



City of Rohnert Park  
Planning Commission Report

**DATE:** April 28, 2016

**ITEM NO:** 8.2

**SUBJECT:** Review of the Preliminary Development Plan for the Rohnert Crossings Planned Development – North Bay Communities, LLC

**LOCATION:** Former State Farm site, bounded by Rohnert Park Expressway, State Farm Drive, Enterprise Drive and Seed Farm Drive/future SMART platform (APN 143-051-072).

**REQUEST:** Planning Commission Review of the Revised Preliminary Development Plan (PDP) for the Rohnert Crossings Planned Development

**APPLICANT:** North Bay Communities LLC, a subsidiary of SunCal

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**Background**

The Planned Development (P-D) Zoning District is intended to accommodate a wide range of residential, commercial and industrial land uses, which are mutually-supportive and compatible with existing and proposed development on surrounding properties. This district is typically used for projects that provide for a mix of land uses to serve identified community needs. All standards, requirements, densities, land use designations and other contents of an approved final development plan for the P-D zoning district must be consistent with the city's general plan and any applicable specific plan.

In order to establish a P-D zoning district, Article VII of Chapter 17.06 (Land Use Regulations) of the Rohnert Park Municipal Code requires that the applicant submit a Preliminary Development Plan (PDP) including initial development standards, land uses and phasing for review. The PDP process then includes review and comment by the Parks and Recreation Commission with regard to proposed parklands. Per the Municipal Code Section 17.06.250, the Planning Commission will receive the Parks and Recreation Commission comments and consider them along with the PDP and review “whether the land uses proposed and their interrelationships are generally acceptable and consistent with the general plan and any applicable specific plan. The commission shall indicate conceptual approval or disapproval of the preliminary development plan.” Following this non-binding review and conceptual approval

of the PDP, the applicants may submit a formal application for a Planned Development designation, which is subject to environmental analysis and public hearings.

### **Parks and Recreation Commission Review**

The Parks and Recreation Commission reviewed the Rohnert Crossings PDP at their January 22, 2016 meeting. The Commission discussed the size, layout and configuration of new park areas within the proposed Planned Development. The Commission discussed the more urban style of park amenities presented with the proposed Rohnert Crossing project, the parkland locations and amenities. In addition, the three private park amenities within the residential component of the proposed plan were reviewed along with their availability for park credits. The Parks and Recreation Commission adopted a motion to recommend approval of the PDP related to parks with the following specific recommendations:

- Consideration of a place for dogs;
- Potential inclusion of a skate feature and an adaptive playground;
- Reversing the locations of CN-2 (Commercial/Civic Use) and CN-3 (Parking Area) to provide a continuous park area along RPX;
- Moving the gazebo to a less central location to allow for greater open space area within OS-1; and
- Possible relocation of the bocce court;
- Consideration of the use of Valley oak trees in the landscaping; and
- Use of in-lieu fees at a community park location that would serve the residents of this project.

Commission will consider these comments and the applicant can use the feedback in preparation of the Final Development Plan. (Note that the comment regarding reversing the locations of CN-2 and CN-3 to provide a continuous park area along RPX, has been addressed in a revised PDP, described below.)

### **Planning Commission Review**

The Rohnert Crossings PDP was considered by the Planning Commission on February 25, 2016. A variety of comments on the proposed PDP were made by the Planning Commission. A summary of Planning Commission comments on the PDP from February 25, 2016 is provided in Attachment C. The consideration of this PDP was continued to a future meeting to give the applicant an opportunity to respond to these comments.

At the same meeting, the Planning Commission recommended approval of the Central Rohnert Park Priority Development Area (PDA) Plan to the City Council, excluding revisions recommended by staff regarding a minimum requirement for commercial square footage within the Station Center Subarea, which is coterminous with the Rohnert Crossings Planned Development site. The City Council subsequently adopted the PDA Plan on March 22, 2016, with the addition of the requirement for a minimum of 150,000 square feet of commercial use within the Station Center Subarea and the provision for the reduction of lanes on State Farm Drive south of Rohnert Park Expressway from four to two.

