



**City of Rohnert Park
Planning Commission**

AGENDA

**Thursday, May 25, 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 ___ Blanque ___ 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 April 13, 2017
- 8. AGENDA ITEMS**
 - 8.1 PUBLIC HEARING – UNIVERSITY DISTRICT VAST OAK EAST DEVELOPMENT AREA PLAN I & II** – File Nos. PLDP17-0001 AND PLDP17-0002 – Kevin Pohlson/University District LLC - Consideration of Resolution 2017-17, recommending to the City Council approval of Development Area Plan I for parkways and walls within the first Vast Oak East at University District development phase and Development Area Plan II for the Cypress, Sycamore, Live Oak, and Juniper neighborhoods within the second Vast Oak East land development phase.

Ceqa: Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, has conducted an environmental review of the Project. The City certified the Final EIR on May 23, 2006 and approved Addendum(s) to the Final EIR on April 8, 2014 and November 8, 2016. The proposed DAP I & II is consistent with the analysis in the EIR and Addendum(s) and would not result in additional environmental effects.

- 8.2 MUNICIPAL CODE AMENDMENTS – SHORT TERM RENTALS –** City of Rohnert Park -File No. PLMC17-0002 – Consideration of Resolution 2017-15, considering recommendation to the City Council municipal code amendments to allow and regulate single roof short-term rentals and prohibit whole house short-term vacation 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).

- 8.3 GENERAL PLAN CONSISTENCY FINDING – DRAFT FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM -** File No. PLCF17-0001 – City of Rohnert Park – City of Rohnert Park - Consideration of Resolution No. 2017-18, finding the Draft Five-Year Capital Improvements Program FY 2017-18 through 2021-22 consistent with the Rohnert Park General Plan 2020.

Ceqa: The recommended finding of consistency is not a project pursuant to Section 15378 of the California Environmental Quality Act Guidelines (CEQA) and additionally, since this is a consistency finding the previous environmental documentation for the General Plan is adequate CEQA documentation.

- 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 June 4, 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 May 25, 2017, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on May 18, 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 18th day of May, 2017 at Rohnert Park, California


