update.