



**City of Rohnert Park
PLANNING COMMISSION STAFF REPORT**

Meeting Date: January 25, 2018

Agenda Item No: 9.4

Subject: File Nos. PLDP17-0005 University District Specific Plan Project – Consideration of Amendment to Vast Oak East Development Area Plan II: Sycamore Neighborhood at University District.

Location: Within the University District Specific Plan: located in the central portion of the Vast Oak East area of the UDSP, bordered to the north by Hinebaugh Creek and to the south by Kingwood Road.

Applicant: Signature Homes

SUBJECT

Consideration of Amendment to Vast Oak East Development Area Plan II: Sycamore Neighborhood at University District consisting of 114-unit single-family residential lots within the Vast Oak East portion of the University District. By adopting the following resolution a recommendation of approval would be considered at a public hearing in front of the City Council.

1. Resolution No. 2018-08 recommending City Council approval of Amendment to Vast Oak East Development Area Plan II: Sycamore Neighborhood at University District, consisting of 114-unit single-family residential lots within the Vast Oak East portion of the University District.

BACKGROUND

The UDSP is one of five specific plan areas designated in the City's General Plan for future development. The UDSP includes approximately 300 acres of lands owned by five property owners (University District LLC, Vast Oak Properties, Cotati-Rohnert Park Unified School District, Gee, and Linden) in the City of Rohnert Park. In 2006, the UDSP document (the "Specific Plan") was approved and associated General Plan amendments were adopted and implemented. The Specific Plan addresses the land use and development standards for the UDSP area, which was annexed to the City in 2006. An Environmental Impact Report (EIR) was prepared and adopted by the City in conjunction with the 2006 approval of the Specific Plan.

In April 2014, the City Council approved revisions to the adopted Specific Plan, including the Development Standards and Design Guidelines. The changes to the Specific Plan resulted in an alteration in the number of residential units by land use designation, the gross acreage and

configuration for each designation, and reduced the total commercial building area. An addendum to the UDSP EIR was prepared and adopted by the City Council in conjunction with the 2014 Specific Plan revisions.

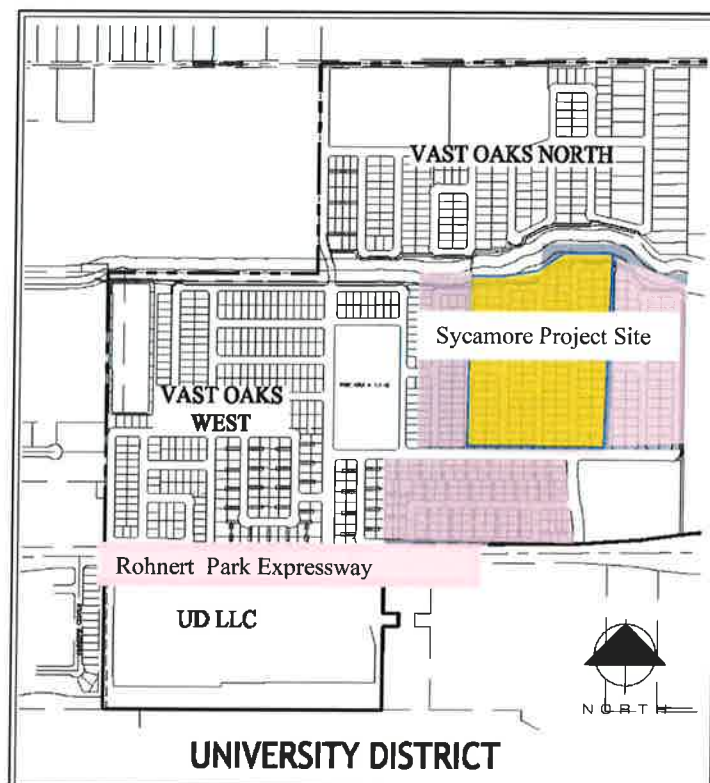
In November 2014, the City Council approved a DAP for the Vast Oak West Land Development Phase 1: Cypress, Mulberry, and Magnolia. Vast Oak West includes 399 new single family residential lots within the Cypress, Mulberry, and Magnolia neighborhoods, including landscaping, walls and fences. In April 2015, the City Council approved a second DAP for the Vast Oak West Development Phase I: Hinebaugh Creek Class I Bike Trail, West Detention Basin, and Rohnert Park Expressway landscaping, walls, fences and entry features. Portions of the Vast Oak West area of the UDSP are currently under construction.

