

RESOLUTION NO. 2018-029

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING
A DEVELOPMENT AREA PLAN FOR GRIFFIN'S GROVE PARK LOCATED SOUTH
OF KEISER AVENUE AND WITHIN THE UNIVERSITY DISTRICT SPECIFIC PLAN
AREA
(portion of APN 159-550-008)**

WHEREAS, the applicant, Kevin Poulson, on behalf of Brookfield homes, filed Planning Applications proposing a Development Area Plan for a 6.83-acre park located south of Keiser Avenue and east of the University District Affordable housing site and within the University District Specific Plan Area – portion of APN 159-550-008 (the "Project"), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); 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 February 8, 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 Plan; and

WHEREAS, the Planning Commission reviewed and considered the information contained in proposed Development Area Plan; and

WHEREAS, the Planning Commission voted to recommend approval of the proposed Development Area Plan on February 8, 2018; and

WHEREAS, on February 27, 2018, the City Council held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposed Development Area Plan; and

WHEREAS, the City Council has reviewed and considered the information contained in proposed Development Area Plan; and recommended certain amendments to the require park amenities which have been incorporated into Exhibit B; and

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 Development Area Plan:

Section 1. The above recitations are true and correct.

Section 2. CEQA Finding. Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, conducted an environmental review of the University District Specific Plan Area, which includes the project site. The City prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts that may be associated with the planning, construction, and 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.

A consistency analysis, incorporated herein by this reference, has been prepared as part of the environmental review of the proposed project. The consistency analysis concludes that the proposed Affordable Housing project is consistent with the 2006 UDSP EIR. Impacts associated with the project are consistent with those previously identified and analyzed in the 2006 EIR and implementation of applicable mitigation measures, as identified throughout this consistency analysis, would ensure that all project-related impacts remain less than significant, consistent with the 2006 EIR. Impacts that were significant and unavoidable in the 2006 EIR remain significant and unavoidable and were considered prior to adoption of the UDSP. To ensure the effective implementation and enforcement of applicable EIR mitigation measures, the project is being required to adhere to the MMRP for the 2006 EIR. Therefore, no further environmental review is required.

Section 3. Findings for Approval of Development Area Plan. The City Council, in consideration of Planning Application file number PLDP2017-0003 (Affordable Housing Development Area Plan), hereby makes the following findings in accordance with Rohnert Park Municipal Code Section 17.06.400:

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

Criteria Satisfied. The University District Specific Plan identifies this site as the affordable housing component of the University District Specific Plan area, to be development with 218 affordable rental housing units. The project provides the additional details required of a Development Area Plan including site plan, landscape plan, open space areas, parking lot configuration, pedestrian access points, and vehicular access all of which are consistent with University District Specific Plan. In addition, the project includes detailed amenities that would be part of the Griffin's Grove Park development to compensate for the 10-foot wide lot line adjustment between the two properties.

With the implementation of Exhibit B (Conditions of Approval), this project qualifies for a parking exemption of 10% which is necessary for the development of the project consistent with the zoning ordinance parking requirements, because the applicant will be required to submit a parking management plan which will outline the measures the affordable housing developer will take to reduce parking demand on-site, and may include working with Sonoma County Transit to identify and construct a bus stop adjacent to the site and creating a parking plan with assigned spaces and vehicle limits.


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. Based on the findings set forth in this Resolution and the evidence in the staff report and presented at the hearing, the City Council hereby approves the Development Area Plan for the Project, in the form of **Exhibit A** Affordable Housing Development Area Plan, in its entirety, and subject to the recommended conditions of approval as provided in **Exhibit B**.

DULY AND REGULARLY ADOPTED this 27th day of February, 2018.

CITY OF ROHNERT PARK


Pam Stafford, Mayor

ATTEST:


Caitlin Saldanha, Deputy City Clerk

Attachment: Exhibit A and Exhibit B

AHANOTU: Aye BELFORTE: Aye MACKENZIE: Aye CALLINAN: Absent STAFFORD: Aye
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

LANDSCAPE PLANS FOR:

