



City of Rohnert Park
PLANNING COMMISSION STAFF REPORT

DATE: November 1, 2017

AGENDA ITEM NO: 8.4

AGENDA TITLE: File No. PLSR17-0002 Site Plan and Architectural Review for the addition of 16 new apartment units to Park Ridge Apartments

ENTITLEMENTS: Site Plan and Architectural Review

LOCATION: 4949 Snyder Lane (APN: 143-311-063)

GP/ZONING: High Density Residential / R-H: Residential - High Density

APPLICANT: Joe Colonna, Rutherford Investments

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2017-27, approving Site Plan and Architectural Review for the addition of 16 new units to the existing Park Ridge Apartment Homes complex located at 4949 Snyder Lane. This proposal is consistent with the High Density Residential land use designation in the General Plan and the associated R-H: Residential – High Density zoning district.

SUMMARY

The existing Park Ridge development is a 348-unit apartment complex located on a 15.83-acre site at 4949 Snyder Lane. The applicant proposes to remove the existing tennis courts and construct 16 additional apartment units. The subject site is designated in the General Plan as High Density Residential, and is accordingly zoned R-H: Residential -- High Density.

The proposed project consists of constructing 16 townhouse style units in two buildings on two unused tennis courts, adjacent to the pool and clubhouse in the existing 348-unit apartment complex. The proposed new apartment buildings are arranged on either side of a proposed motor court with access to designated covered parking spaces. Access to the motor court would be through an existing drive aisle, which serves existing carport spaces. Front entrances to each individual unit are designed to face onto existing landscaping and amenities in the built complex. Access to the garage for each unit is accessed and visible from the motor court. The proposed design and color and material palette matches the

existing apartment buildings and is intended to harmonize the new construction with the existing apartment complex., and the fact that the entries and living spaces are oriented toward existing improvements.

Figure 1: Project Location



BACKGROUND

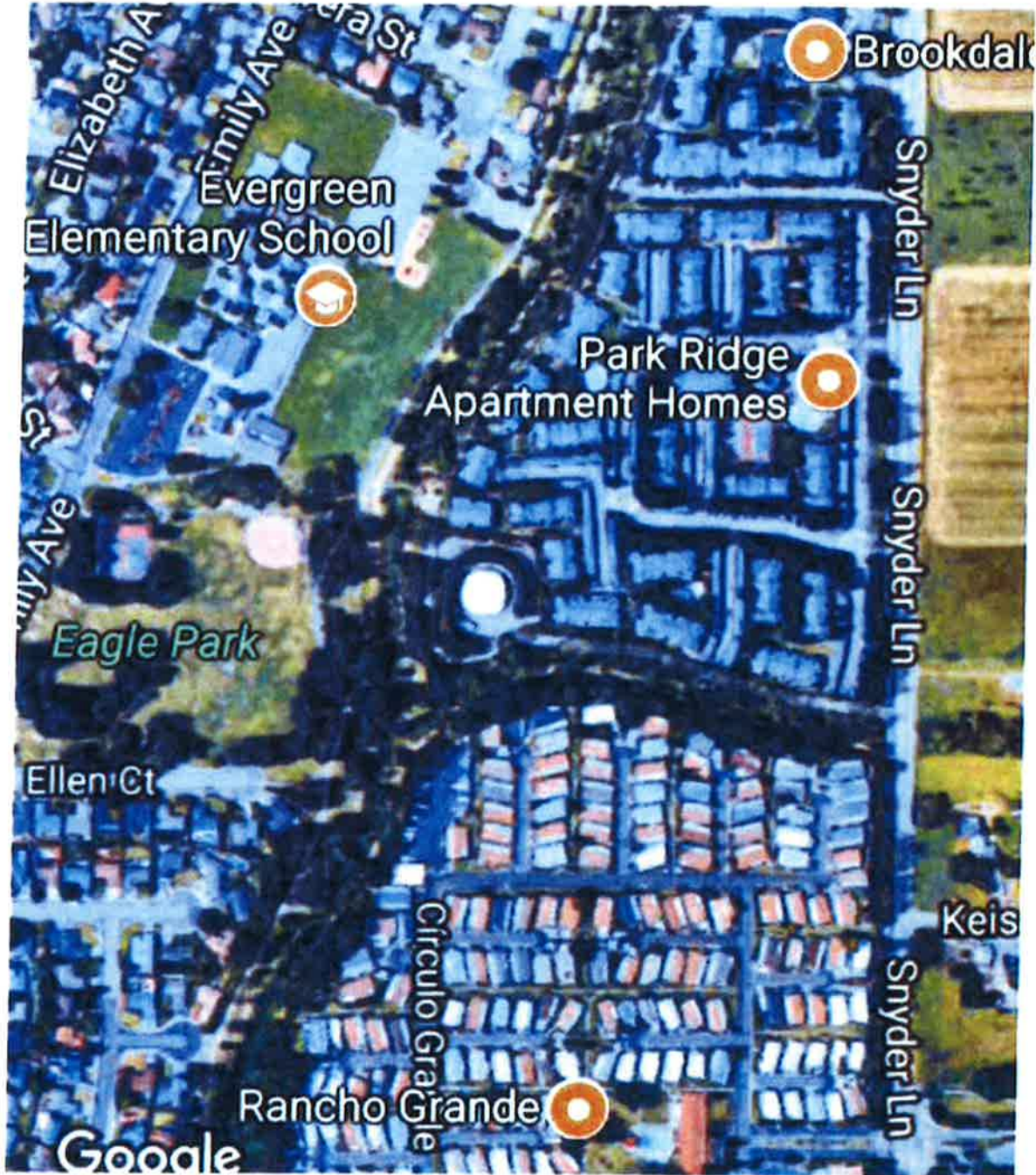
Surrounding Land Uses

The Park Ridge Apartment Homes complex is located on the western side of Snyder Lane just north of Crane Creek and Keiser Avenue. Brookdale residential facility, a senior assisted living center, is located just north of the project site. The east side of Snyder Lane is the city limits, with undeveloped agricultural land in unincorporated Sonoma County just to the east. To the west of the project site is Evergreen Elementary School and Eagle Park. To the south, on the southern edge of Crane Creek is Rancho Grande Mobile Home Park.

Table 1: Surrounding Land Uses

Location	Existing Land Use	Proposed	GP/Zoning Designation
Project Site	348-Unit Apartment Complex	16 new units	Residential High Density
North	Assisted Living Facility	n/a	Residential High Density
East	Undeveloped Sonoma County Land	n/a	Agricultural
South	Rancho Grande Mobile Home Park	n/a	R-M/M-H Medium Density Residential/Mobile Home Overlay
West	Evergreen Elementary School and Eagle Park	n/a	P-1 Public Institutional

Figure 2: Surrounding Land Uses



Project Details

Location and Access: Park Ridge Apartment Homes is located on the west side of Snyder Lane north of Crane Creek and east of Five Creek. There are two points of vehicular access from Snyder Lane to the apartment complex. Access to the new 16 apartment units will be from existing internal drives within the apartment complex.

Figure 3: Existing Site Plan

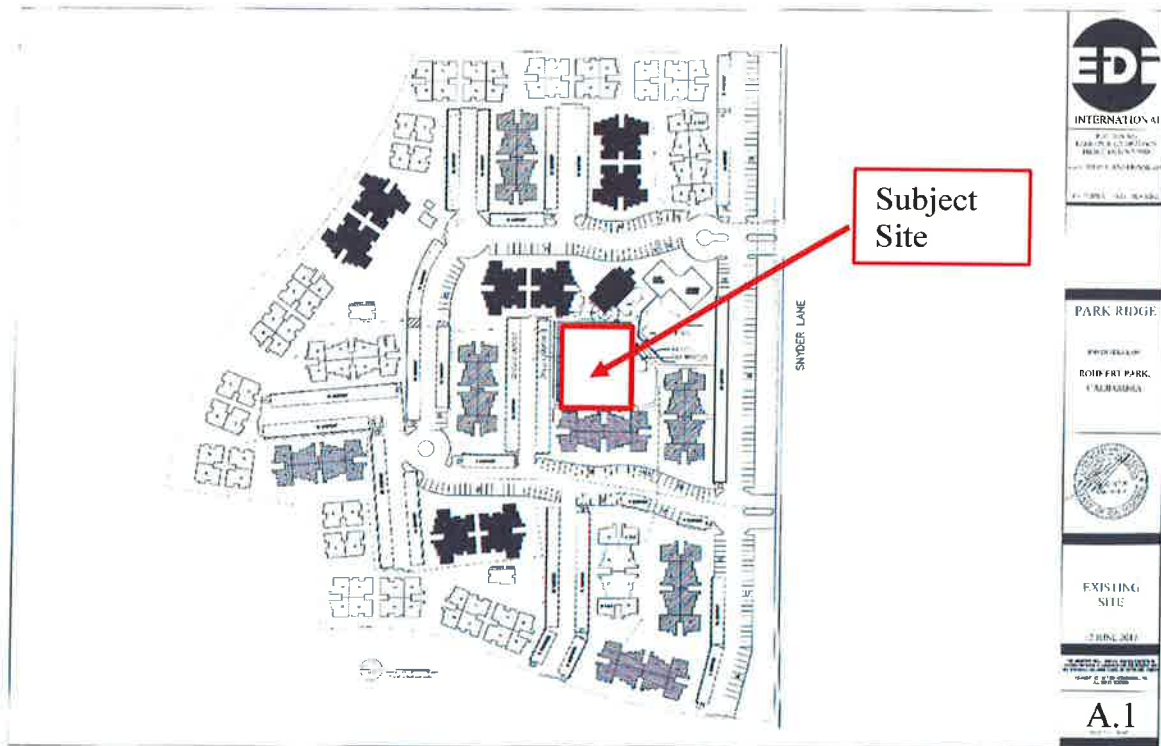
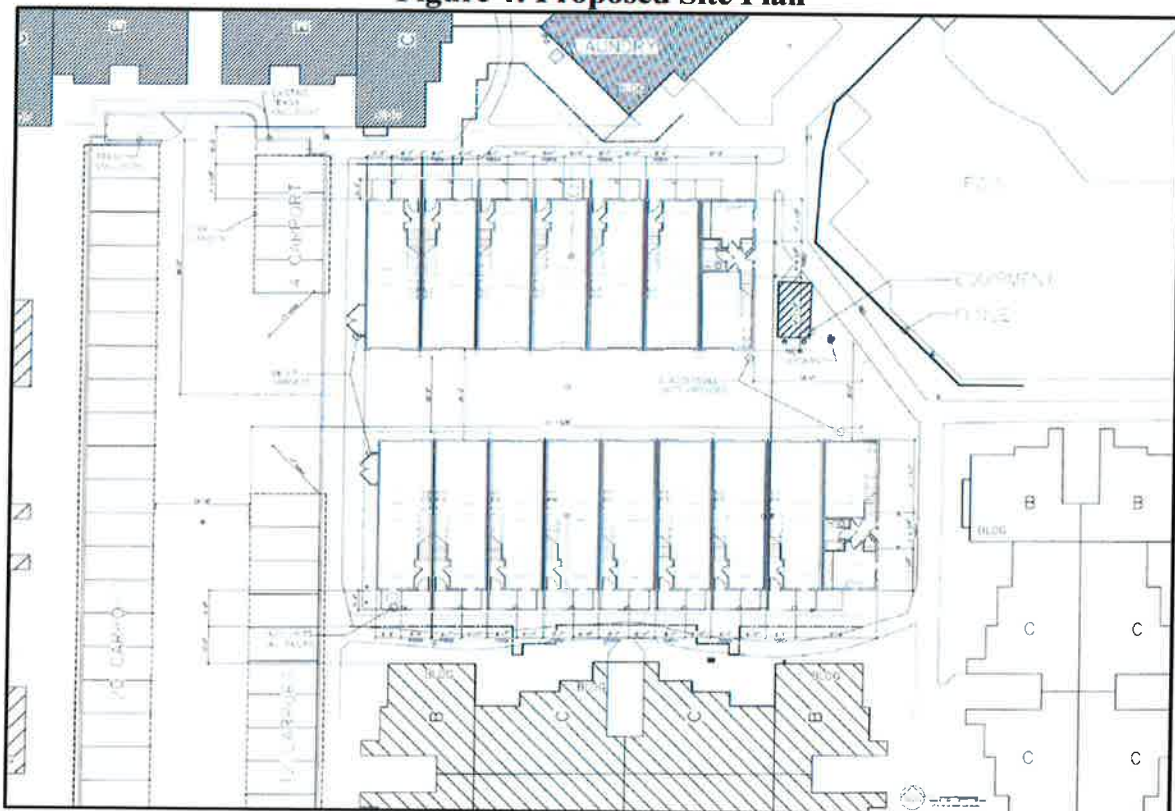


