



**City of Rohnert Park  
Planning Commission**

**A G E N D A**

**Thursday, March 28, 2019  
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 (Blanquie \_\_\_ Borba \_\_\_ Giudice \_\_\_ Haydon \_\_\_ Orloff \_\_\_)**
- 4. DECLARATION OF ABSTENTION**
- 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 March 14, 2019
- 8. AGENDA ITEMS**
  - 8.1 PUBLIC HEARING – UDSP DEVELOPMENT AREA PLAN AMENDMENT- KB HOMES** - Consideration of Resolution 2019-13, recommending to the City Council approval of an amendment to the Live Oak Development Area Plan to add two 1-story floor plans for a total of five models in the Live Oak neighborhood within the University District Specific Plan (UDSP) Vast Oak East (VOE) Development Area Plan Phase II (DAP II).

***CEQA: An Environmental Impact Report (SCH No. 2003122014) was prepared for the University District Specific Plan. An Addendum to the Environmental Impact Report was completed in 2014 reflecting the updated Specific Plan and related entitlements, including the construction of residential units. No further environmental review is required with this proposal.***

- 8.2 PUBLIC HEARING – TEMPORARY CONDITIONAL USE PERMIT – KB HOMES** – Consideration of Resolution 2019-14, approving a Temporary Conditional Use Permit for University District Vast Oak East land development Phase II, Live Oak Model Home Complex

*CEQA: An Environmental Impact Report (SCH No. 2003122014) was prepared for the University District Specific Plan. An Addendum to the Environmental Impact Report was completed in 2014 reflecting the updated Specific Plan and related entitlements, including the construction of residential units.*

- 8.3 MUNICIPAL CODE AMENDMENTS** – City of Rohnert Park – Consideration of Resolution 2019-15, recommending to the City Council amendments to Municipal Code Title 17, Zoning to modify Inclusionary Housing requirements

*CEQA: No California Environmental Quality Act (CEQA) analysis is required for this ordinance. The proposed ordinance is not a project under CEQA pursuant to CEQA Guidelines section 15378(b)(4), which says that the creation of government funding mechanisms that do not involve a commitment to a particular project do not fall under the auspices of CEQA.*

- 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 April, 8, 2019.*

**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) 588-2231. 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, Kelsey Bracewell, Administrative Assistant for the City of Rohnert Park, declare that the foregoing notice and agenda for the March 28, 2019, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on March 22, 2019 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 22nd day of March, 2019 at Rohnert Park, California.

  
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