



Planning Director
Kenyon Webster
Assistant Planner
Jonathan Atkinson
Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: August 23, 2016
Agenda Item: 8A
To: Planning Commission
From: Kenyon Webster, Planning Director
Subject: Continued Deliberations on Draft General Plan
Recommendation: Approve Resolution Recommending Adoption of the Draft General Plan
CEQA Status: Environmental Impact Report (EIR)

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.

This memorandum recommends that the Planning Commission provide any final edits or revisions to the 2016 Sebastopol General Plan, and approve a resolution recommending City Council adoption of the 2016 Sebastopol General Plan.

The Commission conducted and closed a public hearing on the Final EIR and Draft General Plan at the August 9, 2016 Commission meeting. The Commission adopted a resolution recommending certification of the Final EIR, so that matter is no longer before the Commission.

The Commission also began formulating recommendations for revisions to the Draft General Plan, completing review of the Land Use and Circulation Elements. Review of the remaining Elements was continued to the August 23 meeting.

At the Commission's option, the public hearing may be reopened for additional public comment.

It is recommended that the Commission:

- Identify any recommended revisions to the remaining Element of the Draft General Plan; and
- Adopt the attached Resolution recommending that the City Council approve the 2016 Sebastopol General Plan.

ATTACHMENTS:

1. Resolution recommending adoption of the proposed 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; 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.

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

Ayes:

Nayes:

Abstain:

Absent:

Certified by: _____

Kenyon Webster, Planning Director