Figure 4: Proposed Site Plan



Site Plan

The original approvals for the Park Ridge complex included two tennis courts adjacent to the pool as project amenities. The applicant reports that the tennis courts are seldom used and the proposed project would remove both tennis courts and construct 16 new apartment units in two separate three-story buildings in generally the same footprint as the existing tennis courts.

To create adequate vehicular access to the new buildings, the project necessitates removal of six (6) carport parking spaces and the installation of a 24 foot wide driveway that would dead end at the swimming pool fence. Building A to the north of the new driveway would include seven (7) units. Building B is proposed to the south of the driveway and would include nine (9) units. The six carport spaces to be eliminated would be replaced by the addition of 20 new uncovered parking spaces at various locations on the site. The access driveway to the new units is almost 164 feet deep and terminates at a dead end.

The northerly building is adjacent to the apartment complex laundry and a portion of one of the existing apartment buildings. The southerly building is adjacent to one side of an existing apartment building. There is adequate space around both buildings to provide a pedestrian walkway and landscaping. Large trees will be planted adjacent to the existing apartment buildings to protect the privacy of existing tenants and future tenants of the proposed buildings.

Parking

Each of the new apartment units will have private garages accessed from the drive aisle between Building A and Building B. Fourteen of the new units will have two enclosed parking spaces in tandem and the other two units will have a single enclosed parking space in the associated garage. A total of 30 enclosed parking spaces are proposed for the 16 new residential units.

Additionally, as noted above, the project proposes the addition of twenty uncovered parking spaces in the overall complex to replace the six carports to be removed and increase overall parking in the project. Overall, the project includes 50 new parking space to adequately park the 16 new apartment units and replace the six removed carports.

Floor Plans

All of the new apartments are three bedroom units designed as townhome style and are three-story in height. The sixteen new units are made up of two different floor plans with differences between the two types outlined below:

Table 2: Unit Type Characteristics

Characteristics	Unit 1	Unit 2
Unit Size	1,265 sq.ft.	1,304 sq.ft.
Floor 1	2-Car Tandem Parking	1-Parking Space, 1-Bedroom & 1-Bathroom
Floor 2	1-Bedroom, 1-Bathroom, Kitchen & Living Room	1-Bedroom, 1-Bathroom, Kitchen & Living Room
Floor 3	2-Bedrooms & 2-Bathrooms	1-Bedroom & 1-Bathroom
Open Space	129 sq.ft.	174 sq.ft.
ADA Accessible	No	Yes (1 st Floor)

All of the units have ground floor porches and second and third floor decks for private open space. In addition to stair access to the units from the garages, primary entrances will be at ground level porches facing onto common open space within the. The garages have been designed to accommodate interior storage of garbage and recycling containers.

Figure 5: Unit 1 Floor Plans

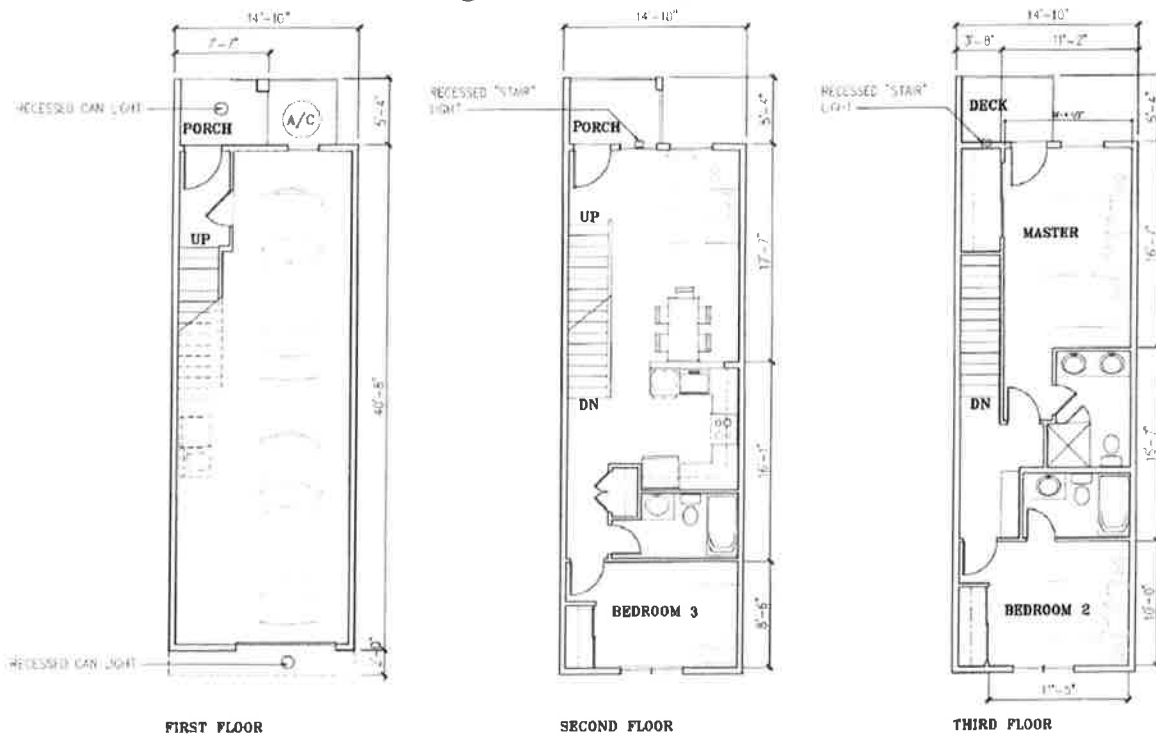
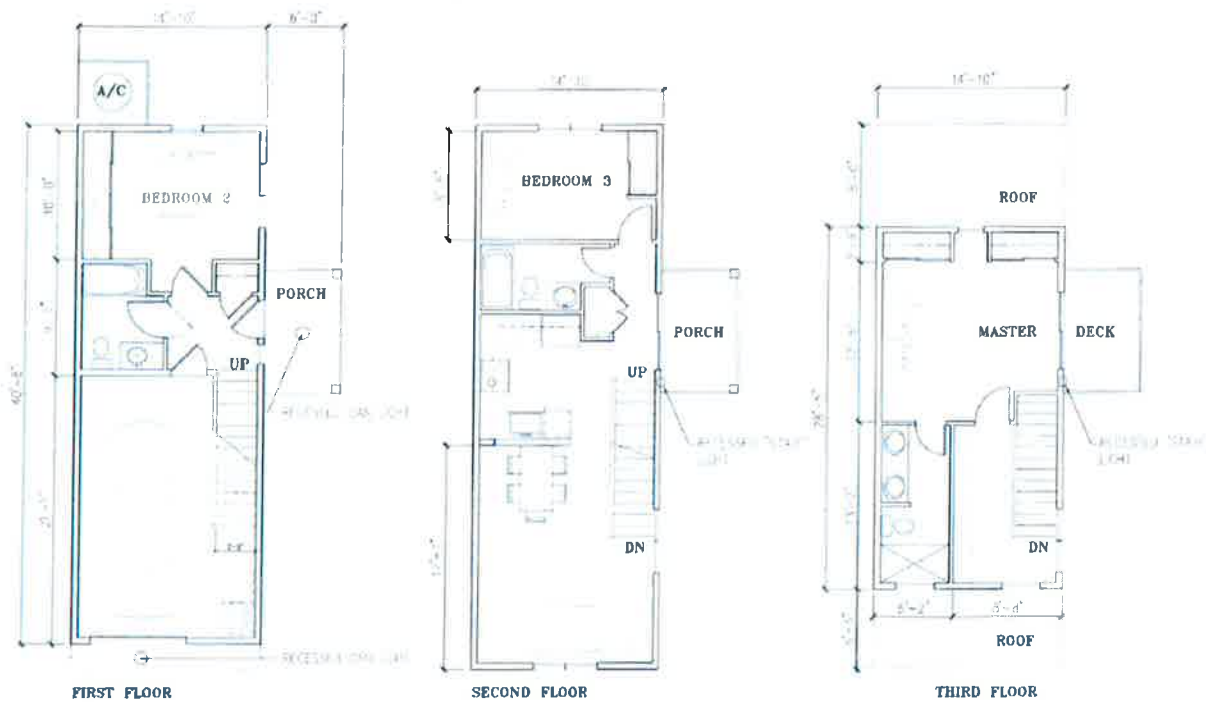


Figure 6: Unit 2 Floor Plans



Building Elevations

The building exterior is a combination of stucco, horizontal and vertical Hardie board siding, and wood rails around the deck areas. The roof will be composition shingles to match the existing building roofs. Roll-up garage doors will be provided for access to the garages. Meter cabinets will be located at the ends of the buildings to screen electric and gas meters from public view. The air conditioning units will also be screened with wood rails. A new refuse enclosure with masonry walls, a metal roof and solid metal gates will be provided.

