

RESOLUTION NO. 2013-155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, APPROVING AN AMENDMENT TO THE LAND USE DIAGRAM OF THE CITY OF ROHNERT PARK GENERAL PLAN FOR THE PROJECT SITE FROM PUBLIC/INSTITUTIONAL TO HIGH DENSITY RESIDENTIAL

WHEREAS, the applicant, Redwood Equities Investments, LLC, has filed Planning Application No. PL2013-041 proposing a General Plan Amendment in connection with a proposed amendment to the land use designation for the 3.0 acre project site (APN: 143-040-127) located in northwest portion of the City (the “Project”), in accordance with the City of Rohnert Park Municipal Code (“RPMC”); and

WHEREAS, the proposed amendment to the General Plan Land Use Diagram (General Plan Figure 2.2-1) would change the project site from its current designation of Public/Institutional to High Density Residential. The proposed Redwood Equities Site General Plan Land Use Diagram Amendment is attached to this Resolution as **Exhibit 1**; and

WHEREAS, the City has assessed the potential environmental impacts associated with the Project and has prepared a Mitigated Negative Declaration. The Planning Commission has reviewed the Mitigated Negative Declaration prepared for the Project; recommended its adoption by the City Council; and has otherwise carried out all requirements for the Project pursuant to CEQA; 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 October 24, 2013, 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

WHEREAS, the Planning Commission has reviewed and considered the information contained in the General Plan Amendment application for the proposal and recommended its approval by the City Council; and

WHEREAS, on November 12, 2013, the City Council of the City of Rohnert Park held a public hearing at which time interested persons had an opportunity to 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; and

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

Section 1. The above recitations are true and correct.

Section 2. The City Council adopted a Mitigated Negative Declaration for this Project, as described in Resolution No. 2013-154 approved on November 12, 2013 concurrently with the City Council's approval of this Resolution.

Section 3. Findings. The City Council hereby makes the following findings concerning the General Plan amendment proposed by Planning Application No. PL2013-041:

1. *That the proposed site is appropriate for development under the General Plan's High Density Residential Land Use Designation.*

Criteria Satisfied. The proposed amendment to the General Plan Diagram would change the land use designation of the site from Public/Institutional to High Density Residential. The amended land use designation for the site would allow for the future construction of a portion of high density residential units approved within the SAMP. The project site is located adjacent to the boundaries of the SAMP area. Approved land uses within the boundaries of the SAMP include: High Density Residential (12-24 units/acre), Commercial-Regional, and Parks/Recreation. The 2.44 acre parcel adjacent to the southern boundary of the project site is within the SAMP and is designated High Density Residential. The project proposes to utilize the project site, in combination with the adjacent 2.44 acre parcel, to develop 94 of the remaining high density residential units allocated in the SAMP. The project site would not result in an increase in the number of residential units approved under the SAMP. The proposed project site, which is located immediately adjacent to the SAMP boundaries and bordered by other land designated for high density residential uses, would, therefore, be appropriate for development under the General Plan's High Density Residential land use designation.

2. *That the proposed amendment will not result in an internal inconsistency in the General Plan.*

Criteria Satisfied. The General Plan Amendment, and consistency of the Project with the General Plan, is discussed in the application materials, the Mitigated Negative Declaration and staff report. The City adopts the conclusions and analysis of those documents regarding General Plan consistency. The Project, including the General Plan Amendment, is consistent with the General Plan and will result in an internally consistent General Plan.

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

Criteria Satisfied. A duly noticed public hearing on the proposed General Plan Amendment was held by the Planning Commission on October 24, 2013, and by the City Council on November 12, 2013.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council does hereby adopt the Findings stated hereinabove and approve Application No. PL2013-041 and amend the General Plan Land Use Diagram so as to conform with the General Plan Amendment recommended herein by adopting the amended **General Plan Land Use Diagram** attached to this Resolution as **Exhibit 1**.

DULY AND REGULARLY ADOPTED on this 12th day of November, 2013.

