

**RESOLUTION NO. 2017-009**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A GENERAL PLAN TEXT  
AND MAP AMENDMENTS TO ALLOW FOR THE RESIDENCES AT FIVE CREEK  
PROJECT (APN 143-040-124)**

**WHEREAS**, MJW Investments, LLC, filed Planning Application No. PLDV2016-0001 proposing a General Plan Amendment, amendment to the Stadium Area Master Plan (a Planned Development), adoption of a Final Development Plan (including a related Conditional Use Permits), and a Development Agreement and Planning Application No. PLEN 2016-0003 for the related certification of a Mitigated Negative Declaration (“MND”) and Planning Application No. PLSD2016-0001 proposing a Tentative Map for a proposed project on a 15.25 acre parcel located at 5900 Labath Avenue (APN 143-040-124) (the “Project”), in accordance with the City of Rohnert Park Municipal Code (“RPMC”); and

**WHEREAS**, the proposed amendments to the General Plan would amend the land use designation of the project site from the current designation of Public/Institutional and Regional Commercial to a designation of Public/Institutional, High Density Residential, Parks/Recreation, and Regional Commercial as depicted on Exhibits 1 and 2; and

**WHEREAS**, the proposed text amendments, attached to this Resolution as Exhibit 2, would incorporate references to the Stadium Area Master Plan into the General Plan Chapters 2 (Land Use and Growth Management), Chapter 3 (Community Design) and Chapter 7 (Health and Safety); and

**WHEREAS**, the Planning Commission reviewed the proposed Mitigated Negative Declaration prepared for the project; recommended its certification by the City Council; and has otherwise carried out 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 December 8, 2016, the Planning Commission held a public hearing, which was continued to December 22, 2016 at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

**WHEREAS**, the Planning Commission reviewed and considered the information contained in the General Plan Amendment application for the proposal.

**WHEREAS**, the Planning Commission voted 4-0, to recommend approval of the proposed General Plan Map and Text Amendments; and

**WHEREAS**, on January 10, 2017, the City Council held a public hearing at which time interested persons had an opportunity testify either in support or opposition to the proposed General Plan Map and Text Amendments; and

**WHEREAS**, the City Council has reviewed and considered the information contained in the proposed General Plan Map and Text Amendments.

**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 Map and Text Amendments:

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

**Section 2.** The City Council approved the Mitigated Negative Declaration for this Project on January 10, 2017, concurrently with the City Council's approval of this Resolution

**Section 3.** Findings Regarding the Proposed General Plan Map and Text Amendments. The City Council hereby makes the following findings concerning the General Plan amendments proposed by Planning Application PLDV2016-0001:

1. *That this proposed site is appropriate for development under the General Plan's High Density Residential and Parks/Recreation Land Use designations.*

**Criteria Satisfied.** The proposed General Plan amendments would diversify the variety of uses permitted within the site, while retaining policies which preserve uses permitted under the previous land use designations. This diversity of uses and preservation of previous land use designations reflects the applicant's current Project plan and retains an appropriate level of development. The proximity of the site to a diversity of land uses makes this site appropriately suited for higher density residential uses. The site will have access to services necessary to serve multi-family development, including: proximity to retail and employment uses; access to recreational facilities (e.g. Hinebaugh Creek path and new park); and available infrastructure capacity (roads, public utilities, etc.). The inclusion of park space within the project ensures that adequate park and open space area is available to all multi-family uses within the Stadium Area Master Plan.

2. *That the proposed General Plan amendments would be internally consistent with specific policies in the Land Use Element of the General Plan relative to the proposed development.*

**Criteria Satisfied.** The proposed amendments establish specific policies in the Land Use and Community Design Elements of the General Plan specific to the Stadium Area Planned Development. The policies promote a compact urban form, an increased connectivity between and within neighborhoods, the designation of pedestrian oriented activity centers, a variety of housing and a mix of housing types, the protection of

creeks and provision of a network of trails and parks, and a land use pattern to maximize accessibility to parks and commercial centers.

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 Map.*

**Criteria Satisfied.** A duly noticed public hearing on the proposed General Plan Amendment was held on January 10, 2017.

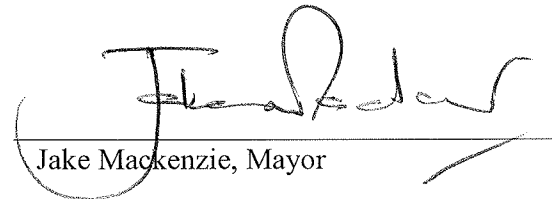
**Section 4.** The City Council does hereby adopt the Findings stated herein above and approve Application No. PLDV2016-0001 to amend the General Plan Land Use Diagram so as to conform to the General Plan Amendments recommended herein by adopting the amended General Plan Land Use Diagram attached to this Resolution as Exhibit 1.

**Section 5.** The City Council does hereby amend the text of the General Plan document to incorporate proposed changes related to the Stadium Area Master Plan as attached to this Resolution as Exhibit 2.

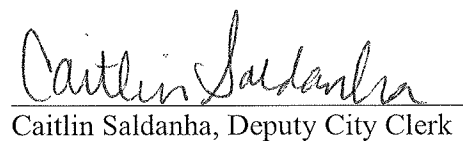
**Section 6.** This resolution is effective upon the effective date of the Ordinance approving the Development Agreement for the Residences at Five Creek project.

**DULY AND REGULARLY ADOPTED** on this 10th day of January, 2017.

**CITY OF ROHNERT PARK**

  
Jake Mackenzie, Mayor

**ATTEST:**

  
Caitlin Saldanha, Deputy City Clerk

Attachments: Exhibit 1 and Exhibit 2

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

**Due to the large file sizes,  
Exhibit(s) to this Resolution  
are available upon request  
at the City Clerk's Office.**

**Please call 707-588-2227 or  
email [cityclerk@rpcity.org](mailto:cityclerk@rpcity.org)  
if you would like to obtain  
these attachments.**

**Thank you**