

RESOLUTION NO. 2014-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, APPROVING AMENDMENTS TO THE LAND USE MAP AND TEXT OF THE GENERAL PLAN FOR UNIVERSITY DISTRICT SPECIFIC PLAN PROJECT LOCATED SOUTH OF KEISER AVENUE, WEST OF PETALUMA HILL ROAD, AND NORTH OF COPELAND CREEK (APNS 045-253-007, 045-253-009 THROUGH -012, 045-253-018, 045-262-001 THROUGH -004, 047-131-019, AND 047-131-024 THROUGH -027)

WHEREAS, the applicant, University District LLC, filed Planning Applications proposing a General Plan Amendment (PL2012-043), Specific Plan revision (PL2012-044), Tentative Map (PL2013-009), Tentative Parcel Map (PL2012-047), Development Agreement (PL2012-048), and related applications and approval of an Addendum to the Final Environmental Impact Report ("EIR") (PL2012-045) in connection with the proposed University District Specific Plan ("UDSP") Project located south of Keiser Avenue, west of Petaluma Hill Road, and north of Copeland Creek (APNs 045-253-007, 045-253-009 through -012, 045-253-018, 045-262-001 through -004, 047-131-019, and 047-131-024 through -027 (the "Project")), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

WHEREAS, the proposed amendments to the land use element of the General Plan ("University District Specific Plan General Plan Amendments") would alter the mix, intensity, and general location of development types and add Public/Institutional land use designation. The project site is currently designated Rural Estate Residential, Low Density Residential, Medium Density Residential, Mixed Use, Parks, and Open Space. The proposed University District Specific Plan General Plan Amendments are attached as **Exhibit A**; and

WHEREAS, the University District Specific Plan General Plan Amendments would amend the Land Use Map of the General Plan as provided on the amended General Plan Land Use Diagram attached to this Resolution as **Exhibit A**; and

WHEREAS, on March 13, 2014, the Planning Commission held a public hearing at which time interested persons had an opportunity testify either in support or opposition to the proposal; and

WHEREAS, at the March 13, 2014 hearing, the Planning Commission reviewed and considered the information contained in the General Plan Amendment application for the proposal and recommended its approval by the City Council; and

WHEREAS, the City Council has reviewed and approved the Addendum to the Final EIR prepared for the Project; and has otherwise carried out all requirements for the Project pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to California State Law and the RPMC, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

WHEREAS, on April 8, 2014, the City Council held a public hearing at which time interested persons had an opportunity testify either in support or opposition to the proposal; and

WHEREAS, the City Council has reviewed and considered the information contained in the General Plan Amendment application for the proposal; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park makes the following findings and determinations with respect to the proposed General Plan Amendment and amendments to Land Use Map:

Section 1. The above recitations are true and correct.

Section 2. The City Council approved the Addendum to the Final EIR for this Project, as described in City Council Resolution No. 2014-032 approved on April 8, 2014 concurrently with the Council's approval of this Resolution.

Section 3. Findings related to the General Plan Amendments. The City Council makes the following findings concerning the General Plan amendments proposed by Planning Application No. PL2012-043GP:

1. *That the proposed site is appropriate for development under the General Plan's Land Use Designations for the site.*

Criteria Satisfied. The proposed General Plan amendments would be the same as the current General Plan land use designations but slightly reconfigured. The proposed amendments would also add Public/Institutional to allow for public uses such as educational facilities, institutional, public infrastructure, and transportation facilities, as well as creeks, creek buffers, private and public detention and water quality basins / facilities, public streets, paved and unpaved maintenance roads, fencing, Class 1 bicycle trails, pedestrian trails, lighting, parking, signage, utilities, and roads. The amendments would also add Public/Institutional/Medium Density Residential land use designation to the site to allow for development of residential units as well as provide open space, trails, permanent or temporary private and public storm water detention / water quality basins and facilities, including fencing, and maintenance roads.

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

Criteria Satisfied. The proposed amendments are consistent with specific policies, as amended, in the Land Use Element of the General Plan applicable to the University District Specific Plan area. The policies establish a primarily residential development with a mixed use land use designation for commercial and multi-family uses. The proposed development implements the existing land designations and proposes minor changes to the existing policies envisioned in the General Plan and is therefore consistent with such specific policies.

3. *That a duly noticed public hearing has been held to receive and consider public testimony regarding the proposed amendments to the General Plan Land Use Map.*

Criteria Satisfied. A duly noticed public hearing on the proposed General Plan Amendments was held on April 8, 2014.

4. *That the proposed Project with the proposed General Plan amendments is consistent with the General Plan.*

Criteria Satisfied. The General Plan Amendment, and consistency of the Project with the General Plan, are discussed in the application materials, the Final EIR and Addendum, the Specific Plan, staff reports, and submittals by the Project applicant. The City adopts the conclusions and analysis of those documents regarding General Plan consistency. The Project, including the General Plan Amendment, is consistent with the General Plan and will result in an internally consistent General Plan.

5. *The General Plan Amendment approved for this Project will not cause the General Plan to become internally inconsistent.*

Criteria Satisfied. The General Plan Amendment proposed by the Project applicant better implements the General Plan policies and goals than does the land use plan depicted in the General Plan, as explained in the Specific Plan and staff reports. The General Plan Amendment and the remainder of the General Plan comprise an integrated, internally consistent and compatible statement of policies for the City. The various land uses authorized for the Project are compatible with the objectives, policies, general land uses, and programs specified in the General Plan, as amended. The Project is compatible with and conforms to the objectives, policies, general land uses and programs specified in the General Plan. The Project furthers the objectives and policies of the General Plan and does not obstruct their attainment. The Project is compatible with and in harmony with the General Plan goals and policies. The Project is in harmony with surrounding neighborhoods, and the site is physically suitable for the development proposed.

6. *That the City has considered and evaluated the goals, objectives and policies of the General Plan and finds that the proposed General Plan amendments are in compliance with the General Plan.*

The General Plan comprises many objectives, policies, principles, programs, standards, proposals and action plans (collectively, “policies”), as well as performance standards. The City recognizes that the policies necessarily compete with each other. The City has considered all applicable General Plan policies and the extent to which the project conforms to and potentially competes with each of those policies.

The City has fully evaluated the extent to which the Project achieves each policy, including those pertaining to compatibility of land use, protection of open space, standards regarding geology, soils and earthquake risks, hazardous materials, flood hazards and drainage, protection of water quality, protection of biological resources, transportation standards and goals, regional and local housing needs, jobs/housing balance, noise, protection air quality, protection of visual resources, standards for public services and utilities, protection of architectural and historic

resources, the provision of housing for all sectors of the economic community, and the provision of employment opportunities for residents of the City. The City has also fully considered the Project's compliance with all goals, policies and objectives in the General Plan, and finds the Project in compliance with the General Plan.

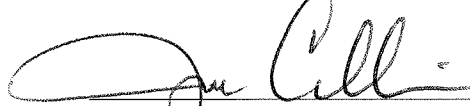
7. *The City finds that the balance achieved by the Project among competing General Plan policies is acceptable.*

Criteria Satisfied. The Project achieves each applicable policy, to some extent, and represents a reasonable accommodation of all applicable competing policies in the General Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Rohnert Park does hereby adopt the Findings hereinabove; adopt and amend the General Plan Land Use Diagram and approve Application No. PL2012-043GP, General Plan Amendments for a proposed specific plan for property located south of Keiser Avenue, west of Petaluma Hill Road, and north of Copeland Creek (APNs 045-253-007, 045-253-009 through -012, 045-253-018, 045-262-001 through -004, 047-131-019, and 047-131-024 through -027, as described in the **University District Specific Plan General Plan Amendments** provided at **Exhibit A**, in its entirety, which is attached hereto and incorporated by this reference.


DULY AND REGULARLY ADOPTED on this 8th day of April, 2014.

CITY OF ROHNERT PARK



Joseph T. Callinan, Mayor

ATTEST:



JoAnne M. Buergler, City Clerk



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

EXHIBIT A

UNIVERSITY DISTRICT SPECIFIC PLAN GENERAL PLAN AMENDMENTS

Medium Density

Housing at densities from 6.1 to 12.0 units per gross acre. Dwelling types may include attached or detached single-family housing. The Zoning Ordinance may reserve some areas designated as Medium Density for detached (zero-lot-line or other) single-family residential development. Multifamily housing type is not permitted. Side-by-side duplexes not separated by a property line or without individual heating systems are also permitted, provided they are similar in appearance to single family structures.

High Density

Residential development at densities ranging from 12.1 to 24.0 units per gross acre. This designation would permit a wide range of housing types, ranging from single-family attached to multifamily and may include other housing types identified within a Specific Plan, and is intended for specific areas where higher densities may be appropriate.

Commercial

This designation is intended to provide sites for retail areas containing a wide variety of businesses, including: retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, hotels and motels, and educational and social services. In order to provide for the housing anticipated in the Housing Element, and provide for internal consistency between the Land Use Element and the Housing Element, residential uses may be conditionally permitted. Maximum permitted FAR is 1.5 for hotels and 0.4 for all other uses. Letter designation on the General Plan Diagram may limit the type of commercial uses in certain districts, as follows:

- *N (Neighborhood)*. Stores, personal service establishments, offices, financial businesses, and restaurants and cafes that serve the everyday needs of the immediate neighborhood. Department or big-box stores are not permitted, and the Zoning Ordinance may place limitations on automotive (for example, gas stations, auto sales and repair) and drive-through establishments.
- *R (Regional)*. Shopping centers that typically include department stores or big-box stores, which attract consumers from outside the city. Neighborhood-oriented commercial uses may be limited within this district.

(Rev. 03/02)

Office

This designation is intended to provide sites for administrative, financial, business, professional, medical and public offices, and support commercial uses. Limits on retail activities in the district will be specified in the Zoning Ordinance. The Zoning Ordinance may permit hospitals, extended care and other similar facilities in specific locations. The maximum FAR is 1.0.

Industrial

This designation accommodates campus-like environments for corporate headquarters, research and development facilities, offices, light manufacturing and assembly, industrial processing, general service, warehousing, storage and distribution, and service commercial uses. Retail is permitted as an ancillary use only. Maximum FAR is 0.5, but discretionary increases may be permitted up to a total FAR of 1.0, subject to review and approval for development meeting specific standards included in the Zoning Ordinance.

Mixed-Use

This designation accommodates a variety of compatible businesses, stores, institutions, service organizations, and residences in a pedestrian-oriented setting. Allowable uses include multifamily residences, retail shops, financial, business and personal services, and restaurants. Automotive (for example, motor vehicle sales, motor vehicle part sales, and gasoline stations) and drive-through establishments are not permitted, but may be allowed within Planned Development and Specific Plan areas if the governing provisions for such areas expressly provide otherwise. Plan policies and/or the Zoning Ordinance may require certain uses – such as ground-level retail – in some or all portions of a site with this designation.

