

RESOLUTION NO. 2014-035

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A TENTATIVE MAP TO ALLOW THE SUBDIVISION OF PROPERTY LOCATED SOUTH OF KEISER AVENUE, WEST OF PETALUMA HILL ROAD, AND NORTH OF ROHNERT PARK EXPRESSWAY (APN 045-262-001 THROUGH -004, 047-131-019, AND 047-131-024 AND -025)

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, in conjunction with Application No. PL2013-009TM, the applicant prepared a tentative map for the University District Vast Oak property located south of Keiser Avenue, west of Petaluma Hill Road, and north of Rohnert Park Expressway (APN 045-262-001 through -004, 047-131-019, and 047-131-024 and -025), as provided in the Proposed Tentative Map attached to this Resolution as **Exhibit A**; and

WHEREAS, on March 13, 2014, 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, at the March 13, 2014 hearing, the Planning Commission reviewed and considered the information contained in Planning Application No. PL2013-009TM for the proposed Tentative Map for the property and recommended its approval to the City Council; and

WHEREAS, the City Council has reviewed and approved the Addendum to the EIR prepared for the Project; and has otherwise carried out all requirements for the Project pursuant to the California Environmental Quality Act ("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 April 8, 2014, the City Council 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 reviewed and considered the information contained in Planning Application No. PL2013-009TM for the proposed Tentative Map for the property; 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 Tentative Map for the property:

Section 1. The above recitations are true and correct.

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

Section 3. Findings Regarding Tentative Map. The City Council, in approving Planning Application No. PL2013-009TM, hereby makes the following findings concerning the Tentative Map pursuant to Government code section 66474:

- 1. The proposed map, and its design and improvements, are consistent with the general plan and any applicable specific plan, any policy or guideline implementing the general plan (including the city's design guidelines), or other applicable provisions of this code.*

Criteria Satisfied. The proposed Tentative Map is consistent with the General Plan designations for the area, as well as the specific plan that applies to the property. The proposed Tentative Map will implement the General Plan in that it would increase the City's existing housing stock and provide affordable housing units. The Tentative Map will comply with the goals and policies of the City's Housing Element by complying with the City's inclusionary housing ordinance. It will 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 proposed Tentative Map is consistent with the revised University District Specific Plan as it proposes to subdivide the property according to its requirements related to number of residential units, density, housing type, housing location, public improvements, open space and related amenities. The Tentative Map depicts the specific residential lots and uses consistent with those in the Specific Plan. Further, the mixed use area, park and detention basin and planned roadways as shown on the Tentative Map are in the same configuration as the specific plan.

The proposed Tentative Map has been designed to meet City standards which provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on site improvements, such as streets, utilities, and drainage facilities have been designed and are conditioned to be constructed in conformance with City standards.

- 2. The site is physically suitable for the type of development.*

Criteria Satisfied. The Tentative Map reflects the specific plan for this site, which is physically suitable for the proposed development. No major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for residential and commercial development.

3. *The site is physically suitable for the proposed density of development.*

Criteria Satisfied. The site is of sufficient size and shape and appropriately shown in the Specific Plan to allow the proposed density of development. The subdivision has been designed to accommodate the development of 1,033 residential units, taking into consideration the shape and topography of the site. This development is consistent with the density ranges provided for in the Specific Plan.

4. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, absent a statement of overriding conditions.*

Criteria Satisfied. An Environmental Impact Report (EIR) for the University District Specific Plan Project (State Clearinghouse number 2003112011) has been prepared and approved which shows potential impacts related to the development of the site with the proposed uses. No significant unavoidable impacts related to existing habitats were identified. The Final EIR for this Project includes adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. The contents of the Final EIR is incorporated herein by this reference. An Addendum to this EIR has been prepared and approved which concludes that the proposed changes to the project and the studies submitted to the City by the project applicant, the project as proposed to be changed would result in any significant effects not disclosed in the 2006 EIR.

5. *The design of the subdivision or the type of improvements will not cause serious public health problems.*

Criteria Satisfied. The design of the project is not expected to have negative impacts on the health or well being of project residents or occupants of the surrounding land uses. The design of the Tentative Map is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance. The construction of all units on the site has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to Stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted City street and public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access and in the immediate neighborhood.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements.*

Criteria Satisfied. The project will respect all existing easements, and any new easements required by the project have been made conditions of the map approval.

7. *Any proposed phases and their proposed sequence of construction are identified on the submitted map.*

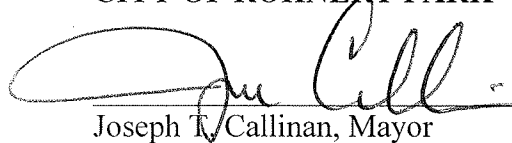
Criteria Satisfied. The phasing is shown in the specific plan, final development plan and development agreement documents

Section 4. A duly noticed public hearing on the proposed Tentative Map was held on April 8, 2014.

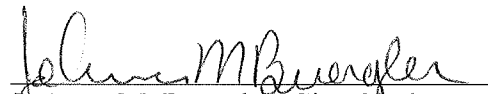
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rohnert Park does hereby approve Application No. PL2013-009TM for a Tentative Map to allow the subdivision of property located south of Keiser Avenue, west of Petaluma Hill Road, and north of Rohnert Park Expressway (APN 045-262-001 through -004, 047-131-019, and 047-131-024 and -025), subject to the recommended conditions of approval in **Exhibit B**, 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. Buerger, City Clerk



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

EXHIBIT A

PROPOSED TENTATIVE MAP

**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.**