On July 11, 2017, the City Council approved a DAP for the Vast Oak East Land Development Phase 1 (VOE, DAP I), which included parkways and walls and Phase 2 (VOE, DAP II), which included development of Cypress, Sycamore, Live Oak and Juniper neighborhoods.

The project proponent has since began entering into contracts to sell neighborhoods to individual residential developers, including the Sycamore neighborhood, which has been sold to Signature Homes.

PROPOSED PROJECT - SYCAMORE

The proposed project includes a DAP Amendment applications, for the Sycamore neighborhood at University District. The Sycamore neighborhood is located in the central portion of the Vast Oak East (VOE, DAP II) area of the UDSP, bordered to the north by Hinebaugh Creek and to the south by Kingwood Road, would include a total of 114 low density (50' x 80') residential lots.



The DAP implements the Specific Plan Development Standards and Design Guidelines and gives direction on how development should appear for this neighborhood. This DAP Amendment to the previously approved VOE, DAP II is intended to present a “fine tuning” of the Larger Specific Plan policies by establishing the architecture, site plan(s), landscape treatments, and other specifics the Sycamore neighborhood.

Lots within the Sycamore neighborhood would be comprised of four floor plans, which will be dispersed as shown on Sheet S.1. The four Plan types are as follows:

Plan 1 – This plan is a 1,800 square foot, one-story design that is intended to accommodate the age in place concept that was conceived with the prior iteration of the Sycamore neighborhood. There are a total of 32 of this unit plan types proposed within the development.

Plan 2 – This plan is 2,256 square foot, two-story design that has a master bedroom on the first floor and can also accommodate an age in place concept. There are 24 of this unit plan type proposed within the development.

Plan 3 – This plan is a 2,489 square foot, two-story design. The master bedroom for this unit type is located upstairs. There are 26 of this unit plan type within the development

Plan 4 – This plan is a 2,666 square foot, two-story design with a master bedroom on the second floor and potential to accommodate up to 6 bedrooms. There are 32 of this unit plan type proposed within the development.

The architectural styles for Sycamore homes would be a mixture of Craftsman Traditional, and a more modern “Wine Country” style. Each of the floor plans would be comprised of a mixture of the three architectural styles, as shown on the Sycamore exterior elevation drawings included in Sycamore Development Area Plan at Vast Oak East. Variations in materials and color schemes would allow for further visual diversity throughout the development.

There are 597 parking spaces proposed within the Sycamore neighborhood (Sheet S.7). The parking breakdown is as follows

- 228 parking spaces within covered garages (2 spaces each);
- 228 parking spaces within the driveway (2 spaces each); and
- 141 parking spaces on the street.

Landscaping plans for Sycamore homes are provided as Sheet L-1.0. through L-1.5 and demonstrate the use of a plant palette that is consistent with what is approved for the University District Specific Plan Area.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, has conducted an environmental review of the Project. The City prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts that may be associated with the planning, construction, or operation of the Project and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR on May 23, 2006 and approved an Addendum to the Final EIR on April 8, 2014. The proposed DAP amendment is consistent with the analysis in the EIR and EIR Addendum and would not result in additional environmental effects. Therefore, no additional environmental review is necessary.

MITIGATION MONITORING AND REPORTING PROGRAM

The mitigation measures required to reduce the impacts to a less than significant level have been included as part of the Mitigation Monitoring and Reporting Program (included in the Final EIR). The program identifies the required mitigation measures, responsibility for ensuring compliance and the timing of the measure implementation.

PROJECT ANALYSIS

In order to approve a development area plan application, pursuant to Rohnert Park Municipal Code section 17.06.400(E), the City Council must find the proposed development conforms to the specific plan; and either: (a) public infrastructure and services can be provided concurrently with the development; or (b) a statement of public policy consideration and/or an exception can be granted.

Staff has determined that the Sycamore DAP for Vast Oak East submittal is consistent with the Specific Plan and provides additional details on the project including residential floor plans and elevations by housing type, and landscaping details and specifications. The proposed DAP is consistent with the Specific Plan because it conform to the requirements in the Specific Plan related to density, housing type, housing location, public improvements, landscaping, and related amenities. The DAP is designed to have adequate infrastructure and be integrated with existing City roadways, streets, bicycle paths, and walkways. All streets and thoroughfares will meet the standards of the City as is required by the Specific Plan. The recommended conditions of approval for the DAP ensure that implementation of the Development Area Plan will remain consistent with the Specific Plan, Tentative Map, and mitigation measures.

