



## City of Sebastopol Planning Commission Staff Report

Meeting Date: March 10, 2026  
Agenda Item: 6A  
To: Planning Commission  
From: Jane Riley, Planning Director  
Subject: Workshop on the Planning Commission's 2026-2027 Workplan  
Recommendation: Discuss, Prioritize, and Provide Suggestions for the Workplan

### **Background:**

The Planning Commission first adopted a Workplan in 2019 to allow for prioritizing and organizing implementation of the 2016 General Plan items, as well as other longer-range policy and project work of the Commission. The Commission's Workplan is periodically updated as work items are completed or as other items come forward. These updates are done with the input of Planning staff and the Planning Commission, and are then presented to the City Council for their review and approval. This ensures that the various city entities, elected, appointed, and staff, are aware of the work being done by staff and the Commission; allows for transparency and public input; and enables the Council establish priorities for Planning-related work. Workplans are prepared and approved for each City Board or Commission, and together they allow staff to allocate time/resources and to apply for potential grants to fund various initiatives.

The last update of the Planning Commission Workplan was in September 2023. Since that time, staff and the Commission have been working on implementing the various Workplan items, most notably the Objective Design and Development Standards, which was adopted in December 2023, and implementation of work funded through several State and Regional Grants (including the Active Transportation Plan update, Sustainable Transportation Grant (STG) for the Downtown Core, and the Workforce Housing Overlay (development standards adopted into Code but WH Zoning not yet placed on any parcels).

Workplan items do not include development review (private applications for development), which require both staff and Commission time and occur on an ongoing basis. As the City has no control over the ebb and flow of these items, a significant uptick or downturn may affect the overall timeline of the Workplan items. Additionally, other initiatives are added by Council, Commission, or staff as needed.

### **Discussion:**

Attached, the Commission will find a listing of Workplan items still to be achieved to implement General Plan Programs (including Housing Element Programs) and to carry out other Council-established priorities.

Staff has prioritized various items in accordance with deadlines (such as STG work to be completed by April of 2026 as part of grant requirements) and initiatives that coordinate with other bodies (such as the Plaza Centennial Project, which is a joint effort with the Design Review Board to develop a plan for a re-envisioned Plaza to celebrate 100 years for the City of Sebastopol).

Additionally, staff is recommending the Commission consider adding a Workplan item to implement Policy EV1-2 and Program EV1d of the General Plan by streamlining the approval process for small businesses. This effort would aim to diversify the local economy by simplifying the approval process for small-scale commercial projects. Key provisions could include reducing permitting levels and fees for certain business types; reductions in parking requirements; expanded use definitions to address emerging business types; and encouraging “active frontages” by providing incentives for businesses that provide outdoor activities and/or generate foot traffic. These activities would occur concurrently with the PDA Grant activities and would rely partially on data and analysis generated by that effort.

**Public Comment:**

No public comments have been received as of the writing of this staff report.

**Recommendation:**

The Commission should review and discuss the “Discussion Draft” Workplan and make suggestions for additions, deletions, and prioritization. A revised Draft Workplan will be brought back to the Commission for approval this Spring before going to City Council for review and approval.

