

**RESOLUTION NO. 2016-49**

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

**WHEREAS**, the applicant, the City of Rohnert Park, has filed Planning Application No. PLGP2016-0002 proposing a General Plan Amendment in connection with a proposed amendment to the land use designation for a 0.73 acre site (APN: 143-370-010) located at 435 Southwest Boulevard, in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

**WHEREAS**, the proposed amendment to the General Plan Diagram (General Plan Figure 2.2-1) would change the 0.73-acre site at 435 southwest Boulevard from its current designation of Public Institutional to High Density Residential. The proposed General Plan 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 Negative Declaration. The City Council has reviewed the Negative Declaration prepared for the Project 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 a three hundred foot radius of the subject property and a public hearing notice was published in the Community Voice for a minimum of 10 days prior to the first public hearing; and

**WHEREAS**, on April 28, The Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support of or opposition to the proposal; and

**WHEREAS**, May 24, 2016, the City Council held a public hearing at which time interested persons had an opportunity to testify either in support of 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, determinations and recommendations with respect to the proposed General Plan Amendment:

**Section 1.** The above recitations are true and correct.

**Section 2.** Findings. The City Council hereby makes the following findings concerning the General Plan amendment proposed by Planning Application No. PLGP2016-0002:

- 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 0.73 site fronting Southwest Boulevard from Public Institutional to Residential High Density. The proposed General Plan Amendment would be consistent with these surrounding High Density Residential uses, the church to the rear of the site and the adjacent park and school. The amendment is also consistent with the Housing Element policies by providing land for new housing. The Housing Element demonstrates that a significant demand for multi-family housing exists and this amendment helps satisfy this demand.

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

**Criteria Satisfied.** The General Plan must be internally consistent. This proposed General Plan Amendment will allow High Density Residential development in an area that is developed with similar uses, where infrastructure is available (roadways, water, sewer, etc.), where parks and school are nearby and other urban amenities are present. Due to its location within the City, the designation of this parcel to High Density Does not create any internal consistency with any element of the General Plan including: Land Use and Growth Management; Community Design; Transportation; Open Space, Parks and Public Facilities; and Housing.


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

**Criteria Satisfied.** A duly noticed public hearing on the proposed General Plan Amendment was held on April 28, 2016 by the Planning Commission and a duly notice public hearing was held by the City Council on May 24, 2016.

**NOW, THEREFORE, BE IT FURTHER RESOLVED,** that the City Council adopt the Findings stated hereinabove and approve Application No. PLGP2016-0002 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 24<sup>th</sup> day of May, 2016 by the City of Rohnert Park City Council by the following vote:

**CITY OF ROHNERT PARK**

  
\_\_\_\_\_  
Gina Belforte, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Caitlin Saldanha, Deputy City Clerk

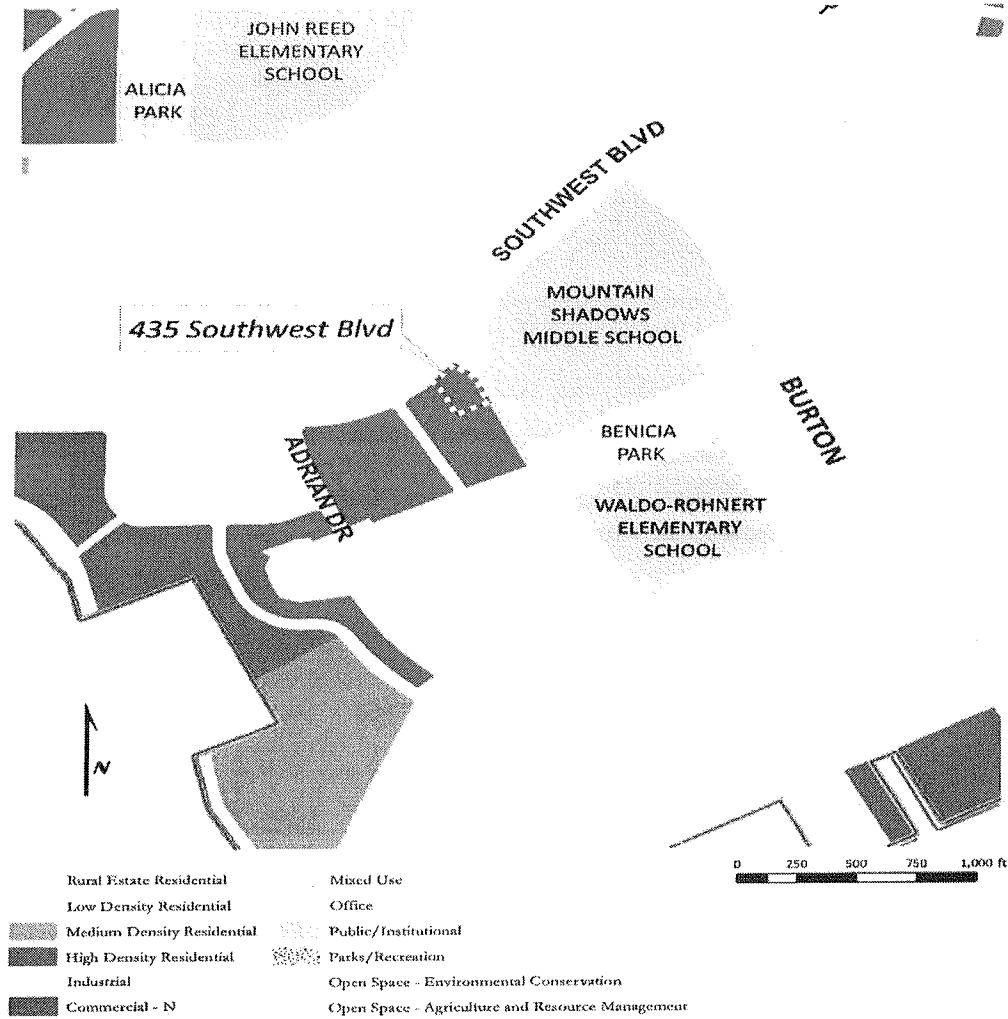
Attachment: Exhibit 1

AHANOTU: Absent CALLINAN: Absent STAFFORD: Aye MACKENZIE: Aye BELFORTE: Aye  
AYES: ( 3 ) NOES: ( 0 ) ABSENT: ( 2 ) ABSTAIN: ( 0 )

# EXHIBIT 1

## GENERAL PLAN LAND USE DIAGRAM

FIGURE 2.3-1



Attachment: \_\_\_\_\_