The applicant submitted a revised PDP for Rohnert Crossings that responds to the comments received at the February 25<sup>th</sup> Planning Commission hearing and the March 22<sup>nd</sup> City Council hearing, as described below.

### **Revised Preliminary Development Plan**

The Rohnert Crossings Planned Development is a plan for approximately 30 acres in the City of Rohnert Park. The site is adjacent to the planned SMART station located to the east. The project site is shown as the Station Center Subarea within the PDA. The applicants have submitted a revised Preliminary Development Plan for Rohnert Crossings (Attachment A). The Illustrative Site Plan provides an overview of plan components on page 2 of Attachment A. The plan addresses the future development of the project site, which is comprised of residential, commercial, mixed use and parks/open space. Elevations and renderings of potential future development are provided on pages 9 and 10 of Attachment A.

Notable revisions from the previous plan include the following:

- 120,000 square feet of active retail and service commercial uses
- Added commercial (further south) fronting State Farm Drive to take advantage of diagonal parking
- Residential units above commercial (MU-1) to give extra building height
- Relocation of commercial use closer to SMART Station – this use is identified as a potential hotel site
- Removal of retail flex space in MF-1 (formerly MU-2)

The proposed Land Use Plan is shown on page 3 of Attachment A. Specifically, the plan includes approximately 400 high and medium density residential units, 120,000 square feet of active retail and service commercial uses, and approximately 5.44 acres of parks and open spaces. The proposed uses are shown in **Table 1**.

**Table 1: Rohnert Crossings Preliminary Development Plan**

<i>Land Use</i>	<i>Amount</i>
Retail/Service Commercial	120,000 sf
Multifamily Residential	150 units
Townhomes	250 units
Parks and open space	5.44 acres

- The Preliminary Development Plan (page 2 of Attachment A) shows (1) the expanded retail village at the southeast corner of Rohnert Park Expressway and State Farm Drive, (2) the commercial use (potential hotel) along Rohnert Park Expressway near the SMART station, (3) the mixed use residential/commercial uses (retail with multi-family residential above), (4) open space/amenities, and (5) the townhomes. Proposed phasing of development is shown on page 5 of Attachment A.

- A total of 120,000 square feet of retail/commercial uses would be located within the retail village, the commercial area, and the mixed use area.
- A total of 150 multifamily residential units would be located within the multi-family and mixed use areas at a density of approximately 35 du/ac.
- A total of 250 townhome units at a density of 30 du/ac would be located in the southern portion of the site.
- The project proposes a total of 5.44 acres of parks and open space, as shown on page 3 of Attachment A. Proposed open space includes the existing redwood grove along the perimeter of the site (OS-4, OS-5, OS-6, and OS-7). The proposed parks include a park/town square at the intersection of State Farm Drive and Rohnert Park Expressway (OS-1), open space including existing and new trees along Rohnert Park Expressway near the SMART Station (OS-2), a “central park” (OS-3), SMART Station Park (OS-8). The conceptual park plans are shown on page 7 of Attachment A.
- The parking diagram on page 4 of Attachment A indicates the proposed parking for the Plan. In addition to the on-site parking, this includes 162 diagonal parking spaces on State Farm Drive. This type of configuration would require reduction of State Farm Drive to 2 lanes (one in each direction), as provided for in the PDA Plan.
- The Conceptual Circulation Plan (page 6 of Attachment A) shows a variety of multi-modal transportation enhancements, including a complete pedestrian network, vehicular circulation, and potential bus routes. Dedicated pedestrian paths and alleys are shown linking each neighborhood within the project site, as well as linking the project site to adjacent areas, including the SMART Station platform and Multi Use Path. Vehicular circulation includes two primary streets (Station Drive and Road #3) providing access from State Farm Drive and Enterprise Drive. Minor streets and alleys are shown within the residential areas. Proposed street sections for State Farm Drive are shown on page 8 of Attachment A.
- The Conceptual Parking Plan (page 4 of Attachment A) shows the proposed location of future parking facilities and provides a summary of required parking and proposed parking. A total of 1,380 parking spaces would be required for build-out of the land uses and a total of 1,392 spaces are proposed. The parking adjacent to the commercial uses in the northern portion of the site has been relocated between the retail and commercial uses.
- The proposed PDP includes the City-owned Public Works corporation yard within the proposed project, consistent with the PDA Plan.