Figure 7: Building Massing



Figure 8: Building Elevations



Landscaping

A conceptual landscape plan has been submitted. The plan consists of a variety of 36 and 24 inch box trees, shrubs and groundcover. Landscaping will be placed around the new buildings and in several locations adjacent to existing apartment buildings in the development. The use of large trees will provide privacy for the residents in the apartment complex. Some of the existing landscaping around existing buildings to the north and south of the project site will be replaced. Following Planning Commission approval a final landscape plan will be required in compliance with water efficient landscape ordinance.

General Plan and Zoning Designation

The General Plan land use designation is High Density Residential which permits a maximum of 24 units per acre. The Park Ridge project site is 15.83 acres which would permit a maximum of 380 units at the upper density allowance of 24 units per acre (15.83 acres x 24 units/acre=380 units). The addition of 16 new apartment units to the existing 348 units would result in a total of 364 units which remains within the maximum density permitted of 380 total units under the High Density Residential designation. The R-H Residential -- High Density zoning of the property also allows 24 units per acre which is consistent with the General Plan.

Planning Commission Study Session

On September 14, 2017 the Planning Commission considered this project as part of a study session with presentations from both staff and the applicant. The feedback received from the Planning Commission focused on the removal of active recreational space (tennis courts) and building orientation in relation to existing buildings within the complex. Overall, the Commissioners were supportive of the project, particularly the addition of additional family housing in the community.

The Planning Commission also had concerns regarding access to the neighboring city park. Staff investigated this further and determine that excellent access is already provided through the back of the property to the adjacent open space trail system. Also a bridge is available which provides direct access to the park.

ANALYSIS

General Plan

This project implements the following General Plan Goals and Policies, as follows:

- **LU-J.** Continue to maintain efficient land use patterns and ensure that infill development maintains the scale and character of established neighborhoods.
- **HO-1.** Provide opportunities for housing development that accommodates projected growth and facilitates mobility within the ownership and rental markets.

Staff Analysis: The proposed addition of 16 apartments in two separate buildings is planned on a relatively compact infill area within the existing Park Ridge Apartment Homes complex. The compact nature of the subject site and its proximity to existing infrastructure promotes the continued use of land in an efficient and orderly manner. This proposed housing infill development is of a commensurate scale in terms of height and massing, with the existing buildings in the apartment complex.

Zoning Regulations

R-H: Residential-High Density. This district is comprised of two sub-districts: R-H-2,000 and R-H-1,800 (Note: numbers represent minimum lot area per unit). These subdistricts are intended to permit a wide range of housing types, ranging from single-family attached to multi-family, and are intended for specific areas where higher densities may be appropriate. This district is consistent with the "High Density" general plan designation. The floor area ratio for this district is 1.15.

The project is located on the eastern edge of the City immediately adjacent to other high-density apartment complexes to the north of the subject site (Americana Apartments & Brookdale Rohnert Park) and the mobile home park (Rancho Grande) to the south. As proposed and planned, the project is consistent with the intent of the zoning district and all

applicable development standards including height, setbacks, parking, landscaping, and coverage.

Development Standards

The development standards for this project are those that are applicable to properties in the R-H Residential High Density Zoning District. The proposed project complies with all of the following standards.

Table 3: Applicable Development Standards

	Proposed	Requirement	Description
Density	364 units	380 units (max)	24 du/acre
Height	38 feet 7 inches feet	45 feet max.	A small portion of building at 28 feet
Landscaping	25 trees	Quantity not specified	Landscaping will surround new buildings
Lot Coverage	32 percent	40 percent (max)	
Parking	50	44 (min)	Additional spaces provided

Design Guidelines

This project implements an important design criteria: neighborhood compatibility. The massing, colors, height, materials, siting, and landscaping of the new apartment buildings will complement the existing buildings in the Park Ridge Apartment Homes complex. This provides a consistent look and feel throughout the complex and surrounding neighborhood.

The City of Rohnert Park Design Guidelines list Modern under Architectural Styles. According to the Design Guidelines, Modern is an architectural style that accentuate the mild California climate with elements that integrate indoor and outdoor spaces such as trellises, balconies, and other shading devices. The architect has utilized the following elements from the Design Guidelines:

- Building massing is inspired by traditional forms. Volumes are simple, asymmetrical yet balanced, and includes variations in height. Repetitive and alternating elements are present, with additional articulation provided by the use of colors, materials, screening, and recesses.
- The building incorporates façade elements such as sloped roofs, stucco, horizontal and vertical hardie board siding and wood rails around the deck areas that enriches the quality of the surrounding environment. Some of these elements provide shading and address sun orientation for the units.
- Materials used in the construction will feature a variety of colors and textures to achieve visual interest. The use of natural materials in modern buildings is encouraged, and the structures proposed to prominently use horizontal and vertical hardie board siding and wood rails accents. The colors of building materials complement the natural materials in the surrounding apartment complex buildings.
- The building features a sloped roof common to modern buildings. Mechanical and other roof mounted equipment are screened by wood rails.

- Space will be provided in the garages for garbage and recycling containers to minimize visibility from the street and the surrounding apartment buildings.

ENVIRONMENTAL DETERMINATION

This project is exempt under CEQA Section 15332 In-Fill Development Projects. The project site has no value as habitat for endangered, rare or threatened species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services.

RESPONSE TO COMMENTS

No public comments have been received on this item.

Attachments

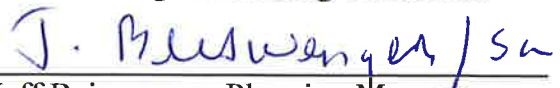
1. Resolution 2017-27 Approving Site Plan and Architecture Review for the Addition to the Park Ridge Apartment Homes Located at 4949 Synder Lane (APN 143-311-063) File No. PLSR17-0002

Exhibit A – Cover Sheet & Perspectives Sheet A.0
 Exhibit B – Existing Site & Vicinity Map Sheet A.1
 Exhibit C – Proposed Site Plan Sheet A.2
 Exhibit D – Enlarged Site Plan Sheet A.2a
 Exhibit E – Unit 1 – Floor Plans Sheet A.3
 Exhibit F – Unit 1 – Elevations Sheet A.4
 Exhibit G – Unit 2 – Floor Plans Sheet A.5
 Exhibit H – Unit 2 – Elevations Sheet A.6
 Exhibit I – Landscaping Layout Plan Sheet L2.1

APPROVALS:


 Brett Bollinger, Planning Consultant

10.27.17
 Date


 Jeff Beiswenger, Planning Manager

10.27.17
 Date

PLANNING COMMISSION RESOLUTION NO. 2017-27

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND
ARCHITECTURAL REVIEW FOR PARK RIDGE APARTMENTS LOCATED AT 4949
SYNDER LANE (APN 143-311-063) FILE NO. PLSR17-0002**

WHEREAS, the applicant, Joe Colonna, of Rutherford Investments, has submitted a Site Plan and Architectural Review for a 16-unit addition to the existing Park Ridge Apartment Homes complex located at 4949 Synder Lane (APN 143-311-063); and

WHEREAS, Planning Application No. PLSR17-0002 was processed in the time and manner prescribed by State and local law; and

WHEREAS, the project is located in the High Density Residential Zoning District, and so designated in the Rohnert Park Zoning Map;

WHEREAS, on November 1, 2017, the Planning Commission reviewed Planning Application No. PLSR17-0002 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the November 1, 2017, Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSR17-0002.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

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

Section 2. Factors Considered. The Planning Commission, in approving Planning Application No. PLSR17-0002, makes the following findings, to wit:

- A. *That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.*

Criteria Satisfied. The new buildings will be designed consistent with existing apartment building structures in the Park Ridge Apartment Homes complex. The appearance of the two (2) new apartment buildings within the complex would be complimentary to the existing apartment complex buildings. The building exterior is a combination of stucco, horizontal and vertical hardie board siding and wood rails around the deck areas. The roof will be composition shingles to match the existing building roofs. Roll-up garage doors will be provided for access to the garages. Meter cabinets will be located at the ends of the buildings to screen electric and gas meters from public view. The air conditioning units will also be screened with wood rails. A new refuse enclosure with masonry walls, a metal roof and solid metal gates will be provided.

Architecture, landscaping choices, lighting elements, and overall site design components give the new apartment buildings and the surrounding neighborhood around it a consistent look and feel that enhances what already exists. The plan consists of a variety of 36 and 24 inch box trees, shrubs and groundcover. Landscaping will be placed around the new buildings and in several locations adjacent to existing apartment buildings in the development. The use of large trees will provide privacy for the residents in the apartment complex. Some of the existing landscaping around existing buildings to the north and south of the project site will be replaced.

- B. *That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. The new buildings have an attractive appearance that are similar to the existing apartment buildings within the complex. Because of the location of the new buildings near the center of the development, they will be only partially visible from Snyder Lane. The design and color of the new buildings will match the architecture and color of the existing buildings in the complex. The existing complex is well maintained with an attractive appearance from Snyder Lane. The new building will not reduce the quality of the existing complex.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. The Park Ridge Apartment complex is located on the west side of Snyder Lane north of Crane Creek. There are two points of vehicular access from Snyder Lane to the apartment buildings. There are bike lanes on both sides of Snyder lane and access to the Five Creek trail. There is bicycle access to the new apartment buildings from a trail along Five Creek and from the private internal Park Ridge Apartments driveways. Pedestrian sidewalks exist along Snyder Lane that connects to the apartment complex internal circulation system. Bicycle parking and EV charging are currently provided onsite and adjacent to the proposed development of the two new apartment buildings. The creek trail system and bike lanes along Snyder Lane will provide access to SMART. Sonoma County Transit runs busses in close proximity to the apartment complex.

