

CITY COUNCIL RESOLUTION NO. 2019-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, AUTHORIZING AND APPROVING AMENDMENTS TO THE LAND USE MAP AND TEXT OF THE GENERAL PLAN FOR SOUTHEAST SPECIFIC PLAN PROJECT LOCATED SOUTH OF THE CANON MANOR SPECIFIC PLAN AREA, WEST OF PETALUMA HILL ROAD, EAST OF BODWAY PARKWAY AND NORTH OF VALLEY HOUSE DRIVE (VARIOUS APNS)

WHEREAS, the applicant, Penn Grove Mountain LLC filed Planning Applications proposing amendments to the General Plan (PLGP18-0003), an amended Specific Plan (PLSP18-0001), a revised Development Area Plan (PLDP18-0005), an amendment to the Development Agreement (PLDA17-0006) and modifications to conditions of approval for the Tentative Map (PLSD18-0002), for the Southeast Specific Plan (“Project”) located south of the Canon Manor Specific Plan Area, west of Petaluma Hill Road, east of Bodway Parkway and north of Valley House Drive (various APNs), in accordance with the City of Rohnert Park Municipal Code (“RPMC”); and

WHEREAS, the purpose of the proposed amendments is to allow for: (1) elimination of an on-site water tank and pump station, because a more efficient water supply strategy has been developed for which the Developer will pay water capacity charges; (2) the addition of two single-family residential lots on the former water tank site; and (3) revisions to the Project phasing; and

WHEREAS, the proposed amendments require changes to the Land Use, Community Design and Housing elements of the General Plan, attached to and incorporated in this Resolution as **Exhibit 1**, which include elimination of the water tank site, amending the land use designation from Public/Institutional to Southeast Medium Density and adding two lots to the Project;

WHEREAS, the proposed amendments would also amend the Land Use Map of the General Plan as provided on the amended General Plan Land Use Diagram, also attached to and incorporated in this Resolution in **Exhibit 1**; and

WHEREAS, the City Council of the City of Rohnert Park has certified the Final EIR prepared for the Southeast Specific Plan Project and the proposed amendments are consistent with the Final EIR; and

WHEREAS, pursuant to California State Law and the RPMC, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

WHEREAS, on March 14, 2019, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal and the Planning Commission recommended that the City Council approve the amendments to the land use map and text of the General Plan; and

WHEREAS, on April 23, 2019, the City Council held a public hearing at which time interested persons had an opportunity testify either in support or opposition to the proposal; and

WHEREAS, the City Council has reviewed and considered the information contained in the General Plan Amendment application for the proposal.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park makes the following findings and determinations with respect to the proposed General Plan Amendment and amendments to Land Use Map:

Section 1. The above recitations are true and correct.

Section 2. Environmental Review:

A. On December 7, 2010, the City Council of the City of Rohnert Park certified the Final EIR for this Project, including adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, as described in City Council Resolution No. 2010-134. The proposed amendments will not result in additional environmental effects not previously evaluated in the EIR and are consistent with the analysis in the 2010 EIR. No additional environmental review is necessary.

B. Further, CEQA Guidelines section 15162 provides that “no subsequent EIR shall be prepared” for a project unless the lead agency determines that (1) “substantial changes are proposed in the project which will require major revisions of the previous EIR”; or (2) “substantial changes occur with respect to the circumstances under which the project is undertaken”; or (3) “new information of substantial importance ... shows” one or more significant effects not discussed in the original EIR, greater severity to previously-identified substantial effects, or newly-found feasible mitigation measures that would substantially reduce significant effects. The proposed amendments (addition of two lots, revised phasing, removal of the water tank and alternate water service) are minor and will not result in any changes to the proposed project not previously analyzed in the 2010 EIR and no new information of substantial importance shows any significant effects or newly found feasible mitigation measures that would substantially reduce significant effects.

Section 3. Findings related to the General Plan Amendments. The City Council makes the following findings concerning the General Plan amendments proposed by Planning Application No. PLGP18-0003:

1. *The proposed site is appropriate for development under the General Plan’s Land Use Designations for the site.*

Criteria Satisfied. The proposed General Plan amendments would eliminate the Public/Institutional land use and add two lots designated Medium Density Residential. These land uses are consistent with proposed uses and the land use designations in the General Plan and the Southeast Specific Plan and compatible with existing, ongoing development in the area.

2. *The proposed General Plan amendments would be consistent with specific policies in the Land Use Element of the General Plan relative to the proposed development.*

Criteria Satisfied. The proposed amendments are consistent with specific policies, as amended, in the Land Use and Community Design Elements of the General Plan applicable to the Southeast Specific Plan area. The policies establish a primarily residential development with a mixed use land use designation for commercial and multi-family uses. The proposed development implements the existing land designations and is consistent with such specific policies.

