



# GENERAL PLAN UPDATE INTRODUCTION AND KICK-OFF

City Council  
January 26, 2011

DE NOVO PLANNING GROUP



# Presentation Agenda and Overview



- General Plan Overview and State requirements



- Summary of the General Plan Update Process
- Key milestones and “deliverables”



- Summary of the Public Participation Process



- Critical “next steps” in the process



# Project Approach



- Engaging and meaningful community participation
- Update the General Plan to address key issues of concern to Cotati:
  - Community Health and Wellness
  - Economic Vitality



# General Plan Overview



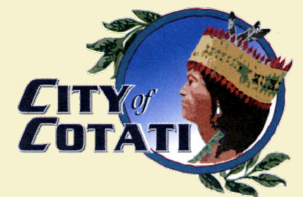
- The General Plan Update will reflect community goals and serve as the City's "constitution" or "blueprint" for future land use and planning decisions, including:
  - Land Uses (residential, commercial, industrial, agricultural, open space, etc.)
  - Infrastructure Planning (roads, water, sewer, etc.)
  - Public Services (police, fire, parks, libraries, cultural activities, etc.)
  - Resource Conservation (ag lands, sensitive habitat, waterways, groundwater, etc.)



# General Plan Overview



- Future decisions must be consistent with the General Plan:
  - Specific Plans
  - Subdivisions
  - Public Works Projects
  - Zoning Decisions





# Purpose of the General Plan



- Define a long-term vision for future growth within the City and Planning Area over the next 20 years
- Reflect the goals and values of the City
- Build on recent City planning efforts
- Include extensive public outreach and community participation
- Balance growth, conservation, and quality of life



# Summary of the Process



Public Participation

Visioning Workshops



Existing Conditions Report



Issues and Opportunities Report



General Plan Goals, Policies and Programs



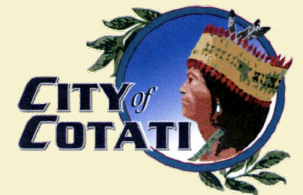
Draft General Plan Update



Environmental Impact Report



Public Hearings - General Plan and EIR



# Step 1: Visioning Process



- The Visioning Workshops focus on:
  - Communicating the intent of the General Plan update
  - Gathering public input
- Their primary purpose is to:
  - Develop a Vision Statement that guides the General Plan process
  - Identify community values and priorities
  - Identify issues for the General Plan to address





## Step 2: Existing Conditions



- The Existing Conditions Report will document the following:
  - Development Patterns
  - Natural Resources
  - Community Health and Wellness
  - Socioeconomic Conditions
  - Environmental Constraints



## Step 2: Existing Conditions



- The Existing Conditions Report will describe recent planning efforts :
  - Downtown Specific Plan
  - Sustainable Building Program
  - Bicycle and Pedestrian Master Plan
  - Draft Citywide Traffic Improvement Plan
  - Formula-based Fast Food Restaurant Restrictions
  - Limitations on large and warehouse retail uses
  - Healthy Eating Active Living Community



# Step 3: Issues and Opportunities



- The Issues and Opportunities Report will include:
  - Summary of the visioning process
  - Identify community values and priorities
  - Describe areas of focus for goal and policy development
  - Identify key concerns and potential solutions



# Step 3: Issues and Opportunities



The Issues and Opportunities Report will:

- Serve as a “road map” for the preparation of the General Plan
- Identify topics that will be addressed in the General Plan Update
- Describe potential options available to the City to address issues
- Depict land use concepts for focus areas

The City Council will provide guidance on the Vision Statement, preferred land use concepts, and key goals and policies – ***this step will guide staff, consultants, and the Planning Commission in preparation of the General Plan.***



## Step 4: Housing Element Update



- State law identifies specific schedule for Housing Element updates
- Address 2007-2014 Regional Housing Needs Allocation
- Sets forth strategy for addressing housing needs (new construction, rehabilitation, special-needs housing) for all income levels
- Housing Element requires State review and certification