### **Staff Analysis**

The purpose of the preliminary review of the PDP is to obtain input and conceptual approval or disapproval of the plan from the Planning Commission as to the consistency of the proposed land uses with the General Plan and applicable specific plans. As described above, the proposed land uses with the Rohnert Crossing PDP include:

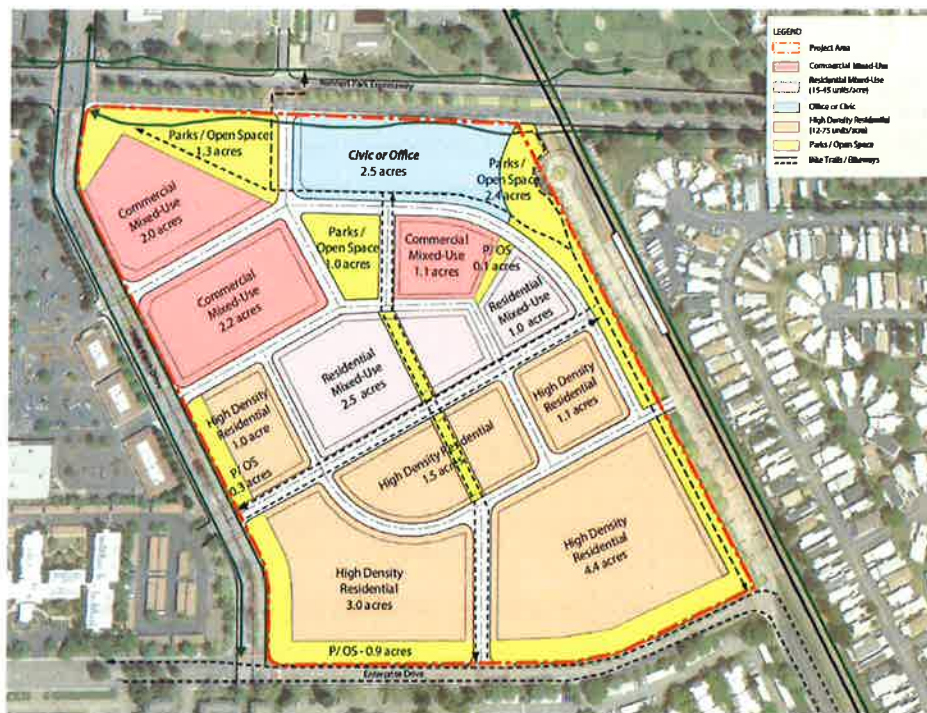
- 400 residential units within the High Density Residential and Mixed Use zones;

- 120,000 square feet of Neighborhood Commercial and Retail uses; and
- 5.44 acres of public parks and open space.

The PDP application also includes an illustrative site plan, some examples of potential design concepts, possible park amenities and a phasing plan to provide the Commission with an overview of the applicant's preliminary concepts. No specific review of the design aspects of the proposal is required at the PDP stage.

Staff has prepared a detailed General Plan and PDA consistency analysis for the revised PDP proposal (see Attachment B). The current General Plan land use designation of the proposed Rohnert Crossings site, as amended by the PDA Plan, is Mixed Use. The PDP is generally consistent with the Mixed Use designation, which allows for a wide range of uses and encourages mixed use developments with a combination of compatible commercial, office and residential development.