3. *A duly noticed public hearing has been held to receive and consider public testimony regarding the proposed amendments to the General Plan Land Use Map.*

Criteria Satisfied. A duly noticed public hearing on the proposed General Plan Amendments was held on April 23, 2019.

4. *The proposed Project with the proposed General Plan amendments is consistent with the General Plan.*

Criteria Satisfied. The Specific Plan, as originally adopted, contains an extensive analysis of General Plan consistency. The proposed amendments do not change this analysis. In fact, the proposed amendments enhance the Project's consistency with General Plan Goal HO-1 (Provide opportunities for Housing Development that accommodates projected growth and facilitates mobility within the ownership market) and HO-2 (Provide a diversity of housing types that accommodate projected population and demographic changes and enable residents to remain in Rohnert Park throughout their lives).

5. *The General Plan amendment approved for this Project will not cause the General Plan to become internally inconsistent.*

Criteria Satisfied. The General Plan amendments proposed by the project applicant are minor adjustments to accommodate the addition of two lots and removal of the water tank. The amendments and revisions to the Specific Plan continue to implement the General Plan policies and goals. The General Plan amendment and the remainder of the General Plan comprise an integrated, internally consistent and compatible statement of policies for the City. The various land uses authorized for the project are compatible with the objectives, policies, general land uses, and programs specified in the General Plan, as amended. The project is compatible with and conforms to the objectives, policies, general land uses and programs specified in the General Plan. The project furthers the objectives and policies of the General Plan and does not obstruct their attainment. The Project is in harmony with surrounding neighborhoods, and the site is physically suitable for the development proposed.

6. *The City has considered and evaluated the goals, objectives and policies of the General Plan and finds that the proposed General Plan amendments are in compliance with the General Plan.*

Criteria Satisfied. The General Plan comprises many objectives, policies, principles, programs, standards, proposals and action plans (collectively, “policies”), as well as performance standards. In 2010, the City fully evaluated the extent to which the Project achieves each policy, including those pertaining to compatibility of land use, protection of open space, standards regarding geology, soils and earthquake risks, hazardous materials, flood hazards and drainage, protection of water quality, protection of biological resources, transportation standards and goals, regional and local housing needs, jobs/housing balance, noise, protection air quality, protection of visual resources, standards for public services and utilities, protection of architectural and historic resources, the provision of housing for all sectors of the economic community, and the provision of employment opportunities for residents of the City.

The proposed current amendments are minor in nature and do not change the City’s original considerations with respect to General Plan compliance. In fact, by slightly increasing the number of housing units provided by the project, the proposed amendments improve the Project’s compliance with Housing Element of the General Plan.

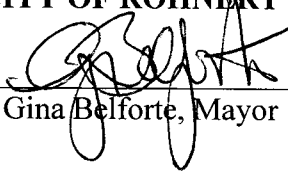
7. *The City finds that the balance achieved by the Project among competing General Plan policies is acceptable.*

Criteria Satisfied. The Project achieves each applicable policy, to some extent, and represents a reasonable accommodation of all applicable competing policies in the General Plan.

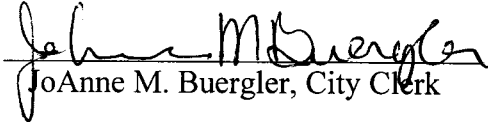
Section 4. The City Council does adopt and amend the General Plan Land Use Diagram and approve Planning Application No. PLGP18-0003, General Plan Amendments for property located south of the Canon Manor Specific Plan area, west of Petaluma Hill Road, east of Bodway Parkway and north of Valley House Drive (various APNs), as shown in the **Southeast Specific Plan General Plan Amendments** attached to this Resolution as **Exhibit 1**, in its entirety.

DULY AND REGULARLY this 23rd day of April, 2019.

CITY OF ROHNERT PARK


Gina Belforte, Mayor

ATTEST:


JoAnne M. Buergler, City Clerk

Attachment: Exhibit 1

ADAMS: Aye MACKENZIE: Aye STAFFORD: Aye CALLINAN: Aye BELFORTE: Aye
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