In general, the maximum FAR for developments with a non-residential mix of uses is 1.5 and for residential and non-residential uses combined is 2.0; however, in Planned Developments and Specific Plan areas, limitations on maximum FAR shall be as set forth in the applicable zoning district. Separate residential density limitations are not established; however, minimum unit size requirements established in the Zoning Ordinance will result in maximum density limitations. In addition, limitations on the size and location of parking, coupled with building orientation and design standards, as specified in Chapter 3: Community Design and/or the Zoning Ordinance will ensure that a pedestrian-oriented environment is created. (Rev. 08/10)

Areas on the General Plan Diagram that are striped with two different colors are not considered mixed use, which only applies to the areas with the Mixed Use designation. ~~Striped areas would allow either of the two uses represented by the striping, or a combination of the two, consistent with their separate land use classifications.~~

Public/Institutional

To provide for schools, government offices, transit sites, and other facilities that have a unique public character, as well as Sonoma State University. Religious facilities are not called out separately on the General Plan Diagram, although they would be permitted in this designation as well as other residential and commercial districts; these facilities may or may not be specifically delineated on the Zoning Map.

Public/Institutional/Medium Density Residential

This designation shown as a striped area on the General Plan Diagram would allow either of the two uses represented by the striping, or a combination of the two (Public/Institutional and Medium Density Residential) consistent with their separate land use classifications.

Commercial- R/High Density Residential

This designation shown as a striped area on the General Plan Diagram would allow either of the two uses represented by the striping, or a combination of the two (Commercial and High Density Residential) consistent with their separate land use classifications.

Parks/Recreation

This designation provides for parks for active and passive recreation, recreation complexes, community fields, public golf courses, stadiums, arboretums, and greenways. Ancillary facilities such as concession stands, clubhouses, and equipment rental are also allowed.

Open Space

Two types of open space designations are included:

Open Space for Environmental Conservation

This designation includes sites with environmental and/or safety constraints. Included are riparian corridors, sensitive habitats, and wetlands. For sites entirely within this designation, development is limited to one housing unit per existing legal parcel, provided policies in Chapter 6: Environmental Conservation, as well as protection standards that may be specified in the Zoning Ordinance or elsewhere, are adhered to. For parcels partially within this designation, no development is permitted within the Open Space designated area if other land within the parcel does not have environmental and/or safety constraints. Land area with this designation shall not be used in calculating allowable development. However, for parcels that include creekside buffers, development rights that would result if adjacent land uses were to be extended into a buffer can be transferred for land in the buffer that is directly accessible to the public, subject to a maximum 10-foot depth, on an acre-for-acre basis, to the developable parts of the parcel.

Open Space for Agriculture and Resource Management

This designation includes orchards and cropland, grasslands, and very low density rural residential areas, not to exceed one housing unit per 20 or 40 acres, provided that one housing unit may be built on each existing parcel. Agriculture is permitted with fewer restrictions on keeping animals than in the residential classifications. This classification will also accommodate any greenbelts and/or urban buffer areas that may be designated in the future. Greenbelts are open space, park land, and agricultural areas located outside urban areas, as opposed to urban parks located within developed areas.

20 Year Urban Growth Boundary

This is the area within which urban development will be contained over the period 2000 to 2020.

(Rev. 11/00)

2.3 GENERAL PLAN BUILDOUT

Table 2.3-1 shows the buildout acreage of the General Plan Diagram. Approximately 1,364 net acres would be developed within the UGB, including infill sites. An additional 50 acres would be developed for community fields outside the UGB. The table breaks out acreage by area of the city: areas inside the 1999 City limits and three areas outside the 1999 City limits, the eastside (north of the SSU campus), Canon Manor and southeast (south of the SSU campus), and the westside (west of Dowdell Avenue). Most areas that are planned for new development are residential in use, totaling about 640 acres. Amendments to the General Plan in 2010 have resulted in the designation of certain developed and undeveloped lands from an industrial designation to mixed use and parks/open space. An additional 550 acres outside the UGB and inside the SOI would be used for parks and open space. Figure 2.3-1 compares land uses in 1999 to those resulting from full buildout of the General Plan.

**Table 2.3-1:
General Plan Buildout: Net Acreage of New Development**

	<i>Inside 1999 City Limits</i>	<i>Eastside</i>	<i>Canon Manor & Southeast⁴</i>	<i>Westside</i>	<i>Sonoma Mountain Village</i>
Residential					
Estate	0	60	204	0	0 ³
Low Density	0	140 ¹ 150	64	0	0 ³
Medium Density	0	60 ¹ 90	27	0	0 ³
High Density	0	40 ¹ 20	0	45	0 ³
Mixed Use	20	30	7	0	147
Commercial	40	0	0	60 ¹	0 ³
Industrial	120	0	0	55	0 ³
Office	10	0	0	20	0 ³
Public/Institutional	0	10	0	0	1
Parks/Open Space ²	2	155	17	3	27
Total	192	495	319	183	175

1. Includes 24 acres in the Wilfred/Dowdell specific plan area.

2. Includes neighborhood parks, linear parks, community fields, and creek corridors. The community fields (approximately 50 acres), are located inside the Sphere of Influence, but outside the Urban Growth Boundary.

3. Various residential, commercial, office, and industrial uses are proposed to be integrated throughout the Sonoma Mountain Village Planned Development, and such uses are therefore collectively reflected as mixed use in this Table.

4. Assumes Canon Manor includes 188 acres of Estate Residential, 42 acres of Low Density Residential and 9 acres of Parks/Open Space.

Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan.

Source: Dyett & Bhatia
12/4/03/14

(Rev.

- LU-10B Include within each Specific Plan and Planned Development, standards and criteria by which development will be phased and standards for the conservation, development, and utilization of natural resources.
- LU-10C Permit hospitals, schools, police and fire stations, parks and other facilities that serve a vital public interest, subject to findings and necessary environmental review, to be located in a Specific Plan/Planned Development area, even if a Specific Plan or Planned Development for the area has not been adopted.
- LU-10D As part of development of Specific Plans and Planned Developments, through site planning and other techniques, ensure adequate transitions between incompatible uses, while promoting the General Plan intent of integrated development of compatible uses.

Canon Manor Specific Plan Area

- LU-11 Require preparation of a Specific Plan prior to approval of any development in Canon Manor, with the amount of development controlled by the underlying land use designations.
- LU-12 Maintain existing uses in Canon Manor north of Alice Drive. Introduce Low Density Residential uses south of Alice Drive, where few lots have been developed (see Figure 2.2-1: General Plan Diagram).
- LU-13A Ensure that uses along Petaluma Hill Road are limited to Open Space, Park and Recreation, or Rural Estate Residential only.

Uses shown on the General Plan Diagram are consistent with this policy. The purpose of this policy is to ensure that any future changes to the General Plan Diagram be consistent with the policy.

- LU-13B As part of the preparation of the Canon Manor Specific Plan, develop standards for public facilities that are appropriate for the area.

University District Specific Plan Area

- LU-14 Require preparation of a Specific Plan prior to approval of any development in the University District.
- LU-15 Ensure that land uses are dispersed in accordance with the following principles (see also Figure 2.2-1):

- A ~~20-40~~10-30 acre ~~mMixed-use~~ ~~center~~Commercial Center, located directly north of the Green Music Center and the northeasterly vehicle entry adjacent to Sonoma State University;
- A minimum ~~85~~12 acre “commercial core” as part of the ~~mixed~~Mixed-use ~~center~~Commercial Center. This core will have continuous ground level retail, personal services, eating and drinking establishments, and other similar

operations that are pedestrian oriented, as defined by the University District Specific Plan Development Standards and in the Design Guidelines. Residential, office, and other compatible uses shall be permitted on upper floors. This core Mixed-Use Commercial Center shall be directly visible and accessible from Rohnert Park Expressway and, for pedestrian safety and traffic considerations, be located only north of the Expressway.

- No retail uses outside of the “commercial core.”
- The intent is to promote a concentration of activity and continuity of retail uses.
- A private plaza at the center of the commercial core Mixed-Use Commercial Center.

See also Chapter 3: Community Design for design policies related to this.

- A 12-15 acre north-south linear parkway, in the general location shown in Figure 2.2-1. This linear park may be configured to be a series of separate park sites, provided a pedestrian/vehicular/bicycle connections link to connect Rohnert Park Expressway and Keiser Avenue, are provided throughout to maintain continuity.

See Chapter 3: Community Design for policies related to design of the linear parkway.

- Approximately 5 to 15 35 to 45 acres of High Density Residential development immediately adjacent to the commercial core or along the linear park. This High Density Residential development need not be in a continuous uniform width band around the commercial core; however all High Density Residential development in the area shall be adjacent to the core.
- Medium Density Residential A mix of residential density development around to complement the Mixed Use commercial core/High Density Residential Commercial Center uses.
- Medium Density, High Density, and Mixed Use Residential to provide a variety of housing types, including single-family residences, along Rohnert Park Expressway.
- Consistent with General Plan Policy CD-7, minimize disruption of existing views by adhering to the 60’ setbacks between Vast Oak structures and existing structures at the Medical Center and Kisco (Oakview Terrace) properties. Along the boundaries between Redwood Park Estates and the Vast Oak Property, and between the J Section and the UD LLC Property, provide a minimum of a 100’ setback between structures as well as a single-story requirement for those structures immediately adjacent to this structural buffer. When the structural buffer between structures along Redwood Park Estates and the J Section exceeds 150’, then the requirement for the single story structures at Vast Oak and UD LLC is waived as the visual goals of the General Plan are achieved through the increased structural buffer width. The Vast Oak development that is adjacent to the Kisco / Oakview Terrace and Medical Center development is allowed to be three stories in height, as long as there remains the 60’ building structure

~~separation. Along the western specific plan area boundary, between Hinebaugh and Copeland Creeks, a buffer setback of 100 feet shall be maintained and new residential development adjacent to and east of the buffer shall be single story. Two-story residences may be considered within this area if the buffer is increased to a minimum of 200 feet.~~

- LU-16 Ensure that the land use program is within the ranges indicated on Table 2.4-1, including the minimum and maximum number of units for each residential land use classification.

Table 2.4-1: Land Use Program: University District Specific Plan Area

	<i>Gross Acreage¹</i>	<i>Housing Units Minimum-Maximum</i>	<i>Building Area (1,000 s.f.) Minimum-Maximum</i>
Rural Estate Residential	12-18 10-15	20-26	-
Low Density Residential	45-55 50-75	245-320 200-410	-
Medium Density Residential	55-65 55- 100	510-560 600-900	-
High Density Residential	35-45 5-15	570-630 200-500	-
Mixed Use	20-40 10-30	70-150 0-150	Maximum of 175 100
Parks	<u>10-20</u>	-	-
Plaza	<u>1-2</u>	-	-
Linear Park	<u>12-15</u>	-	-
Public/Institutional	<u>5-20</u>	-	-
Open Space and Buffers	<u>50-70</u>	-	-
Copeland Creek (north side)	<u>2-5</u>	-	-
Crane Creek (south side)	<u>15-20</u>	-	-
Hinebaugh Creek	<u>15-25</u>	-	-
Petaluma Hill Road Buffer	<u>20-35</u>	-	-
Total	300	1,415 400-1,645	Maximum of 175 100

1. Excludes acreage for the Rohnert Park Expressway between the easterly City limits and Petaluma Hill Road, and Keiser Avenue.

(Rev. 05/06043/14)

The city currently has a hard edge along most sides, creating a strong distinction between urban and rural uses. While the urban edge should remain distinct, a gradual transition in densities in some areas would create a more harmonious visual impression of the landscape.

