



**City of Rohnert Park
Planning Commission**

A G E N D A

**Thursday, January 25, 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. ELECTION OF OFFICERS TO THE PLANNING COMMISSION**
- 5. DECLARATION OF ABSTENTION**
- 6. ACKNOWLEDGEMENT OF POSTING OF AGENDA** – Agenda has been posted in three public places: Community Center, Public Safety Building and City Hall.
- 7. 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.
- 8. CONSENT CALENDAR - ADOPTION OF MINUTES**
 - 8.1** Approval of the Draft Minutes of the Planning Commission meeting of September 14, 2017
- 9. AGENDA ITEMS**
 - 9.1 MITIGATED NEGATIVE DECLARATION/CONDITIONAL USE PERMIT/SITE PLAN AND ARCHITECTURAL REVIEW** - File No. PLSU17-0001 - Consideration of Resolution No. 2017-04 and 2017-05, approving the Mitigated Negative Declaration, Conditional Use Permit and Site Plan and Architectural Review for a self-service express carwash located at 6258 Redwood Drive (APN 143-391-091)

CEQA: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to determine whether the proposed project would have a significant adverse effect on the environment. On the basis of the study, it was determined that the project would not have a significant adverse effect on the environment with implementation of mitigation measures, and a Mitigated Negative Declaration (MND) was prepared. The MND was circulated for public review between December 22, 2017 and January 25, 2018.

- 9.2 SITE PLAN AND ARCHITECTURAL REVIEW** – File No. PLSR17-0009 – Robert Herbst/PB&J Rohnert Park, LLC – Consideration of Resolution No. 2018-06 and 2018-11 approving the Mitigated Negative Declaration and Site Plan and Architectural Review for a new industrial building located at 201 Business Park drive (APN 143-040-124)

CEQA: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to determine whether the proposed project would have a significant adverse effect on the environment. On the basis of the study, it was determined that the project would not have a significant adverse effect on the environment with implementation of mitigation measures, and a Mitigated Negative Declaration (MND) was prepared. The MND was circulated for public review between January 5, 2018 and January 25, 2018.

- 9.3 SIGN PROGRAM** - File No. PLSI17-0019 – Mike Rathbun/Superior Electric - Consideration of Resolution No. 2018-07, approving a Sign Program for Bear Republic Brewery located at 5000 Roberts Lake Road (160-010-031)

CEQA: The proposed Sign program is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions Section 15311 Accessory Structures Class II (a) On-Premises signs. No further action is required pertaining to environmental review.

- 9.4 DEVELOPMENT AREA PLAN AMENDMENT** – File No. PLDP17-0005 – Stephen K. Miller/RPX114 LLC – Consideration of Resolution No. 2018-08, recommending to the City Council the approval of an amendment to the Vast Oak East Development Area Plan II: Sycamore Neighborhood at University District

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 prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts that may be associated with the planning, construction, or operation of the Project and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR on May 23, 2006 and approved an Addendum to the Final EIR on April 8, 2014. The proposed DAP amendment is consistent with the analysis in the EIR and EIR Addendum and would not result in

additional environmental effects. Therefore, no additional environmental review is necessary.

- 9.5 MUNICIPAL CODE AMENDMENTS** – File No. PLMC18-0001 – City of Rohnert Park – Consideration of Resolution No. 2018-09 recommending to the City Council amendments to Municipal Code Title 17, Zoning to require owner occupancy for internal accessory dwelling unit conversions

CEQA: No CEQA analysis is required for this project. Pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), “the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code” relating to “granny” housing and “second unit ordinances” are exempt from the requirements of CEQA. Similarly, the ministerial approval of ADUs would not be a “project” for CEQA purposes, and environmental review would not be required prior to approving individual applications.

- 9.6 MUNICIPAL CODE AMENDMENTS** – File No. PLMC17-0006 – City of Rohnert Park – Consideration of Resolution No. 2018-10, recommending to the City Council amendments to Municipal Code Title 17 to regulate additional bedrooms and garage conversions on single-family residential parcels

CEQA: The proposed amendments are not subject to CEQA pursuant to Section 15305 of Title 14 of the California Administrative Code. The amendments would be considered Class 5, Minor Alterations in Land Use Limitations. These are applicable in areas with an average slope of less than 20 percent and which do not result in any changes in land use or density.

- 10. ITEMS FROM THE PLANNING COMMISSION**
- 11. ITEMS FROM THE DEVELOPMENT SERVICE STAFF**
- 12. ADJOURNMENT**

<p><i>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 February 5, 2018</i></p>
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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 January 25, 2018, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on January 19, 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.

Signed this 19th day of January, 2018 at Rohnert Park, California.