Section 3. Environmental Clearance. The apartment complex addition project is exempt under California Environmental Quality Act (CEQA) Section 15332 In-Fill Development Projects.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR17-0002 subject to the following conditions attached as Exhibit A.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

DULY AND REGULARLY ADOPTED on this 1st day of November, 2017 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

Exhibit A

ADOPTED PER PLANNING COMMISSION RESOLUTION No. 2017-27

Conditions of Approval

Site Plan and Architectural Review: Park Ridge Apartments

The conditions below shall apply to the Fairfield Inn and Suites project located at 4949 Synder Lane (PLSR17-0002).

General Conditions

1. The Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.
2. All applicable provisions of the City of Rohnert Park Municipal Code, are made a part of these conditions of approval in their entirety, as if fully contained herein.
3. The violation of any condition listed herein shall constitute a nuisance and a violation of the RPMC. In conformity with Chapter 1.16 of the RPMC, a violation of the RPMC may be an infraction or a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The Applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the Applicant as a result of a failure of the Applicant to fully perform and adhere to all of the Conditions of Approval.
4. The Applicant agrees to defend, indemnify, hold harmless and release the City of Rohnert Park, its agents, officers, attorneys and employees from any claim, action or proceedings brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or certification of the environmental document which accompanies it. This indemnification obligation shall include but not be limited to, damages, costs, expenses, attorneys', or expert witness fees that may be asserted by any person or entity, including the Applicant, whether or not there is concurrent passive or active negligence on the part of the City, its agents, officers, attorneys or employees.
5. Place Conditions of Approval on general notes on plan sheets.

Design Conditions

6. The Project is approved as shown in Exhibits A through J attached to the Planning Commission Site Plan and Architectural Review approval resolution except as conditioned or modified below.
7. All exterior lighting shall be LED including wall lights on the building.

8. Landscaping shall be constructed in accordance with the State's most current Model Water Efficient Landscaping Ordinance (MWELO), or in accordance with water conservation standards which meet or exceed the requirements of the MWELO. The Applicant shall submit a landscaping and irrigation plan that identifies landscape material types and locations, irrigation, water usage calculations, and other information as required. The plan shall be submitted to and reviewed and approved by the Development Services Department prior to construction. All costs for review of the requirements of the MWELO shall be borne by the Applicant. All landscaping and irrigation subject to the MWELO shall be substantially complete prior to the issuance of a Certificate of Occupancy.
9. Any new trees within five (5) feet of the public right-of-way or within five (5) feet of any paved areas within the project shall have root barriers that are approved by the City Engineer.
10. Onsite parking lot lighting fixtures shall match, to the extent possible, the existing parking lot lighting fixtures within the Park Ridge Apartment complex.

Public Safety

11. Code Compliance shall be in accordance with: 2016 California Fire Code, 2016 California Building Code, City of Rohnert Park Fire Division Code Ordinance 920, and National Fire Protection Association (NFPA).
12. Addresses shall be plainly visible from the street as required by CFC and Ordinance 920.
13. Fire extinguishers shall be installed per the Fire Code.
14. Provide fire lane marking per Rohnert Park Fire Department Information Bulletin 2016-003.
15. The new buildings shall have fire sprinklers installed as required by California Fire Code (CFC) and Ordinance 920. A separate Fire Department permit shall be required.
16. The new buildings shall have a complete fire alarm installed as required by California Fire Code (CFC) and Ordinance 920. A separate Fire Department permit shall be required.
17. Additional fire hydrants may be required. Provide a Utility Plan identifying the existing and proposed improvements.
18. A key box shall be provided with a set of permanently labelled keys to entry and utility doors.
19. All work shall be performed in accordance with NFPA standards. The buildings shall have fire alarms, standpipe and sprinklers per model and local codes.
20. The location of fire riser and fire department connections shall be indicated on Improvement Plans.
21. All work shall comply with all codes, ordinances and standards, whether shown on the plans or not.

22. Additional Operational Permits may be required prior to occupancy.
23. Upon completion of work, the Design Professional shall submit complete record drawings on an approved electronic format, such as a disc or portable external drive.

Grading and Improvement Plan Requirements

24. All improvements shall be designed in conformance with: the City of Rohnert Park, Manual of Standards, Details and Specifications in effect at the time of development.
25. The Project benchmark shall be based on a City approved USGS benchmark.
26. The applicant shall provide a geotechnical report with the grading permit application, and shall abide by its recommendations as a condition of development at the project site.
27. The grading plan shall be prepared by a Registered Civil Engineer, licensed in the State of California and shall be submitted for review and approval by the City Engineer.
28. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
29. The Grading Plans shall include the following required notes:
 - a. "Any excess materials shall be considered the property of the contractor and shall be disposed of away from the job side in accordance with applicable local, state and federal regulations."
 - b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work."
 - c. "If at any time during earth disturbing activities a concentration of artifacts or a cultural deposit is encountered, work shall stop in the immediate area and the construction manager shall contact the City and a qualified archeologist."
 - d. "If human remains are encountered anywhere on the project site, all work shall stop in the immediate area and the construction manager shall contact the City, the County Coroner and a qualified archeologist."
 - e. "If paleontological resources or unique geologic features are encountered during construction, all work shall stop in the immediate area and the construction manager shall contact the City and a qualified paleontologist."
 - f. "Construction work hours shall be consistent with the Rohnert Park Municipal Code, Noise Ordinance.
 - g. "All proposed on-site utilities shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets."
 - h. "If hazardous materials are encountered during construction, the contractor will halt construction immediately, notify the City of Rohnert Park, and implement

remediation (as directed by the City or its agent) in accordance with any requirements of the North Coast Regional Water Quality Control Board."

30. Sidewalk transitions shall be provided to allow a clear five foot walkway at all locations, including areas where mailboxes, streetlights, street signs and fire hydrants are to be installed.
31. The improvement plans shall illustrate accessible ramps and parking as required by State of California Title 24.
32. Site photometrics are to be submitted with the Site Civil Drawings for review and approval.
33. Landscape plans shall be submitted with the grading permit plans. Sidewalk alignment shall be shown on both the civil and landscape plans.
34. The landscape planting plans need to be compared with the civil engineering utility plans and confirmed no trees and large shrubs are proposed over water, sewer and storm drain pipes.
35. Provide a signature line on front sheet of the grading plans for the project geotechnical engineer's review and approval of the civil engineering site plans.

Hydrology, Storm Water and Storm Drain

36. The storm drain system shall be designed to meet the requirements of the Sonoma County Water Agency Flood Control Design Criteria (latest revision), specific to the Project and these conditions. Provide an approval letter from the Sonoma County Water Agency prior to grading permit issuance.
37. The applicant shall prepare and implement a site specific storm water pollution prevention plan, if over one acre of land is impacted, acceptable to the City that identifies best management practices for effectively reducing discharges of storm water containing sediment and construction wastes resulting from site construction activities. The applicant shall also comply with trash capture requirements adopted by the State Water Resources Control Board in April 2015.
38. The site shall be in conformance with the City of Santa Rosa Storm Water Low Impact Development Technical Design Manual (latest edition).
39. The project shall apply for and comply with the City's standard Master Maintenance Agreement for all onsite storm water best management practices. A specific maintenance agreement for the site shall be compiled and submitted with the grading permit.
40. Discharge of runoff onto pavement should be avoided.
41. Plans and certifications shall demonstrate compliance of all improvements, including building pads and finished floor elevations, with the City's Flood plain Ordinance, to the satisfaction of the Building Official and City Engineer. Pad elevations shall be constructed at a minimum of 1 foot above the 100-year Floodplain as determined by the City and certified by the project engineer.

42. Site drainage design must include facilities for the containment of recycled water runoff due to over irrigation, system leakage or control failure.
43. Grading plans shall include an erosion control (winterization) plan. The plan must include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed. If the site is over 1 acre, a separate Rain Event Action Plan (REAP) shall be required and prepared as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the REAP shall be kept on-site throughout the duration of construction activities. Provide the WDID number on the front page of the grading plans.
44. The trash dumpster enclosure shall be provided.

Water System Requirements

45. The grading plans shall show backflow prevention devices in accordance with the requirements of the City of Rohnert Park's Backflow Prevention Ordinance.
46. All City water meters shall be located within the right-of-way unless otherwise approved by the Development Services Department. The grading plans shall show fire protection in accordance with the requirements of Rohnert Park Fire Department.
47. The grading plans shall show hydrants placed per the direction of the Rohnert Park Fire Division.
48. The grading plans shall include a note that states "All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved."
49. The on-site fire sprinkler system services shall be separated from the fire hydrants by a single-check valve per City Standard STD-879. The Fire Marshall shall be consulted on this item.

Dry Utility System Requirements

50. All onsite utilities shall be placed underground.
51. Show all dry utilities on the grading plans for approval prior to grading permit issuance.

Prior to the Issuance of Grading Permits

52. No construction activity may commence until the applicant has demonstrated to the City that it has filed a Notice of Intent to comply with the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board.
53. The applicant shall secure an encroachment permit from the City prior to performing any work within the City right of way or constructing a City facility within a City easement.

54. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.
55. All grading plans shall conform to the City's Municipal code, please refer to Chapter 15.50 and 15.52 for required submittals.
56. The applicant shall provide a sewer study for the complex to show that all new units will not impact the overall existing sewer lines beyond capacity.
57. The applicant shall provide a water study for the complex, showing that the new units will not impact the overall existing water lines beyond capacity.
58. The applicant shall provide a storm drain study for the complex, showing that the new units will not impact the overall existing storm drain lines beyond capacity.
59. The applicant shall provide a brief traffic study for circulation of the complex including the proposed units.

During Construction

60. All construction shall conform to the City's most current Manual of Standards, Details, and Specifications latest edition, all City Ordinances and State Map Act and the approved plan.
61. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the Development Services Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
62. The applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
63. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained continuously throughout the storm season.
64. The applicant shall post a publicly visible sign with the telephone number and person to contact at the construction site and at the City of Rohnert Park regarding dust complaints. The applicant shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
65. The applicant shall post signs of possible health risk during construction. The applicant is responsible for compliance with the Bay Area Air Quality management District's rule regarding cutback and emulsified asphalt paving materials.
66. The applicant shall repair all construction related damage to existing public facilities (streets, sidewalks, utilities etc.) at no cost to the City.

67. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

Prior to Occupancy

68. All water system improvements necessary to provide fire flows and pressures shall be installed and operational
69. All improvements shown in the improvement plans deemed necessary for the health, safety and welfare of the occupant and general public shall be completed.
70. All permanent BMPs shall be installed that capture all tributary areas relating to runoff.
71. The applicant shall have entered into the City's standard Master Maintenance Agreement with the City to address long term maintenance of, among other things, the storm water BMPs.
72. The applicant shall provide a written statement signed by his or her engineer verifying that the grading and/or drainage improvements are completed in accordance with the plans approved by the Sonoma County Water Agency, the City Engineer, and the Building Official.
73. A complete set of As-Built or Record, improvement plans on the standard size sheets shall be certified by the Civil Engineer licensed in the State of California and returned to the City Engineer's office prior to final acceptance of the public improvement. These shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction. Approved Record Drawings shall be provided to the City geo-referenced in Autocad DWG and & PDF File formats.

EXHIBIT A



EXISTING CONDITIONS



Northern View from 7-Unit Building



Massing Study

TABLE of CONTENTS

- A.0 Cover Sheet & Perspectives
- A.1 Existing Site & Vicinity Map
- A.2 Proposed Site Plan
- A.2a Enlarged Site Plan
- A.3 Unit 1 - Floor Plans
- A.4 Unit 1 - Elevations
- A.5 Unit 2 - Floor Plans
- A.6 Unit 2 - Elevations
- A.7 Building Elevation
- A.8 Preliminary Details
- A.9 Area Calculations

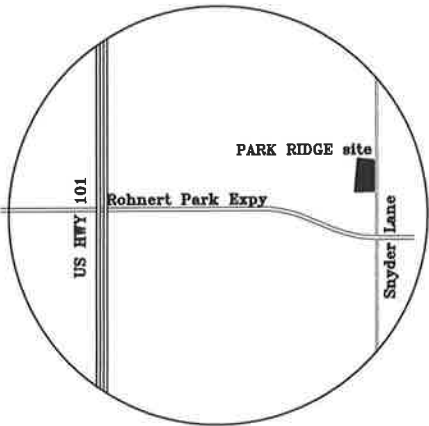
- L1.1 Notes and Legends
- L1.2 Planting Notes and Legends
- L2.1 Layout Plan
- L3.1 Planting Plan

- C.1 Utility Plan
- C.2 Stormwater Determinations Worksheet & Calculator

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CITY OF ROHNERT PARK



LOCATION MAP - (NTS)



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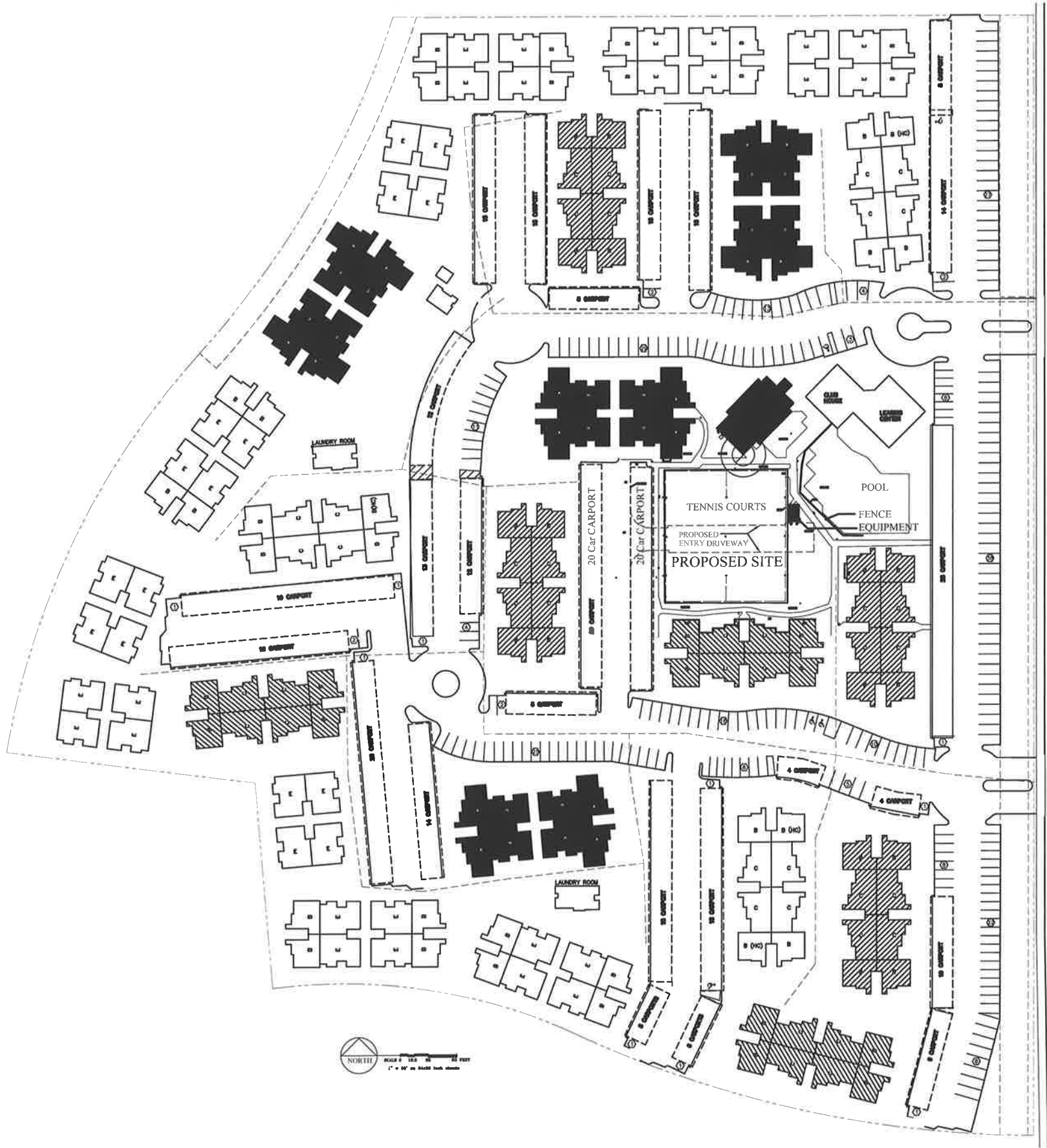
COVER
SHEET

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A.0

EXHIBIT B



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EXISTING
SITE

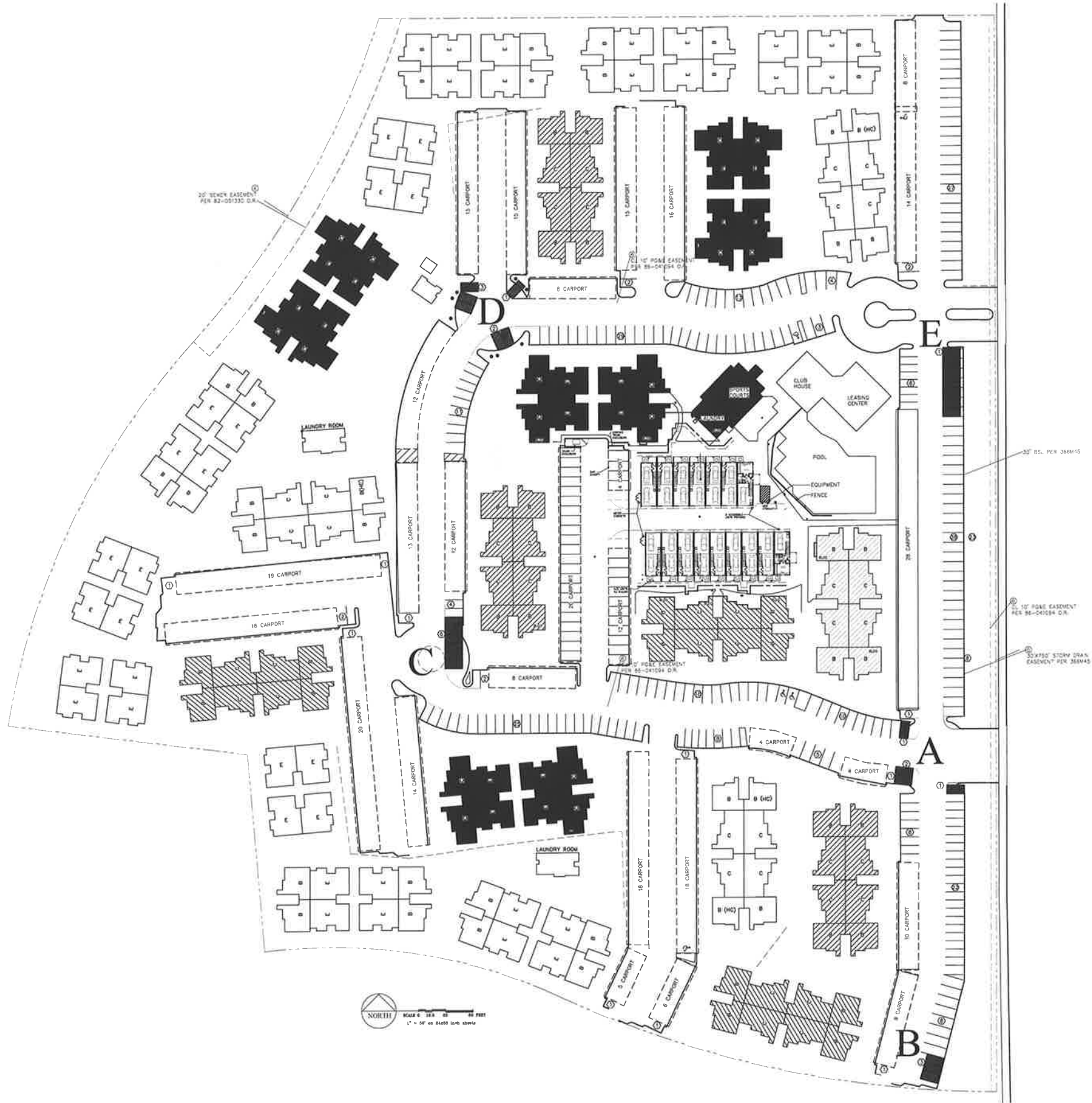
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A.1

SCALE: 1" = 50'-0"