POLICIES: URBAN FORM, VIEWS, AND EDGES

Urban Form and Structure

- CD-1 As part of preparation of specific plans, ordinances, capital improvements programs, design of public buildings, and other measures, ensure that the University District and the City Center are developed as citywide destinations and with a pedestrian orientation.

Because these centers are part of the General Plan Diagram and because detailed implementation in these areas will be facilitated by area and specific plans, more detailed policies in this element are not essential. However, this policy serves to recognize the role of these two centers in the urban structure sought to be created by this General Plan.

- CD-2 Develop linkages between different parts of the city, and foster creation of unique elements that provide identity to the city and the neighborhoods and result in the creation of diverse and distinctive places.

Many of these elements, such as open spaces and streets, are addressed in other policies in the General Plan. However, some salient features and elements are called out here because they are critical to fostering the desired identity. Key urban form elements are diagrammed in Figure 3.1-2. It is expected that, over time, this list will be embellished.

- *Linear parkway connecting the eastern neighborhoods with the Sonoma State University campus:* The proposed linear parkway begins within the Sonoma State Campus and continues north to Keiser Avenue. This parkway would provide strong north-south connections to a bikeway system that now primarily runs east to west along the existing creeks and channels, and would create a public space within the proposed neighborhoods that would serve as an activity center.
- *Interconnected network of streets.* New collector connections are shown on the General Plan Diagram at the northern portion of Snyder Lane, along the extension of Eleanor Avenue, and at the eastern section of Rohnert Park Expressway. Also, a minor collector is suggested to provide a north-south connection through the proposed area along the linear parkway. The objective of these street connections is to provide the necessary connections for automobiles without compromising pedestrian comfort and quality of the neighborhoods. Where appropriate, existing streets should be extended into new developments to provide for a more extended and continuous street system. More information on standards for streets can be found in Chapter 4: Transportation.

- *Public-Private Plaza:* A public-private plaza shall be provided within the proposed University District. This plaza will serve as a focal point for activity for the area.
- *Extension of Creekside Greenway:* The existing paths along creeks and channels provide important connections for bicyclists and pedestrians throughout Rohnert Park and also provide areas for recreation. These bikeways should be extended through the newly developed areas to continue to provide the amenity and strong pedestrian connections. The following guidelines should be used in extending the greenways:
 - Frequent entrances should be provided to increase access to bikeways;
 - A buffer should be provided between adjacent service areas and the bikeway;
 - If a wall is created between the bikeway, and adjacent property, it should be appropriate in size and material; and
 - Wherever possible, development should be oriented towards bikeways in order to activate the space.

CD-3 Designate gateway points at major entrances to the city, and prioritize their design and implementation through the City's Capital Improvements Program. Use landscaping, signs, lighting, and other streetscape design techniques along streets to announce the gateway, and establish development regulations to provide visual emphasis to the gateway.

Potential gateway points include, but are not limited to: Rohnert Park Expressway at Petaluma Hill Road, at Commerce Boulevard, and at Hinebaugh Creek; Snyder Lane on the north side of the "G" section neighborhood; and East Cotati Avenue at Petaluma Hill Road and at the Cotati border.

Street trees, welcome signs, decorative lighting, banners, archways and other streetscape design elements can be used for the gateway. In addition, adjacent development should be required to orient building entrances to the gateway and provide pedestrian amenities, such as sidewalks and walkway lighting, while limiting adjacent parking lots.

Parking

CD-29 To establish flexibility in parking standards, review residential parking requirements in the Zoning Ordinance, and consider implementing the following provisions and exceptions, where appropriate:

- Reduced off-street parking requirements for High Density Residential uses;
- As of 2000, the Zoning Ordinance requires multi-family housing with 10 or more housing units and condominiums, to have two enclosed parking spaces per unit plus one additional uncovered parking space "for each bedroom in excess of three bedrooms per unit."
- Reduced parking requirements for senior housing;
- Reduced off-street parking requirements for residential sites adjacent to the linear park, where on-street parking is more available;
- Reduced parking requirements for development with a mix of uses, to account for differences in peak hour parking demand between the uses.
- As of 2000, the Zoning Ordinance requires sites with more than one use to provide parking that equals the sum of the number of spaces required for each individual use.
- Reduced parking requirements in areas designated as Mixed Use, where mix of uses and compact development favors pedestrian and bicycle access.
- Allowing on-street parking to count toward parking requirements for development in mixed use areas.

CD-30 Encourage development of parking assessment districts for the mixed-use areas. Upon establishment and participation in such a district, do not require parking on individual sites.

This policy allows flexibility in the arrangement of parking within mixed-use areas. On-street or off-street parking can be located off-site, allowing more compact development.

Specific Plan, Planned Development, and City Center Areas

Policies in this section refer to the individual specific plan and planned development areas and to the City Center, as defined in Chapter 2: Land Use and Growth Management.

University District Specific Plan Area

CD-31 Ensure that the University District is developed as an active, mixed-use pedestrian center, integrated and responsive to the design of the University Concert Hall, sensitive to the existing residential developments to the west, and with transitions to open space to the east.

See Figure 3.2-7 for an illustration of University District urban structure. Figure 3.2-8 shows an illustrative visual simulation.

CD-32 Require development of an appropriately scaled ~~public-private~~ plaza as the focal point of the mixed use portion of the University District. Ensure that the design of the plaza reflects the following considerations:

- Permit maximum accessibility and foster a public orientation;
- Protection and emphasis of primary view corridors to the east and the north;
- Definition of edges by adjacent buildings and proper landscaping;
- Adequate lighting for nighttime use;
- Flexibility of space for various programs such as concerts, flea markets, etc;
- Locating active uses such as restaurants and cafes around the plaza; and
- A location that is accessible for pedestrians from adjacent areas.

The location of the plaza is critical for its success. Ideally the plaza would be centrally located, and accessible to a large majority of the mixed-use area within a ¼-mile radius or a five minutes walk. The plaza should also be visible and accessible and accessible from Rohnert Park Expressway, although it need not be located adjacent to it.

Many plazas in the West provide successful examples of such considerations; most are based on precepts of Spanish neighborhood design. The Plaza in Santa Fe, the oldest in the country, is perhaps the most successful example. The plaza in Sonoma is much larger, with wider streets as well.

CD-33 Ensure that the Circulation Plan for the University District Specific Plan incorporates:

- A modified grid-pattern of pedestrian-scaled interconnected streets, no more than 400 to 500 feet apart in the mixed-use areas;

Where this grid pattern intersects with Rohnert Park Expressway and through-automobile traffic may not be feasible, through pedestrian and bikeway connections across the Expressway should still be provided.

- A maximum block area;

A maximum block size would help prevent large blocks that impede circulation within and between neighborhoods. An appropriate maximum block size, to be established as part of the specific plan, would be in the range of 2.5 to 4.0 acres.

- Street system integrated with existing and proposed accesses to SSU and the Concert Hall;
- ~~Design of street system on the South—south~~ side of the greenway along Hinebaugh Creek ~~fronted by a street (as opposed to residential or other built uses),~~ to facilitate connections to the future growth area north of the creek;
- Bikeways, with Class I bikeways along the linear parkway leading to the campus and along Hinebaugh Creek, with connections to the citywide network; and
- Traffic calming measures and unified streetscape; and

- Boulevard-like design for Rohnert Park Expressway between Snyder Lane and Petaluma Hill Road (see Figure 3.2-9).

Figure 3.2-7 has been eliminated

|

Figure 3.2-8 has been eliminated

Figure 3.2-9: Section of Rohnert Park Expressway at SSU has been eliminated

CD-34 Ensure that the Specific Plan includes an Open Space Plan that:

- Shows existing vegetation and proposed planting areas (including open space buffer) with types and sizes of plant materials; and
- Shows design of walkways, trails, recreation areas, paved areas, benches, water features, and lighting.

CD-35 Ensure that the Open Space Plan provides for the following parks and open spaces:

- A minimum 17-acre open space buffer from the edge of Petaluma Hill Road to the edge of Estate and Low Density Residential and Mixed Use Center development.

Policies in Section 3.1 limit the height of planting material along Petaluma Hill Road to 25 feet in order to preserve views from the interior.

- ~~A 12 to 15-acre "linear parkway" with trails, bike lanes and roadway travel lanes will link Keiser Avenue and Rohnert Park Expressway, the Twin Creeks Park with the Mixed Use Commercial Center and the Green Music Center, with the following location and design considerations:~~
- An approximately 7.0 acre community park centrally-located within Vast Oak providing active recreational amenities.
- A passive park protecting an existing oak grove located along Keiser Avenue approximately 7.0 acres.
- ~~The linear park should be located at the eastern edge of Creekside Middle School property;~~
- ~~The objective is to ensure that the park can provide direct connections between SSU and Crane Creek.~~
- ~~The park should be parallel to Snyder Lane in order to provide the most direct route between the eastern neighborhoods and SSU;~~
- ~~The western edge of the park should be straight, in the north-south orientation, with straight bicycle and pedestrian paths to facilitate direct connection to SSU. The eastern edge of the park need could be curved;~~
- ~~A minimum 150-foot width from curb-to-curb (with no maximums established as part of this General Plan). As an alternative, the linear park may be configured to be a series of separate parks, in which case this minimum width would not apply;~~
- ~~Provision of a Class I bikeway that provides a direct connection from SSU to Crane Creek; and~~
- ~~Landscaping at park edges to define the space and to serve as a buffer from automobile traffic.~~
- ~~A minimum of 300 feet and maximum of 500 feet between intersecting streets.~~

~~The objective of these distances is to provide minimal interruptions to pedestrians without creating a barrier between the two adjacent areas.~~

- ~~Speed calming, speed bumps, and/or landscape features to ensure that traggie flows at a slow speed;~~

- ~~“Bulbed” sidewalk intersections to ensure safe and comfortable pedestrian access to the park.~~

~~Sidewalk bulbs are the widened part of a sidewalk at an intersection that effectively reduce the distance across the street.~~

- ~~A minimum of 100-foot development setback from the centerline of Hinebaugh Creek, with a minimum 30-foot wide open space on the south side of the creek.~~

~~Streets can be constructed within the 100-foot setback (but not within 30-foot wide publicly accessible open space).~~

- CD-36 Allow clustering of Estate, Low Density Residential, and Mixed Use Center development on the eastern edge of the Specific Plan area to provide pockets of open space and uninterrupted view corridors from interior areas (within the UGB). Require development to be sensitive to and set-back from existing residential development on the westside as clarified in CD-7, above.

Section 3.1 includes a policy to ensure that the City’s Zoning and Subdivision regulations permit clustering for Estate Residential developments.

- CD-37 Ensure that the Specific Plan and/or the City Zoning Ordinance reinforce the area’s pedestrian-oriented character. Development standards should include:

- “Build-to” lines;
- Defined active street-edges;
- Required transparency;
- Maximum distance between entrances in the mixed-use areas;
- Allowing use of sidewalks for outdoor seating; and
- Integration of street furniture, signage, and elements such as awnings that increase the pedestrian comfort.

- CD-38 The ~~two-way spine road~~ linear parkway shall be designed so that parking is provided on each side of this street. Allow half of this parking located immediately adjacent to the Medium- and High-Density Residential areas to count towards off-street parking for these uses.

This change in parking regulations would result in increased surveillance and security on the street and the park as well.