# Step 5: Goals, Policies and Programs

## GENERAL PLAN ELEMENTS



### Required Elements

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Safety
- Noise

### Optional Elements

- Community Health and Wellness
- Economic Vitality
- Community Facilities and Services



# Step 5: Goals, Policies and Programs



## Goals

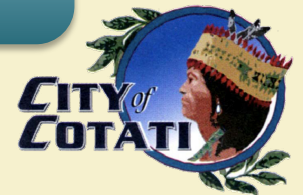
Broad statements of community desires, preferences, and the General Plan's purpose

## Policies

Guides to decision-makers with respect to development proposals, future growth and resource allocation

## Programs

Implementation steps to ensure goals and policies are carried out



## Step 6: Draft General Plan



- The General Plan Update will include comprehensive goals, policies and programs for each element:
  - Based on results of Visioning process
  - Direction from City Council
  - Direction from Planning Commission



# Step 6: General Plan Update



- Each General Plan Element will:
  - Address requirements of state law
  - Seek to avoid or mitigate environmental impacts
  - Be grounded in sound community planning techniques
  - Reflect the goals and priorities of the community
  - Ensure internal consistency with other elements



# Step 7: Environmental Review



- The California Environmental Quality Act (CEQA) requires the preparation of an EIR prior to adoption of the General Plan.
- The EIR will be prepared concurrently with the General Plan.
- The EIR will identify possible environmental impacts
  - Measures will be incorporated into the General Plan to make it a “self-mitigating” document.





## Step 8: Adoption of the General Plan



- Once the General Plan and EIR have been prepared, they will be brought to the City Council for consideration and adoption.



# Community Participation and Outreach



## PARTICIPATION

- Kick-off Meeting
- Visioning Workshops (4)
- Planning Commission: Goal and Policy Development (11)
- Planning Commission Hearings (2)
- City Council (8)

## OUTREACH

- General Plan Website
- Community Presentations
- Newsletters
- Stakeholder Interviews



# Community Workshops: Visioning



- Four Visioning Workshops will be held to:
  - Develop a Vision Statement that guides the General Plan process
  - Identify community values and priorities
  - Identify issues for the General Plan to address
- Participants will include:
  - Key stakeholders
  - Local businesses and organizations
  - Members of the public
  - Local agencies