EXHIBIT C



- COMPACT SPACES:**
A - 4 SPACES @ secondary entry
B - 3 SPACES @ end of drive
C - 6 SPACES @ south round-about
D - 6 SPACES @ north circle
E - 1 SPACE @ main entry requiring
7 standard spaces converted to
8 compact spaces

TOTAL 20 ADDITIONAL SPACES
7 standard space converted to compact
for a Total of 27 new compact spaces



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PROPOSED
SITE

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A.2
SCALE: 1" = 50'-0"

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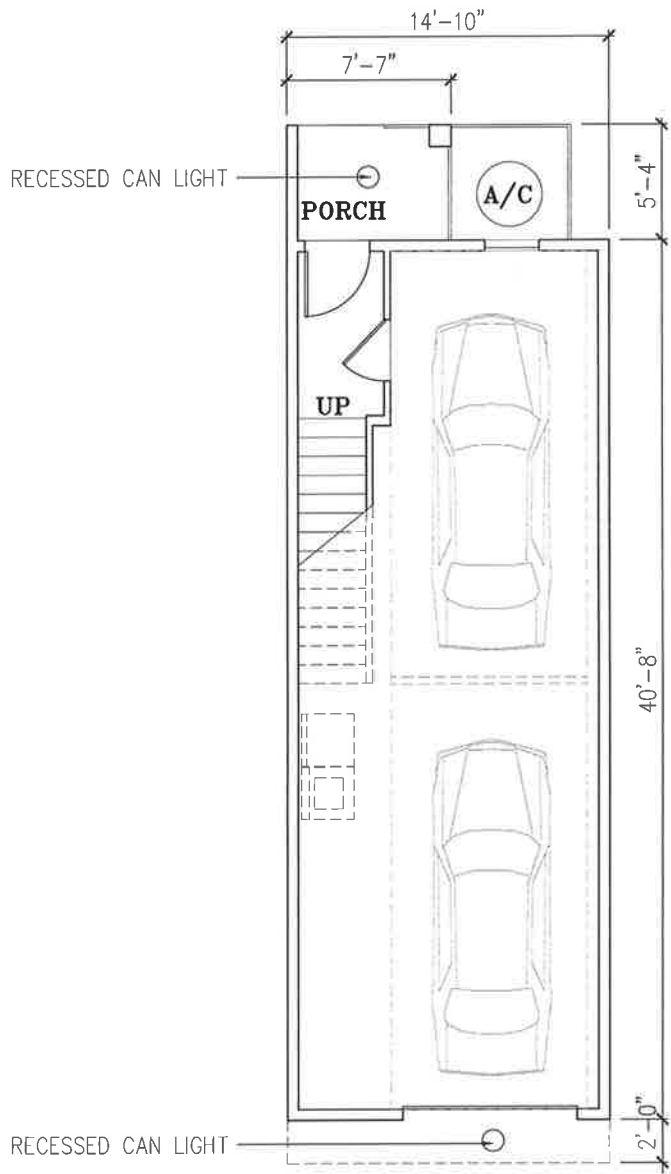
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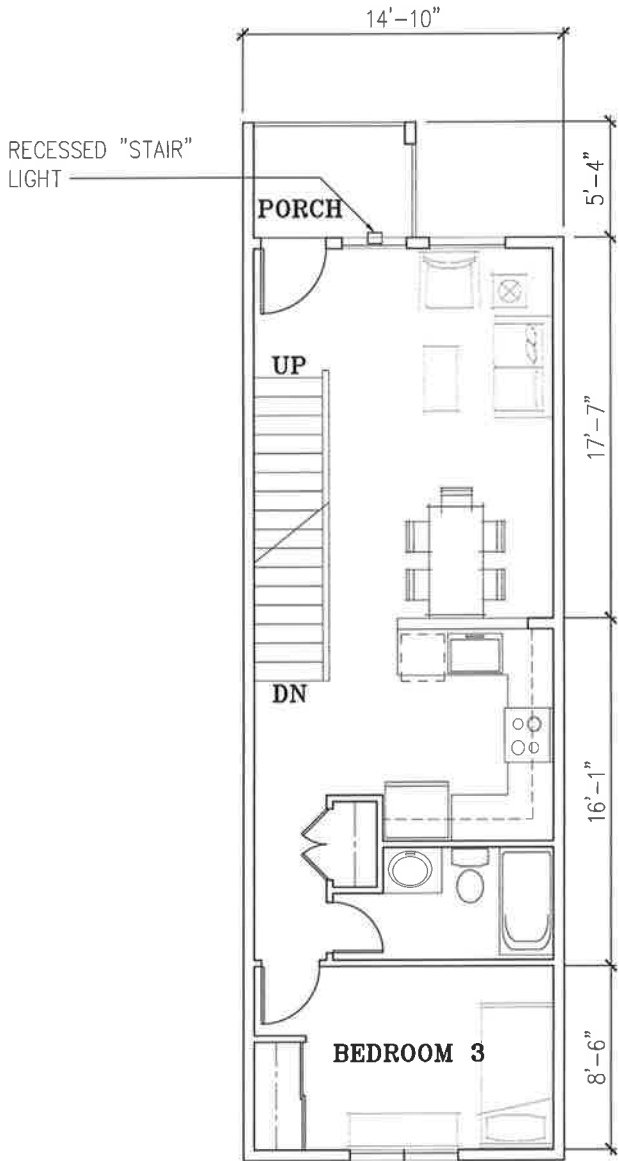
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A.2a

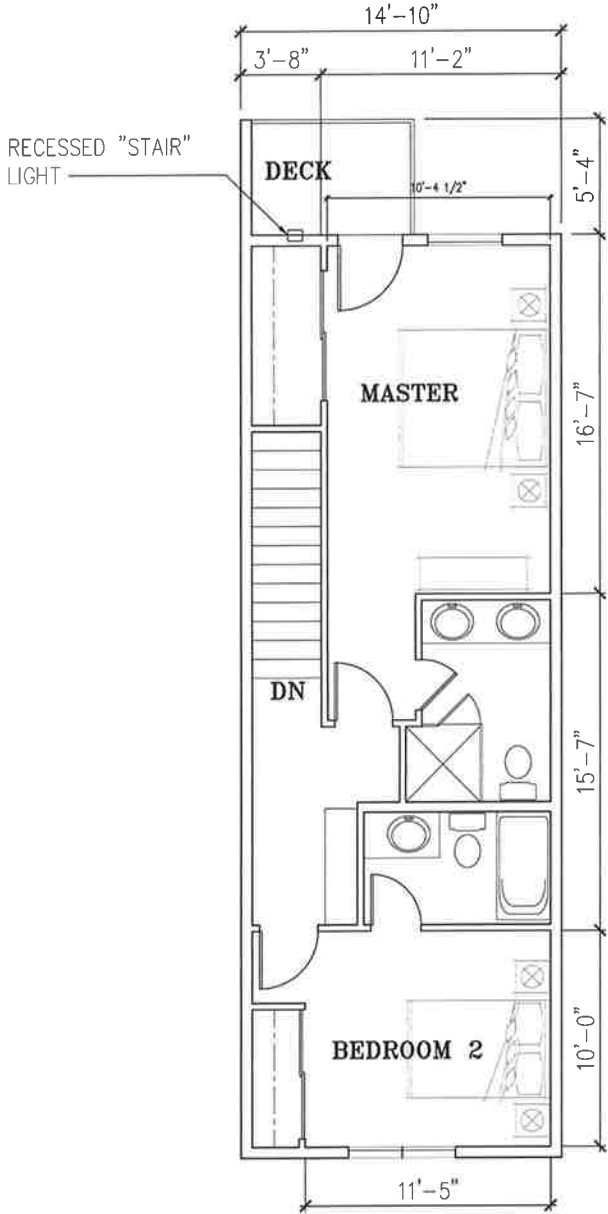
EXHIBIT E



FIRST FLOOR

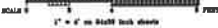


SECOND FLOOR



THIRD FLOOR

AREA CALCULATIONS - UNIT 1	
FIRST FLOOR	41 S.F.
SECOND FLOOR	591 S.F.
THIRD FLOOR	633 S.F.
TOTAL LIVING	1,265 S.F.
GARAGE	562 S.F.
PORCH	43 S.F.
2ND FLR PORCH	43 S.F.
3ND FLR DECK	43 S.F.
TOTAL PRIVATE OPEN SPACE	129 S.F.



UNIT 1



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FLOOR PLANS

UNIT 1

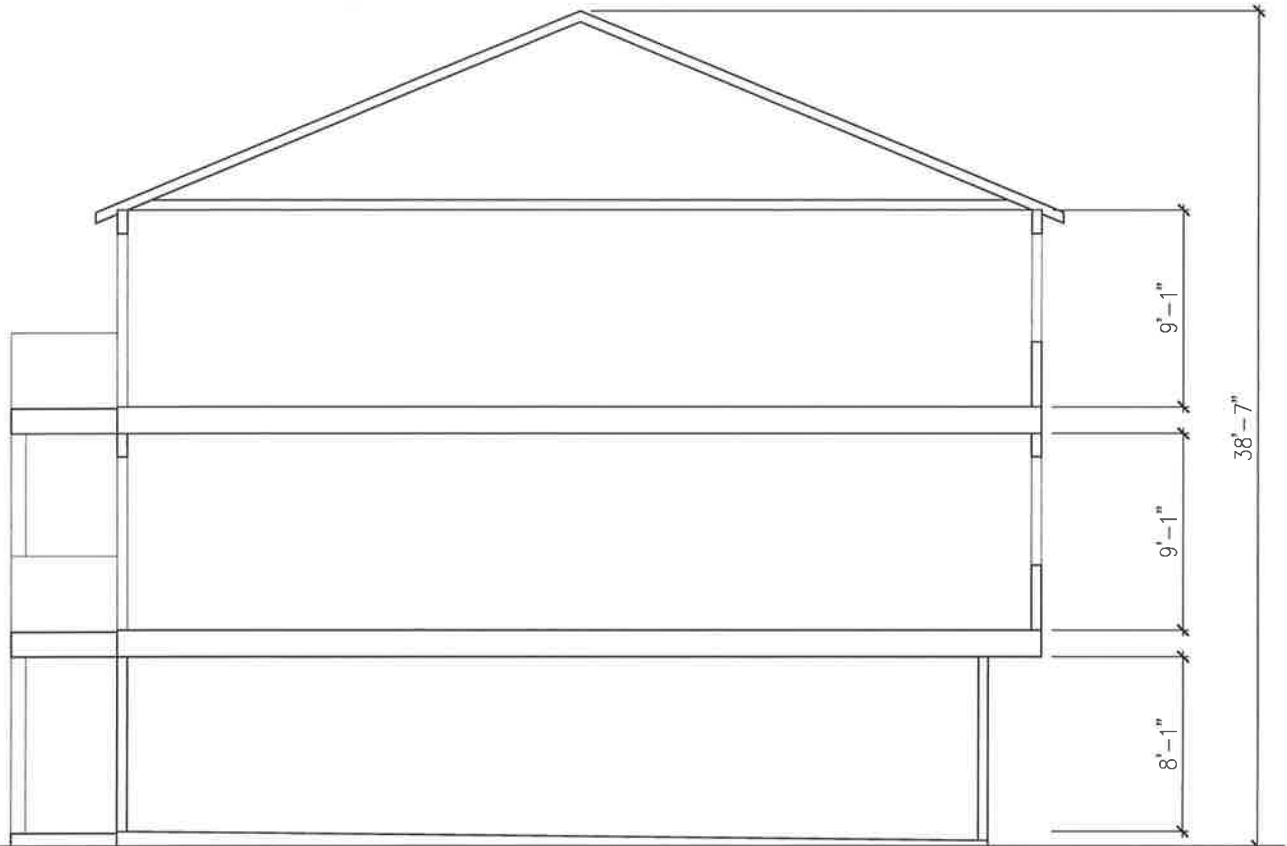
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A.3