- CD-39 Explore the feasibility of use of parking at Sonoma State University’s Concert Hall for the University District. Allow suitable reductions in parking requirements for developments in the district if shared parking is available.

Shared use, if implemented, would not be permitted when concert events are taking place.

TR-8 ~~Require a central north-south ‘spine road’ through the University District Specific Plan, as shown in Figure 4.1-1.~~

TR-9 Design the Rohnert Park Expressway as a pedestrian-friendly boulevard between the 1999 City limits and Petaluma Hill Road.

A pedestrian-friendly environment would be created through provision of pedestrian amenities, as called for in Policy TR-38. Chapter 3 contains additional policies to promote a pedestrian-oriented environment in the University District specific plan area and to create attractive streetscapes throughout the city.

TR-10 Where street widening is proposed and the City owns an existing right-of-way that exceeds the minimum required width, according to the roadway classifications shown in Figure 4.1-3, the additional width shall be used for a greenway along one side of the street that has bikeways, pedestrian paths, and landscaping. Create smooth connections between other parts of the roadway that may have a narrower right-of-way or a different street configuration.

Prior to adoption of this Plan, arterials were required to be 120 feet wide in order to include on-street parking. As shown in Table 4.1-3 and Figure 4.1-3, the updated arterial roadway classification prohibits on-street parking and thus requires a narrower right-of-way. As a result, excess right-of-way width may result along some arterial streets where the City has already secured the 120-foot right-of-way.

The primary example of such a street is Snyder Lane between the Creekside Middle School and the G Section neighborhood. The City owns a 120-foot right-of-way, but would only need 90 feet to accommodate a Major Arterial, as called for in Figure 4.1-1. Chapter 3: Community Design proposes specific street designs for Snyder Lane and establishes design policies for all such streets. The Rohnert Park Expressway does not have an excess right-of-way, because the 120-foot width is needed to accommodate frontage streets, as required in Policy TR-9.

TR-11 Use the City’s Capital Improvements Program as the mechanism to prioritize and undertake the intersection improvements listed in Table 4.1-5.

This policy is intended to maintain intersections above the LOS standards established in Policy TR-1 and will help reduce traffic congestion, increase safety, and enhance traffic flows. Intersection improvements are designed to reduce delay and improve flow at congested intersections identified in the traffic model run conducted as part of the General Plan analysis