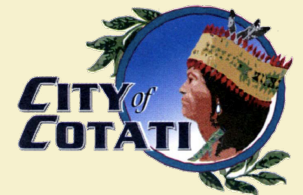


# Planning Commission: Goal and Policy Development

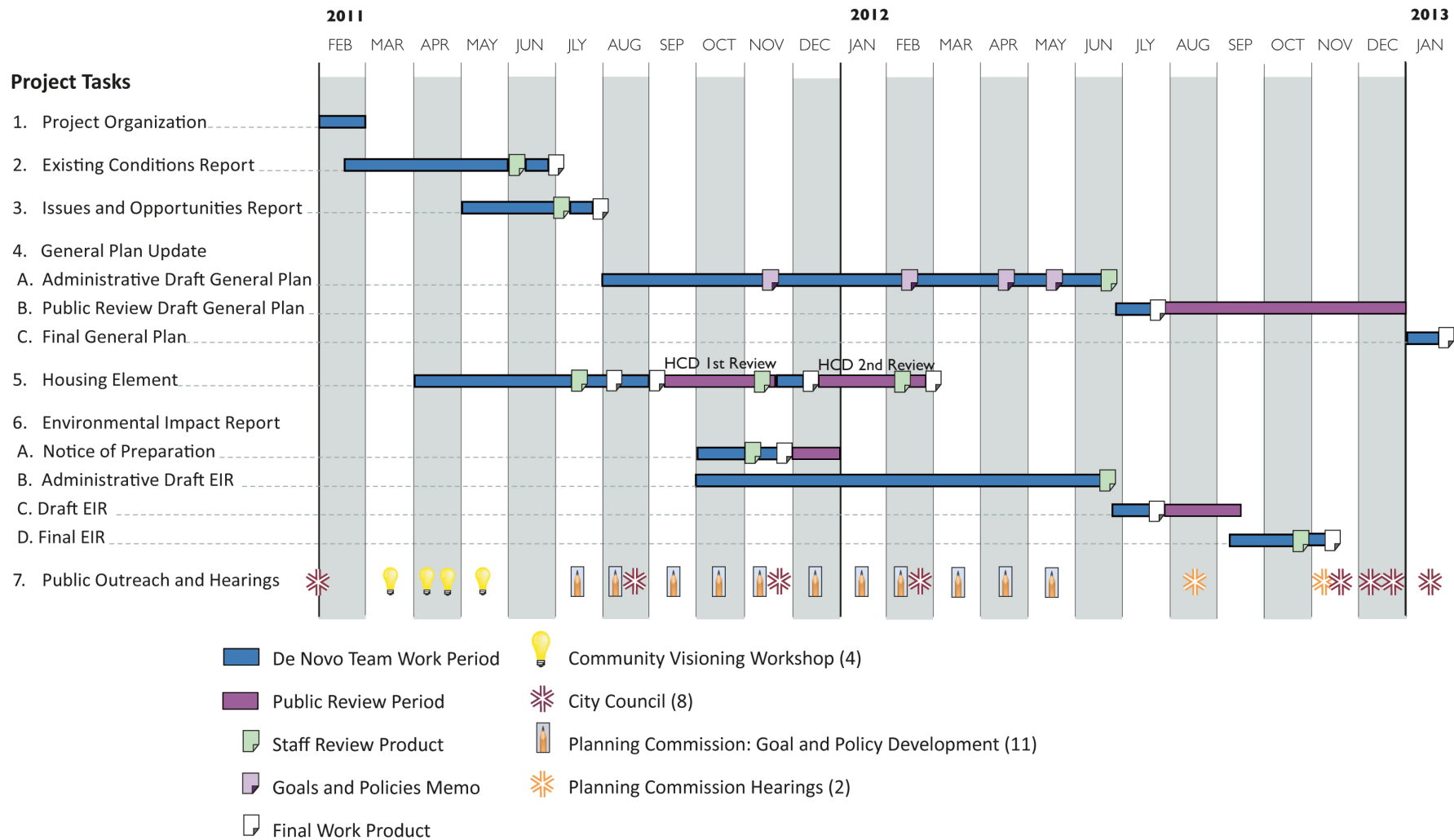


## Role of the Planning Commission:

- Represent the community during the General Plan Update process
- Perform informal outreach to the community
- Act as a “sounding board” for ideas and policy development
- Identify and prioritize issues to be addressed
- Review and refine draft goals, objectives, policies, and measures
- Review working documents
- Provide input to the City Council



# Project Timeline





# Six-Month Timeline

Task	Tentative Completion Date
<b>Step 1 – Visioning Process</b>	
Visioning Workshops	#1: March 2011 #2-3: April 2011 #4: May 2011
<b>Step 2 – Existing Conditions</b>	
Existing Conditions Report	July 2011
<b>Step 3 – Issues and Opportunities Report</b>	
Issues and Opportunities Report	July/August 2011
<b>Step 4 - Goals, Policies and Programs</b>	
First Planning Commission Goal and Policy Development Workshop	July 2011

# How Will the Community Be Involved?



## Public Meetings and Workshops

- Visioning Workshops
- Planning Commission Meetings

Website: [cotati.generalplan.org](http://cotati.generalplan.org)

- Will be available by February 16, 2011
- All meeting notices, materials and draft documents will be posted on the website

## Newsletters

- Regularly provide an overview of the General Plan process, identify upcoming meetings and discuss any key issues



# Get Involved



If you would like to be notified by e-mail of upcoming General Plan events, please contact:

Keri Pajon, Cotati Planning Department at (707) 665-3637 or [kpajon@ci.cotati.ca.us](mailto:kpajon@ci.cotati.ca.us)

Please visit the General Plan website after February 16 at: [cotati.generalplan.org](http://cotati.generalplan.org)





# COUNCIL COMMENTS AND DIRECTION

