

ORDINANCE NO. 760

**AN ORDINANCE OF THE CITY OF ROHNERT PARK, CALIFORNIA,
PREZONING PROPERTY LOCATED ON THE EAST SIDE OF
SNYDER LANE, NORTH OF HINEBAUGH CREEK
(APN 045-253-014, 045-253-017, AND PORTION OF APN 045-253-018) TO
PUBLIC/INSTITUTIONAL DISTRICT (P-I)**

**THE CITY COUNCIL OF THE CITY OF ROHNERT PARK,
CALIFORNIA**, does hereby ordain as follows:

Section 1. Findings.

The City Council makes the following findings per Rohnert Park Municipal Code Section 17.25.073, to wit:

1. That the proposed prezoning is consistent with the General Plan. *The General Plan designation for the Creekside Middle School site is designated Public/Institutional in the General Plan and the proposed prezoning of that property to Public/Institutional District would also be consistent with the General Plan.*
2. That the proposed prezoning will be beneficial to and not detrimental to the public health, safety, or welfare. *The prezoning to Public/Institutional District will recognize the project site's current land use, which is a middle school. Its continued existence is beneficial to the public health, safety, and welfare.*
3. That with the proposed prezoning, adequate and available sites remain to mitigate the loss of any residential density on the subject property to accommodate the City's "Fair Share" regional housing needs used by the State Department of Housing and Development in determining compliance with Housing Element Law pursuant to Government Code Section 65863(b). *The prezoning would allow the future annexation of the site and the continuance of the existing middle school operation..*
4. That a duly noticed public hearing has been held to receive and consider public testimony regarding the proposed prezoning. *Duly noticed public hearings regarding this Prezone application were held by the Planning Commission on April 13, 2006 and April 27, 2006, with the Planning Commission discussion continued to May 11, 2006, and by the City Council on May 23, 2006.*
5. The project is categorically exempt from the California Environmental Quality Act, pursuant to California Code of Regulations, Title 14, Section 15319 (Class 19 – Annexations of Existing Facilities and Lots for Exempt Facilities).

Section 2. Prezoning

Based on the findings set forth in the preceding section -Section 1, the City Council ordains that the official prezone adopted for Assessor's Parcel Number APN 045-253-014, 045-253-017, consisting of two (2) parcels containing approximately 0.4 acre and a portion of APN 045-253-018 containing approximately 38.4 acres in area located on the east side of Snyder Lane, north of Hinebaugh Creek shall be "Public/Institutional District" (P-I), as depicted on the map attached hereto as (Exhibit "A") and by reference thereto incorporated herein.

Section 3. Effective Date

This ordinance shall be in full force and effective 30 days after its adoption, and shall be published or posted as required by law.

This ordinance was introduced on the 23rd day of May, 2006 and

DULY AND REGULARLY ADOPTED this 25th day of July, 2006 by the following vote:

AYES: Five (5) Council Members Breeze, Flores, Mackenzie,
Vidak-Martinez and Mayor Smith

NOES: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

CITY OF ROHNERT PARK

/s/Mayor Tim Smith

ATTEST:

/s/City Clerk Judy Hauff

APPROVED AS TO FORM:

/s/Asst. City Attorney Gabrielle P. Whelan