Figure 4.6: Station Center Land Use Designations



The site is identified in the PDA Plan as Station Center District Planned Development (SC-PD). Within the SC-PD zone, five land uses are identified – Commercial Mixed-Use, Residential Mixed-Use, High Density Residential, Office or Civic, and Parks/Open Space. In addition, there is an overlay zone on the northern portion of the site of Downtown District Amenity Zone (DDAZ). The PDA Plan identifies the Rohnert Crossings site (Station Center Subarea) for a higher density urban-type development adjacent to the SMART station and encourages the development of a downtown area within the DDAZ. The PDA Plan allows for a wide range of uses and encourages a combination of compatible active commercial, office, and residential development. Figure 4.6 in the PDA Plan (above) shows the adopted land uses within the Station Center Subarea.

The revised Rohnert Crossings PDP application (Proposed Land Use Plan on page 3 of Attachment A) calls for a mix of commercial and residential development. The PDA Plan calls for a commercial focused downtown in this area with active retail and service uses, and the PDP reflects this with increased ground-floor retail along State Farm Drive and within the retail village in the northwest corner of the site. The proposed roadways designs in the PDP are generally consistent with the PDA Plan, including the reduction of State Farm Drive from four lanes to two lanes south of Rohnert Park Expressway.

The proposed PDP is generally consistent with the general plan, assuming some modifications are made to both the City's general plan and the applicant's proposal as part of the Final Development Plan process. Consistency with specific general plan and zoning provisions are discussed in Attachment B (General Plan and Zoning (PDA) Consistency).

Given that this preliminary review is conceptual and requires only a general, rather than precise consistency determination, staff believes that the Planning Commission could find the proposed land uses in the revised PDP submittal to be generally consistent with the SC-PD designation in terms of land use distribution and intensity, so long as the modifications set forth in Attachment B are approved as well.. The Rohnert Crossings PDP devotes more area to residential uses, less to commercial uses and does not include a specific office designation. Modification to the City's general plan and the applicant's proposal can be made during the Final Development to address these inconsistencies. In particular, the commercial area proposed does not meet the minimum requirement of 150,000 square feet for the Station Center within the PDA Plan. In order to achieve full consistency with the City's existing plans, the applicant would need to submit a final PDP that meets the minimum or an amendment to the PDA Station Center Subarea would be required to reduce the minimum commercial square footage. For this reason, staff has recommended revisions to the PDP as shown in Attachment B to achieve consistency with the general plan. Detailed review of consistency with development standards, design guidelines, and parking requirements will be conducted at the time of Final Development Plan review. Differences between the PDA Plan and the Rohnert Crossings PDP are shown in the table below:

	<b>PDP</b>	<b>PDA (Station Center)*</b>
<i>Commercial/Retail</i>	120,000 SF	up to 171,626 SF**
<i>Residential</i>	400 units	up to 415 units
<i>Office</i>	--	up to 65,340 SF

\* Note that these numbers are maximums considered in the PDA Plan for purposes of environmental review.

\*\* 150,000 square feet minimum.

Staff continues to work with the applicant and will provide a detailed analysis of the proposed Planned Development during the entitlement review and public hearing process. Planning Commission comments on the size and location of planned land uses onsite and in relationship to the SMART station and adjacent streets and uses will inform future applications.



### **Next Steps**

If the amended Rohnert Crossings PDP is conceptually approved by the Planning Commission, a Final Development Plan may be submitted to the City. Conceptual approval of the PDP does not bind the Commission to approval of the Final Development Plan. If subdivision within the district is necessary, then a tentative map may also be applied for at this time. Environmental review of the Final Development Plan will be required under the California Environmental Quality Act. Following appropriate environmental review of the plan, the Planning Commission will consider the application for the final development plan at a public hearing. The Planning Commission will make a recommendation to the City Council based on a review of the environmental impacts of the plan, the appropriateness and interrelationships of the proposed uses, any effects on traffic circulation due to development of the plan, the quality of the suggested site plan design, consistency with the general plan and any applicable specific plan, and other details of the proposed district. If the Planning Commission recommends approval of the Final Development Plan, the City Council will consider the plan at a public hearing, where it may approve or deny the Final Development Plan or return the matter to the Planning Commission for further evaluation.

