



**City of Rohnert Park
Planning Commission**

A G E N D A

**Thursday, March 14, 2019
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 (Blanquie ___ Borba ___ Giudice ___ Haydon ___ Orloff ___)**
- 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 January 10, 2019 and January 24, 2019.
- 8. AGENDA ITEMS**
 - 8.1 PUBLIC HEARING – GENERAL PLAN AMENDMENT/SPECIFIC PLAN AMENDMENT/DEVELOPMENT AREA PLAN AMENDMENT/DEVELOPMENT AGREEMENT AMENDMENT/TENTATIVE MAP MODIFICATION/RECISSION OF FINAL DEVELOPMENT PLAN** – Ben VanZutphen/Penn Grove Mountain LLC - Consideration of the following Resolutions recommending to the City Council amendments to the Southeast Specific Plan Project. The project is located south of the Canon Manor Specific Plan Area, west of Petaluma Hill road, east of Bodway Parkway and north of Valley House Drive (Various APN's):

1. Resolution No. 2019-07 recommending City Council approval of amendments to the General Plan for the Southeast Specific Plan Project.
2. Resolution No. 2019-08 recommending City Council approval of an amended Specific Plan for the Southeast Specific Plan Project.
3. Resolution No. 2019-09 recommending City Council approval of an amended Development Area Plan for the Southeast Specific Plan Project.
4. Resolution No. 2019-10 recommending adoption of an ordinance approving a Third Amendment to the development Agreement between the City of Rohnert Park and Penn Grove Mountain LLC for the Southeast Specific Plan Project.
5. Resolution No. 2019-11 recommending City Council modification of Exhibit B (Conditions of Approval) to City Council Resolution 2014-166 (Southeast Rohnert Park Tentative Map)
6. Resolution No. 2019-12 recommending City Council rescission of Resolution No. 2014-43 (Final Development Plan)

CEQA: The City prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts associated with the planning, construction, or operation of the SESP 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 for the Southeast Specific Plan project on December 10, 2010. The proposed project and associated amendments to the approved Specific Plan would eliminate the need for the water tank, add two residential units, and alter the order of development in Phases 3 and 4. The proposed amendments will not result in additional environmental effects not previously evaluated in the EIR and are consistent with the analysis in the 2010 EIR. No additional environmental review is necessary.

8.2 INFORMATIONAL WORKSHOP – Findings, Findings and More Findings

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 March 25, 2019.

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) 588-2231. Notification

CERTIFICATION OF POSTING OF AGENDA

I, Kelsey Bracewell, Administrative Assistant for the City of Rohnert Park, declare that the foregoing notice and agenda for the March 14, 2019, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on March 8, 2019 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 8th day of March, 2019 at Rohnert Park, California.

Kelsey Bracewell