VAST OAK NORTH PUBLIC PARK*

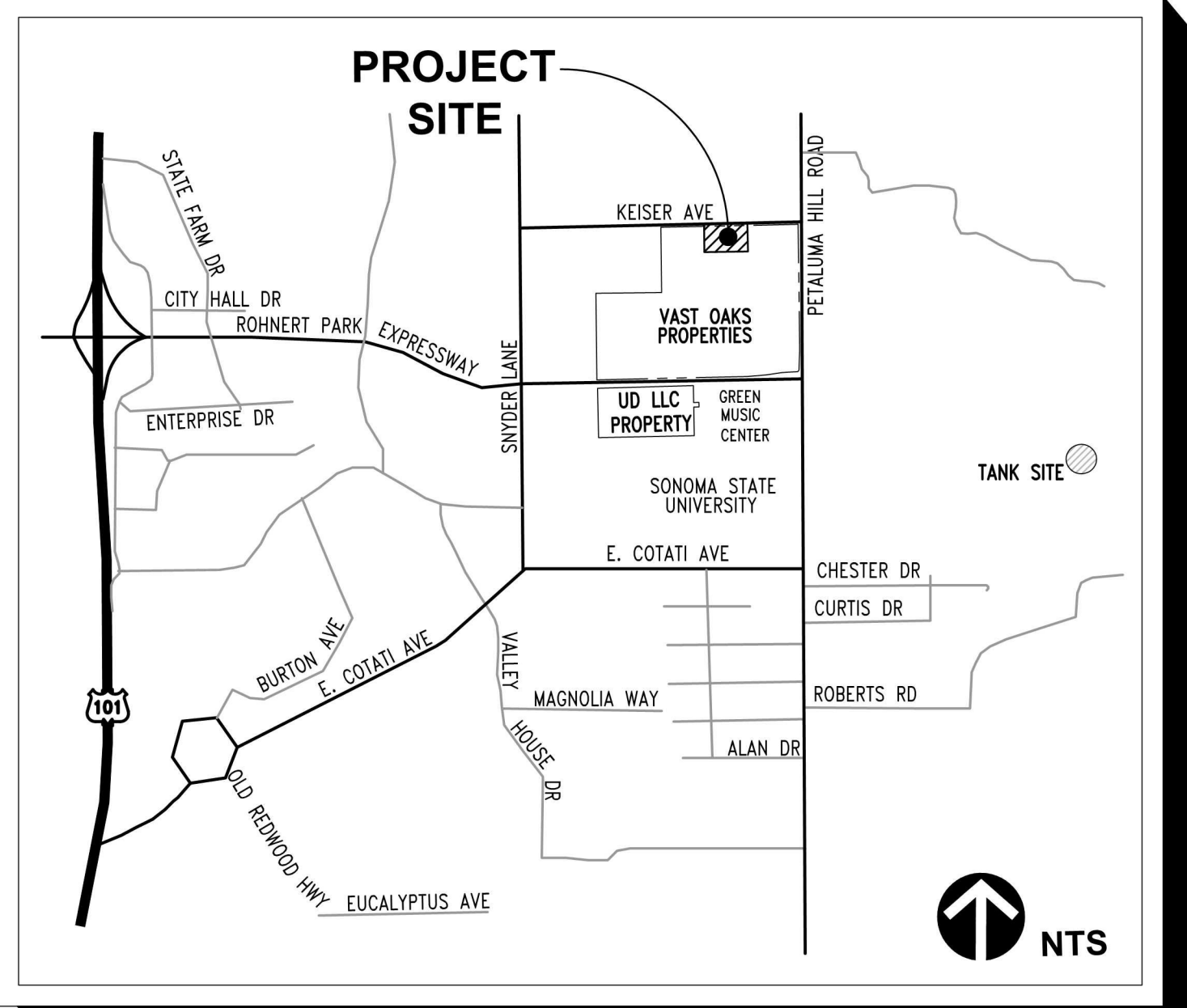
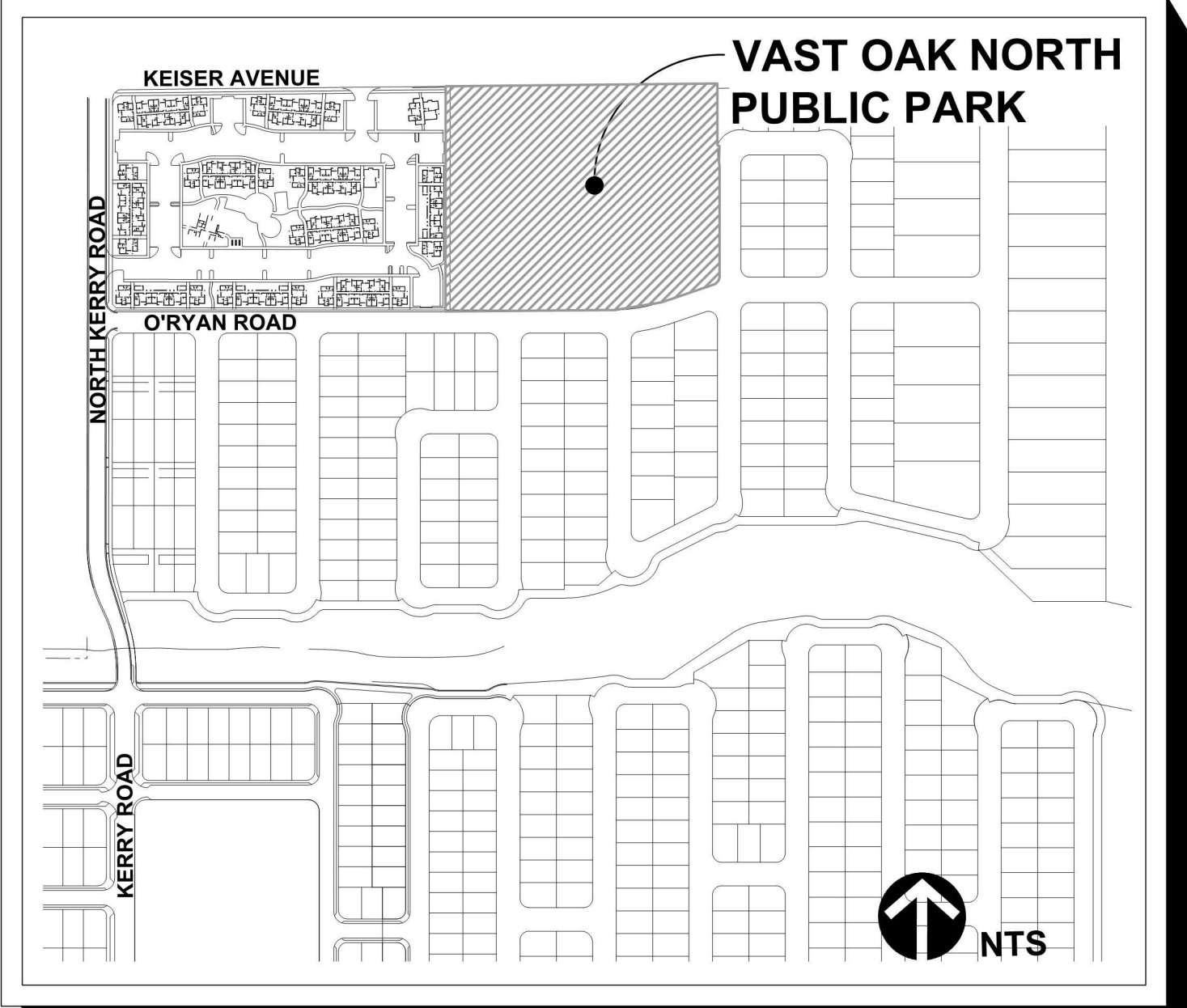
1st LAND DEVELOPMENT PHASE -