**Attachment:**

Discussion Draft of 2026 Workplan

# DISCUSSION DRAFT PLANNING COMMISSION WORK PLAN 2026

***In Suggested Order of Priority***  
**Underlined items are new items**

#	Description of Item	Timing/Responsible Department and review body(s)
1	<p><u>Centennial Project for the Plaza</u></p> <p><u>This project would be a joint effort with the Design Review Board to develop a plan that would bring improvements to the Plaza in the downtown center of the City. This is also part of the Council's goals to develop a plan to update the Plaza as part of the 100-year anniversary of the City.</u></p>	<p>Planning Dept/Planning Commission/Design Review Board/ City Council</p> <p style="text-align: center;"><b>Summer-Fall 2026</b></p>
2	<p><u>Sustainable Transportation Grant</u></p> <p><u>Sebastopol was awarded a Caltrans Grant to examine the two State Highways (116 and 12) that intersect and serve as the Downtown's two primary routes of travel. The high volume of regional traffic has negatively impacted the vitality of local businesses and the safety of pedestrians and bicyclists traversing the Downtown area. Partnering with Caltrans District 4, Sonoma County Transportation Authority, and the County of Sonoma, the effort will produce a preferred plan for the downtown segments of State Route (SR) 116 and SR 12 to address safety, sustainability, accessibility, connectivity, economic development, and mobility for all transportation modes and reduce the reliance on vehicle travel, while supporting the City's land use and housing goals.</u></p>	<p><u>Planning Dept/ Eng Depart</u>  <u>Planning Commission/</u>  <u>City Council</u></p> <p style="text-align: center;"><u>2024-2026</u></p> <p style="text-align: center;"><u>On its way to adoption in 2026</u></p>
3	<p><u>Housing Element Implementation –</u></p> <p><u>5.a. Workforce Housing/Flex Zoning Modifications</u></p> <p><u>The City has been awarded a \$250,000 Priority Development Area (PDA) grant from ABAG/MTC to implement this project, which will review zoning along the Hwy 116 commercial corridor in Sebastopol's Core Area PDA (general commercial and office commercial zoning) to review and revise how the city regulates these areas to provide more flexibility for housing to be developed in these area. (Full description attached to workplan)</u></p> <p><u>Housing Element Policies (HE 2023-2031):</u>  <u>Program A-3.4 Workforce Housing Overlay Zone</u>  <u>Program A-3.5 Opportunities for By Right Housing</u></p>	<p style="text-align: center;"><u>Planning Dept/</u>  <u>Planning Commission/</u>  <u>City Council</u></p> <p style="text-align: center;"><b><u>Begin 2024</u></b></p> <p style="text-align: center;"><u>Initial WFH zone was adopted in 2026, and the PDA grant is soon to be underway</u></p>

4	<p>Housing Element Implementation - Other Housing Element Implementation items</p> <ul style="list-style-type: none"> <li>• Tenant rights issues</li> <li>• Tiny homes for ADUs?</li> <li>• Comm / industrial zoning housing opportunities</li> <li>• Others that arise</li> </ul>	<p><u>Planning Dept/ Planning Commission/ City Council</u></p> <p><i>TBD</i></p> <p><i>Could be part of the Housing and Zoning PC update subcommittee tasks</i></p>
5	<p><u>Part of item 2 work, not as a "Specific Plan", but through planning/zoning</u></p> <p><u>Specific Plan for the Northern Gateway District</u></p> <p><u>Action LU 7e:</u> <u>Adopt a Specific Plan for the Northern Gateway District. The Specific Plan should resolve issues such as improving the northern gateway to the city and identifying appropriate commercial, office, industrial, and mixed-use development that would contribute to the character of the area and meet the City's economic and fiscal needs.</u></p>	<p><u>Planning Dept/ Planning Commission/ City Council</u></p> <p><i>Not yet underway</i></p>
6	<p>Vacation Rental Ordinance Update</p> <p>Further policy discussion regarding the criteria for approval of Vacation rentals that are non-hosted and whole-house (or whole-apartment) full-time rentals. Review to include:</p> <ul style="list-style-type: none"> <li>• potential limit on number of days per year;</li> <li>• limits related to permanent occupancy;</li> <li>• limits related to zoning districts (commercial/residential);</li> <li>• treatment of single-family with ADUs (hosted vs non-hosted);</li> <li>• overall limit of non-hosted rentals in the city; or</li> <li>• limits within each neighborhood/area</li> </ul> <p><u>Not prioritized because not currently a program in the General Plan</u></p>	<p><u>Planning Dept/ Planning Commission/ City Council</u></p> <p><i>Project initial discussions March 2022 / on hold/ resume 2024</i></p> <p><i>The PC received a discussion item on this on September 24, 2024, but staff has been unable to bring an item back</i></p>

