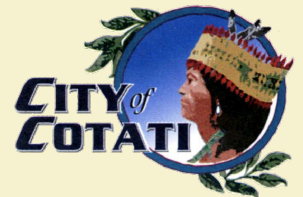




VISION: COTATI

Land Use
April 25, 2011

DE NOVO PLANNING GROUP



Workshop Overview



- General Plan Overview and State Requirements
- Summary of the General Plan Update Process
- Activity 1: Guiding Principles
- Activity 2: Great Places – Focal Points, Defining Features, and Desired Uses
- Summary of What We Have Heard

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
 - Recent Planning and Policy Efforts

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:
 - Summarize the visioning process
 - Identify community values and priorities
 - Describe areas of focus for goal and policy development
 - Identify key concerns and potential solutions
 - Serve as a “road map” for the 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
 - Public input

Sample Goals from the Current General Plan (1998)



“Establish an efficient and environmentally sensitive land use pattern that provides adequate space to meet housing and economic needs while maintaining Cotati’s small-town image.”



“Establish and maintain a healthy local economy that includes a diversity of commercial and industrial enterprises which will provide goods, services and employment opportunities to Cotati’s residents and which will be consistent with the community’s small-town image.”



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

Six-Month Timeline

Task	Tentative Completion Date
Step 1 – Visioning Process	
Visioning Workshops	#1: March 21, 2011 #2: April 6, 2011 #3: April 25, 2011 #4: May 9, 2011
Step 2 – Existing Conditions	
Existing Conditions Report	July 2011
Step 3 – Issues and Opportunities Report	
Issues and Opportunities Report	July/August 2011
Step 4 - Goals, Policies and Programs	
First Planning Commission Goal and Policy Development Workshop	June 2011

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

Please visit the General Plan website to take a survey, enter in the Photo Contest, and find upcoming meeting dates:

cotati.generalplan.org



ACTIVITY #1

GUIDING PRINCIPLES

Guiding Principles

- From the list below, identify the top three themes that you think should guide the General Plan Update:



- Local food production/Local agriculture
- Diversify and improve downtown businesses
- Emphasis on culture and the arts
- Maintain rural small-town feel
- Bike and pedestrian connectivity
- Business-friendly Climate
- Open space protection
- Citizen participation
- Connection with Sonoma State and students
- Integrate planning with SMART
- Protect water quality
- Increase tourism
- Provide a range of housing options



ACTIVITY #2

GREAT PLACES – FOCAL POINTS, DEFINING FEATURES, AND DESIRED USES

Focus Areas



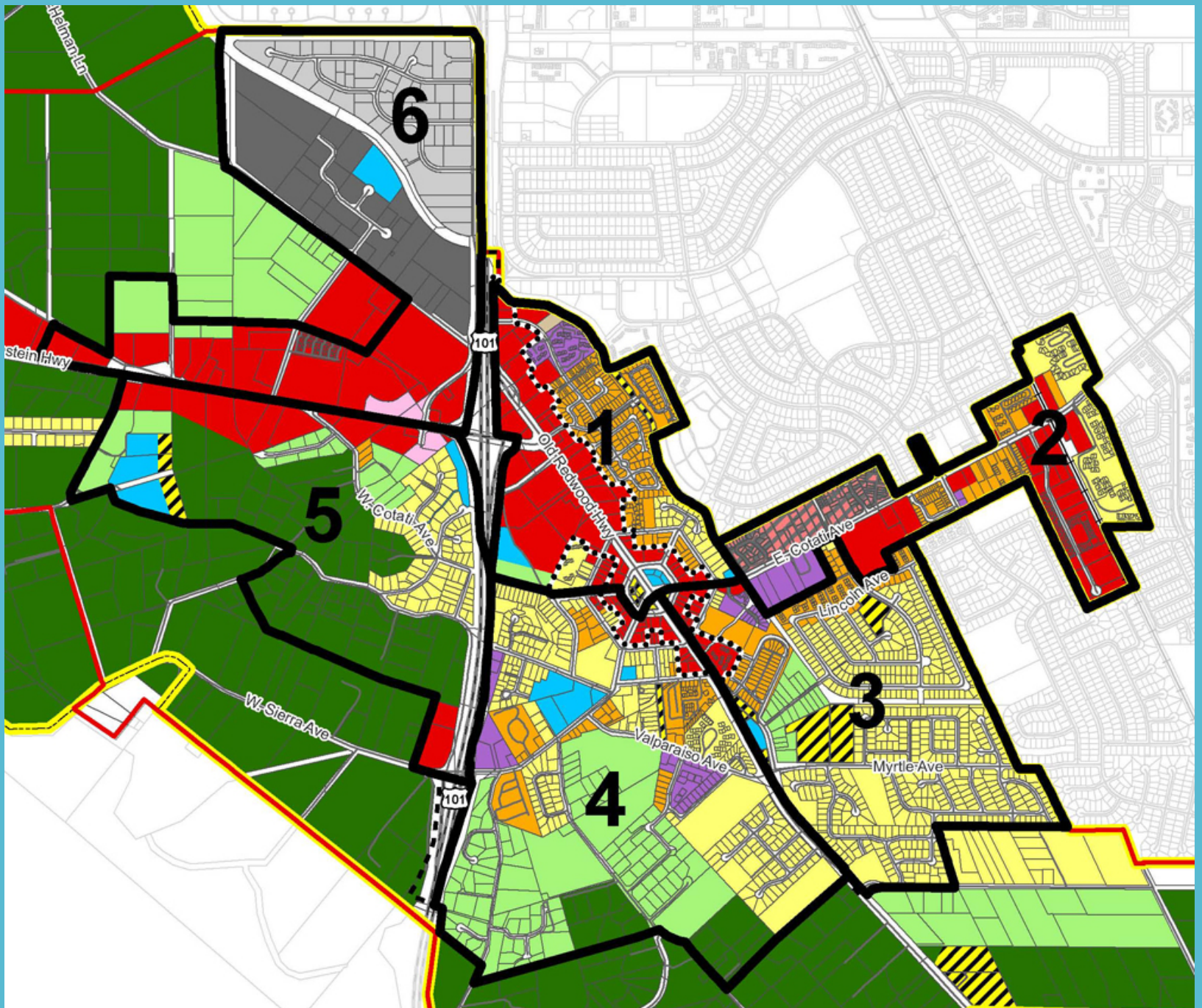
The “built environment” – buildings, parks, public spaces, and transportation – strongly influences people’s decisions and lifestyle choices, including what to eat, how to get places, and where to play, socialize, and be physically active.

What makes a community a great place? How can Cotati make sure that it is a great place?

What Makes a Great Place?



- key attributes
- intangibles
- measurements



Mapping Activity



- What are the key destinations or community places in this area?
- Where should new community gathering areas or focal points in this area be located?
- Are new developments or uses needed in this area?
- What are the area's defining features?
- What are the greatest assets in this area?
- What does this area need?

In the Planning Area outside of the City, please identify what connects specific neighborhoods or areas in the Planning Area to Cotati.



SUMMARY: WHAT WE HAVE HEARD