SCALE: 1/4" = 1'-0"

EXHIBIT F



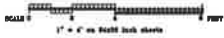
SECTION



ENTRY ELEVATIONS

WEST ELEVATIONS

GARAGE ELEVATIONS



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ELEVATIONS

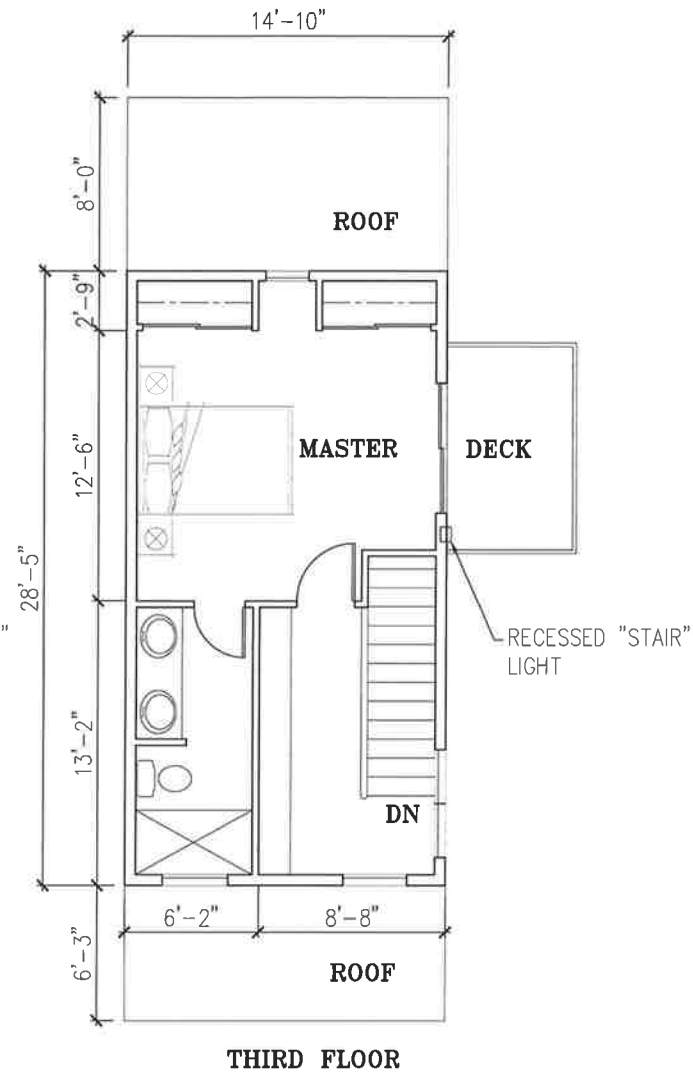
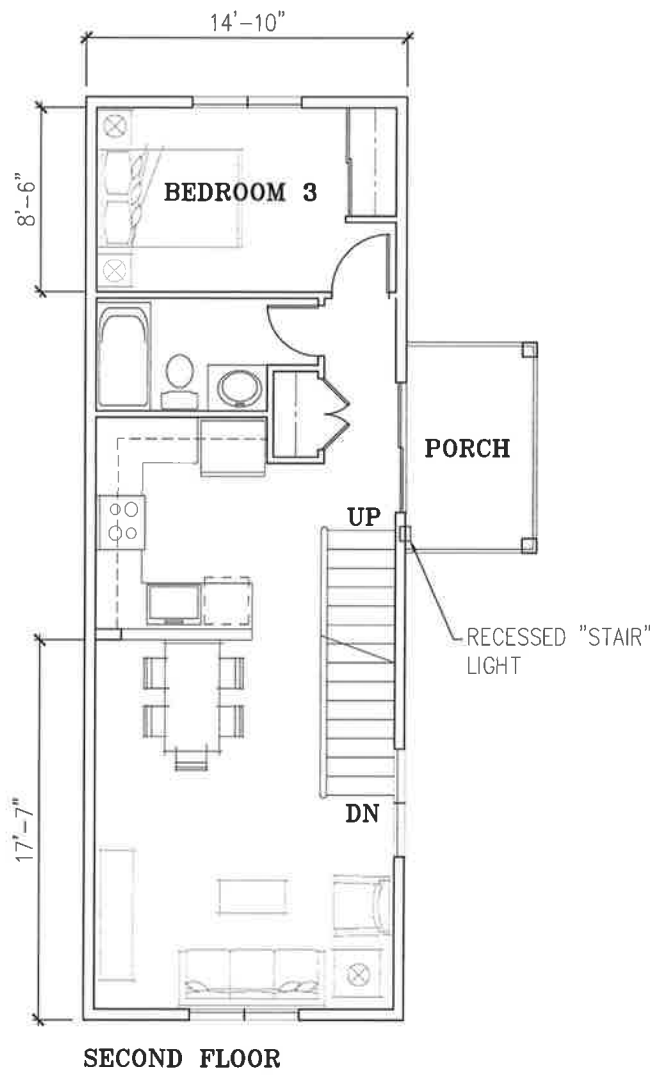
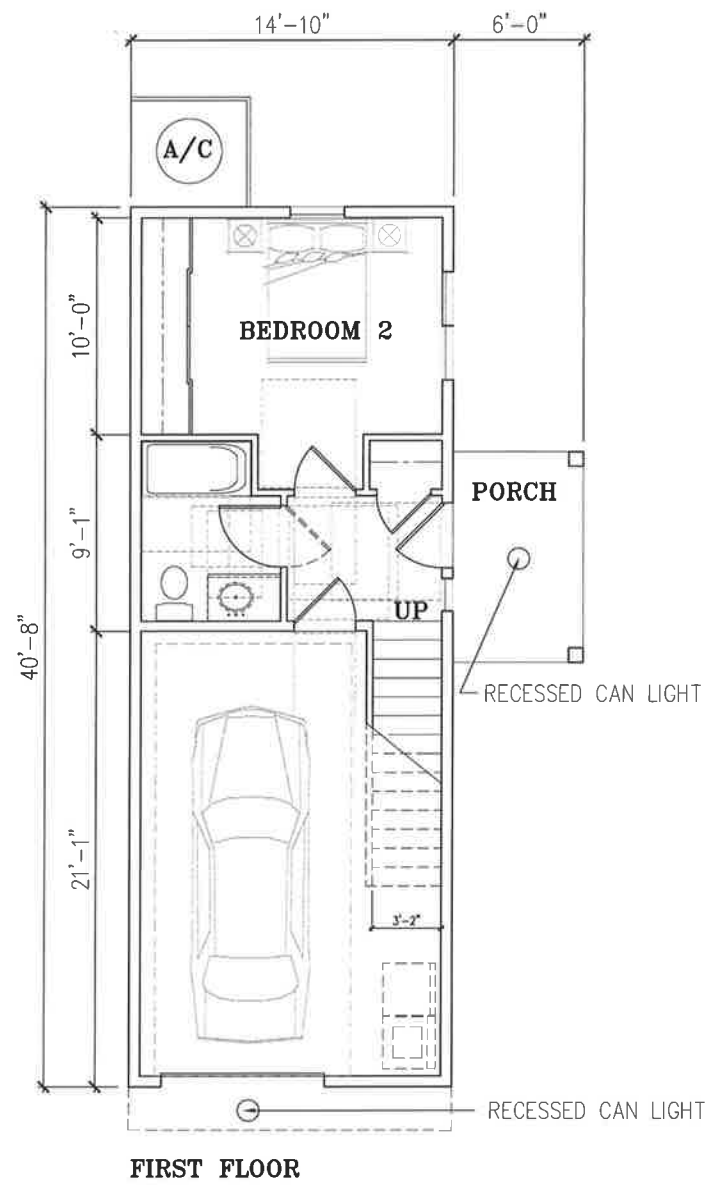
UNIT 1

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A.4
SCALE: 1/4" = 1'-0"

EXHIBIT G



AREA CALCULATIONS - UNIT 2	
FIRST FLOOR	290 S.F.
SECOND FLOOR	633 S.F.
THIRD FLOOR	381 S.F.
TOTAL LIVING	1,304 S.F.
GARAGE	313 S.F.
PORCH	58 S.F.
2ND FLR PORCH	58 S.F.
3ND FLR DECK	58 S.F.
TOTAL PRIVATE OPEN SPACE	174 S.F.