### **Environmental Determination**

Environmental analysis is not required for preliminary review of a PDP. A full analysis of the PDP under CEQA will be conducted for a final development plan.

### **Public Notification**

This item has been duly noticed by publication in the Community Voice for the Preliminary Review of the Rohnert Crossings Planned Development Preliminary Development Plan.


### **Staff Recommendation**

Staff recommends that the Planning Commission adopt Resolution No. 2016-15: A resolution of the Planning Commission of the City of Rohnert Park conceptually approving with recommended revisions the Preliminary Development Plan for the Rohnert Crossings Planned Development located south of Rohnert Park Expressway, east of State Farm Drive, north of Enterprise Drive, and west of Seed Farm Drive/future SMART platform in Sonoma County, CA (APN 143-051-072)

#### **Attachments:**

- A. Rohnert Crossings Preliminary Development Plan (Exhibit A to the resolution)
- B. General Plan and Zoning (PDA) Consistency (Exhibit B to the resolution)
- C. Planning Commission Comments
- D. Planning Commission Resolution No. 2016-15

APPROVALS:

  
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Jeffrey Beiswenger, AICP  
Planning Manager

  
\_\_\_\_\_  
Date

## ATTACHMENT B

### Rohnert Crossings, Preliminary Development Plan

#### Consistency with General Plan, Central Rohnert Park, PDA Plan and Zoning Ordinance

The purpose of the following matrix is to identify where the Rohnert Crossings, Preliminary Development Plan application is consistent with the adopted general plan, Central Rohnert Park, Priority Development Area Plan (PDA plan) and related zoning ordinance provisions. General plan amendments were adopted on March 22, 2016 to implement the Central Rohnert Park, Priority Development Area Plan (PDA Plan) and zoning amendments were adopted on April 12, 2016. The following matrix evaluates the April 19, 2016, Rohnert Crossings submittal for consistency with the city's plans and policies, as amended.

Goal/Policy or Standard	Consistent?	Description
<b>General Plan (Consistent)</b>		
Consistent with the General Plan, Mixed Use designation?	Yes	The Proposal is generally consistent with the General Plan mixed use designation which allows for a wide range of uses and encourages mixed use developments with a combination of compatible commercial, office and residential development.
Consistent with Figure 3.2-16 (Boundary of Downtown District Amenity Zone)?	Yes	Developer proposes a combination of retail, service and residential uses within the DDAZ. The intent of the DDAZ is to focus active retail and service uses on the ground floor. The proposed development plan provides for such uses on the ground floor. Office and/or residential on upper floors are encouraged in the PDA plan. The PDP would allow for such uses.
<b>General Plan Policies (Consistent)</b>		
LU-42 (Creation of a pedestrian-oriented downtown, adjacent to the SMART rail station)	Yes	Proposed street network, parks, plazas and other site elements provide good connectivity and the concentration of commercial uses along State Farm Drive creates a downtown setting. The adequacy of the commercial square footage will be further evaluated at the Final Development Plan stage.
LU-44 (Promote infill development to activate State Farm Drive)	Yes	Development intensity will create pedestrian and other activity on State Farm Drive. Diagonal parking will provide parking for shops and encourage business to locate in this area of high visibility.
LU-48: (Housing at densities sufficient to support transit use)	Yes	The number and intensity of dwelling units are within the range to support transit. 400 units are proposed and this is consistent with the PDA plan.
TR-49 (Expand bike and pedestrian connections, including connections to SMART)	Yes	Good connectivity is provided with a complete interconnected grid system provided throughout the plan area.
TR-54 (Provide required parking)	Yes	It appears that adequate parking is provided and this will be further evaluated at the Final Development Plan stage.