7	<p>Municipal Code "Clean-up" / Modifications:</p> <p>Review and update new Zoning Ordinance for items that need clarification or in response to Planning Director Interpretations.</p> <p>Items may include updates in response to state legislation; <u>updates for PC review of certain use permits to administrative review (dog grooming, exercise facilities; parking requirements discussion; small business incentive program changes (may include allowing food trucks or other mobile food vendors to satisfy the food service requirement for bars/alcohol establishments).</u></p> <p>Other potential legislation: address Loss of Dwelling units through provisions for: Non-conforming density (ie 3 units in Single Family zones, over max density in MFR/Commercial zones) = provisions for maintaining # of units, and/or requirements that max density be maintained; Potential for In-lieu or impact fee if units are voluntarily removed from housing stock (and not replaced); Requirements for Administrative Review/Discretionary demolition permit when housing unit proposed for demolition.</p>	<p><i>Some could be items for the Housing and Zoning subcommittee to work on</i></p>
8	<p>Ives Park Master Plan:</p> <p>FY23/24:</p> <ul style="list-style-type: none"> <li>• Funding identification and procurement – on-going, working with California Urban Stream Partnership (CUSP)</li> <li>• Continued work on engineering/design of creek naturalization</li> <li>• Update to Ives Park Master Plan – pending funding, staff</li> </ul> <p>Short-Term Parks Improvements:</p> <ul style="list-style-type: none"> <li>• Identify short-term improvements in city parks (on-going)</li> <li>• Do physical visits to parks (at least one Park annually) on an annual basis. Consider this as a special daytime meeting to be able to include Public Works</li> <li>• Maintenance requirements for new and existing facilities should be considered whenever looking at Capital Improvements to Parks</li> </ul>	<p>Planning/Engineering/ Public Works Departments/ Planning Commission/ City Council</p> <p><i>Planning work continuing in FY 23/24, grant applications</i></p> <p><i>Planning staff have been working with CUSP to finalize the agreement for them to continue to work on this project and secure grant funding. Additionally, the Rotary has brought forward an application to make improvements under the Ives Park Master plan and work with CUSP on incorporation of the two projects.</i></p>

Other/Future General Plan Implementation Items

**with Priority in Adopted General Plan (A = 1, B = 2, C = 3)**

	Description of Item	Responsible
B  n/a	<p>Parks and Recreation Master Plan</p> <p>Long-term:</p> <p><u>Action CSF 2a:</u> Develop and adopt a Parks and Recreation Master Plan</p> <p>The plan should include and address:</p> <ul style="list-style-type: none"> <li>Needs Assessment for future park locations, Types of users and amenities needed, Coordinated efforts to integrate plans including: the Laguna Wetlands Preserve Restoration and Management Plan, Ives Park Master Plan, and Bicycle and Pedestrian Master Plan, Opportunities to enhance bicycle and pedestrian connectivity, Maintenance needs and requirements for new and existing facilities, Future sites and facilities development for parks acquisition, Financial plan and funding sources, CIP planning</li> </ul>	<p>Planning/Engineering and Public Works Departments/ Planning Commission</p> <p>Not yet begun</p>
B  B  C	<p>Sebastopol Downtown Plan Revisions/Updates</p> <p><u>Action (LU7d):</u> Revise the Sebastopol Downtown Plan to: 1) provide updated information regarding existing conditions and opportunity sites, 2) encourage affordable housing, 3) provide for increased residential uses, particularly over commercial and office uses, and 4) reflect the circulation system envisioned in this General Plan.</p> <p><u>Action CD 2a:</u> Maintain and update the Downtown Plan as necessary to reflect the urban design goals. Updates to the Downtown Plan should:</p> <ul style="list-style-type: none"> <li>Include provisions for quality publicly-accessible open spaces at appropriate locations that enhance the pedestrian experience and attract people to the Downtown;</li> <li>Provide standards for the appropriate design, scale, and edge treatment to define, and create publicly-accessible spaces that positively contribute to the character of the area and provide public access to community gathering, recreational, artistic, cultural, or natural amenities;</li> <li>Recognize Downtown’s unique character as the oldest part of the City, and leverage historic resources to create a unique urban environment for Downtown; and</li> <li>Respect and respond to on-site and surrounding historic character in proposals for development.</li> </ul> <p><u>Action EV 3a:</u> Periodically review and update, as necessary, the Sebastopol Downtown Plan to ensure that its implementation is meeting the City’s goals for Downtown, that it ensures the desired unique characteristics of Downtown, and that it includes all areas shown on Figure 9-1.</p>	<p>Planning Dept/ Planning Commission/ City Council <i>(requires consultant)</i></p> <p>Not yet begun, could be included as part of the Economic Development Plan</p>