VAST OAK NORTH AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA

JANUARY 10, 2018

*PUBLIC PARK NAME TO BE DETERMINED BY CITY

VICINITY MAP	SITE MAP	TABLE OF CONTENTS
		<div>COVER SHEET</div> <div>PRELIMINARY OVERALL LANDSCAPE PLAN</div> <div>CONSTRUCTION & LANDSCAPE DETAILS</div> <div>SITE FURNISHINGS IMAGES</div> <div>L-1.0</div> <div>L-1.1</div> <div>L-1.2</div> <div>L-1.3</div>

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
STREET TREES			
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	MODERATE
SHADE TREES			
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW
ACCENT TREES			
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	LOW
IRRIGATED ORNAMENTAL GROUNDCOVER/GRASSES			
	ANIGOZANTHOS SPP.	KANGAROO PAW	LOW
	ARCTOSTAPHYLOS SP.	MANZANITA	VERY LOW
	CEANOTHUS SP.	CEANOTHUS	LOW
	CISTUS SPP.	ROCKROSE	LOW
	DIETES BICOLOR	FORTNIGHT LILY	LOW
	FESTUCA MAIREI	ATLAS FESCUE	LOW
	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW
	MUHLENBERGIA RIGENS	DEER GRASS	LOW
	PHORMIUM SP.	NEW ZEALAND FLAX	LOW
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW
	XYLOSMA CONGESTUM	SHINY XYLOSMA	LOW
HYDROSEED MIX			
	BROMUS CARINATUS	CALIFORNIA BROME	30%
	SISYRINCHIUM BELLUM	BUTTERCUP BLUE-EYED GRASS	30%
	TRIFOLIUM WILDENOVII	TOMCAT CLOVER	30%
	VULPIA MICROSTACHYS	THREE-WEEK FESCUE	10%

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND UTILIZES NATIVE AND ADAPTED ORNAMENTAL PLANTING.
2. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

CALLOUT SCHEDULE

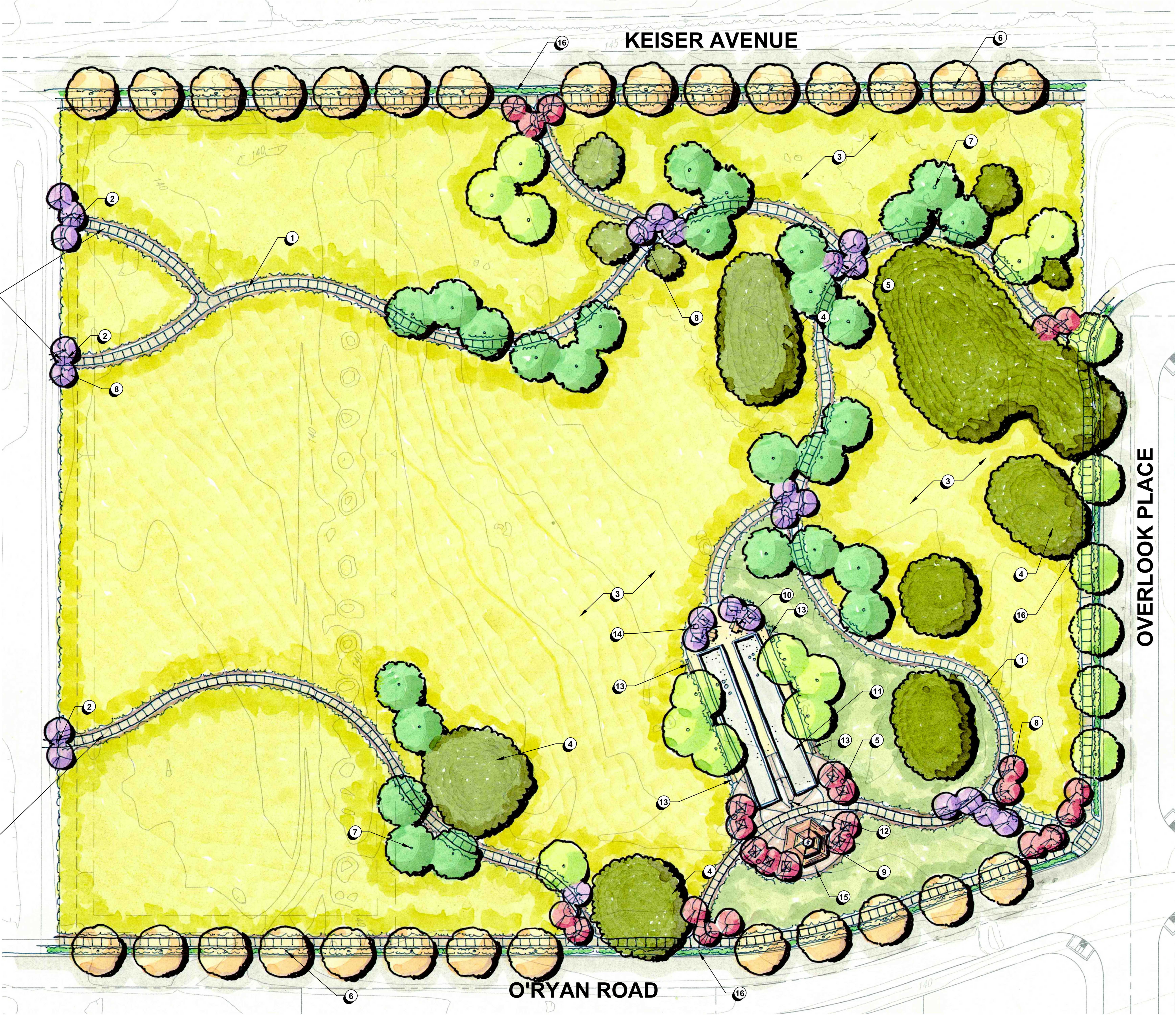
- 1 CONCRETE PARK PATH. SEE DETAIL A, SHEET L-1.2
- 2 PATHWAY CONNECTIONS TO VAST OAK NORTH APARTMENTS.
- 3 NON-IRRIGATED NATURAL GRASSLAND/PASSIVE OPEN SPACE.
- 4 EXISTING TREES TO REMAIN.
- 5 WASTE RECEPTACLES. SEE IMAGE, SHEET L-1.3.
- 6 STREET TREES.
- 7 SHADE TREES.
- 8 ACCENT TREES.
- 9 SHADE STRUCTURE WITH PICNIC TABLES. SEE IMAGE, SHEET L-1.3.
- 10 PICNIC TABLES. SEE IMAGE, SHEET L-1.3.
- 11 (2) BOCCIE COURT. SEE DETAIL B, SHEET L-1.2.
- 12 DRINKING FOUNTAIN. SEE IMAGE, SHEET L-1.3.
- 13 BENCHES. SEE IMAGE, SHEET L-1.3.
- 14 DG PAVING. SEE DETAIL C, SHEET L-1.2.
- 15 CONCRETE PLAZA
- 16 PLANTED PARKWAYS