TR-57 ( Facilitate a “park once” strategy)	Yes	The proposed site design is conducive to the “park once” strategy and this will be analyzed further as part of the Final Development Plan.
CD-56 (Bike and pedestrian connectivity to the SMART rail station)	Yes	Access to SMART platform is provided by a grid system of streets. Pedestrians and bicyclist will be able access the SMART platform from all sides.
<b>Zoning Ordinance / PDA Plan (Consistent)</b>		
Consistent with Central Rohnert Park PDA?	Yes	In general the PDP is consistent with the Central Rohnert Park PDA plan as proposed. To achieve complete consistency, however some modifications to the final PDP will be necessary to increase the commercial square footage in the PDP and address office or civic uses. Alternatively the PDA plan could be amended to modify the minimum amount of required commercial square footage and remove or reduce the Office/Civic land uses.
Supportive of Downtown District Amenity Zone?	Yes	The PDA plan calls for a commercially focused downtown with active retail and service uses and the PDP depicts a mix of commercial and residential uses. The revisions to the PDP to increase the active retail and service uses that are provided within the DDAZ is moving in the right direction to fulfill the intent of the recently amended policies establishing a minimum square footage requirement to help create a downtown area.
Are proposed street designs in the PDA implemented?	Yes	The proposed designs of State Farm Drive and internal roadways are consistent with the PDA plan. The PDP proposes adding diagonal parking to State Farm Drive which is consistent with the PDA plan.
<b>General Plan (Updates Needed)</b>		
Consistent with General Plan, Figure 3.2-15 (Central Rohnert Park Plan Concept and the Downtown District Amenity Zone)?	Update	Proposed land uses in the Downtown District amenity zone are generally consistent with this diagram, but minor updates will be needed. The configuration of the land use designations will need to be amended in the General Plan, PDA plan and zoning ordinance to match to proposal. The Office/Civic designation would need to be revised or removed and the configuration of the land use designations would need to be updated. Alternatively, the Final PDP proposal could be amended to match the current policies, avoiding the need for policy amendments.
<b>Zoning Ordinance /PDA Plan (Updates Needed)</b>		
Provide 150,000 sf of active retail and service uses as required?	Update	The Rohnert Crossings PDP calls for 120,000 sf of retail uses – less than the required minimum of 150,000 sf in the PDA Plan and zoning ordinance. Updates will be required to lower this minimum requirement or the Final PDP proposal could be amended to meet this requirement.
Consistent with Figure 4.6 (Station Center Land Use Designations) in PDA	Update	As proposed the PDP would require changes to Figure 4.6 of the Central Rohnert Park PDA plan and the changes to the corresponding figure in the General Plan and zoning

and zoning ordinance?		ordinance. The Office/Civic designation would need to be revised or removed and the configuration of the land use designations would need to be updated. Alternatively, the Final PDP proposal could be amended to match the current policies, avoiding the need for policy amendments.
<b>General Plan (Determined at Final Development Plan (FDP) Stage)</b>		
LU-41 (Implement a Downtown District...encompassing the SMART rail station)	FDP	The street network of the plan interfaces with the SMART platform and a plaza is provided adjacent to the platform. It is not clear whether commercial uses will be provided proximate to the SMART platform. Minor updates to the configuration of the retail and service uses may be needed at the Final Development Plan stage.
LU-47 (Provide a variety of housing types and densities)	FDP	Two types of housing are proposed as part of the PDP application and are consistent with the residential densities ranges in the General Plan and PDA Plan. A plan for how to comply with city affordable housing requirements will be needed as part of the Final Development Plan.
LU-51 (Comply with inclusionary housing ordinance)	FDP	This will be determined as part of the Final Development Plan
CD-57 (Provide public plazas, gathering places, and pedestrian amenities)	FDP	Provided throughout project proposed, final design determined at Final Development Plan
CD-58 (Focus public and private investments inside the Downtown District Amenity Zone to create an urban downtown streetscape)	FDP	Determined as part of Final Development Plan
CD-59 (Develop a streetscape palette that accents the identity for downtown)	FDP	Determined as part of Final Development Plan
CD-63 (High quality architecture, streetscape, and landscape design features in the Downtown District Amenity Zone)	FDP	Determined as part of Final Development Plan
TR-47 (Complete streets)	FDP	Proposal to change State Farm Drive from a 4-lane to a 2-lane facility with on street parking is consistent. Final Street Design will be determined at the Final Development Plan
TR-48 (Incorporate storm water strategies into	FDP	To be reviewed as part of Final Development Plan