<p><b>B</b></p>	<p>Rights of Nature Ordinance  <u>Action COS 1a:</u> Consider the establishment and adoption of a Rights of Nature Ordinance. Consideration should include legal, economic, and human implications of such an ordinance, a timeline for implementation, and standards to provide for robust environmental protection measures, while balancing the other social, economic, and community priorities established by the General Plan.</p>	<p>Planning Dept/  Planning Commission</p> <p>Planning staff did receive a template ordinance from the Climate Action Committee in 2024, but no actions at that time were moved forward</p>
<p><b>B</b></p>	<p>Dark Sky Regulations  <u>Action COS 11g:</u> Review and consider strengthening the exterior lighting standards contained in the Design Review Guidelines. The lighting standards in the Design Review Guidelines should incorporate principles and best practices endorsed by the International Dark Sky Association. The updated standards should address: Nuisance prevention, Shielding requirements, Level of illumination, Energy efficiency requirements, and Accent Lighting.</p>	<p>Planning Dept/  Planning Commission/  DRB</p>
<p><b>B</b></p>	<p>Tree Protection Ordinance Updates  <u>Action COS 6c:</u> Review and possibly revise the Tree Protection Ordinance in order to strengthen monitoring provisions for re-planting efforts, in order to ensure the long-term health and viability of re-planted trees. Revisions should also address the current fee structure for violations of the TPP to ensure that violations are more costly than compliance with the TPP requirements.</p>	<p>Planning Dept/  Planning Commission/  DRB</p> <p>DRB, in conjunction with the Climate Action Committee, have developed a subcommittee to develop a list of changes to the Tree Ordinance that would come to the DRB for review. That would then be passed to the PC as a recommendation for PC, and then final approval by the City Council</p>
<p><b>B</b></p>	<p>In-lieu Parking Fees  <u>Action CD 2c:</u> Consider the collection of in-lieu parking fees to fund the construction of a Downtown parking garage.  <i>*may make sense to do at the same time as Downtown Plan Update</i></p>	<p>Planning Dept/  Planning Commission/  City Council  <i>(requires consultant)</i></p>

<p><b>B</b></p>	<p>Noise Standards  <u>Noise Standards Action N-1a:</u> Update Chapter 8.25 and Title 17 of the Sebastopol Municipal Code to:</p> <ul style="list-style-type: none"> <li>• Ensure that the noise standards are consistent with this element, including Tables N-1 and N-2;</li> <li>• Require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques;</li> <li>• Include regulations to reduce exposure to exterior periodic nuisance noise, including trash collection, street sweeping, and other noise-generating activities.</li> <li>• Establish maximum interior noise levels for activities held at public and community buildings.</li> </ul>	<p>Planning Dept/  Planning Commission  <i>(requires consultant)</i></p> <p><i>Not yet begun.  (Planning staff were in talks with some of the local downtown businesses who were considering bringing this item forward as a request, but nothing has been submitted.</i></p>
<p><b>B</b></p>	<p>Community Impact Report (CIR) Requirements  <u>Action CSF 1h:</u> Consider establishing requirements for the preparation of a Community Impact Report (CIR) as part of the development review process for new large-scale projects. The standards should consider the following:</p> <ul style="list-style-type: none"> <li>• Identification of criteria for projects that must comply with the requirement to prepare a CIR (such as proposed housing units, commercial square footage, etc.).</li> <li>• Fiscal impacts- assess the financial costs to provide services to the project and the benefits the project will provide the City, including tax revenue (e.g., will revenue increase, decrease, or be shifted).</li> <li>• Employment impacts- estimate the number of jobs that will be created or eliminated by the project, and identify job quality measures including wages, benefits, and accessibility.</li> <li>• Housing impacts- assess the project’s impact on the need for both affordable and market-rate housing units, and whether the project will create additional units or eliminate existing units.</li> <li>• Neighborhood needs impacts- assess whether the project will increase or meet demand for services and how the surrounding neighborhood might benefit from the project.</li> <li>• Smart growth impacts- assess whether the project will make the surrounding neighborhood more livable and how the project will affect public transit and the pedestrian and bicycle network.</li> </ul>	<p>Planning Dept/  Planning Commission</p>