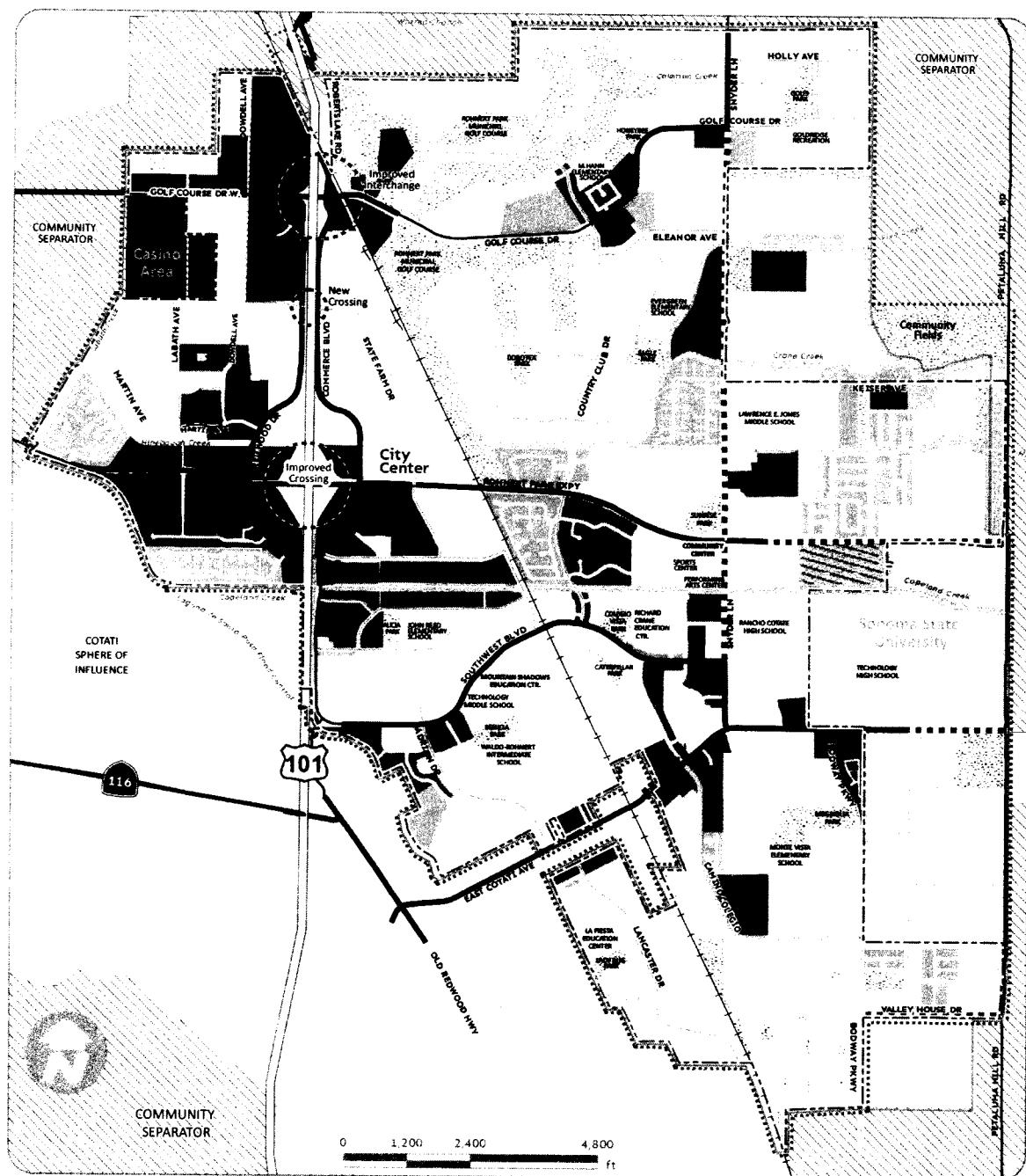


Figure 2.2-1
General Plan Diagram

Adopted: 11/7/2000

Diagram Revisions:

1/23/01 Reso 2001-24
 7/24/01 Reso 2001-161
 8/28/01 Reso 2001-192
 10/22/02 Reso 2002-247
 10/14/03 Resos 2003-226
 and 2003-238
 9/25/05 Reso 2005-096
 5/23/06 Reso 2006-142
 6/13/06 Reso 2006-161
 6/10/08 Reso 2008-87
 8/24/10 Reso 2010-102
 12/7/10 Reso 2010-133
 Reso 2010-135
 11/12/13 Reso 2013-153
 and 2013-155
 4/8/14 Reso 2014-033
 11/25/14 Reso 2014-154
 3/2/16 Reso 2016-029
 1/10/17 Reso 2017-009



Revised 09/2018

San Jose, California

Southeast Specific Plan Area

LU-22 Require preparation of a Specific Plan prior to approval of any development in the southeast area.

The Specific Plan shall include a neighborhood park approximately five to eight acres in size, as specified in OS-12. Development shall be in accordance with the development program outlined in Table 2.4-3.

Table 2.4-3: UPDATED
Land Use Program: Southeast Specific Plan Area

	<i>Approx. Gross Acreage</i>	<i>Approx. Housing Units Minimum-Maximum</i>	<i>Approx. Non-residential Building Area (1,000 s.f.)</i>
Rural / Estate Residential	15-20	25-30	
Low Density Residential	20-22	125-130	
Medium Density Residential	26-29	230-240 250	
Mixed-Use Development	5-10	80-90	10
Industrial	92-104		Governed by underlying FAR for Industrial Uses (Table 2.2-1)
Public/Institutional	<1		
Parks	5-8		
Total	80	475-Max 460 -477	10

(Rev. 11/18)

LU-23 Permit neighborhood-oriented retail, offices, financial, business and personal services, and other similar neighborhood-compatible uses.