As specified in the approved Specific Plan, on-site infrastructure plans are required for each property and phase. Vast Oak Infrastructure plans provided in the Specific Plan incorporate sanitary sewer, storm drainage / water quality improvements, potable water systems and recycled water systems. As also indicated in the Specific Plan, off-site infrastructure for the UDSP Area will be coordinated through the Public Facilities Financing Plan (PFFP), including fee allocations for all properties. PFFP infrastructure will be funded and installed by UDSP property owners to satisfy PFFP Fee Burdens, while on-site infrastructure improvements will be installed by property owners at their cost. Specific Plan properties are responsible for their PFFP Fund Burdens without reliance on any other Specific Plan properties to provide, fund or over – size any improvements that support development of that property.

The designs for infrastructure have been provided in the Vast Oak Tentative Map, approved by City Council on April 8, 2014. The Infrastructure Phasing Program included with the Tentative Map identifies the schedule for infrastructure and provides the basis for the financial feasibility of each phase, while subject to the Development Agreement. Table 6B of the Specific Plan provides a summary of off-site / PFFP and the on-site Infrastructure Phasing Program. Timing of completion of improvements is included as Exhibit C-1 of the Amended and Restated Development Agreement.

PUBLIC NOTIFICATION AND INFORMATION

A public hearing notice denoting the time, date, and location of this hearing was published in the *Community Voice* on January 12, 2017. Property owners within 300 feet of the Project site and interested parties requesting notification were also mailed notices, and the notice was posted pursuant to State law.

RECOMMENDED ACTIONS

Staff recommends that the Planning Commission provide recommendations to the City Council regarding:

1. Resolution recommending City Council approval of the Sycamore Development Area Plan located in Vast Oaks East of the University District Specific Plan.

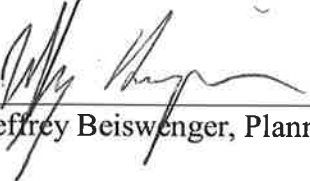
ATTACHMENT:

1. Resolution No. 2018-08 (Sycamore DAP)

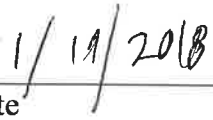
EXHIBITS:

- A. Sycamore Development Area Plan

APPROVALS:



Jeffrey Beiswenger, Planning Manager



Date

PLANNING COMMISSION RESOLUTION NO. 2018-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF AN AMENDMENT TO VAST OAK EAST DEVELOPMENT
AREA PLAN II: SYCAMORE NEIGHBORHOOD AT UNIVERSITY DISTRICT**

WHEREAS, the applicant, Signature Homes, has submitted an application for the Sycamore Development Area Plan for the Vast Oak East Land Development within the University District Specific Plan ("UDSP") Area; 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, the City Council of the City of Rohnert Park has certified the Final Environmental Impact Report (EIR) and EIR Addendum prepared for the UDSP project and the City has otherwise carried out all requirements for the project pursuant to CEQA; and

WHEREAS, on January 25, 2018, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposed Development Area Plans; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in proposed Development Area Plans.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the proposed Development Area Plans:

Section 1. The above recitations are true and correct.

Section 2. On May 23, 2006, the City of Rohnert Park certified the Final EIR for the UDSP project, including adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. On April 8, 2014, the City approved an Addendum to the Final EIR, as described in City Council Resolution No. 2014-032.

Section 3. Findings for Approval of Development Area Plans. The Planning Commission in recommending approval to the City Council of Planning Application file number PLDP2017-0005 (Sycamore Development Area Plan for the Vast Oak East Land Development), hereby makes the following findings in accordance with Rohnert Park Municipal Code Section 17.06.400; to wit;

1. *The proposed development conforms to the applicable specific plan*

Criteria Satisfied. Sycamore DAP for Vast Oak East submittal is consistent with

the Specific Plan and provides additional details on the project including residential floor plans and elevations by housing type, and landscaping details and specifications. The proposed DAP is consistent with the Specific Plan because it conform to the requirements in the Specific Plan related to density, housing type, housing location, public improvements, landscaping, and related amenities. The DAP is designed to have adequate infrastructure and be integrated with existing City roadways, streets, bicycle paths, and walkways. All streets and thoroughfares will meet the standards of the City as is required by the Specific Plan. The recommended conditions of approval for the DAP ensure that implementation of the Development Area Plan will remain consistent with the Specific Plan, Tentative Map, and mitigation measures.