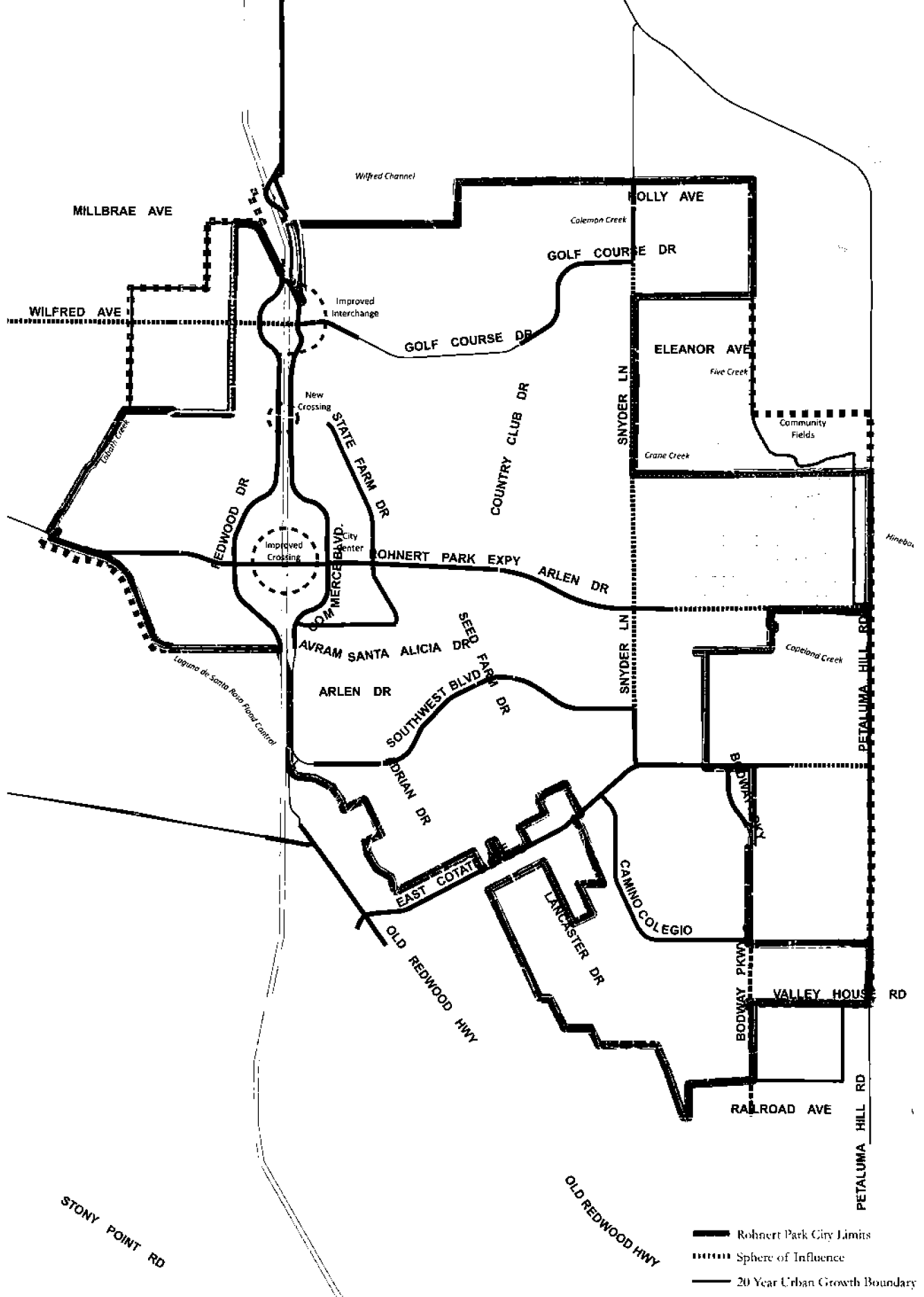


Figure 4.1-1
Master Street Plan

REVISED 12/13

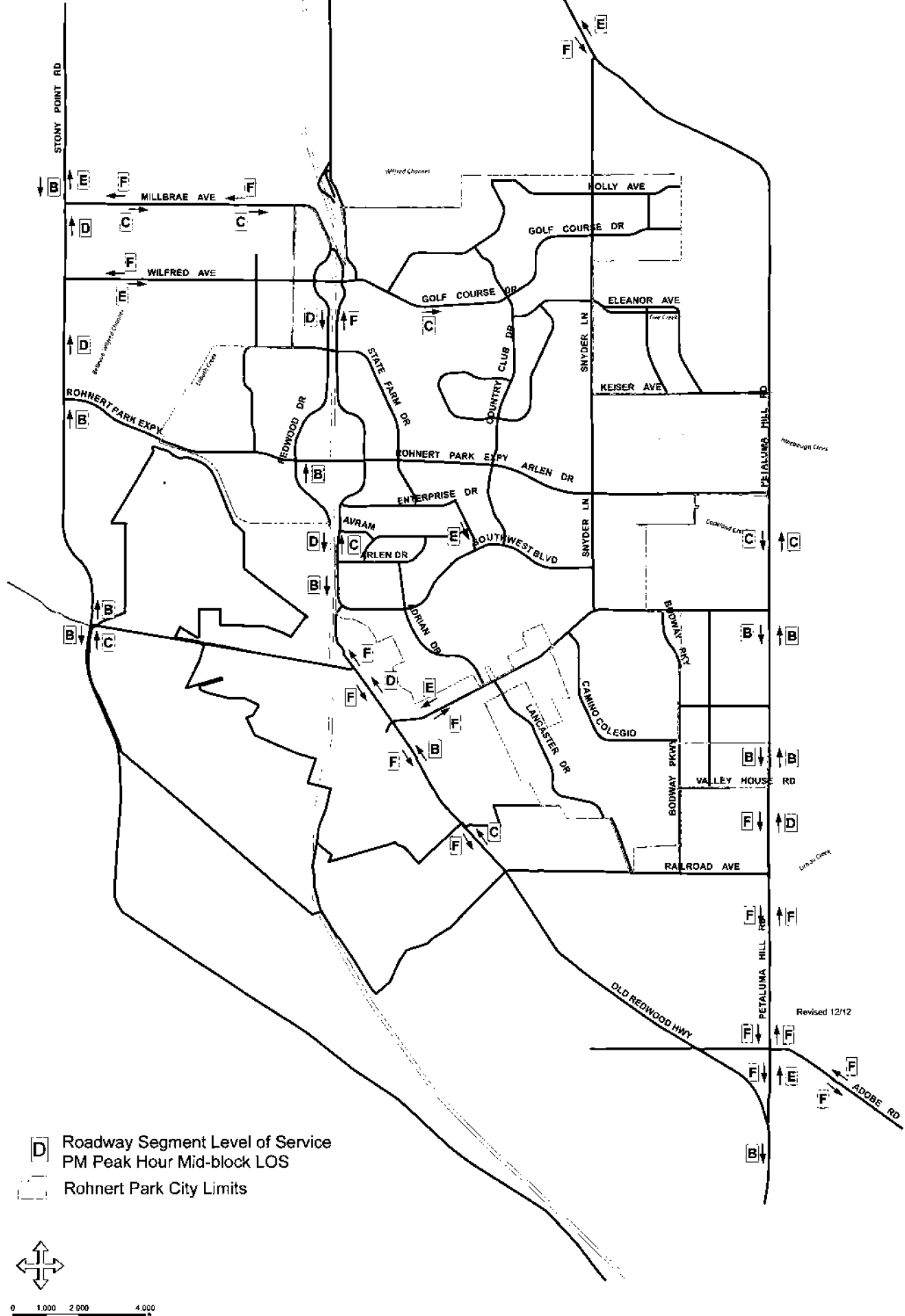


Figure 4.1-2
Traffic Levels Of Service Under General Plan Buildout

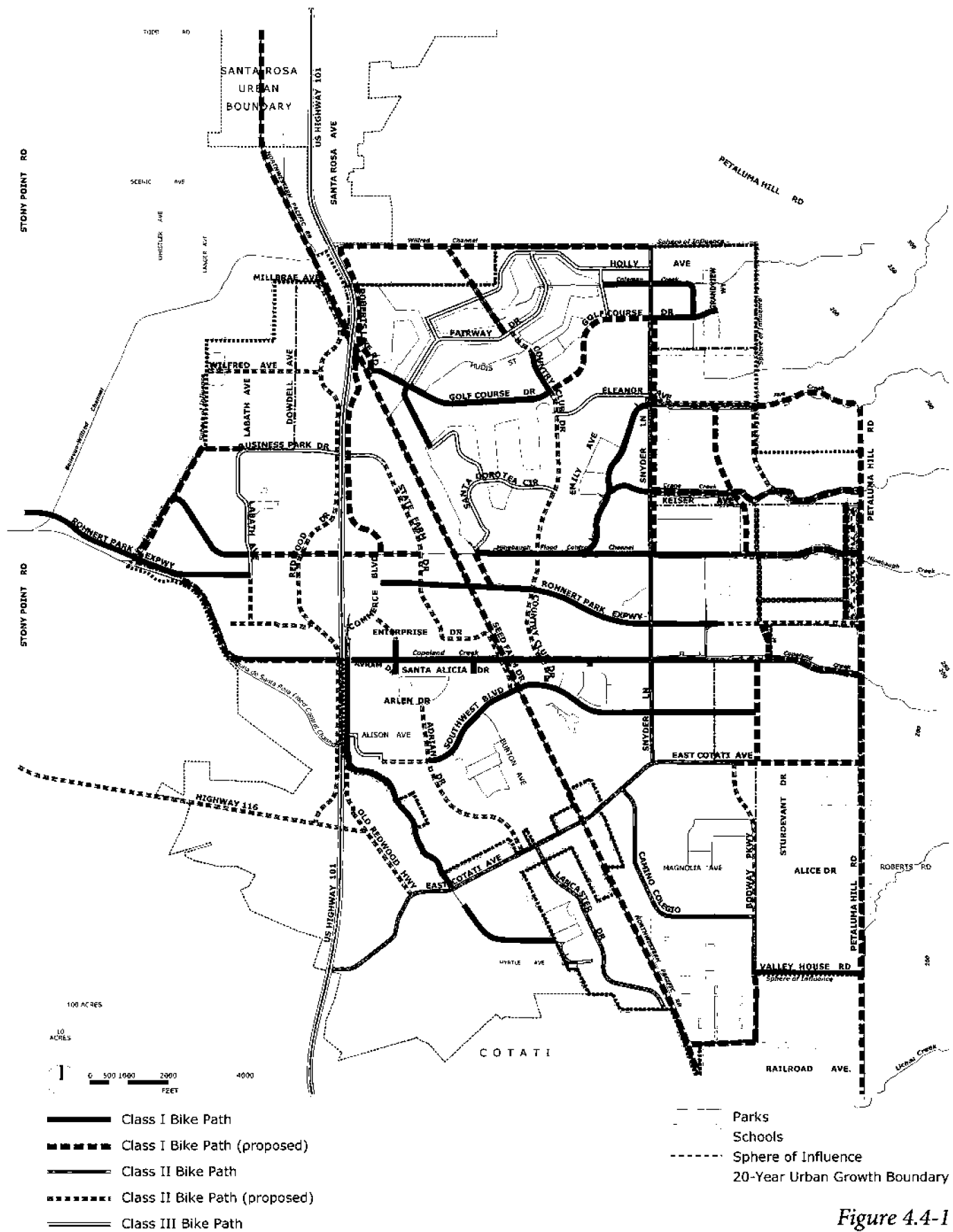
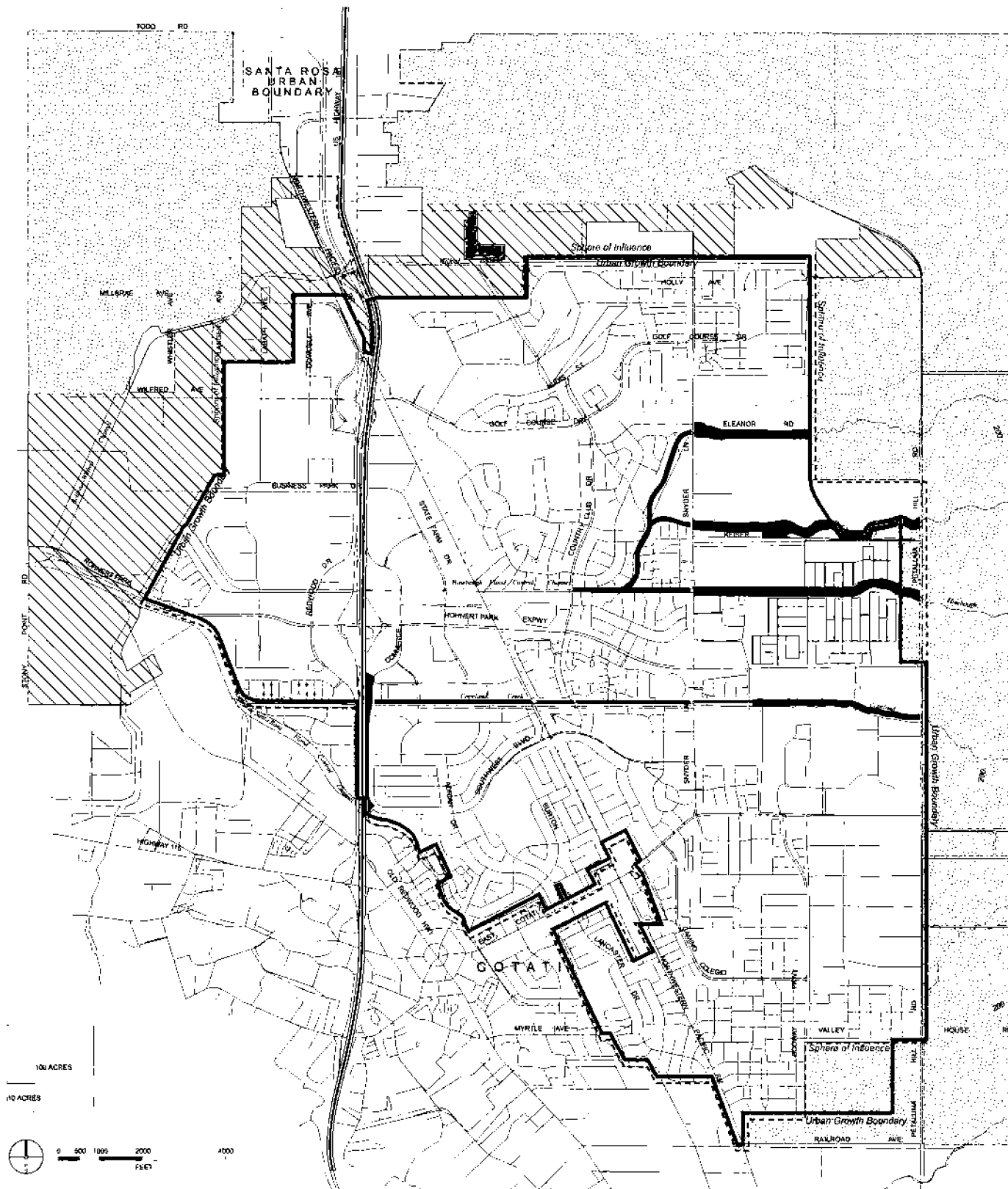


Figure 4.4-1
Bicycle System

Revised 12/13








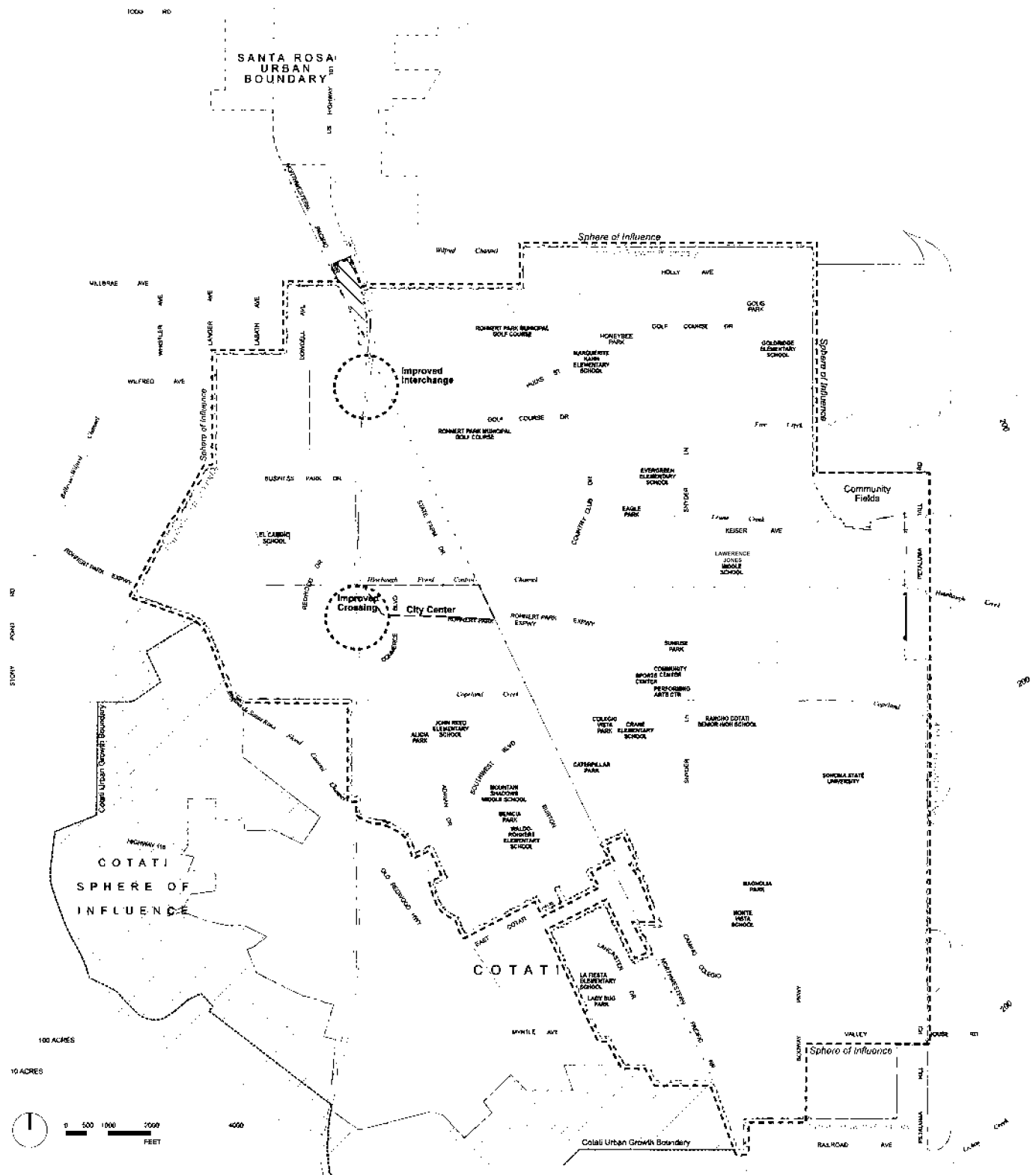
-  Open Space/Agriculture and Resource Management
-  Open Space-Environmental Conservation
-  SCAPOSD Conservation Easement
-  SCAPOSD Fee
-  County Community Separator (outside proposed Urban Growth Boundary)

Figure 5.1-1
Open Space

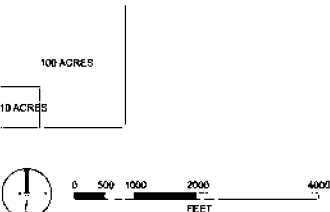


____ Open Space Priority Acquisition Areas

Note: Refer to EIR Figure 4.7-3 for a map of
Special Status Species Habitat

Figure 5.1-2
**Open Space
Priority Acquisition Areas**

Revised 12/13



Revised 12/13

GOALS: OPEN SPACE

- OS-A Maintain a greenbelt around the city that provides a physical and visual space between Rohnert Park-Cotati and Santa Rosa, Petaluma, and Penngrove.
- OS-B Maintain land surrounding the city as open space for the enjoyment of scenic beauty, recreation, and protection of natural resources of the community.
- OS-C Minimize conflicts between agricultural and urban uses.
- OS-D Maintain and enhance the Petaluma Hill Road scenic corridor.
- OS-E Maintain publicly owned open space areas in their natural state; provide public access in a manner that is compatible with the conservation of habitat.