LU-24 Permit a maximum FAR of 0.4 for retail-only development, and 1.0 for mixed use development.

Only land devoted to non-residential uses shall be counted towards establishing the non-residential FAR requirements.

LU-25 Allow residential uses in the mixed use area, as long as they do not front Bodway Parkway.

LU-26 Allow the Mixed Use area to be developed with a mix of residential and commercial uses, or with either one of those uses without the other.

Northeast Specific Plan Area

LU-27 Require preparation of a Specific Plan prior to approval of any development in the Northeast area.

LU-28 Require that development in the Northeast Specific Plan area be in accordance with the development program outlined in Table 2.4-4.

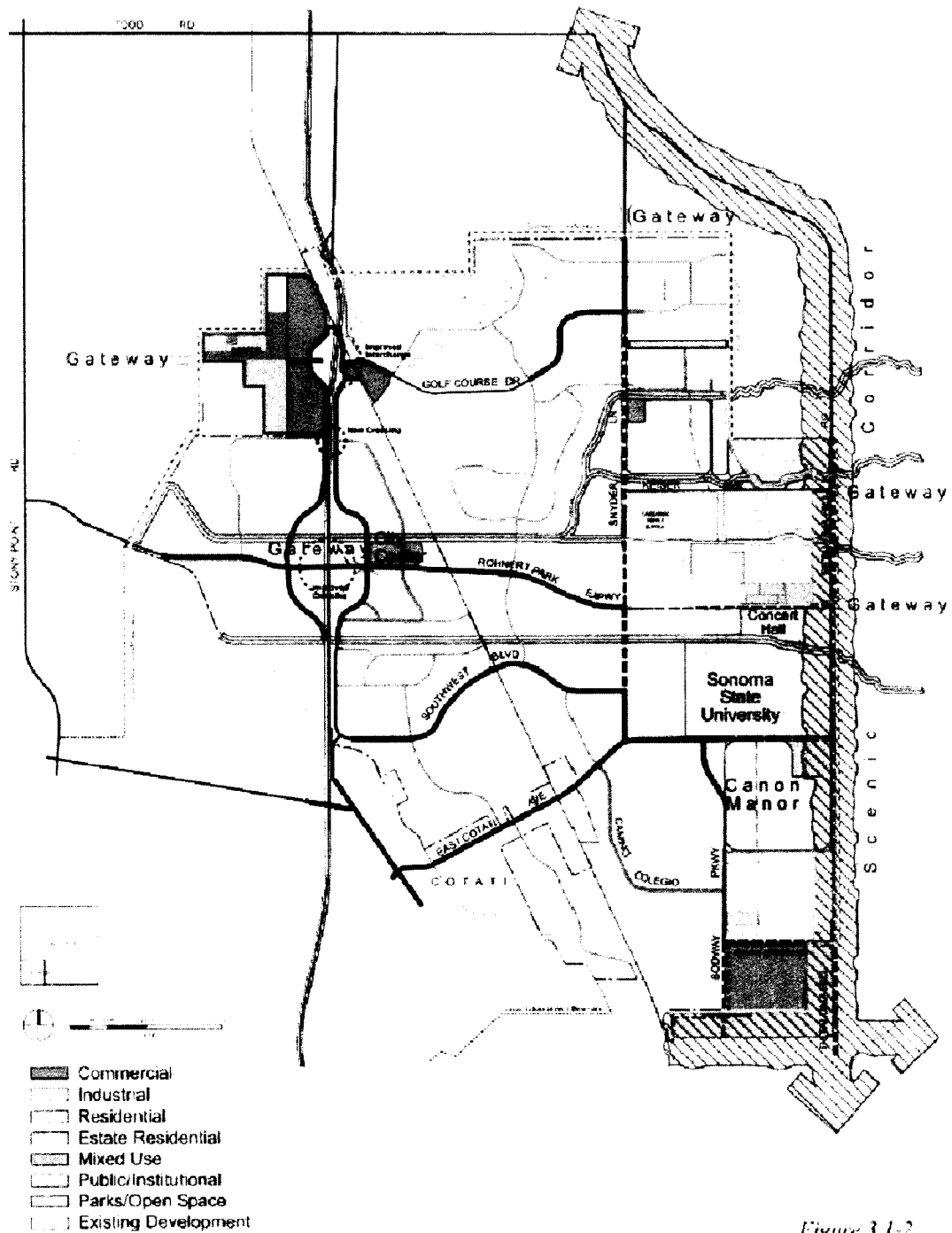


Figure 3-1-2
Urban Form and Structure

UPDATED

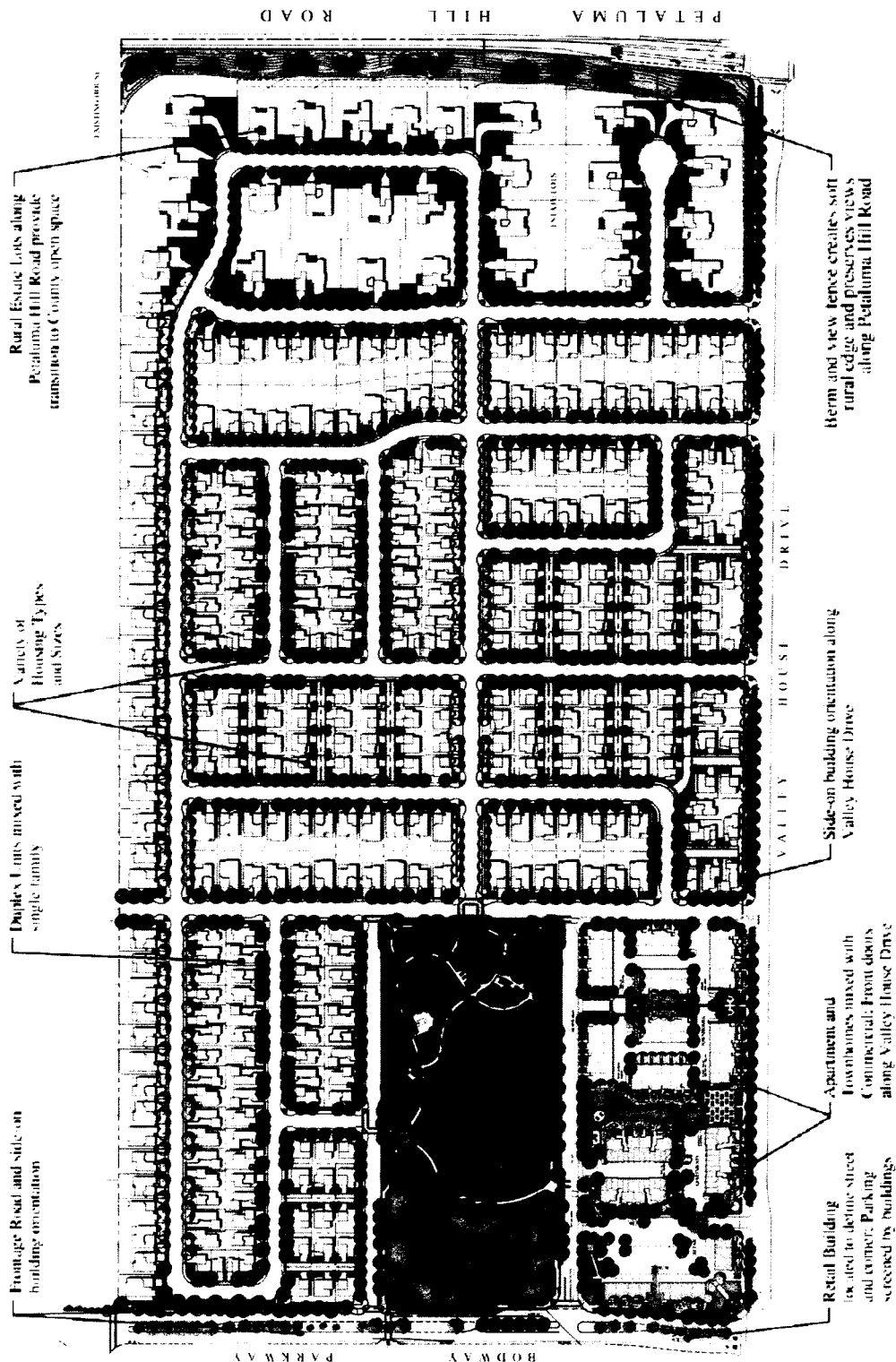


Figure 3.2-13
Southeast Specific Plan Area Illustrative Diagram



Figure Not To Scale

UPDATED

**TABLE 9-38 UPDATED
APPROVED AND POTENTIAL PROJECTS WITHIN CITY LIMITS
City of Redwood Park
2014**

Project/Site	APN/Address	Zoning	Allowable Density (units/acre) ¹	General Plan Designation	Acres	Realistic Unit Capacity	Income Category	Existing Use	Infrastructure Capacity (Y/N)	On-Site Constraints (Y/N)
Approved Projects										
Creekwood	143-021-036	M-U	24	Mixed Use	8.36	96	82 Moderate 14 Lower-Income	Mini-storage on about 40% of site, rest is vacant	Y	N
Fiori Estates (Stadium Area)	143-040-125	PD	N/A	Residential High Density	11.1	244	244 Above Moderate	Under construction (apartments)	Y	N
Sonoma Mountain Village ¹	046-051-040	PD	N/A				1,638 Above Moderate	Vacant	Y	N
	046-051-045	PD	N/A	Mixed Use	175	1,892	127 Moderate 127 Lower-Income	Parking lots and existing buildings	Y	N
	047-111-030	SP	N/A		79.7		452 159 Above Moderate		Y	N
Southeast Specific Plan	047-111-051	SP	N/A	Rural/Estate, Low Density, Medium Residential and Mixed-Use	0.1	475 477	246 Moderate 72 Lower-Income	Undeveloped	Y	N