IRRIGATION DESIGN

IRRIGATION SYSTEM TO UTILIZE CITY PROVIDED RECYCLED WATER.

PATHWAY CONNECTION TO UNIVERSITY DISTRICT AFFORDABLE APARTMENTS. FINAL ALIGNMENT TO BE DETERMINED.

PATHWAY CONNECTION TO UNIVERSITY DISTRICT AFFORDABLE APARTMENTS. FINAL ALIGNMENT TO BE DETERMINED.



Brookfield
Residential
500 LA GONDA WAY
DANVILLE, CALIFORNIA 94526
(925)743-8000

Development
Area Plan

Vast Oak North at University District
VAST OAK NORTH PUBLIC PARK
Rohnert Park, California

Preliminary Overall
Landscape Design

vanderToolen · Associates

LANDSCAPE ARCHITECTS

www.vanderToolen.com

855 Broadway
W. Suite 240
Rohnert Park, CA 94921
Tel: 707.224.2299
Fax: 707.224.6821

Walnut Creek
200 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
Tel: 925.274.1303
Fax: 925.274.1303

West Sacramento
2101 Sunrise Blvd.
Suite 115
West Sacramento, CA 95601
Tel: 916.244.3000

0' 15' 30' 60' 120'

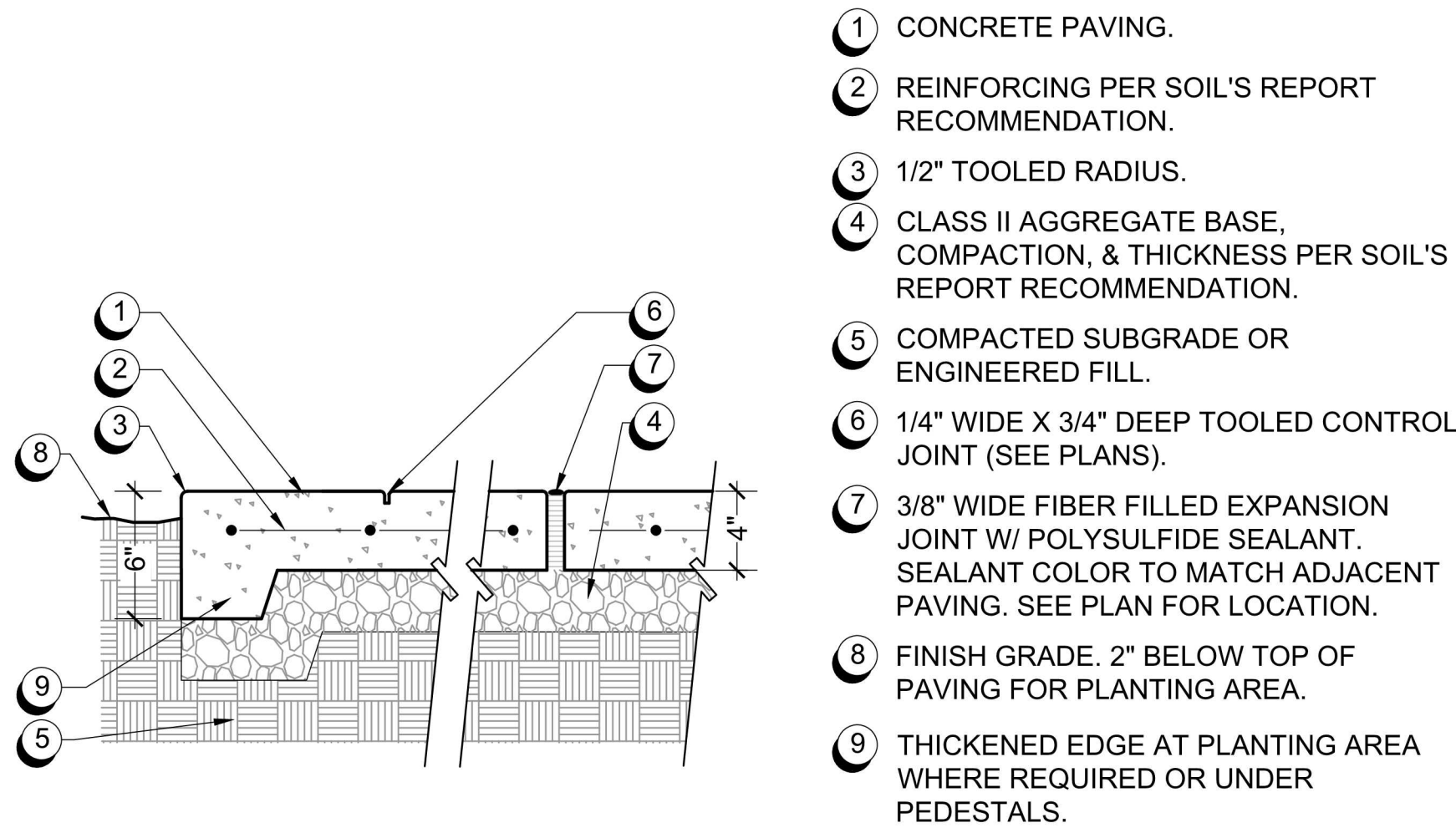
Scale: 1" = 30'-0"