street designs)		
TR-53 (Bus service to coordinate with SMART)	FDP	Follow-up work with Sonoma County Transit and SMART will be necessary to implement this
TR-55 (Shared parking facilities)	FDP	This will be analyzed as part of the Final Development Plan
<b>Zoning Ordinance / PDA Plan</b>		
Consistent with Development Standards in PDA?	FDP	The residential uses in the PDP comply with the density ranges of the PDA plan. Compliance with all the development standards will be determined at FDP.
Are the design guidelines in the PDA plan addressed?	FDP	Not enough information is available at this time to determine compliance with the design guidelines and detailed review is not required until submittal of the FDP.
Are minimum parking ratios in zoning ordinance met?	FDP	A detailed review of parking will be conducted at the time of Final Development Plan.

## ATTACHMENT C

### Summary of Planning Commission Comments from February 25, 2016

Planning Commission Comment	Response/Update
Clarify proposed square footage breakdown	Refer to Page 3 of Attachment A (Proposed Land Use Plan) for revised breakdown.
Need some office space to support retail space	PDP includes 50,000 SF of commercial space, which could include office uses.
A minimum amount of retail is important for this site	PDP revised to include 120,000 SF designated for commercial/retail uses
Want to see more analysis of commercial space demand/potential	Presented to City Council as part of PDA Plan on March 22, 2016.
Carry commercial further south on State Farm Drive	PDP revised to include groundfloor retail on State Farm Drive from Station Drive to Road #5.
Move commercial closer to RPX with appropriate setbacks	PDP revised to switch CN-2 and OS-2, bringing commercial closer to RPX, while maintaining setbacks.
More commercial near new SMART platform	PDP includes 50,000 SF designated for commercial uses just north of SMART platform.
Move "park" off of RPX and potentially combine park/plaza along RPX	PDP revised to switch CN-2 and OS-2 to provide continuation of OS-1 along RPX.
Workforce affordable housing and more density similar to PDA, taller buildings are desirable	Affordable housing is required and will be determined at Final Development Plan phase.
Removal of some redwoods is acceptable since some are not healthy	Noted.
Would like more connectivity; one pedestrian RPX crossing won't be enough	Noted and will be addressed at Final Development Plan phase.
Supports roundabout at RPX/State Farm Drive	Noted.
Would prefer more entrances from RPX to "bring people in"	Noted and will be addressed at Final Development Plan phase.
Phasing will be important	Noted.
Include renderings in the presentation	Renderings are provided on pages 9-11 of the PDP and some will be incorporated in the presentation to the Commission.
Prefer the proposed small blocks, parking behind buildings, alleys	Noted.
Would like to see a central plaza, not at the intersection; similar to traditional square inside a grid	Noted. OS-3 could serve as this central plaza. To be determined at Final Development Plan phase.

Planning Commission Comment	Response/Update
Do not like private streets	The private streets will be publicly accessible, but privately maintained.
Guiding principle should be “eyes on the street”; public realm to create safety and community	Noted.
Pedestrian access needs to be better, including internal circulation	Noted and will be addressed at Final Development Plan phase.
Would like to see more collaboration with bike/pedestrian coalitions	Noted.
Would like to see more on the parking and bike lane configurations for State Farm Drive	Noted and will be addressed at Final Development Plan phase.