UNIT 2



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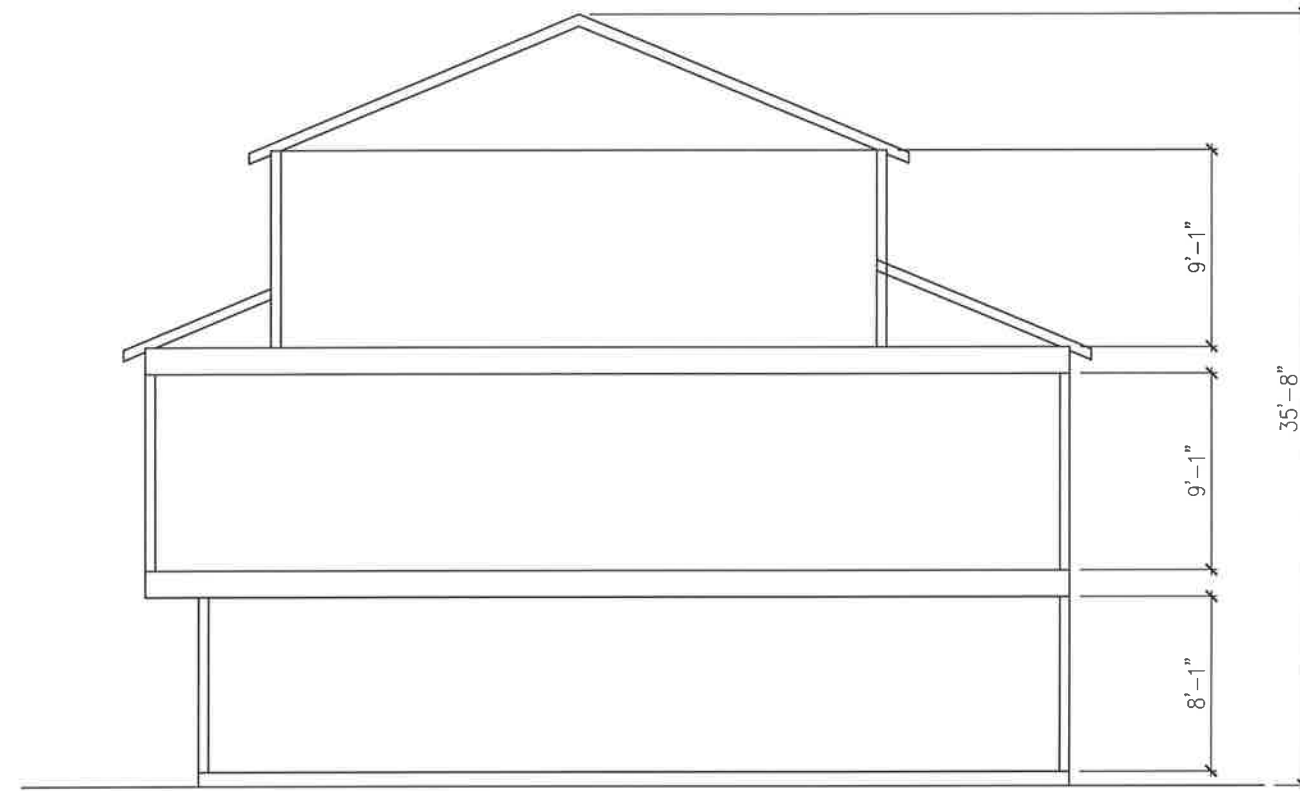
FLOOR PLANS

UNIT 2
12 JUNE 2017

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A.5
SCALE: 1/4" = 1'-0"

EXHIBIT H



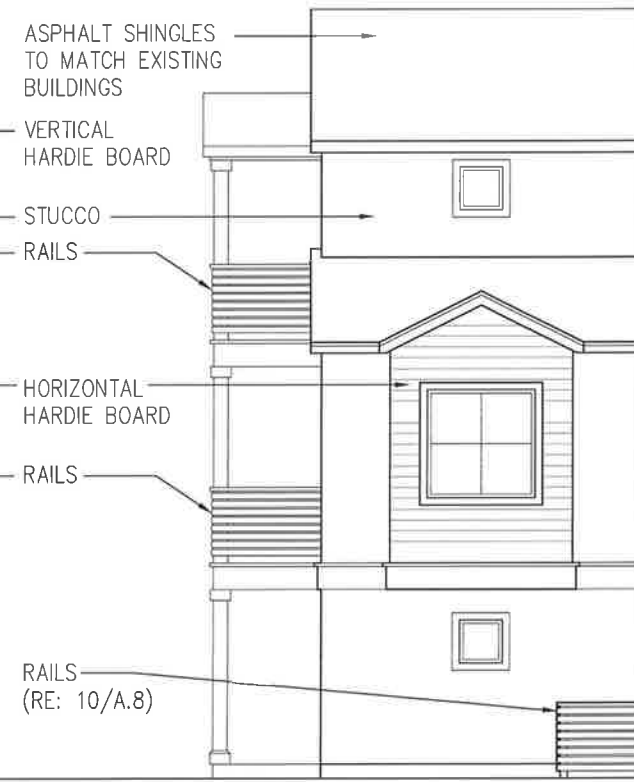
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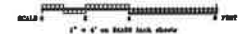
GARAGE ELEVATIONS



EAST ELEVATIONS



NORTH & SOUTH ELEVATIONS



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ELEVATIONS

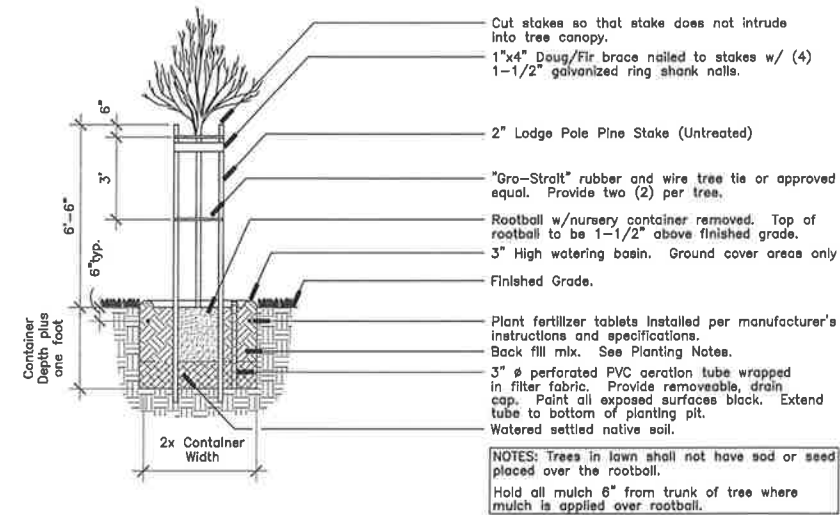
UNIT 2

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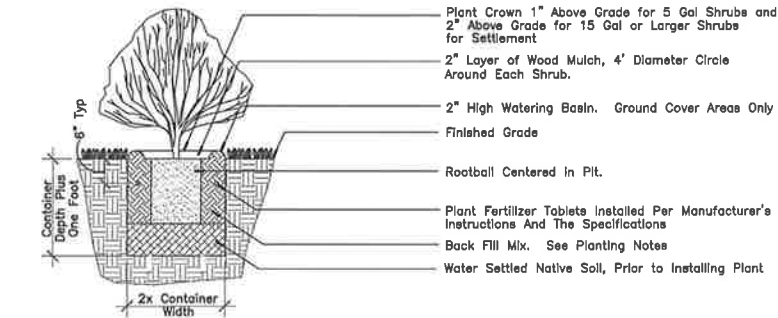
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A.6
SCALE: 1/4" = 1'-0"

EXHIBIT I



Tree Staking Diagram w/Aeration Tube



Shrub Planting Detail

PLANT PALETTE							
TREES							
QTY	SIZE	KEY	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	COMMENTS
	36" Box	ACE FRE	Acer x freemanii 'Franksred'	Red Sunset Red Maple		Medium	Multi
	24" Box	ACE PAL	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple		Medium	Multi
	24" Box	LAG IND	Lagerstroemia indica 'Glendora White'	Glendora White Crape Myrtle		Low	Multi
	36" Box	LAU NOB	Laurus nobilis	Sweet Bay		Low	Single Trunk Tree
	24" Box	RHA MAJ	Rhodophlepis 'Majestic Beauty'	Indian Hawthorn		Low	Single Trunk Tree
SHRUBS							
	SIZE	KEY	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	
	5 GAL	AD	Asparagus densiflorus	Asparagus fern	24"	Medium	
	5 GAL	AP	Arctostaphylos 'Pacific Mist'	Manzanita	60"	Low	
	5 GAL	BM	Buxus microphylla japonica	Boxwood	24"	Medium	
	5 GAL	BT	Berberis thunbergii	Japanese Barberry	42"	Medium	
	5 GAL	CT	Coprosma 'Tagulla Sunrise'	Tagulla Sunrise Mirror Plant	48"	Medium	
	5 GAL	GS	Galvezia speciosa	Island Snapdragon	48"	Low	
	5 GAL	HG	Heuchera americana 'Green Spice'	Green Spice Coral Bells	12"	Medium	
	5 GAL	HM	Hydrangea macrophylla 'Mini Penny'	Mini Penny Hydrangea	36"	Medium	
	5 GAL	LA	Lantana 'Cream Carpet'	Lantana	48"	Low	
	5 GAL	LC	Loropetalum chinense 'Blush'	Red Fringe Flower	48"	Low	
	5 GAL	LI	Lavandula x intermedia 'Provence'	Provence French Lavender	24"	Low	
	5 GAL	LL	Leonotis leonurus	Lions Tail	48"	Low	
	5 GAL	NC	Nephrolepis cordifolia	Sword Fern	30"	Medium	
	15 Gal	PT	Pittosporum eugenoides	Lemon Wood	See Plan	Medium	
	5 GAL	RR	Rosa rugosa 'Meitzaure'	Rugostar Raspberry Rose	42"	Low	
	5 GAL	SL	Salvia leucantha 'Midnight'	Purple Mexican Sage	36"	Low	
	5 GAL	TJ	Trachelospermum jasminoides	Star Jasmine	18"	Low	
ORNAMENTAL GRASSES							
	1 GAL	CP	Carex pansa	Dune Sedge	12"	Low	
	1 GAL	MR	Muhlenbergia capillaris	Pink Muhly Grass	36"	Low	
	1 GAL	PA	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	12"	Low	
	1 GAL	ST	Stipa arundinacea	New Zealand Wind Grass	24"	Low	
VINES							
	5 GAL	MU	Macfadyena unguis-cati	Yellow Trumpet Vine	60"	Low	
GROUNDCOVERS							
	1 GAL	AR	Ajuga reptans 'Albo'	Carpet Bugle	12"	Medium	



Acer x freemanii 'Franksred'



Lagerstroemia indica 'Glendora White'



Laurus nobilis



Rhaphiolepis 'Majestic Beauty'



Acer palmatum 'Sango Kaku'

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PLANTING

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L1.2