<p><b>C</b></p>	<p>Private Open Space Maintenance Standards  <u>Action COS 12d:</u> Adopt an ordinance that specifies standards and responsibilities for the maintenance of private open space lands within the city limits. The standards should include provisions for public access, habitat management, water quality protection, safety, and aesthetics.</p>	<p>Planning Dept/  Planning Commission</p>
<p><b>B</b></p>	<p>Hazardous Waste Ordinance  <u>Action SA 6c:</u> Consider adoption of a Hazardous Materials and Waste Ordinance that defines hazardous waste and hazardous materials and facilitates implementation of State and County hazardous materials and hazardous waste regulations and management programs.</p>	<p>Engineering Dept/  Planning Commission</p>
<p><b>C</b></p>	<p>Specific Plan for Gravenstein South Area (prior to considering large annexation requests in the area)  <u>Action LU 9c:</u> Adopt a Specific Plan for the Gravenstein South Area within the SOI, prior to considering large annexation requests in this area. The Specific Plan should resolve issues such as improving the southern gateway to the city; incorporating and enhancing current and former industrial facilities and land uses so that they become a part of the City's economic and tax base; resolving infrastructure delivery challenges; and preserving the Laguna while increasing its accessibility. Constraints to development in this area are the Laguna itself, the need to accommodate and buffer a wide variety of different and potentially incompatible land uses, limited accessibility, and the difficulty of extending sewer service, which would involve a pump station and the construction of a sewer line underneath Gravenstein Highway South and Petaluma Avenue. In particular, the growth-inducing aspects of additional wastewater capacity in this area need to be properly evaluated and mitigated.   <u>Action EV 1f:</u> Consider annexations in the Southern Gateway that would accommodate appropriately-scaled high-quality job-generating uses and other development that is consistent with the City's economic goals and vision.</p>	<p>Planning Dept/  Planning Commission</p> <p><i>Note from 10/9/2018 discussion: Prioritize a schematic plan and budget for annexation and public services</i></p>
	<p>Joint PC/CC Meeting  <u>Action CSF 6:</u> Endeavor to hold at least one joint public hearing between the City Council and Planning Commission annually to discuss key issues, challenges, and priorities facing the City.</p>	

## Joint Planning Commission/DRB Items:

<p><b>B</b></p>	<p>City Signage -Streets and Parks  <u>Action CD 2b:</u> Develop and place distinctive street signs within the Downtown.  <u>Action CD-2i:</u> Develop and implement a sign program to identify City parks.</p> <p>Streetscape Plan and Street Signage  <u>Action CD-2e:</u> Develop a streetscape improvement plan that prioritizes upgrades to physical connections and aesthetic continuity throughout the Downtown. Establish incentives for businesses in the Downtown to participate in beautification and public space enhancement efforts.</p>	<p>Planning Dept/            Planning Commission</p> <p><i>Wayfinding signage design completed; Phase 1 installed early 2019            Phases 2 and 3 are pending funding</i></p> <p><i>Streetscape plan pending</i></p>
<p><b>B</b></p>	<p>Native Plant List  <u>Action COS 6a:</u> Make available a list of plants and trees native to the region that are suitable for use in landscaping. The plant and tree species should be drought-tolerant, available from local sources, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects. The list should be provided online in a user-friendly format, and staff should direct project applicants to the list during site design review and approval.</p>	<p>Planning Dept/            Planning Commission/            DRB</p>
<p><b>B</b></p>	<p>Urban Design Guidelines for Key Areas  <u>Action CD 1b:</u> Develop and update urban design guidelines to include design standards and goals for key districts, areas, or types of development throughout the community, including, but not limited to, the Downtown, Gravenstein Highway (north and south), as well as single-family and multifamily types of development. Design guidelines should include provisions that enhance and support the unique qualities of areas, as well as support the character of residential neighborhoods. The design guidelines should allow for creative design solutions and architectural diversity. Consideration should be given to incorporating form-based code components into the design guidelines.</p> <p><u>Action CD 1c:</u> Provide design and development guidelines for gateways to the city to encourage special features and to discourage the establishment of new fast-food establishments, auto-dependent businesses, and similar uses, and minimize sidewalk driveway cuts to the maximum extent possible.</p>	<p>Planning Dept/            Planning Commission/            DRB</p>
<p><b>B</b></p>	<p>Design Guideline Updates  <u>While the ODS have been adopted, they are voluminous and difficult for the public to utilize. The PC and DRB would work together to make the existing design guidelines more objective so that they may be more useful in assessing all projects moving forward.</u></p>	<p>Planning Dept/            Planning Commission/            DRB</p>