	045-253-007	SP	N/A		3.06		408 Above Moderate	Undeveloped	Y	N
University District Specific Plan	045-253-009	SP	N/A	Rural Estate, Low Density, Medium Density, High	1.74	1,645			Y	N
	045-253-010	SP	N/A		1.73		1,019		Y	N

**TABLE 9-38 UPDATED
APPROVED AND POTENTIAL PROJECTS WITHIN CITY LIMITS
City of Redwood Park
2018**

Project/Site	APN/Address	Zoning	Allowable Density (units/acre) ¹	General Plan Designation	Acres	Realistic Unit Capacity	Income Category	Existing Use	Infrastructure Capacity (Y/N)	On-Site Constraints (Y/N)							
Potential	045-253-011	SP	N/A	Density Residential, and Mixed Use	1.73	218 Lower-Income	Moderate		Y	N							
					1.74				Y	N							
					66.79				Y	N							
	045-253-018	SP	N/A		20				Y	N							
					20				Y	N							
					31.5				Y	N							
	045-262-001	SP	N/A		10				Y	N							
					46.25				Y	N							
					29.06				Y	N							
	045-131-019	SP	N/A		70.47				Y	N							
					27.64				Y	N							
					7				Y	N							
047-131-024	SP	N/A	HDR	61	61 Lower-Income	Old City Hall and adjacent properties	Y	N									
									047-131-025	SP	N/A						
												047-131-026	SP	N/A			
047-131-027	SP	N/A															
									City Hall	143-061-052	R-H				24	61	61 Lower-Income
												143-380-015	R-H	24			
143-380-023 to 029	R-H	24															
									City Center Area	143-051-065	M-U	24	16	14 Above Moderate 2 Lower-Income	Old vet office and adjacent parcel	Y	N
143-051-066	M-U	24															
143-150-009	M-U	24															

TABLE 9-18 UPDATED APPROVED AND POTENTIAL PROJECTS WITHIN CITY LIMITS City of Rohnert Park 2018										
Project/Site	APN/Address	Zoning	Allowable Density (units/acre) ¹	General Plan Designation	Acres	Realistic Unit Capacity	Income Category	Existing Use	Infrastructure Capacity (Y/N)	On-Site Constraints (Y/N)
Center	143-150-010	M-U	24		1.7		22 Lower-Income		Y	N
	143-150-028	M-U	24		0.09				Y	N
	143-150-012	M-U	24		0.35				Y	N
	143-150-023	M-U	24		0.09				Y	N
