



**City of Rohnert Park
Planning Commission**

A G E N D A

Thursday, February 8, 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 October 12, 2018
- 8. AGENDA ITEMS**
 - 8.1 SITE PLAN AND ARCHITECTURAL REVIEW** - File No. PLSR17-0015 – Brianna Arth, Kimley-Horn - Consideration of Resolution No. 2017-13 approving Site Plan and Architectural Review for exterior remodel of Target located at 475 Rohnert Park Expressway (APN 143-391-043)

CEQA: The project has been analyzed for compliance with the requirements of the California Environmental Quality Act (CEQA) and found to be

categorically exempt as a Class 1 Exemption under Section 15301: Existing Facility. No further action is required pertaining to environmental review.

- 8.2 PUBLIC HEARING – TEMPORARY CONDITIONAL USE PERMIT** - File No. PLTU18-0001 – Jim Burch JB+A – Consideration of Resolution No. 2018-14 approving the Temporary Conditional Use Permit for Southeast Specific Plan model home complex related to project signage, located south of the Canon Manor Specific Plan Area, west of Petaluma Hill Road, north of Valley House Drive, and east of Bodway Parkway

CEQA: The proposed Sign program is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article 19 Categorically Exemptions Section 15311 Accessory Structures Class II (a) On-Premises signs. No further action is required pertaining to environmental review.

- 8.3 PUBLIC HEARING – DEVELOPMENT AREA PLAN** - File No. PLDP17-0003 – Chris Grant/The Pacific Companies - Consideration of Resolution No. 2018-15 recommending to the City Council the approval of a Development Area Plan to allow a 218-unit affordable rental housing development on property located south of Keiser Avenue and within the University District Specific Plan area (APN 159-550-007) and Resolution No. 2018-16 recommending to the City Council the approval of a Development Area Plan for Griffin’s Grove Park located south of Keiser Avenue and within the University District Specific Plan area (portion of APN 159-550-008)

CEQA: Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, has conducted an environmental review of the University District Specific Plan Area, which includes the project site. The City prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts that may be associated with the planning, construction, and operation of the Project and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR on May 23, 2006 and approved an Addendum to the Final EIR on April 8, 2014. A consistency analysis has been prepared as part of the environmental review of the proposed project. The consistency analysis concludes that the proposed Affordable Housing project is consistent with the 2006 UDSP EIR.

- 8.4 PUBLIC HEARING - DEVELOPMENT AREA PLAN** - File No. PROJ17-0002 – Steve Miller/Signature Homes - Consideration of a Development Area Plan and Tentative Subdivision Map for development of a 6.2 acre property, creating 42 new housing units plus a 9814 square foot water quality detention parcel (APNS 045-235-009, 010, 011, 012)

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 February 20, 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, Suzie Azevedo, Community Development Assistant for the City of Rohnert Park, declare that the foregoing notice and agenda for the February 8, 2018, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on February 2, 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 2nd day of February, 2018 at Rohnert Park, California.