**PLANNING COMMISSION RESOLUTION NO. 2016-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF ROHNERT PARK CONCEPTUALLY APPROVING WITH  
RECOMMENDED REVISIONS THE PRELIMINARY DEVELOPMENT PLAN FOR  
THE ROHNERT CROSSINGS PLANNED DEVELOPMENT LOCATED SOUTH OF  
ROHNERT PARK EXPRESSWAY, EAST OF STATE FARM DRIVE, NORTH OF  
ENTERPRISE DRIVE, AND WEST OF SEED FARM DRIVE/FUTURE SMART  
PLATFORM IN SONOMA COUNTY, CA (APN 143-051-072)**

**WHEREAS**, the applicant, North Bay Communities LLC, filed Planning Application No. PLDV2015-0001 proposing a Preliminary Development Plan (“PDP”), for the Rohnert Crossings Planning Development, in accordance with the City of Rohnert Park Municipal Code (“RPMC”); 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 January 22, 2016 the Parks and Recreation Commission reviewed the park and recreation amenities in the PDP and recommended conceptual approval with modifications; and

**WHEREAS**, on February 25, 2016 the Planning Commission held a duly noticed public hearing at which time interested persons had an opportunity to testify either in support or opposition to the Project; and

**WHEREAS**, the public hearing was continued to allow the applicant to revise its PDP in light of concurrent amendments being made to applicable General and Specific Plan policies; and

**WHEREAS**, on April 28, 2016 the Planning Commission held a public hearing, continued from the February 25, 2016 hearing, at which time interested persons had an opportunity to testify either in support or opposition to the revised PDP; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in Planning Application No. PLDV2015-0001, including recommended revisions proposed by staff to achieve consistency with city policies, as well as the information presented at the public hearings and the recommendation from the Parks and Recreation Commission; and

**WHEREAS**, the applicant is expected to use this non-binding review and conceptual approval of the PDP to submit a formal application for a Planned Development designation, which is subject to environmental analysis and public hearings.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Rohnert Park hereby makes the following determinations and recommendations with respect to the proposed Preliminary Development Plan:



**Section 1.** The above recitations are true and correct, and material to this Resolution.

**Section 2.** The Planning Commission recommends those revisions and updates provided for in **Exhibit B**, which is attached hereto and incorporated by this reference, be made to the Preliminary Development Plan proposed by Planning Application No. PLDV2015-0001 to achieve full consistency with applicable City policies.

**Section 3.** The Planning Commission hereby finds that, subject to the recommended revisions in **Section 2**, Planning Application No. PLDV2015-0001 the Rohnert Crossings Preliminary Development Plan, including the proposed land uses and their interrelationships, is generally acceptable and consistent with the General Plan and the Central Rohnert Park Priority Development Plan.

**NOW, THEREFORE, BE IT FURTHER RESOLVED, THAT** the Planning Commission does hereby conceptually approve Application No. PLDV2015-0001 the **Rohnert Crossings Preliminary Development Plan** as provided for in **Exhibit A**, subject to the recommended revisions described in Section 2 of this Resolution.

**DULY AND REGULARLY ADOPTED** on this 28th day of April, 2016 by the City of Rohnert Park Planning Commission by the following vote:

AYES:\_\_\_ NOES:\_\_\_ ABSENT:\_\_\_ ABSTAIN:\_\_\_

ADAMS\_\_\_ BLANQUIE\_\_\_ BORBA\_\_\_ GIUDICE\_\_\_ HAYDON\_\_\_

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John Borba, Chairperson, City of Rohnert Park Planning Commission

Attest:\_\_\_\_\_  
Susan Azevedo, Recording Secretary

## **EXHIBIT A**

**ROHNERT CROSSINGS PRELIMINARY DEVELOPMENT PLAN**

**SEE ATTACHMENT A ATTACHED TO THE STAFF REPORT**

**EXHIBIT B**

**ROHNERT CROSSINGS, PRELIMINARY DEVELOPMENT PLAN  
CONSISTENCY WITH GENERAL PLAN, CENTRAL ROHNERT PARK, PDA PLAN AND  
ZONING ORDINANCE**

**SEE ATTACHMENT B ATTACHED TO THE STAFF REPORT**