JANUARY 10, 2018

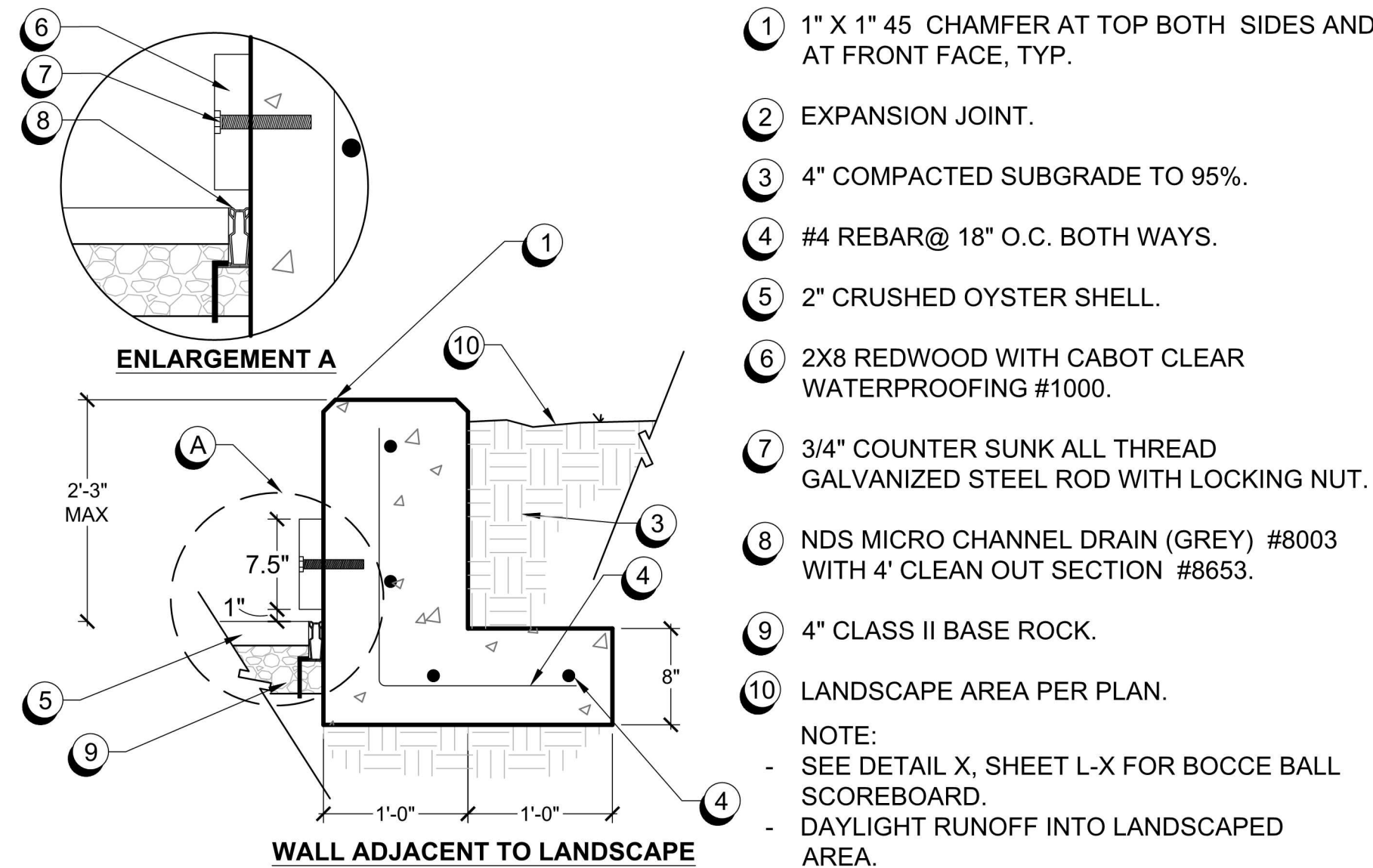
NORTH

L-1.1

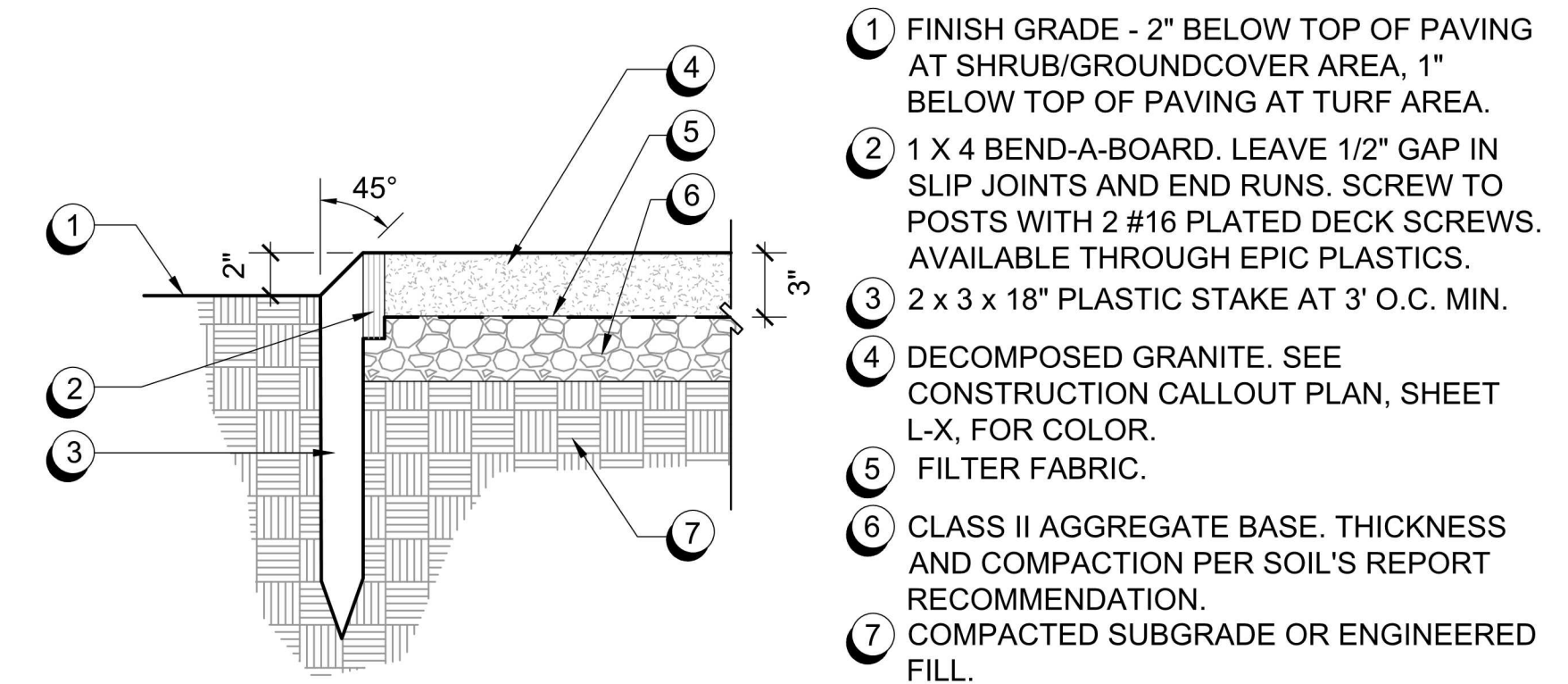
