



City of Rohnert Park  
Planning Commission Report

**DATE:** February 25, 2016

**ITEM No:** 8.2

**SUBJECT:** Review of the Preliminary Development Plan for the Rohnert Crossings Planned Development – North Bay Communities, LLC

**LOCATION:** Former State Farm site, bounded by Rohnert Park Expressway, State Farm Drive, Enterprise Drive and Seed Farm Drive/future SMART platform (APN 143-050-072).

**REQUEST:** Planning Commission Review of the Preliminary Development Plan (PDP) for the Rohnert Crossings Planned Development

**APPLICANT:** North Bay Community LLC, a subsidiary of SunCal

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**Background**

The Zoning Code requires that a preliminary development plan be reviewed at a public hearing by the Planning Commission to receive public input when establishing a Planned Development (P-D) district. The application for the PDP requires the applicant submit initial development standards, land uses and phasing for review. The PDP process includes review and comment by the Parks and Recreation Commission with regard to proposed parklands. Per the Municipal Code, the Planning Commission will receive the Parks and Recreation Commission comments and review “whether the land uses proposed and their interrelationships are generally acceptable and consistent with the general plan and any applicable specific plan. The commission shall indicate conceptual approval or disapproval of the preliminary development plan.” Although not required by the Zoning Code, the City Council generally holds workshops to review the PDP submittals as well. Following the review and conceptual approval of the PDP, the applicants may submit a formal application for a Planned Development designation.

**Preliminary Development Plan**

The Rohnert Crossings Planned Development is a plan for approximately 30 acres in the City of Rohnert Park. The site is adjacent to the planned SMART station located to the east. The project site is shown as the Station Center area within the Rohnert Park Priority Development Area (PDA). The applicants have submitted a Preliminary Development Plan for Rohnert Crossings (Attachment A). The Illustrative Site Plan provides an overview of plan components on page 2 of Attachment A. The plan addresses the future development of the project site, which is comprised of residential, commercial, mixed use and parks/open space. Elevations and renderings of potential future development are provided on pages 9 and 10 of Attachment A.

The proposed Land Use Plan is shown on page 3 of Attachment A. Specifically, the plan includes approximately 400 high and medium density residential units, 90,000-117,100 square feet of commercial uses, and approximately 5.31 acres of parks and open spaces. The proposed uses are shown in **Table 1**.

**Table 1: Rohnert Crossings Preliminary Development Plan**

<i>Land Use</i>	<i>Amount</i>
Retail/Commercial	90,000-117,100 sf
Multifamily Residential	150 units
Townhomes	250 units
Parks (and private amenities)	3.77 acres
Open Space	1.85 acres

- The Preliminary Development Plan (page 2 of Attachment A) shows (1) the retail village at the southeast corner of Rohnert Park Expressway and State Farm Drive, (2) the commercial/civic uses, (3) the mixed use residential/commercial uses, (4) open space/amenities, and (5) the townhomes. Proposed phasing of development is shown on page 5 of Attachment A.
- A total of 90,000-117,100 square feet of retail/commercial uses would be located within the retail village, the commercial/civic uses, and the mixed use area.
- A total of 150 multifamily residential units would be located within the mixed use area at a density of approximately 35 du/ac.
- A total of 250 townhome units at a density of 30 du/ac would be located in the southern portion of the site.
- The project proposes a total of 5.31 acres of parks and open space, as shown on page 3 of Attachment A. Proposed open space includes approximately 1.85 acres of the existing redwood grove along the perimeter of the site (OS-4, OS-5, OS-6, and OS-7). The proposed parks include a 1.83-acre park/town square at the intersection of State Farm Drive and Rohnert Park Expressway (OS-1), a 0.63-acre park along Rohnert Park Expressway near the SMART Station (OS-2), a 0.31-acre “central park” (OS-3), and a 0.48-acre SMART Station Park (OS-8). The conceptual park plans are shown on page 7 of Attachment A. The total park acreage of 3.77 includes 0.52 acres associated with the

private amenities (OS-A1, OS-A2, and OS-A3). Due to the proposal of these three areas as private amenities, only 0.21 acres of public parkland credit could be granted per the Municipal Code.