	143-150-024	M-U	24		0.29				Y	N
Dowdell Reserve (Stadium Area)	143-040-126	PD	N/A	Residential High-Density	2.44	84	84 Above Moderate	Vacant	Y	N
Total						4,656 4,658	2,666 above moderate-income units 1,474 moderate-income units 516 lower-income units			

Source: City of Rohnert Park, 2014.

¹The Sonoma Mountain Village Affordable Housing Agreement states the project will meet the City's Inclusionary Housing Ordinance through the provision of 254 deed-restricted affordable dwelling units. If operated as rental housing, 50 percent of the deed-restricted units must be rented to very low-income households and 50 percent must be rented to low-income households. If the deed-restricted units are sold as owner-occupied housing, 50 percent of the units must be sold to low-income households and 50 percent must be sold to moderate-income households. Since at least half (127) of the deed-restricted units will be affordable to low-income households regardless of whether they are renter- or owner-occupied, the Housing Element counts 127 deed-restricted units as lower-income units and 127 deed-restricted units as moderate-income units.

Remaining Specific Plan

The remaining area of the Specific Plan is made up of the Lenden, Gee, and Cotati-Rohnert Park Unified School District properties located in the northwest corner of the Specific Plan area. Once the 1,454 entitled units from the Vast Oak and UDLLC properties are subtracted from the 1,645 total units approved for the University District Specific Plan, the remaining Specific Plan area has capacity for 191 units. This includes 9 acres of land designated low-density residential that is anticipated to result in 51 units of single family homes, and were inventoried as above moderate-income units. This area will also include 16 acres of land designated medium-density residential that is anticipated to result in 140 single family homes and townhouses. These units were inventoried as moderate-income units.