<p><b>C</b></p>	<p>Historic Resources</p> <p><u>Action COS 10e</u>: Develop a Historic Sebastopol program to identify and protect historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and to provide a coordinated approach to draw visitors and tourists to these areas. The program may include:</p> <ul style="list-style-type: none"> <li>• Coordinated signage and identifying placards of historic areas, including downtown, specific buildings, and businesses.</li> <li>• Maps available online, at the Chamber of Commerce, and key locations of the City that direct visitors and history aficionados to key historic and cultural resources in the City.</li> <li>• Establishment of local historic districts (such as the downtown) with standards to conserve historical resources and promote the highest and best use of such resources.</li> </ul> <p>Property owner incentives for the preservation and restoration of historic buildings and sites. Consider the following incentives: Interest-free or reduced interest loans for rehabilitation work consistent with the original character of the building; tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts; reduced processing fees for preservation and protection of outstanding buildings; use of the State Historic Building Code where applicable; a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the City); and awards and grants for the preservation and protection of outstanding buildings.</p> <p><u>Action CD-3b</u>: Inventory historical and cultural resources and prepare a comprehensive survey of sites and structures, including those of architectural significance.</p> <p><u>Action CD-3e</u>: Develop a priority list for the restoration and preservation of significant structures in the City.</p>	<p>Planning Dept/ Planning Commission/ DRB</p>
<p><b>C</b></p>	<p>Historic Homes Guidelines</p> <p><u>Action COS 10f</u>: Develop guidelines for remodels of potentially historic residential structures to ensure that the character and individuality of such residences are maintained. The guidelines should address:</p> <ul style="list-style-type: none"> <li>• Design styles, age of home, and other criteria to determine applicability of the guidelines;</li> <li>• Exterior features that are important and covered by the guidelines (e.g., siding and exterior finishes, windows, doors, roofs, porches, garages, outbuildings, and streetscapes);</li> <li>• Standards for modifications and renovation, including the extent of changes that can occur; and</li> </ul> <p>Activities that are exempt from the guidelines, such as interior improvements, routine maintenance, and repair.</p>	<p>Planning Dept/ Planning Commission/ DRB</p>
<p><b>C</b></p>	<p>Design Standards for Industrial Development</p> <p><u>Action LU 9d</u>: Adopt design standards for industrial development.</p> <p><u>Action LU 9e</u>: Where feasible, provide infrastructure improvements as part of the Capital Improvement Program that support development of industrial areas.</p>	<p>Planning Dept/ Planning Commission/ DRB</p>

## Other Programs Identified in the General Plan (Staff-level projects)

- Action LU41: Develop a referral area around the UGB and monitor development applications therein
- Action COS 3i: Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., California Department of Fish and Wildlife, US Fish and Wildlife Service, US Army Corps of Engineers, Regional Water Quality Control Board, etc.) and provides information regarding local and regional conservation and environmental groups and programs, including the Atascadero Watershed Council and the Laguna de Santa Rosa Foundation, to the extent that the City has readily available information. Information that identifies creeks and tributaries affecting the Sebastopol area and the Laguna de Santa Rosa watershed should also be included.
- Action COS 8e: Consider adopting GHG reduction goals that meet or exceed the RCPA Climate Action Plan goals.
- Action COS 8a: Continue to participate in regional climate action planning efforts led by the Regional Climate Protection Authority (RCPA) towards development and implementation of the Climate Action Plan 2020 – **ON-GOING STAFF COORDINATION**
- Action COS 10a: Work with the Federated Indians of the Graton Rancheria to prepare a narrative description of the Native American background of the Sebastopol area and request the Federated Indians of the Graton Rancheria provide pictorial examples of the types of Native American resources present in the vicinity. Place this description on the City's website as a link under the History of Sebastopol section.

## Ongoing Projects and Initiatives Planning Dept is responsible for:

- Monitoring and response to State (and Federal) Legislation related to Land Use, Subdivision regulations, Environmental regulations, telecommunications, etc.
- Development Review and Coordination for applications

### Housing Element Implementation and Reporting

1. **Annual Report:** Due in April of every year to State HCD
2. **Implementation:** Workplan items listed above
  - a. **Affordable housing monitoring – beginning 2023** - Staff is developing an Affordable Housing Monitoring contract with the County (HE A-1.3)
3. **Other Housing Element items:**
  - a. Staff meets regularly with non-profits and potential developers
  - b. Administrative List for housing sites being developed (staff level) (HE A-2.1)
  - c. Staff monitors Housing Trends, Laws, and Issues on an ongoing basis (HE B-3.1)

### General Plan Implementation and Reporting

1. **Annual Report** - Due in April of every year
2. **Implementation**
  - a. Implementation plan to City Council for review and approval
  - b. Coordination of City Council Core Values/Priority Projects with General Plan Goals/Objectives

### Local Hazard Mitigation Plan

1. Annual Report and monitoring
2. Incorporate into the Safety Element of the General Plan

### Parks

1. Grant identification and application
2. Park master planning and implementation

### Public Art

1. Implementation of Public Art ordinance, including review of public art proposed for private development
2. Public Art RFP/RFQ for new Public Art Commission
3. Manage Community Sculpture Garden Submissions
4. Pomo Art Mural on the east side of City Hall Building