

Agenda Report Reviewed by:
City Manager/City Attorney:



CITY OF SEBASTOPOL
CITY COUNCIL
AGENDA STAFF REPORT

Meeting Date: October 16, 2018
To: Honorable Mayor and City Councilmembers
From: Kari Svanstrom, Planning Director
Subject: Approval of Waiving of Second Reading and Adoption of Ordinance 1112
– Zoning Map
Recommendation: Adopt the Ordinance
Funding: Currently Budgeted: Yes _____ No _____ N/A
Net General Fund Cost: Amount: \$ _____

Introduction:

At its October 2, 2018, regular meeting, the City Council received the staff report and presentation, held the public hearing and discussed an ordinance to update the City's Zoning Map.

The Zoning Map changes achieve consistency with the City's new General Plan Land Use Map. Following the deliberations, the Council introduced Ordinance No. 1112 amending the Sebastopol Zoning Map.

The ordinance to update the zoning map is now presented for adoption. The ordinance and map will go into effect in 30 days after adoption.

Recommendation:

Adopt the Ordinance.

Attachment:

Ordinance No. 1112

City of Sebastopol
Ordinance No. 1112

ORDINANCE FOR INTRODUCTION TO ADOPT A NEW ZONING MAP TO ACHIEVE COMPLIANCE
WITH THE GENERAL PLAN AND MAKE OTHER CLARIFYING AND POLICY CHANGES

1. Whereas, the City of Sebastopol completed a comprehensive General Plan update with adoption of a new General Plan on November 15, 2016; and
2. Whereas, the new General Plan includes policies and actions calling for numerous updates to the Zoning Ordinance and Zoning Map; and
3. Whereas, State law requires Zoning regulations and mapping to be consistent with the General Plan, and therefore updating the Zoning Ordinance and Zoning Map is required; and
4. Whereas, the Zoning Map update includes other clarifying changes identified by the update consultant, Planning Department staff, the Commission, and City Council; and
5. Whereas, the Planning Commission conducted several public meetings to review the draft Map, accepted public comment, and provided direction for revisions, and also conducted a duly-noticed public hearing on the draft Map on March 27, 2018, and adopted a resolution forwarding the proposed Map to the City Council and recommending its adoption; and
6. Whereas, the City Council conducted duly-noticed public hearings on the draft Zoning Map on May 30 and August 7, 2018; and
7. Whereas, on October 2, 2018, the City Council conducted a duly-noticed Public Hearing, deliberated, and found that as revised, the Map is compatible with the general objectives of the General Plan, in that it directly implements the General Plan Land Use Map as well as General Plan policies, thereby achieving consistency between the General Plan and the Zoning Map; and
8. Whereas, pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000 *et seq.*) and the State CEQA Guidelines (14 CCR, § 15000 *et seq.*), on November 15, 2016, the City Council certified and adopted an Environmental Impact Report (EIR) for the Sebastopol General Plan (the “Project”; State Clearinghouse No. 2016032001); and

9. Whereas, pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same Project unless substantial changes are proposed; and
10. Whereas, the City Council finds that no substantial changes have occurred and concurs with the staff determination that no additional environmental review is required pursuant to CEQA in connection with the City's consideration of the new Zoning Map; and
11. That the Map will be in conformity with public convenience, general welfare, and good land use practice, in that it is also intended to clarify standards and facilitate ease of use and understanding; and
12. That the Map will not be detrimental to the public health, safety and general welfare, and will not adversely affect the orderly development of property, in that it will harmonize the General Plan, Zoning Map, and Zoning Ordinance, better express the City's policies, and generally promote good land use planning and regulation.

NOW, THEREFORE BE IT RESOLVED, the City Council does hereby introduce this ordinance adopting the Zoning Map attached as Exhibit A, and rescinding that Zoning Map dated December 15, 2009.

IN COUNCIL DULY PASSED THIS 16th day of October, 2018.

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED: _____

Mayor Patrick Slayter

ATTEST: _____

Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM: _____

Larry McLaughlin, City Attorney

EXHIBIT A

Zoning Map

Legend

-  Sebastopol City Limits
-  Assessor Parcel Boundaries
- Citywide Zoning Designations**
-  R1 Single Family Residential
-  R2 Single Family Residential
-  R3 Single Family Residential
-  R4 Single Family Residential
-  R5 Single Family and Multifamily Residential
-  R6 Single Family and Multifamily Residential
-  R7 Multifamily Residential
-  RMH Residential Mobile Home Park
-  CD Downtown Core
-  CO Office Commercial
-  CG General Commercial
-  OLM Office/Light Industrial
-  M Industrial
-  CM Commercial Industrial
-  CF Community Facilities
-  PC Planned Community
-  OS Open Space
-  W Primary Wetland District
- Combining Districts**
-  ESOS Environmental and Scenic Open Space
-  W-F Wetlands Fringe
-  W-P Wetlands-Primary
-  W-S Wetlands-Secondary