TABLE 9-36 UNIVERSITY DISTRICT SPECIFIC PLAN RESIDENTIAL CAPACITY City of Belmont Park 2014				
Land Use Designation	Acres	Allowable Density	Expected Units	Income Category
Vast Oak and UDLLC Properties				
Rural/Estate Residential	12	2	26	Above Moderate
Low-Density Residential	58	6	331	Above Moderate
Medium-Density Residential	60	12	526	Moderate
Public/Institutional/Medium-Density Residential	22	12	203	Moderate
High-Density Residential (Affordable Housing Apartment Complex)	9	24	218	Lower-Income
Mixed-Use Development		24	150	Moderate
<i>Subtotal</i>			1,454	
Remaining University District Specific Plan Capacity				
Low-Density Residential	9	6	51	Above Moderate
Medium-Density Residential	16	12	140	Moderate
<i>Subtotal</i>	25		191	
Total Capacity			1,645	

Source: University District Specific Plan, 2014 and University District Specific Plan Development Agreement, 2014

Southeast Specific Plan UPDATED

The Southeast Specific Plan (SESP) and Development Area Plan was adopted December 7, 2010. Preliminary construction activities are currently (2014) underway. The SESP proposes a total of ~~475~~ 477 residential units. The project includes a wide range of housing types, including rental and for-sale housing, and proposes to meet the City's requirement for inclusionary housing by on-site construction of affordable units. Housing types include rural estate homes, single-family detached and motorcourt, ~~alley-loaded~~, "zipper" lot homes, duplexes/duet units, townhomes, and apartments. Residential developments within the mixed-use area are located on two lots and include multifamily and attached single family residential units.

In accordance with the Affordable Housing Plan, the developer will meet the City's Inclusionary Housing Ordinance through the provision of 72 affordable units. This includes 36 apartment units in one apartment complex within the Mixed-Use designation. Eighteen of these units will be affordable to very low-income residents and 18 will be affordable to low-income residents. The other affordable units include 28 duplex/duets and 8 single family alley residences, located within the Medium-Density Residential designation.

The land use designations described in Table 9-40 correspond with the designations shown in Figure 9-6. The residential capacity in the Specific Plan area is based on the Development Area Plan. A total of ~~475~~ 477 units are approved for the Southeast Specific Plan area. The Rural Estate Residential and Low-Density Residential designation is anticipated to result in 157 single family units and was inventoried as above moderate-income. The Medium-Density Residential designation is approved for ~~237~~ 239 small lot single family units and duplexes. Within this designation 36 units are affordable duplexes/single family alley residences that were inventoried as lower-income. The remaining 201 units were inventoried as moderate-income based on expected rents. The Mixed-Use designation is approved for 81 multifamily units, 36 of which are part of the affordable apartment complex and were inventoried as lower-income. The remaining 45 units within the Mixed-Use development designation were inventoried as moderate-income based on expected rents. A higher floor area ratio would be allowed for a mixed-use project if it were to include residential development as part of commercial structures (1.0 as opposed to 0.4) to encourage the development of housing in this area.

TABLE 9-40 UPDATED SOUTHEAST SPECIFIC PLAN RESIDENTIAL CAPACITY City of Oakland, Port 2014			
Land Use Designation	Acres	Allowable Density	Expected Units
Rural/Estate Residential	16.0	2	29
Low-Density Residential	21.0	6	128
Medium-Density Residential	27.3 27.6	12	237 239
Mixed-Use Development ¹	7.0	24	81
Total	71.3 71.6		475 477