2. Public infrastructure and services can be provided concurrently with the development

Criteria Satisfied. The developer will be required to participate in the Public Facilities Financing Plan, which will provide for necessary off-site public facilities, and shall be responsible for on-site facilities to meet the project's needs. The Development Agreement for the project sets forth the timing of the necessary facilities as they relate to the physical development of the site.

Section 4. A duly noticed public hearing on the proposed Development Area Plan was held on January 25, 2018.

NOW, THEREFORE, BE IT FURTHER RESOLVED that, based on the findings set forth in this Resolution and the evidence in the staff report, and the above-referenced Findings, the Planning Commission hereby recommends that the City Council approve the Sycamore Development Area Plan for the Vast Oak East Land Development at University District, as set forth at **Exhibit A**, in its entirety, subject to the recommended conditions of approval as provided in **Exhibit B**:

DULY AND REGULARLY ADOPTED on this 25th day of January, 2018 by the City of Rohnert Park Planning Commission by the following vote:

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

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Chairperson, City of Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

EXHIBIT A

**SYCAMORE DEVELOPMENT AREA PLAN
VAST OAK EAST**

Available for viewing and printing:

**Development Services Department
City Hall
2nd floor
130 Avram Avenue
Rohnert Park, CA**

EXHIBIT B – 2018-08

CONDITIONS OF APPROVAL

SYCAMORE DEVELOPMENT AREA PLAN - VAST OAK EAST AT UNIVERSITY DISTRICT

ON-GOING CONDITIONS

The conditions below shall apply to the Sycamore Development Area Plan -Vast Oak East at University District. The Sycamore Development Area Plan shall be developed in accordance with the General Plan (GP), University District Specific Plan (UDSP) including Design Guidelines, Mitigation Measures (MMs) identified in the UDSP Final Environmental Impact Report (FEIR), Development Agreement (DA) between the City and University District LLC and Vast Oak Properties L.P., the Rohnert Park Municipal Code (RPMC), and the Design and Construction Standards.

General Requirements

- 1) The applicant shall comply with all documents approved by the City Council and adhere to all verbal representations and exhibits presented by the applicant at the Planning Commission and/or City Council meeting for approval of the University District Specific Plan project unless subsequently revised by the City.
- 2) In case of conflict between the various documents, the following order shall prevail: General Plan, Mitigation Measures for the FEIR, UDSP, Sycamore/Vast Oak East DAP I and conditions of approval, DA, Tentative Map and its Conditions of Approval, RPMC, and Design and Construction Standards.
- 3) The applicant shall comply with the FEIR. In addition the applicant shall pay the cost to monitor the mitigation measures identified in the FEIR for the UDSP Project (SCH # 2003122014) kept on file in the Development Services Department. The requirements contained in the Mitigation Monitoring Program (MMP) shall be incorporated into these conditions and constructed in accordance with the MMP.
- 4) The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of the Sycamore DAP -Vast Oak East, save and except that caused by the City's active negligence.
- 5) By accepting the benefits conferred under Sycamore DAP -Vast Oak East, the applicant acknowledges all the conditions imposed and accepts the DAP subject to those conditions with full awareness of the provisions, as may be amended from time to time, and the RPMC, as applicable.
- 6) The use of the property by the applicant/grantee for any activity authorized by Sycamore DAP-Vast Oak East shall constitute acceptance of all of the conditions and obligations

imposed by the City on Sycamore DAP-Vast Oak East. The applicant/grantee by said acceptance waives any challenge as to the validity of these conditions.

- 7) All improvements shall comply with all applicable sections of the City of Rohnert Park Municipal Code and any other applicable relevant plans of affected agencies, unless superseded by the Specific Plan for this property.
- 8) The development of this phase shall be consistent with all other approvals associated with this project (e.g. UDSP/Design Guidelines, Tentative Map, DA).
- 9) The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building and Public Safety Departments prior to occupancy of the project.
- 10) Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of these conditions and the City Code. If there is conflict between the CC&R's and the City Code or these conditions, the City Code or these conditions shall prevail.

