



**City of Rohnert Park  
Planning Commission**

**A G E N D A**

**Thursday, March 9, 2017  
6:00 P.M.  
130 Avram Avenue, Rohnert Park**

**NOTICE OF PARTICIPATION BY TELECONFERENCE**

The regular meeting will include the participation of Commissioner Haydon by teleconference at Kona coast Resort Executive Meeting Room, 78-6842 Alii Drive, Kailua Kona, HI 96740 in a location that is publicly accessible

This agenda shall be posted in the teleconference location. Public comment from this address shall be allowed pursuant to Government Code section 54953.

**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. 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 January 26, 2017

**8. AGENDA ITEMS**

- 8.1 SITE PLAN AND ARCHITECTURAL REVIEW – AVRAM HOUSE** – File No. PROJ16-0002 – Barney Aldridge of Avram Partners, LLC – Consideration of Resolution 2017-08, approving a Site Plan and Architectural review for a multi-family project located within the Central Rohnert Park Priority Development Area, bounded by Commerce Boulevard, Avram Avenue, Copeland Creek, and City Hall (APNs 143-380-034, 143-380-COM, and 143-380-037)

*Ceqa: A consistency review was completed for this project to demonstrate that it is consistent with the Central Rohnert Park Priority Development Area Plan Environmental Impact Report (PDA EIR) that was certified by the City of Rohnert Park in March 2016. The Planning Commission finds that the project will not result in any new potentially significant impacts and there is no new information that was not analyzed in the PDA EIR and that could result in new significant impacts. Therefore, no additional environmental review is required. The project will adhere to the Mitigation Monitoring and Reporting Procedures found in the PDA EIR.*

- 8.2 PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS (CONTINUED FROM THE FEBRUARY 9, 2017 MEETING)** – File No. PLMC17-0001 – City of Rohnert Park – Considering a recommendation to the City Council of municipal code amendments to the Accessory Dwelling Unit ordinance, otherwise known as secondary dwelling units or granny units, to bring into compliance with recent amendments to state law.

*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. 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 March 20, 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

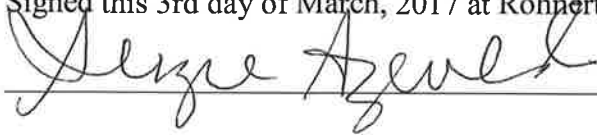
Agenda, or in written correspondence delivered to the City of Rohnert Park at, or prior to the public hearing(s).

**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 March 9, 2017, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on March 3, 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](http://www.rpcity.org).

Signed this 3rd day of March, 2017 at Rohnert Park, California



---