POLICIES: OPEN SPACE

- OS-1 Work with Sonoma County to ensure that land in the Planning Area designated as Open Space in the Rohnert Park General Plan is maintained in rural use or as permanent open space.

Because the City is not contemplating annexation of any land to the east of Petaluma Hill Road or open space land in the northeast, development in these areas will continue to be regulated by the County General Plan and Zoning Ordinance. The City can take several steps to encourage the County to maintain the area as in open space or rural land uses, including:

- Formal agreement with the County to ensure that the County and the City will maintain land outside the Rohnert Park Urban Growth Boundary as open space in their general plans at least until the year 2020; and
 - Seeking language in the County General Plan requiring the County to consult with the City for any development within the Rohnert Park Planning Area.
- OS-2 Encourage dedication of the open space buffers along the westside of Petaluma Hill Road as part of the University District and Northeast Specific Plans.

Crane Creek marks the northern edge of the University District Specific Plan Area. As shown on the General Plan Diagram, the open space buffer between the University District Specific Plan Area and Petaluma Hill Road is about 30 acres in size. Policy CD-36-34 requires preparation of an Open Space Plan as part of the Specific Plan and a minimum 3017-acre open space buffer. Open Space buffers in the Northeast Specific Plan area would include the proposed Community Fields. A buffer about 100 acres in size is located along Petaluma Hill Road in the Southeast Specific Plan area.

- OS-3 As part of the Northwest Area Specific Plan, which will include development in the County-designated Northwest Community Separator, require the permanent preservation of open space in an area that provides visual relief from continuous urbanization and is a special type of scenic border. Except as provided in OS-4A, a minimum of one acre of

**Table 5.2-2:
New Parks Under the General Plan¹**

	<i>Acres</i>
University District Linear Park ²	1210- 1520
South Eastside Park	5-8
North Eastside Park	8
North Eastside Linear Park ²	4
Community Fields	27-50
Westside Park	2-4
Sonoma Mountain Village	23
Infill Park	2
Total	83-114

1. Excluding mini-parks, plazas, and greenways.

2. Although geographically linear, these would be neighborhood parks.

Source: Dyett & Bhatia

STANDARDS AND CLASSIFICATION

Standards

Residential Development

Although there are no State standards for parks, the Quimby Act (Government Code §66477) allows local agencies to require dedication standards—at up to three acres per 1,000 residents, or a higher amount matching existing availability, up to five acres/1,000 residents—for residential subdivisions to provide land or in-lieu fees for developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision.

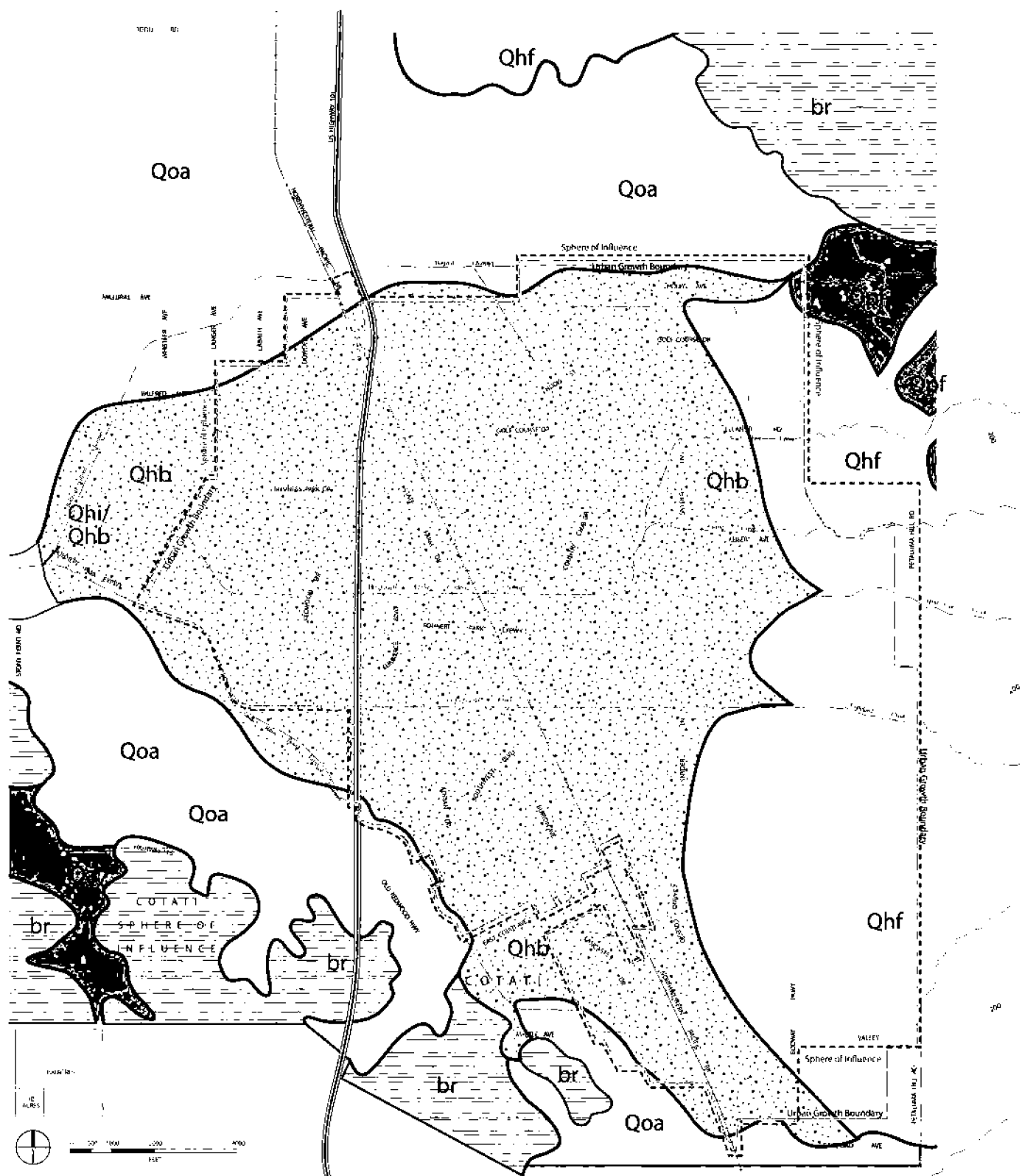
Non-residential Development

In addition to parkland need that stems from residential development, employment-generating uses also have recreation and open space needs. In business park kind of developments, open space on the site often suffices for lunchtime open space needs. However, in more urban settings, plazas and mini-parks may be necessary. Thus, in addition to the residential parkland standards, the City may require plazas, mini-parks, and other appropriate open spaces from non-residential developments in locations such as the University District, subject to a maximum of one acre per 250,000 square feet of non-residential space.

Classification

Community and neighborhood parks are defined as follows:

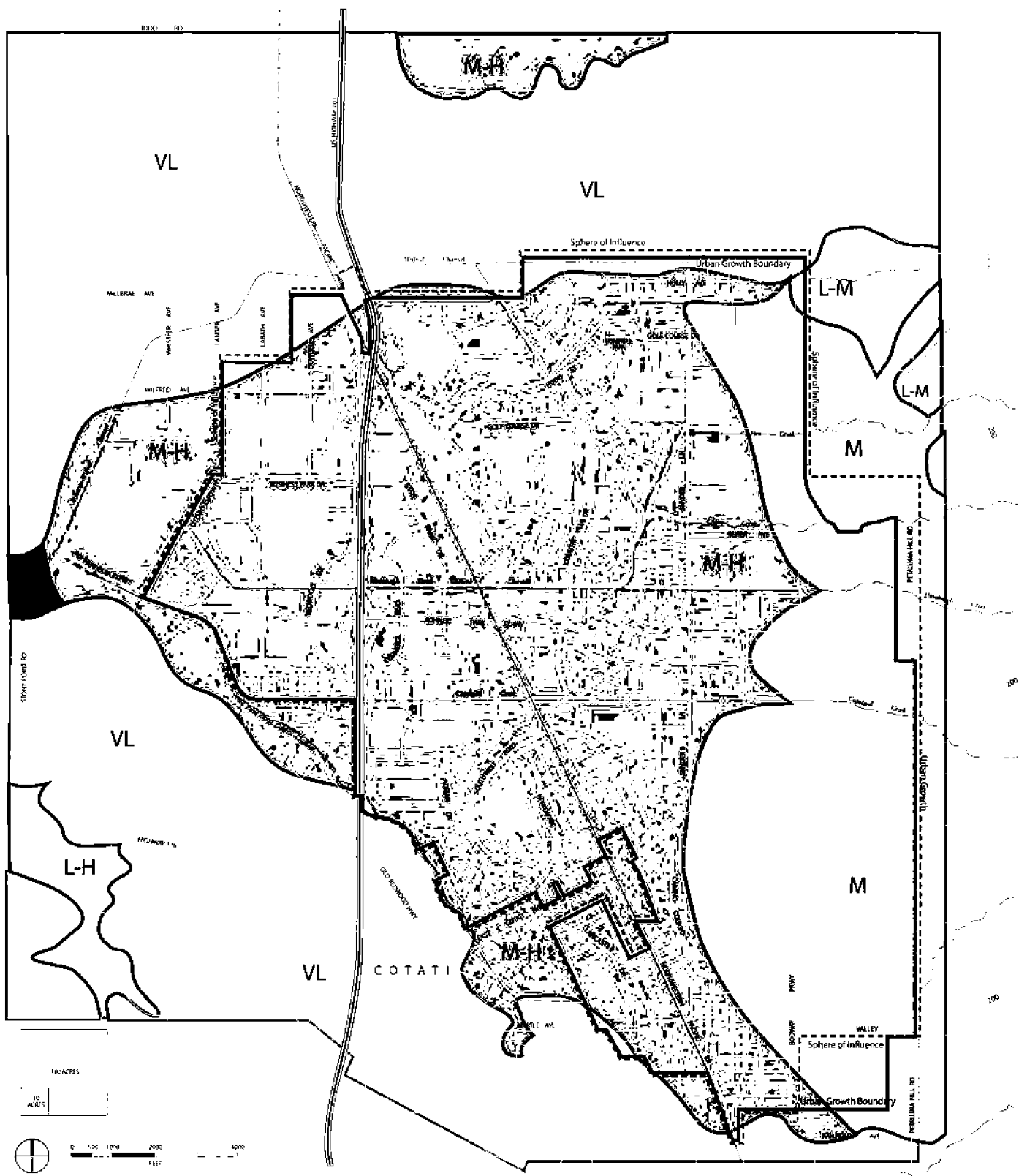
- *Community Parks.* Community parks serve a citywide population and usually include sports facilities, such as lighted fields, courts, swimming pools, recreation buildings, and



- Qhi/Qhb** Latest Holocene flood plain and basin deposits
- Qhb** Holocene basin deposits
- Qhf** Holocene fan deposits
- Late Pleistocene to Holocene alluvium, undifferentiated
- Late Pleistocene fan deposits
- Qoa** Early or middle Pleistocene alluvium
- br** Pre-Quaternary deposits and bedrock.
Includes Quaternary landslides

