



**City of Rohnert Park
Planning Commission**

A G E N D A

**Thursday, April 13, 2017
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 ABSENTION**
- 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 February 9, 2017
- 8. AGENDA ITEMS**
 - 8.1 PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION/CONDITIONAL USE PERMIT/SITE PLAN AND ARCHITECTURAL REVIEW** – File No. PLSU16-0003 – Tony Ferrero and Carissa Savant/CSL Berkshire Acquisitions, LLC – Consideration of Resolution 2017-09, 2017-10 and 2017-13, approving a Mitigated Negative Declaration, Site Plan & Architectural Review, Conditional Use Permit and Sign Program for an assisted living and memory care facility located east of the intersection of Rohnert Park Expressway and Snyder Lane (APN 159-460-026 & 027)

Ceqa: A Mitigated Negative Declaration was prepared for the Clearwater project in conformance with the California Environmental Quality Act (CEQA)

- 8.2 SITE PLAN & ARCHITECTURAL REVIEW** – File No. PLSR16-0003 – Anthony Caltaldo/Ware Malcomb – Consideration of Resolution 2017-11, approving Site Plan and Architectural Review for a 10,000 square foot office/industrial building, KG Technologies, located on State Farm Drive (APN 143-021-079)

Ceqa: In accordance with the California Environmental Quality Act (CEQA), an EIR was prepared for the Priority Development Area Plan (PDA). The KG Technologies project is located within the PDA, an analysis was prepared to evaluate the consistency of the proposed project with the PDA EIR. As demonstrated in the analysis, the proposed KG Technologies project is consistent with the PDA Plan analyzed in the PDA EIR.

- 8.3 PUBLIC HEARING – CONDITIONAL USE PERMIT** – File No. PLUP17-0002 - James Mahon, Grizzly Malt, LLC – Consideration of Resolution 2017-14, approving a Conditional Use Permit for agricultural processing located at 5500 Commerce Boulevard (APN 143-021-044)

Ceqa: This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1, Section 15301 reuse of an existing building.

- 8.4 PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS** – City of Rohnert Park – Consideration of Resolution 2017-15, recommending to the City Council amendments to Municipal Code Title 17, Zoning, to regulate and limit short term rentals

Ceqa: The proposed amendments are not subject to CEQA pursuant to Section 13060(c) (2) (the activity will not result in a direct or reasonable foreseeable indirect physical change to the environment) and 15060(c) (3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in a physical change to the environment, directly or indirectly).

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 April 24, 2017

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 April 13, 2017, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on April 7, 2017, 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 7th day of April, 2017 at Rohnert Park, California


