

NOTICE OF PUBLIC HEARING ON ZONING MAP AMENDMENTS

Notice is hereby given that the City Council of the City of Sebastopol has scheduled a public hearing to consider a comprehensive update to the City's Zoning Map. The Planning Commission has been working on both Zoning Ordinance and Zoning Map amendments at a series of meetings since fall 2017. The primary objective of the Map update is to achieve consistency with the recently-adopted new General Plan, which specifically identified changes to the Land Use Map which are required to be reflected in the Zoning Map. In addition, under proposed Zoning Ordinance changes, several similar zoning districts will be consolidated, and this is also reflected on the draft Zoning Map. Changes to the Map are also the result of a land use consistency analysis which compared existing land use to zoning; several changes to the Map are intended to better align land use and zoning. In addition, consistent with the proposed Zoning Ordinance changes, a number of zoning districts will be renamed to have a more logical naming protocol. The Planning Commission, following a public hearing process, approved the revisions, and is recommending Council adoption. The City Council is expected to first work on the draft Zoning Ordinance revisions at the same meeting.

The City Council will consider the above matter on:

Tuesday, August 7, 2018
6:00 P.M.
Youth Annex
425 Morris Street
Sebastopol, CA 95472

The Environmental Coordinator has determined that this project is categorically exempt from the California Environmental Quality Act (CEQA). The primary purpose of the revisions is to implement the new General Plan, which was the subject of a certified Environmental Impact Report.

Anyone interested may attend and be heard at this meeting. Written comments may also be submitted.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Sebastopol at or prior to the public hearing.

A copy of the draft Map is available for public review, Monday through Thursday from 7:00 A.M. to 5:30 P.M. (closed 12:00 pm to 12:30 pm for lunch) at the Sebastopol Planning Department, 7120 Bodega Avenue, Sebastopol, California, and is also available on the Zoning Ordinance page of the City web site. A copy of the staff report will be made available by or before the Friday before the scheduled meeting at the Sebastopol Library Reference Desk, Sebastopol Library, 7140 Bodega Avenue. The staff report will also be posted on the City web site, at cityofsebastopol.org by or before the Friday before the meeting.



Mary Gourley, Assistant City Manager/City Clerk, MMC