Source: William Lettis & Associates, 1994, *Maps showing Quaternary Geology and Liquefaction Susceptibility in the Napa, California, 1:100,000 Sheet*

Figure 7.1-1
Geology
REVISED 12/13



Source: William Lettis & Associates, 1994, *Maps showing Quaternary Geology and Liquefaction Susceptibility in the Napa, California, 1:100,000 Sheet*

Figure 7.1-2
Liquefaction Susceptibility

REVISED 12/13

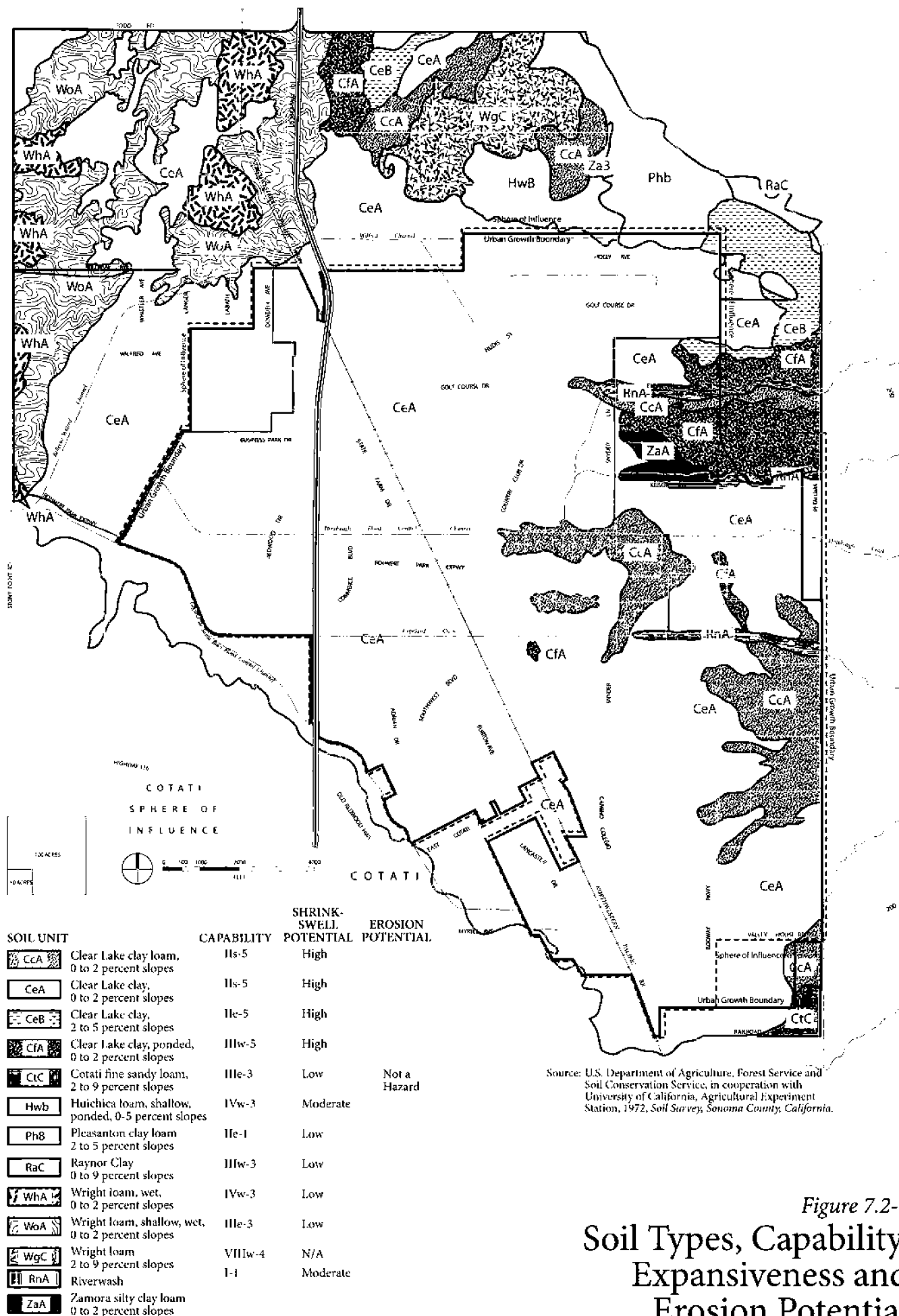
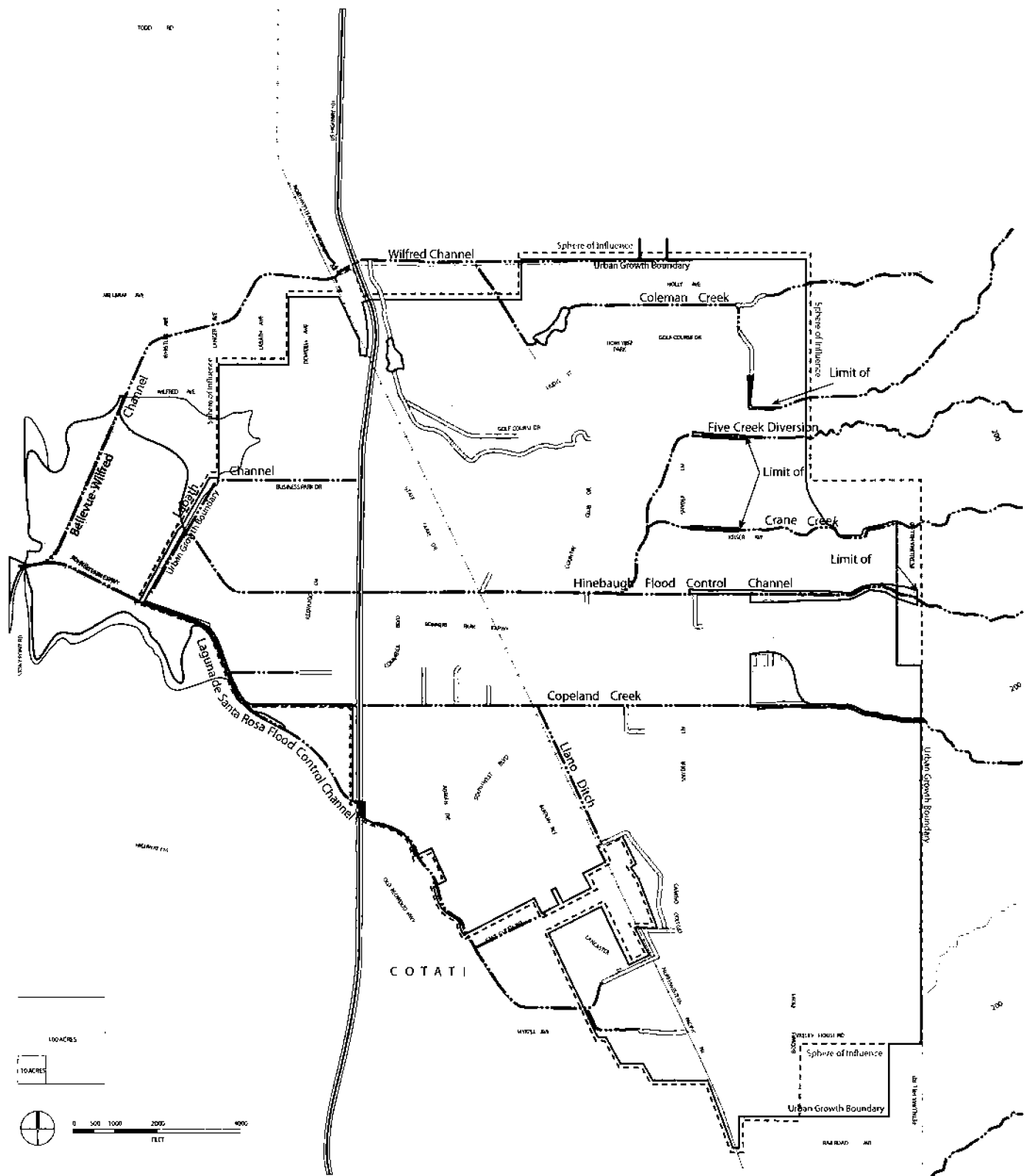


Figure 7.2-1
Soil Types, Capability,
Expansiveness and
Erosion Potential



Source: City of Rohnert Park General Plan, 1995, Figure 5.1;
FEMA Flood Insurance Rate Map, 1991, Community Panels
060375 855 and 060375 860

- Open Channel
- Pipe System (48" and larger)
- 100-year Flood Zone
- 500-year Flood Zone

