

RESOLUTION NO. 2014-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK APPROVING A REVISED SPECIFIC PLAN FOR THE UNIVERSITY DISTRICT SPECIFIC PLAN PROJECT LOCATED SOUTH OF KEISER AVENUE, WEST OF PETALUMA HILL ROAD, AND NORTH OF COPELAND CREEK (APNS 045-253-007, 045-253-009 THROUGH -012, 045-253-018, 045-262-001 THROUGH -004, 047-131-019, AND 047-131-024 THROUGH -027)

WHEREAS, the applicant, University District LLC filed Planning Applications proposing a General Plan Amendment (PL2012-043), Specific Plan revision (PL2012-044), Tentative Map (PL2013-009), Tentative Parcel Map (PL2012-047), Development Agreement (PL2012-048), and related applications and approval of an Addendum to the Final Environmental Impact Report ("EIR") (PL2012-045) in connection with the proposed University District Specific Plan ("UDSP") Project located south of Keiser Avenue, west of Petaluma Hill Road, and north of Copeland Creek (APNs 045-253-007, 045-253-009 through -012, 045-253-018, 045-262-001 through -004, 047-131-019, and 047-131-024 through -027 (the "Project")), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

WHEREAS, on March 13, 2014 the Planning Commission held public hearings at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

WHEREAS, at the March 13, 2014 hearing, the Planning Commission reviewed and considered the revised specific plan application for the proposal and recommended its approval by the City Council; and

WHEREAS, the City Council reviewed and approved the Addendum to the Final EIR prepared for the Project; and has otherwise carried out all requirements of the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to California State Law and the Rohnert Park Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a 300 foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the public hearing in the Community Voice; and

WHEREAS, on April 8, 2014 the City Council held public hearings 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 Planning Application No. PL2012-044SP for the proposed revised University District Specific Plan; and

WHEREAS, the City Council of the City of Rohnert Park makes the following findings:

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 specific plan:

Section 1. That the above recitations are true and correct.

Section 2. The City Council approved of the Addendum to the Final EIR for this Project, as described in City Council Resolution No. 2014-032, approved on April 8, 2014 concurrently with the City Council's approval of this Resolution.

Section 3. Findings. The City Council hereby makes the following findings concerning the University District Specific Plan proposed by Planning Application No. PL2012-044SP pursuant to Rohnert Park Municipal Code section 17.06.390:

1. *The specific plan or specific plan amendment is consistent with the city's general plan.*

Criteria Satisfied. The specific plan would implement the General Plan's goals for the University District Specific Plan Area as described in the Community Design Element. It would further implement the General Plan in that it would increase the City's existing housing stock and a proportion of units that are affordable. Under the proposed Development Agreement and specific plan, the project will comply with the goals and policies of the City's Housing Element by complying with the City's inclusionary housing ordinance. It would also develop the property with a mixed use component that is consistent with the goals and objectives of the General Plan for this area. The specific plan proposes to meet the goals of General Plan by providing for a variety of housing types including low density, medium density, rural estate and mixed use allowing attached housing.

2. *The specific plan or specific plan amendment will not adversely affect the public health and safety or result in incompatible land uses.*

Criteria Satisfied. The specific plan is not expected to have negative impacts on the health or well being of project residents or occupants of the surrounding land uses. The proposed plan is in character with surrounding neighborhoods. New residential areas include buffers from existing City neighborhoods to reduce impacts from the new development. Mixed use and commercial uses are planned in the southeast area of the site in proximity to Sonoma State University. The project has been designed so that rural estate lots will be adjacent to rural Sonoma County lands to the west and it would be effectively buffered from the scenic corridor along Petaluma Hill Road. The proposed commercial development and recreational facilities would benefit existing residents in the area, as well as new residents of the project.

3. *The specific plan or specific plan amendment provides the framework to phase and pace growth within the specific plan area so as to ensure completion of all necessary public facilities concurrently with completion of the specific plan; or, alternately, a statement of public policy consideration can be adopted and/or an exception granted in accordance with general plan policies GM-10, GM-11, and GM-12.*

Criteria Satisfied. The project will be phased as shown in the proposed specific plan. Each phase of the project is designed to provide for adequate infrastructure and to be integrated with existing City public improvements, as described in the specific plan. The timing of the construction of public facilities will be paced to meet the needs of the development and is called out in the project's Development Agreement, which terms are incorporated herein by this reference.

4. *The specific plan or specific plan amendment identifies adequate financing mechanisms for the infrastructure and public facilities required to support the development.*

Criteria Satisfied. The project will be subject to the payment of fees to provide for and maintain public infrastructure such as Public Facilities Financing Plan fees to help fund off-site improvements, City-wide and Regional Traffic fees, Pavement Maintenance fees, Public Services Impact fees, and Maintenance of on-site Infrastructure fees. These fees and funding mechanisms are also described in the Development Agreement which is incorporated by this reference. On-site improvements shall be the responsibility of the developer.

5. *The proposed specific plan is consistent with the planning and rezoning designation provided for the specific plan area, pursuant to Government Code Sections 65300 and 65859, or alternatively functions as rezoning for the unincorporated territory.*

Criteria Satisfied. The site is zoned "Specific Plan District (SP)," which is implemented through the land use designations on the City's General Plan Land Use Diagram. The proposed Specific Plan is consistent with these designations.

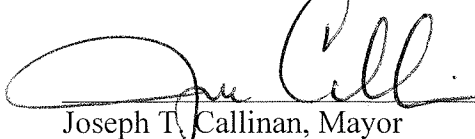
Section 4. A duly noticed public hearing on the proposed University District Specific Plan was held on April 8, 2014.

NOW, THEREFORE, BE IT FURTHER RESOLVED, THAT the City Council of the City of Rohnert Park does hereby adopt the Findings stated hereinabove and approve Application No. PL2012-044SP for the **University District Specific Plan** as provided at **Exhibit A**, in its entirety, which is attached hereto and incorporated by this reference.

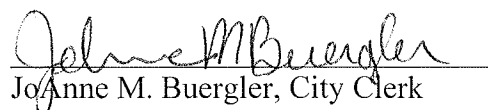
DULY AND REGULARLY ADOPTED on this 8th day of April, 2014.



CITY OF ROHNERT PARK


Joseph T. Callinan, Mayor

ATTEST:


JoAnne M. Buergler, City Clerk

BELFORTE: AYE MACKENZIE: AYE STAFFORD: AYE AHANOTU: AYE CALLINAN: AYE
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

EXHIBIT A

UNIVERSITY DISTRICT SPECIFIC PLAN

**EXHIBITS TOO VOLUMINOUS TO DISPLAY HERE
PLEASE GO TO MEETING AGENDAS, VIDEOS & MINUTES AND VIEW THE
AGENDA FOR THE APPROPRIATE MEETING DATE TO VIEW AND PRINT
COMPLETE EXHIBITS.**