



**City of Rohnert Park  
SPECIAL Planning Commission Meeting**

**A G E N D A**

**Wednesday August 22, 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 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 May 10, 2018
- 8. AGENDA ITEMS**
  - 8.1 CANCELED: WILL BE RENOTICED – PUBLIC HEARING – ZONING ORDINANCE AMENDMENT AND ZONING MAP AMENDMENT**  
File No. PLRZ18-0001 – City of Rohnert Park - Consideration and recommendation to the City Council for approval of an ordinance making amendments to the Zoning Map to adjust the boundaries of the Downtown District Amenity Zone Overlay (DDAZ) and amendments to the Zoning Ordinance establishing a Form-Based Code Overlay for the Downtown District Amenity Zone (DDAZ) Overlay.

**8.2 CANCELED: WILL BE RENOTICED – PUBLIC HEARING –  
DEVELOPMENT AGREEMENT, FINAL DEVELOPMENT PLAN,  
CONDITIONAL USE PERMIT(S), AND TENTATIVE MAP**

File No. PROJ18-0001 – Station Avenue, Laulima Development, LLC. -  
Consideration of the following applications for an approximately 32 acre site at  
6400 State Farm Drive (APN 143-051-072) and 600 Enterprise Drive (APN 143-  
051-089):

1. Consideration and recommendation to the City Council for approval of a Development Agreement by and between the City of Rohnert Park and Laulima Development, LLC for development of 32 acres of property.
2. Consideration and recommendation to the City Council approval of a Final Development Plan.
3. Consideration and recommendation to the City Council a Conditional Use Permit for project phasing.
4. Consideration and recommendation to the City Council a Conditional Use Permit for a height extension of the proposed buildings in accordance with Section 17.10.020 of the Zoning Ordinance.
5. 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 10 parcels.

The Station Avenue Project located at 6400 State Farm Drive (APN 143-051-072) and 600 Enterprise Drive (APN 143-051-089), on the former State Farm Campus property and the City's Existing Corporation Yard, in the Station Center Planned Development, proposes a mixed use project consisting of 460 residential units, 130,000 square feet (sf) of commercial space, 120,000 square feet (sf) of office space, a 156 room hotel, and a 1.1 acre park, on approximately 32 acres.

**8.3 STUDY SESSION - Presentation on the Station Avenue Project and Proposed  
Downtown Form-Based Code**

**9. ITEMS FROM THE PLANNING COMMISSION**

**10. ITEMS FROM THE DEVELOPMENT SERVICES STAFF**

**11. ADJOURNMENT**

**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, Planner I for the City of Rohnert Park, declare that the foregoing notice and agenda for the August 22, 2018, Special Planning Commission Meeting of the City of Rohnert Park was posted and available for review on August 17, 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](http://www.rpcity.org).

Signed this 17th day of August, 2018 at Rohnert Park, California



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