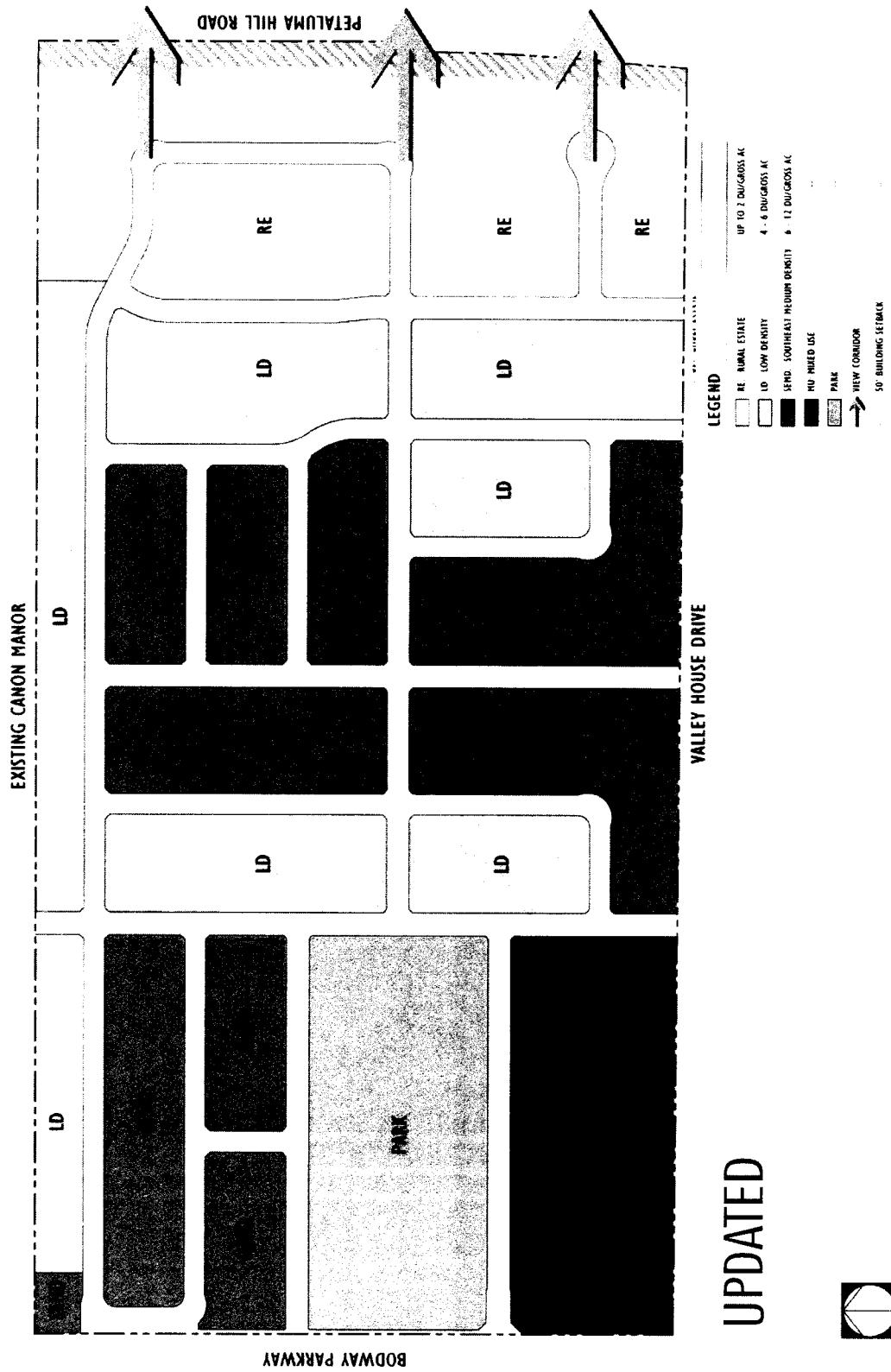
¹Mixed use includes up to 10,000 gross square feet of commercial/retail space.

Note: Acres for parks and public facilities are not included in this table.

Source: Southeast Specific Plan, ~~2014~~ 2018.



Figure 9-6
Southeast Specific Plan
Land Use



The plan proposes the following:

- 26 estate units with low-density housing designations;
- 382 low-density residential units;
- 869 medium-density units, consisting of single family detached, clustered housing, and alley-loaded housing (attached housing could also be developed under this designation);
- 218 high-density units, including stacked-flats, carriage units, condominiums, townhouses, apartments; and
- 150 mixed-use units.

Southeast Specific Plan

The Southeast Specific Plan was adopted December 7, 2010. The plan provides for a maximum of ~~475~~ 477 residential units, including 81 multifamily and attached single family residential units, and up to 10,000 square feet of commercial/retail space within an 80-acre planning area. Residential land uses proposed within this area include three types of single family dwellings:

- Rural Estate on 16 acres;
- Low-Density on 21.0 acres; and
- Medium-Density ~~27.3~~ 27.6 acres.

Northeast Specific Plan

The Northeast Specific Plan is located within unincorporated Sonoma County. The draft plan calls for the development of a residential community of approximately 1,114 units in a variety of housing densities and types, 16.5 acres of parks and bikeways, and nearly 38 acres of other open space on an approximate 275-acre site adjacent to the northeastern edge of the city.

Northwest Specific Plan

The proposed Specific Plan Area is located just outside the northwest City Limits, west of Highway 101. The planning process will be aimed at identifying a community-based vision for the area. Based on a defined vision, a framework will be developed to guide future land uses, development, and public improvements in the area.

A specific plan or specific plan amendment provides the framework to phase and pace growth within the Specific Plan area so as to ensure the completion of all necessary public facilities concurrently with completion of the Specific Plan. A specific plan identifies adequate financing mechanisms for the infrastructure and public facilities required to support the development.