Project No. 04416



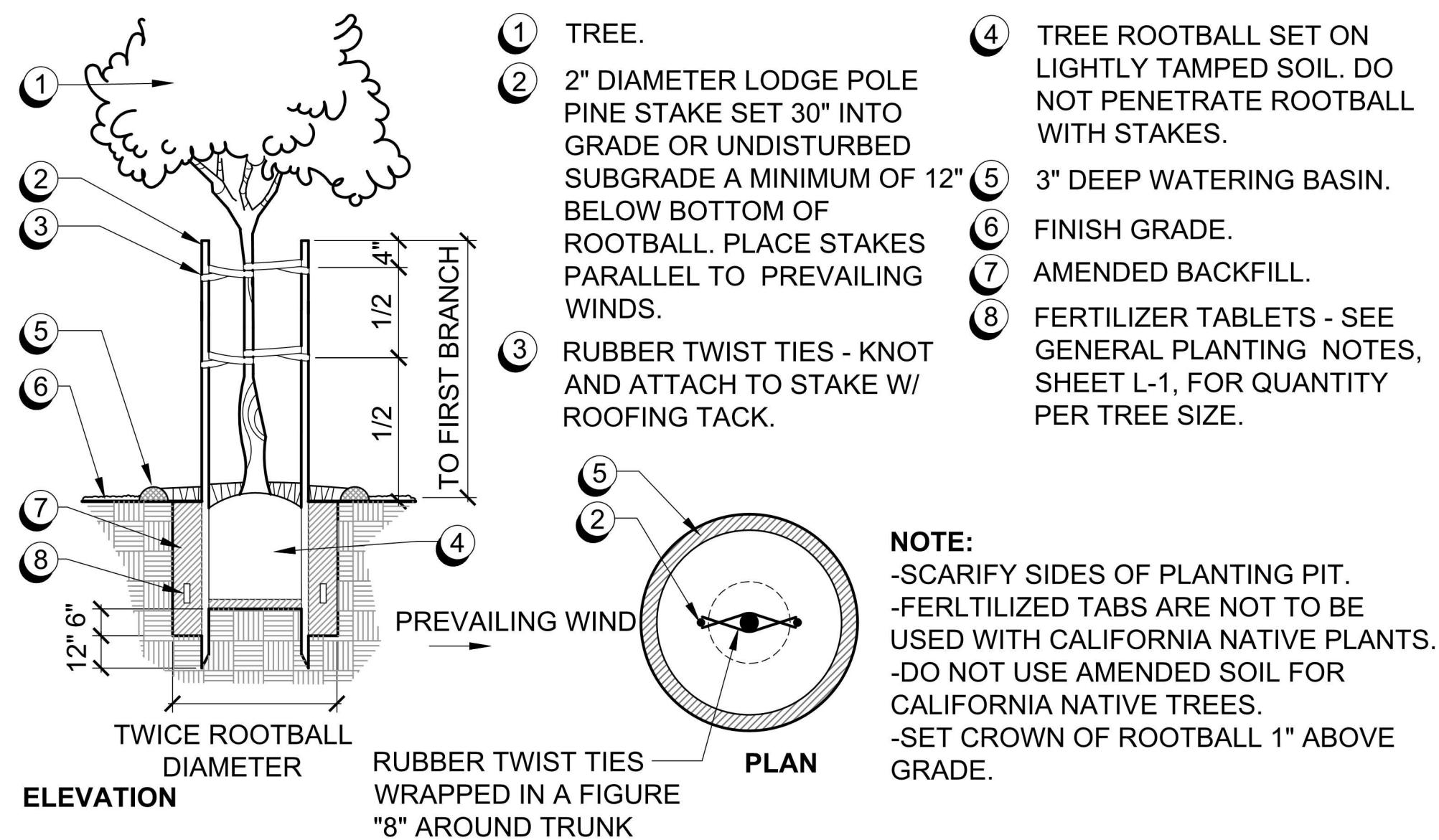
A CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"