CITY OF ROHNERT PARK



Pam Stafford
Pam Stafford, Mayor

ATTEST:

JoAnne M. Buerger
JoAnne M. Buerger, City Clerk

Attached: Exhibit 1

AHANOTU: AYE BELFORTE: AYE MACKENZIE: ABSENT CALLINAN: AYE STAFFORD: AYE
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

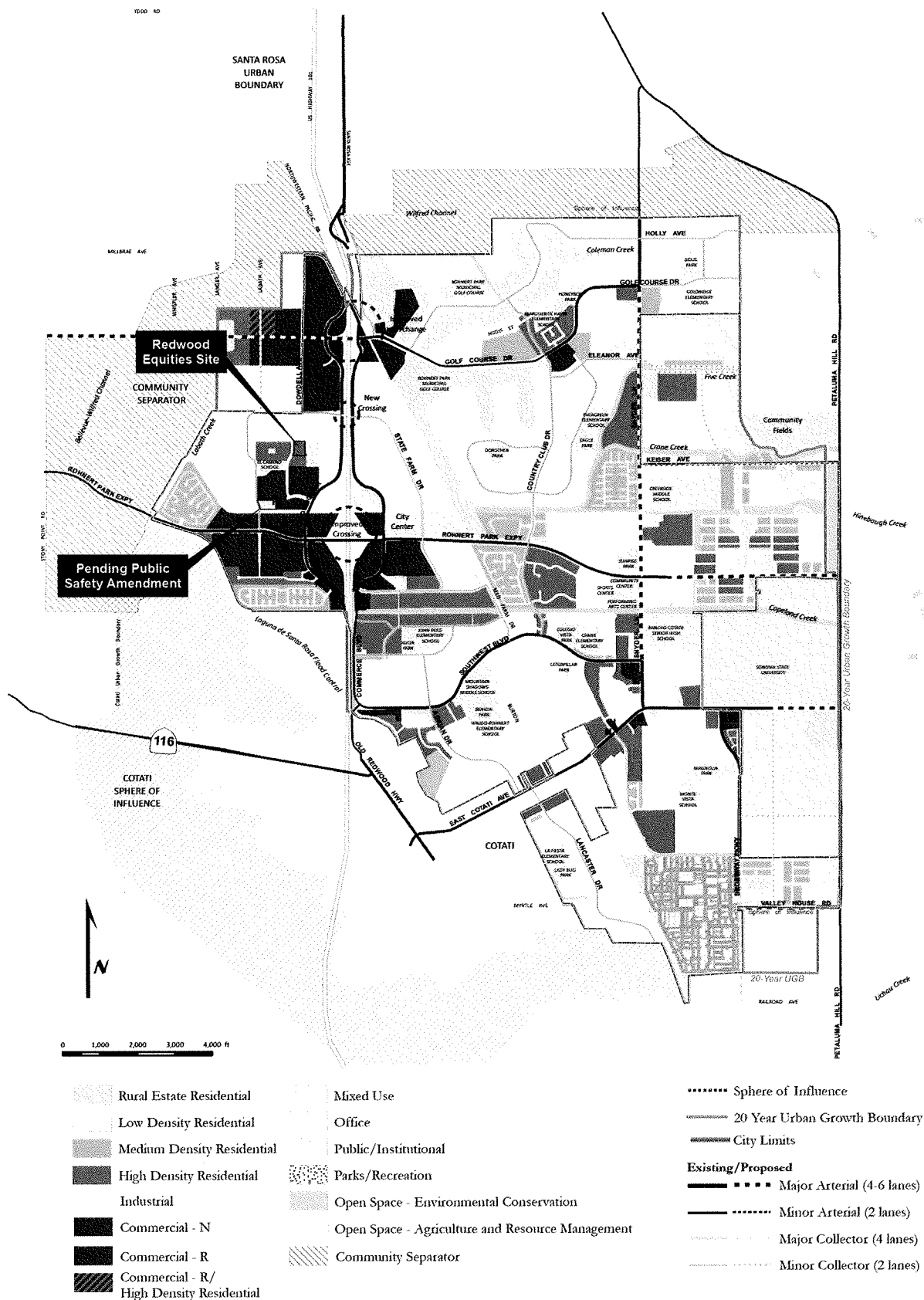


Figure 2.2-1
General Plan Diagram

Adopted: 11/7/2000

Diagram Revisions:

Revision	Date	Description
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 2003-236 and 2003-238	
9/23/05	Reso 2005-296	
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	

All maps are intended to be consistent with the General Plan Diagram. All other maps should be updated to reflect the most current version of the General Plan Diagram.

Source: City of Sonoma (City Department) and City of Redwood Park

Revised 9/13