Site Plan, Landscaping and Signs

- 11) All improvements shall be in conformance with the submitted Site Plans, Exterior Elevations, and Landscape Plans, except as modified herein.
- 12) All plant materials proposed for use within the Sycamore DAP -Vast Oak East shall be in conformance with the University District Plant Material Matrix contained in Appendix B of the Specific Plan.
- 13) The design of all entrances to the site shall be subject to Department of Public Safety approval.
- 14) The designs and locations of decorative paving treatments shall be subject to staff review and approval.
- 15) Architectural treatments applied to the front elevation, such as brick or stone wainscots, shall be carried around corners to the sides of the homes and shall terminate at the fence line or at a logical end point (e.g. a vertical post element.)
- 16) All building footprints for homes shall be identified by floor plan model and architectural style (e.g. "A", "B" or "C") on the final plotting plan for the area. The same model floor plans shall not be plotted across the street from or next to one another. Exceptions to the building footprints may be made in limited cases to ensure streetscape diversity. Such exceptions shall be subject to administrative approval by the Planning Manager.
- 17) The Planning Manager shall have the authority to administratively approve minor variations to the Sycamore DAP exterior residential color schemes, materials, and finishes that may be subsequently proposed following DAP approval.

- 18) A plan for Temporary Sales Office and Design Center shall be submitted including off street parking, lighting, ADA compliance and office complex for review and approval by Planning Commission, prior to issuance of building permit.
- 19) Air conditioning or mechanical ventilation shall be provided to allow occupants to close windows and doors for adequate noise isolation. Any ground-mounted air conditioning units proposed shall be screened from public view by a combination of masonry walls, fencing and/or landscaping, with the final design subject to Staff approval. Any roof-mounted mechanical equipment shall be concealed so as not to be visible from public view. This condition shall not apply to roof-mounted photo-voltaic panels, with approval of the building and planning divisions.
- 20) Design and placement of walls and fences, including acoustic walls, fences, and gates, for each neighborhood or land use district shall be in accordance with the standards included in Vast Oak East DAP I and shall be approved by planning staff.
- 21) All residential dwellings shall display illuminated street numbers in a prominent location in such a position that the numbers are easily visible to approaching emergency vehicles from both directions. The numbers shall be of a contrasting color to the background to which they are attached and four (4) inches minimum in height.
- 22) The project applicant shall design and construct all project facilities in accordance with the most recent seismic standards of the California Building Standards Code.
- 23) The applicant shall design and construct the foundations and/or building pads for all project structures using standard engineering practices that account for, and minimize damage resulting from, expansive soil conditions. Specific design and constructed methods shall be as directed by Mitigation Measure GE0-8a of the FEIR for this project.
- 24) Prior to the issuance of any building permits, front yard landscape and irrigation plans shall be submitted to and approved by Planning Staff and the City Engineer. Such plans shall be in substantial conformance with the plan submitted as a part of this application.
- 25) All trees within five feet of the public right-of-way shall have root barriers that are approved by the Engineering Division.
- 26) A permanent automatic sprinkler shall be installed to maintain all landscape materials and areas.
- 27) The applicant's engineer shall coordinate with the City Engineer to ensure that recycled water is used for irrigation of the project's landscaping, if available.
- 28) All exterior lighting shall be designed so as to prevent any spillover lighting onto adjacent properties and rights-of-way. New lighting levels provided shall be compatible with general illumination levels in existing areas to avoid a noticeable contrast in light emissions, consistent with the need to provide for safety and security.

- 29) Roof-mounted lights are prohibited on buildings without prior approval of Development Services Department.
- 30) The final location for mailbox enclosures, enclosure sizes, and total number of mailboxes and parcel boxes per enclosure shall be subject to review and approval by the Planning Division and United States Post Office.

Site Improvements

- 31) All double-check valves provided for domestic water and fire sprinkler systems shall be concealed from any public streets and parking lots with decorative walls and landscaping. Plans shall be submitted to the Development Services Department and City Engineer for review and approval.
- 32) Any existing overhead utilities within the subdivision and all proposed utilities shall be placed underground.

Construction Mitigation

- 33) For any project requiring an on-site inspector to monitor grading, housing construction and/or development, the applicant shall deposit funds with the City to cover the full cost of an inspector prior to any land disturbance. The City Engineer, as appropriate, shall approve the amount and hire the inspector.
- 34) The developer shall comply with construction hours pursuant to Rohnert Park Municipal Code Section 9.44.120.
- 35) All construction material waste and other debris shall be recycled to the extent feasible. The applicant shall present a "clean site everyday" program to City building staff for approval. The program shall include on-site signage in English and Spanish to be posted at construction entrances. No animals shall be brought on site by construction personnel during work hours.
- 36) All material storage areas shall be fenced with at least a 6-foot high chain link fence with at least two separate points of access with sufficient width for emergency vehicles. The access points shall be shown on the construction fire and security protection site plan.

Exhibit A

Sycamore Development Area Plan