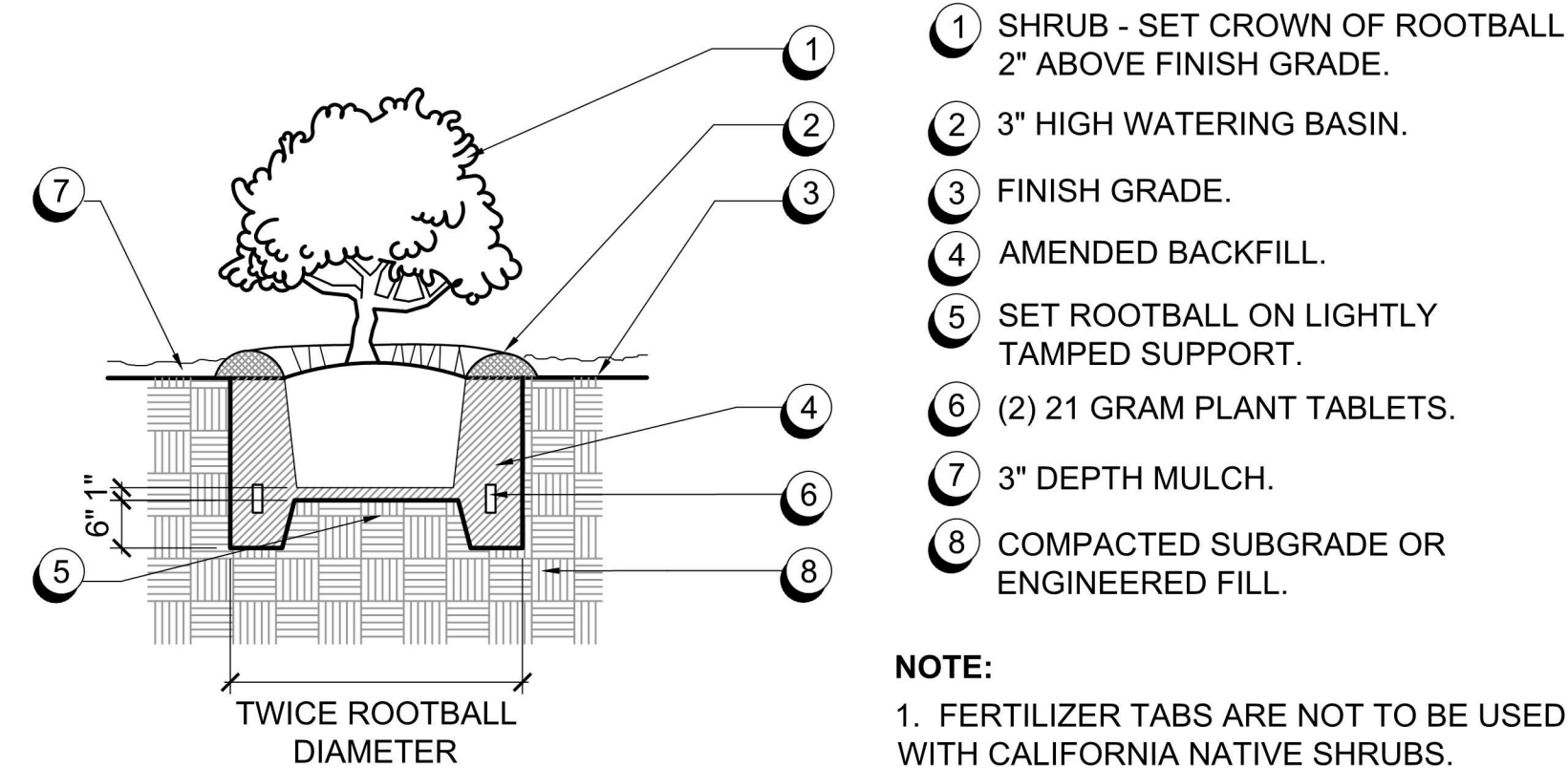
B CONCRETE CURB AT BOCCIE COURT
SCALE: 1" = 1' - 0"



C DECOMPOSED GRANITE PAVING
SCALE: 1-1/2" = 1'-0"



D TREE STAKING
N.T.S.

