



**Minutes of the Planning Commission Meeting  
of the City of Rohnert Park  
Thursday, December 11, 2025  
6:00 P.M.  
130 Avram Avenue, Rohnert Park**

**1. CALL TO ORDER AND ROLL CALL**

Chairperson Orloff called the regular meeting to order at 6:26 p.m.

**Present:** Marc Orloff, Chairperson  
Fanny Lam, Vice Chair  
Matthew Epstein, Commissioner

**Absent:** Tramaine Austin-Dillon, Commissioner  
Tim Campbell, Commissioner

**2. READING OF THE LAND ACKNOWLEDGEMENT**

Read by Chairperson Orloff.

**3. PLEDGE OF ALLEGIANCE**

Led by Chairperson Orloff.

**4. PUBLIC COMMENT**

None

**5. CONSENT CALENDAR – ADOPTION OF MINUTES**

**5.1 Approval of the Draft Minutes of the Planning Commission Regular Meeting of November 13, 2025**

**ACTION:** **Moved/Seconded** (Lam/Epstein) approved the Minutes of the Planning Commission Regular Meeting of November 13, 2025.

**Motion carried** by the following 3-0-2 roll call vote: AYES: Orloff, Lam, Epstein; NOES: None; ABSENT: Austin-Dillon, Campbell

**6. REGULAR ITEMS**

- 6.1** A Public Hearing was held to Consider Adopting Resolution 2025-06, recommending to the City Council Revisions to the Rohnert Park Municipal Code, Title 1 General Provisions, Title 16 Subdivisions, and Title 17 (Zoning) of the Rohnert Park Municipal Code. Commissioner Epstein made a motion to approve Resolution 2025-06, and Vice Chair Lam seconded it. The motion passed with 3-0-2.

**6.2** Planning Consultant Barry Miller delivered a presentation on the Draft Environmental Impact Report (DEIR) for the Rohnert Plan General Plan 2040. He provided comments and addressed questions from staff regarding this state-mandated document, which outlines Rohnert Park's long-term growth and development strategies. No action was required following the presentation.

**6.3** Planning Consultants Tom Ford and Lorrin French from the M-Group conducted a Study Session on Objective Design Standards, providing comments and guidance to staff regarding design priorities for multi-family residential and mixed-use development that could be addressed through objective standards.

**7. ITEMS FROM PLANNING COMMISSION**

Commissioner Epstein expressed appreciation to the Planning Staff for providing clarification on the mandated updates to state housing laws, including the use of land to fulfill housing requirements, promote transit-oriented development, and clarify regulatory procedures in collaboration with the Planning Commission. He also thanked staff for providing transparency by providing notification to the public of the state-mandated changes. Chair Orloff concurred.

**8. ITEMS FROM DEVELOPMENT SERVICES STAFF**

Consultant Christina Ratcliffe stated that a joint meeting with the City Council is scheduled for February 5, 2026. The three present Commissioners confirmed their attendance for the February 5<sup>th</sup> meeting. She also informed the Commission that starting on January 13 and thereafter, the City Council meetings will start at 5:30 p.m. instead of at 5:00 p.m.

**9. ADJOURNMENT**

Chairperson Marc Orloff adjourned the Planning Commission Meeting at 7:42 p.m.



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Chairperson



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Clotile Blanks, Recording Secretary