



**City of Rohnert Park
Planning Commission**

AGENDA

**Thursday, October 25, 2018
6:00 P.M.
130 Avram Avenue, Rohnert Park**

To Any Member of the Audience Desiring to Address the Planning Commission:

For public comment on items listed or not listed on the agenda, or on agenda items if unable to speak at the scheduled time, you may do so upon recognition from the Chairperson. **PLEASE FILL OUT A SPEAKER CARD PRIOR TO SPEAKING.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL (Adams ___ Blanquie ___ Borba ___ Giudice ___ Haydon ___)**
- 4. DECLARATION OF ABSTENTION**
- 5. ACKNOWLEDGEMENT OF POSTING OF AGENDA** – Agenda has been posted in three public places: Community Center, Public Safety Building and City Hall.
- 6. PUBLIC COMMENT** - Persons who wish to speak to the Commission regarding an item that is not on the agenda may do so at this time.
- 7. CONSENT CALENDAR - ADOPTION OF MINUTES**
 - 7.1** Approval of the Draft Minutes of the Planning Commission meeting of June 28, 2018, July 12, 2018
- 8. AGENDA ITEMS**
 - 8.1 PUBLIC HEARING – CONDITIONAL USE PERMIT – File No. PLUP18-0002** – Matthew Moore for GTE Mobilnet of California LP Verizon Wireless – Consideration of Resolution 2018-28, approving a Conditional Use Permit for a seventy-foot-tall wireless antenna structure designed to resemble a tree (monopine) and an enclosure for supporting electronic equipment located at 5210 Commerce Boulevard (APN 143-021-014).

CEQA: The project is categorically exempt from the California Environmental Quality Act, Article 19, 15303 New Construction projects, Class 3.

- 8.2 PUBLIC HEARING- MUNICIPAL CODE AMENDMENT- File No. PLMC18-0003-** City of Rohnert Park- Consideration of Resolution number 2018-42, recommending to the City Council approval of Zoning Ordinance and Map amendments for the Downtown District Amenity Zone (DDAZ) overlay districts (Chapter 17.06, Article XIII)

CEQA: In accordance with the California Environmental Quality Act (CEQA), the PDA EIR was previously certified by the City Council. The Planning Commission hereby finds that the proposed zoning code amendments apply to property within the PDA plan area, implement the approved PDA plan and are consistent with the PDA analyzed in the PDA EIR. Pursuant to Section 15162 of the CEQA Guidelines, no new environmental effects could occur as a result of the amendments and no new mitigation measures would be required. Therefore, no additional environmental review is required. Development in the PDA would be required to comply with the previously adopted MMRP.

- 8.3 PUBLIC HEARING-FINAL DEVELOPMENT PLAN/TENTATIVE MAP/CONDITIONAL USE PERMIT/DEVELOPMENT AGREEMENT File No. PROJ18-0001-** David Bouquillon for Laulima Development (Laulima Rohnert Station LLC and the City of Rohnert Park- Consideration of the following resolutions for an approximately 32 acre site at 6400 State Farm Drive (APN 143-051-072) and 600 Enterprise Drive (APN 143-051-089) and finding the project is consistent with the Central Rohnert Park Priority Development Area Plan, and Environmental Impact Report:

1. Resolution No. 2018-39- Consideration and recommendation to the City Council adoption of a Final Development Plan and Conditional Use Permit.
2. Resolution No. 2018-40- Consideration and recommendation to the City Council for approval of a Tentative Map to allow the subdivision of the 32 acres into 14 lots and 6 parcels.
3. Resolution No. 2018-41- Consideration and recommendation to the City Council approval of a Development Agreement by and between the City of Rohnert Park and Laulima Development, LLC for development of 32 acres of property.

CEQA: In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the Central Rohnert Park, Priority Development Area (PDA). The PDA EIR was previously certified by the City Council. In accordance with the Consistency Analysis, the Planning Commission hereby finds that the proposed project, including the Final Development Plan and Conditional Use Permit, is consistent with the PDA plan analyzed in the PDA EIR. Pursuant to Section 15162 of the CEQA Guidelines, no new environmental effects could occur as a result of the project and no new mitigation measures would be required. Therefore, no additional environmental review is required. The project will be required to comply with the mitigation measures set forth in the Consistency Analysis.

9. ITEMS FROM THE PLANNING COMMISSION
10. ITEMS FROM THE DEVELOPMENT SERVICE STAFF
11. ADJOURNMENT

Appeals of any decisions made tonight must be received by the Planning Division within 10 days and no later than 5:00 p.m. on November 5, 2018

NOTE: If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Rohnert Park at, or prior to the public hearing(s).

Disabled Accommodation: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call (707) 588-2236. Notification 72 hours in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.35.104 AD Title III)

CERTIFICATION OF POSTING OF AGENDA

I, Eileen Baughman, Community Development Assistant for the City of Rohnert Park, declare that the foregoing notice and agenda for the October 25, 2018, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on October 19, 2018 at Rohnert Park City Hall, 130 Avram Avenue, Rohnert Park, California 94928. The agenda is available on the City of Rohnert Park's web site at www.rpcity.org.

Signed this 19th day of October, 2018 at Rohnert Park, California.