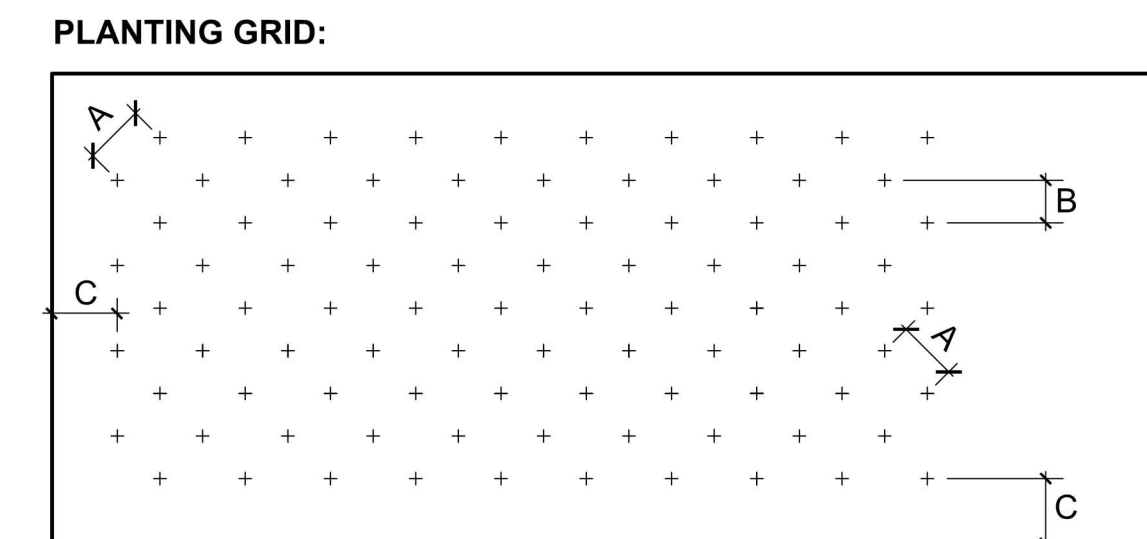


E SHRUB
N.T.S.

PLANT SPACING SCHEDULE:

A = TRIANGULAR SPACING	B= ROW SPACING*	C=PERIMETER SET-BACK
6"	5"±	4"
12"	10 1/2"±	10"
18"	16"±	12"
24"	21"±	18"
36"	31"±	24"

* 0.866 X A



F GROUND COVER SPACING CHART
N.T.S.



WASTE RECEPTACLE



SHADE STRUCTURE



PICNIC TABLE



BOCCE COURTS



DRINKING FOUNTAIN



BENCH

Exhibit B (Griffin's Grove Park)

CONDITIONS OF APPROVAL –

GRIFFIN'S GROVE PARK– AT UNIVERSITY DISTRICT

ON-GOING CONDITIONS

The conditions below shall apply to the Griffin's Grove Park Project (PLDP17-0003) at University District. The 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) 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.
- 3) 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 Griffin's Grove Park DAP save and except that caused by the City's active negligence.
- 4) By accepting the benefits conferred under the Griffin's Grove Park DAP, 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.
- 5) The use of the property by the applicant/grantee for any activity authorized by Griffin's Grove Park DAP shall constitute acceptance of all of the conditions and obligations imposed by the City. The applicant/grantee by said acceptance waives any challenge as to the validity of these conditions.
- 6) 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.
- 7) The development of this project shall be consistent with all other approvals associated with this project (e.g. UDSP/Design Guidelines).

Exhibit B (Griffin's Grove Park)

- 8) The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building and Public Safety Departments prior to occupancy of the project.

Site Plan, Landscaping and Signs

- 9) All improvements shall be in conformance with the submitted Site Plans, Exterior Elevations, and Landscape Plans, except as modified herein.
- 10) The applicant shall complete a Lot Line Adjustment between the project site and the adjoining property to the west (University District Affordable Housing Project).
- 11) Prior to any Grading on this property the applicant shall file for, receive approvals for and cause recordation of a Lot Line Adjustment required by condition of approval 11.
- 12) All plant materials proposed for use within the project 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) The Planning Manager shall have the authority to administratively approve minor variations to the exterior residential color schemes, materials, and finishes that may be subsequently proposed following DAP approval.
- 16) The project applicant shall design and construct all project facilities in accordance with the most recent seismic standards of the California Building Standards Code.
- 17) 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.
- 18) Prior to the issuance of any building permits, detailed 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.
- 19) All trees within five feet of the public right-of-way shall have root barriers that are approved by the Engineering Division.
- 20) A permanent automatic sprinkler shall be installed to maintain all landscape materials and areas.
- 21) 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.

Exhibit B (Griffin's Grove Park)

- 22) 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.
- 23) Any existing overhead and proposed utilities shall be placed underground.
- 24) The final park design shall include the following components:
 - a) Drinking fountains that allow for bottle fill - up, dog bowls at the bottom, and standard drinking fountain for persons without bottles.
 - b) Add additional trash and recycling receptacles throughout the park and near the shade structure and bocce ball courts.
 - c) Provide "mutt mitt" stations at several park locations.
 - d) Use native plant species throughout the park.
 - e) Provide an alternate to the Chinese Pistache tree located within the park, preferably a native species.
 - f) Ensure that the proposed pathway system loops, giving park users the ability to walk a circuit without trespassing onto private property at the western edge of the park site.
 - g) Add low level bollard style pathway lights within the interior portion of the park.
 - h) Provide city standard bike racks within the park near the bocce ball facility.
 - i) Provide permeable paver for the sidewalk system.

Construction Mitigation

- 25) For any project requiring an on-site inspector to monitor grading, 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.
- 26) The developer shall comply with construction hours pursuant to Rohnert Park Municipal Code Section 9.44.120.
- 27) 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.

Exhibit B (Griffin's Grove Park)

- 28) 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.