Figure 7.2-2
Drainage and Flood
Revised 12/13

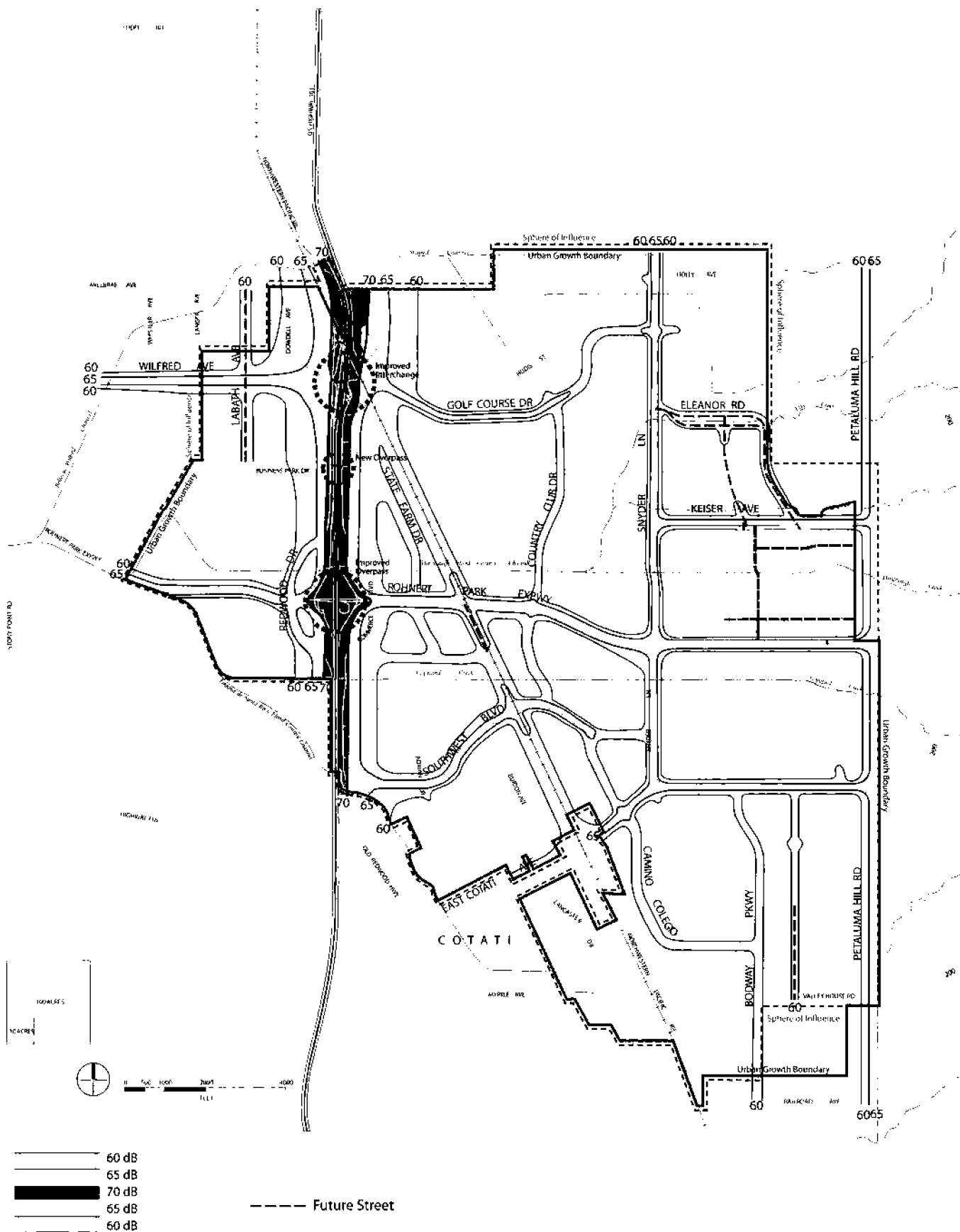


Figure 8.2-1
Noise Contours Under General Plan Buildout

Revised 12/13

Stadium Area	143-040-117	PDD	n/a	and Residential High Density and Park	19.34		Decommissioned sewer ponds	Y	N	
University District	045-253-007	SP	n/a	Rural Estate, Low Density, Medium Density, High Density Residential, and Mixed Use	3.06	1,771 <u>1,645</u>	undeveloped	N	N	A
	045-253-009	SP	n/a		1.74		undeveloped	N	N	
	045-253-010	SP	n/a		1.73		undeveloped	N	N	
	045-253-011	SP	n/a		1.73		undeveloped	N	N	
	045-253-012	SP	n/a		1.74		undeveloped	N	N	
	045-253-018	SP	n/a		66.79		undeveloped	N	N	
	045-262-001	SP	n/a		20		undeveloped	N	N	
	045-262-002	SP	n/a		20		undeveloped	N	N	
	045-262-003	SP	n/a		31.5		undeveloped	N	N	
	045-262-004	SP	n/a		10		undeveloped	N	N	
	045-131-019	SP	n/a		46.25		undeveloped	N	N	
	047-131-024	SP	n/a		29.06		undeveloped	N	N	
	047-131-025	SP	n/a		70.47		undeveloped	N	N	
	047-131-026	SP	n/a		27.64		undeveloped	N	N	
	047-131-027	SP	n/a		7		undeveloped	N	N	
Vida Nueva	143-391-052	R-H	24	Regional Commercial	5.1	24	Vida Nueva	Y	N	C
	143-391-093	R-H	24	Residential High-Density	1.83		Vida Nueva	Y	N	
Total						2,527				

The parcels below the dotted line are the Brookfield Homes parcels that have already been approved for ~~1,580~~1,454 units. The remaining 191 units (above the dotted line) are included in the Specific Plan but not yet approved.

Source: City of City of Rohnert Park Community Development Department, 2009.
0803/104}

(Rev

University District Specific Plan Area

The University District Specific Plan has already been adopted, but is not yet constructed. Potential residential development within the University District, as shown in the specific plan for the project includes:

- A ~~25-40~~10-30 acre mixed-use center has been approved for up to 150 units.
- Approximately ~~35 to 435~~ acres of High Density Residential development is shown ~~immediately adjacent to the district's commercial core or along the linear park in the northern portion of the plan area. This High Density Residential development need not be in a continuous uniform width band around the commercial core; however, all High Density Residential development in the area shall be adjacent to the core. Land with a High Density Residential designation has been approved for 612-200 to 500 units.~~
- Medium Density Residential development (~~60-55 to 70-100~~ acres) in the western portion of the plan area adjacent to the mixed-use center and ~~around the commercial core/High Density Residential uses. Land with a Medium Density Residential designation has been approved for 537-600 to 900 units.~~
- Low Density Residential development (~~55-50 to 65-75~~ acres) east of the medium density area. Land with a Low Density Residential designation has been approved for ~~320-200 to 410~~ units.
- Rural Estate Residential development of ~~30-10 to 35-15~~ acres on the eastern edge of the Specific Plan area. Land with a Rural Estate designation has been approved for ~~26~~ units.
- ~~126 second units have also been approved for the District.~~

Of the total ~~1,771-645~~ units that are permitted in the University District under the Specific Plan, ~~1,580~~ are approved as per a development agreement with Brookfield Homes, a developer and majority landowner in the area. These ~~1,580-1,454~~ units include ~~55-109~~ very low- and ~~105-109~~ low-income units as well as ~~126~~ second units, half of which are assumed to be very low- and half to be low-income units. Therefore, the Brookfield Homes' properties contain a total of ~~118-218~~ very low- and ~~168~~ low-income units, for a total of ~~286~~ affordable units. It should also be noted that the Brookfield Homes development agreement contains ~~58~~ moderate-income units as well. Furthermore, because of the City's 15 percent inclusionary ordinance, the remaining 191 units permitted in the Specific Plan will yield a minimum of 29 additional very low- and low-income units for a minimum grand total of ~~315-247~~ affordable units in the University District.

Sonoma Mountain Village

Sonoma Mountain Village (SMV) is located at the southwest corner of Bodway Parkway and Camino Colegio. SMV is proposed to be developed as a sustainably-designed community based on the "One-Planet Living" ecological footprint principle. The development area is the former site of the Agilent Campus, and contains several existing buildings. In total, the final development plan comes to approximately 175 acres. The land formerly carried an Industrial General Plan land use designation, but was rezoned to planned development (PD), with development being a combination of residential, retail, and office/business, and commercial uses. SMV lies entirely within the Rohnert Park Redevelopment Project Area. Potential residential development within SMV, as shown in the Planned Development for the project includes:

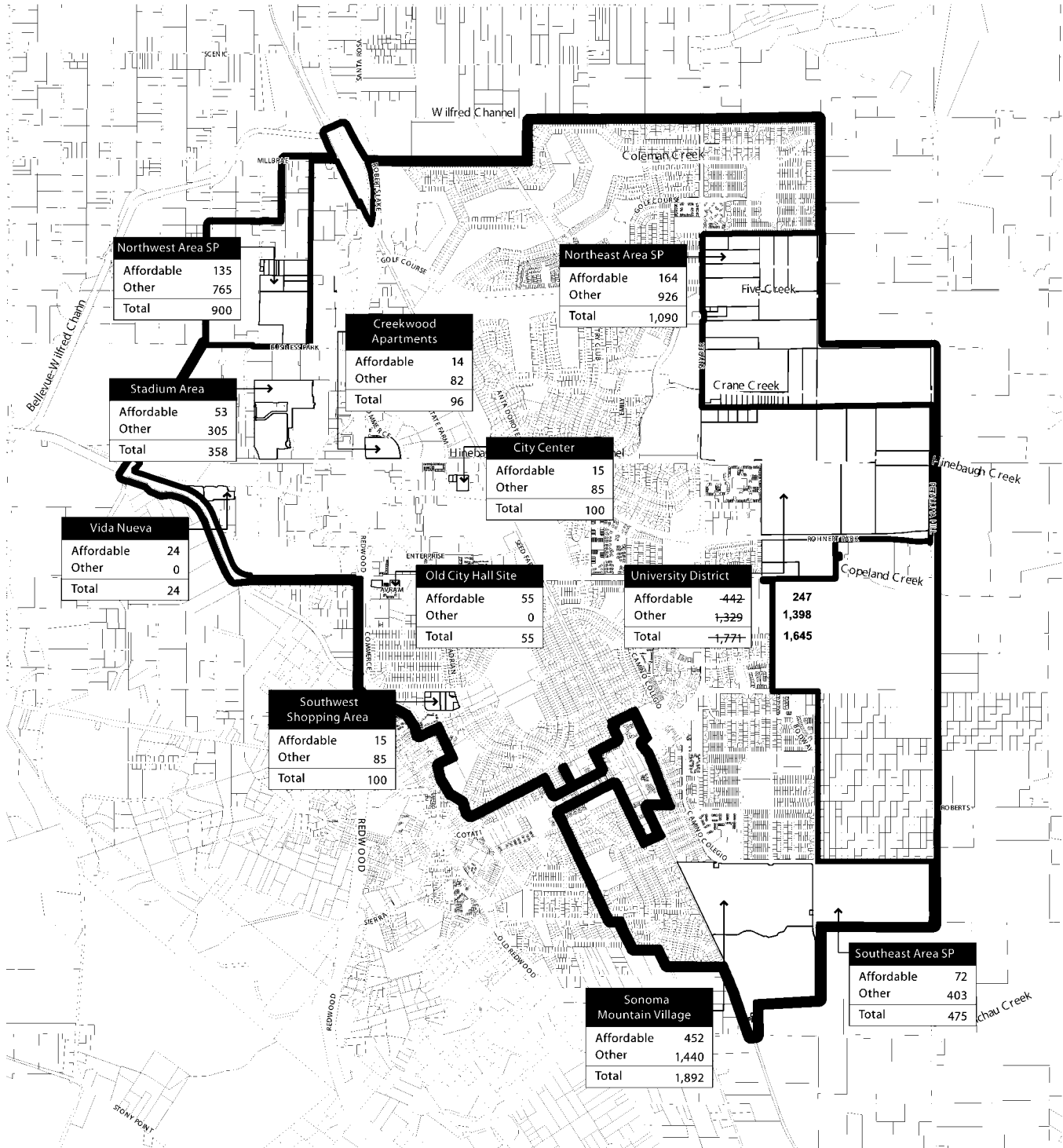
**Table 9.7-1:
Rohnert Park Quantified Objectives (January 1, 2007 to June 30, 2014)**



<i>Income Category</i>						
	<i>Extremely Low (less than 30% of AMI)</i>	<i>Very Low (between 30-50% of AMI)</i>	<i>Low (between 50-80% of AMI)</i>	<i>Moderate (between 80-120% of AMI)</i>	<i>Above Moderate (over 120% of AMI)</i>	<i>Total</i>
<i>New Construction</i>						
University District			315	247	1,456	1,398
Creekwood Apartments			14		82	96
Old City Hall Site			55		0	55
Vida Nueva			24		0	24
City Center (mixed use)			15		85	100
Southwest Shopping Center			15		85	100
Southeast Area SP			71		404	475
Northeast Area SP			164		926	1,090
Northwest Area SP			135		765	900
Stadium Area SP			53		305	358
Sonoma Mountain Village			452		1,440	1,892
Total			1,313		5,548	6,861
<i>Rehabilitation</i>						
Owner-Occupied Housing Rehab Program	6	7	18	2	0	33
Rebuilding Together	61	66	0	0	0	127
Total	67	73	18	2	0	160
<i>Conservation/Preservation</i>						
	0	0	0	0	0	0
Grand Total (New Construction, Rehab, and Conservation/ Preservation)			1,471		5,552	7,021
RHNA 2007-2014			602		952	1,554

Source: City of Rohnert Park, 2008.

(Rev. 08/10)

Appendix C: Rohnert Park Housing Sites



-  City Limits
-  Sphere of Influence



0 0.5 1 Miles