



**City of Rohnert Park
Planning Commission**

A G E N D A

**Thursday, April 12, 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___Blanque___Borba___Giudice___Haydon___)**
- 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 of January 25, 2018, February 8, 2018
- 8. AGENDA ITEMS**
 - 8.1** **SITE PLAN AND ARCHITECTURAL REVIEW** - File No. PLSR17-0014– Anna Doan/Core States Group - Consideration of Resolution No. 2018-23 approving Site Plan and Architectural Review for exterior remodel of McDonald’s at 1702 E. Cotati Avenue (APN 047-500-014).

CEQA: The project has been analyzed for compliance with the requirements of the California Environmental Quality Act (CEQA) and found to be

categorically exempt as a Class 1 Exemption under Section 15301: Existing Facility. No further action is required pertaining to environmental review.

- 8.2 SITE PLAN AND ARCHITECTURAL REVIEW** - File No. PLSR17-0013 – Jonathan Ramos/Ramos and Associates – Consideration of Resolution No. 2018-24 approving Site Plan and Architectural Review for the Splash Express Car Wash Commercial Project (APN 143-950-001).

CEQA: In accordance with the California Environmental Quality Act (CEQA), an EIR was prepared for the PDA. Because the property is located within the PDA, an analysis was prepared to evaluate the consistency of the proposed project with the PDA EIR. As demonstrated in the analysis, the proposed redeveloped car wash building project is consistent with the PDA Plan analyzed in the PDA EIR. Impacts associated with the project are consistent with those previously identified and analyzed in the PDA EIR and implementation of applicable mitigation measures, as identified throughout this consistency analysis, would ensure that all project-related impacts remain less than significant and consistent with the PDA EIR.

- 8.3 SITE PLAN AND ARCHITECTURAL REVIEW** - File No. PLSR17-0011 – Merle Avila/Avila + Bunch Architects – Consideration of Resolution No. 2018-25 approving Site Plan and Architectural Review for Sonoma County Distilling Company Industrial Building (APN 143-021-023).

CEQA: In accordance with the California Environmental Quality Act (CEQA), an EIR was prepared for the PDA. The Sonoma County Distilling Company new storage warehouse building project is located within the PDA, an analysis was prepared to evaluate the consistency of the proposed project with the PDA EIR. As demonstrated in the analysis, the proposed project is consistent with the PDA Plan analyzed in the PDA EIR.

- 8.4 PUBLIC HEARING – GENERAL PLAN AMENDMENT AND REZONING** - File No. PLGP16-0001 – Chris Scerri/Advanced Building Solutions, Inc. – Consideration of a General Plan Amendment and Rezoning Request for a parcel located on the southeast corner of Dowdell Avenue and Business Park Drive (APN 143-040-135)

CEQA: A Mitigated Negative Declaration (MND) was prepared for the project in conformance with the California Environmental Quality Act.

- 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 23, 2018

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, Kelsey Bracewell, Development Services Office Assistant for the City of Rohnert Park, declare that the foregoing notice and agenda for the April 12, 2018, Planning Commission Meeting of the City of Rohnert Park was posted and available for review on April 6, 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 6th day of April, 2018 at Rohnert Park, California.