- The parking diagram on page 4 of Attachment A indicates the proposed parking for the Plan. In addition to the on-site parking, this includes 152 diagonal parking spaces on State Farm Drive. This type of configuration would require reduction of State Farm Drive to 2 lanes (one in each direction).
- The Conceptual Circulation Plan (page 6 of Attachment A) shows a variety of multi-modal transportation enhancements, including a complete pedestrian network, vehicular circulation, and potential bus routes. Dedicated pedestrian paths and alleys are shown linking each neighborhood within the project site, as well as linking the project site to adjacent areas, including the SMART Station platform and Multi Use Path. Vehicular circulation includes two primary streets (Station Drive and Road #3) providing access from State Farm Drive and Enterprise Drive. Minor streets and alleys are shown within the residential areas. Proposed street sections for State Farm Drive are shown on page 8 of Attachment A.
- The Conceptual Parking Plan (page 4 of Attachment A) shows the proposed location of future parking facilities and provides a summary of required parking and proposed parking. A total of 1,368 parking spaces would be required for buildout of the land uses and a total of 1,404 spaces are proposed.
- The proposed PDP includes the City-owned Public Works corporation yard within the proposed project, consistent with the PDA.

#### **Parks and Recreation Commission Review**

The Parks and Recreation Commission reviewed the Rohnert Crossings PDP at their January 22, 2016 meeting. The Commission discussed the size, layout and configuration of new park areas within the proposed Planned Development. The Commission discussed the more urban style of park amenities presented with the proposed Rohnert Crossing project, the parkland locations and amenities. In addition, the three private park amenities within the residential component of the proposed plan were reviewed along with their availability for park credits. The Parks and Recreation Commission adopted a motion to approve the PDP related to parks with the following recommendations:

- Consideration of a place for dogs;
- Potential inclusion of a skate feature and an adaptive playground;
- Reversing the locations of CN-2 (Commercial/Civic Use) and CN-3 (Parking Area) to provide a continuous park area along RPX;
- Moving the gazebo to a less central location to allow for greater open space area within OS-1; and
- Possible relocation of the bocce court;
- Consideration of the use of Valley oak trees in the landscaping; and
- Use of in-lieu fees at a community park location that would serve the residents of this project.

### **Staff Analysis**

The purpose of the preliminary review of the Preliminary Development Plan is to obtain input and conceptual approval or disapproval of the plan from the Planning Commission as to the proposed land uses. As described above, the proposed land uses with the Rohnert Crossing PDP include:

- 400 residential units within the High Density Residential and Mixed Use zones;
- Up to a potential 117,100 square feet of Neighborhood Commercial and Retail area (90,000 square feet of commercial/retail space shown with 27,100 of Flex space for residential or commercial); and
- 3.25 acres of parks and 1.85 acres of open space.

The PDP application also includes an illustrative site plan, some examples of potential design concepts, possible park amenities and a phasing plan to provide the Commission with an overview of the applicant's preliminary concepts. No specific review of the design aspects of the proposal are required at the PDP stage.

The current land use designation of proposed Rohnert Crossings development is Office and development of the site with commercial and residential uses was not anticipated in the General Plan, therefore an amendment to General Plan would currently be required for this project. The City has been reviewing land uses in central Rohnert Park and has prepared the Draft Central Rohnert Park Priority Development Area (PDA) Plan, which has been out for public review and will be presented to the Planning Commission for their recommendation to the City Council. Within that Plan, the Rohnert Crossings site (Station Center) is proposed for a higher density urban-type development adjacent to the SMART station.

Figure 4.6 (below) from the PDA Plan shows the proposed land uses within the Station Center area.

Figure 4.6: Station Center Subarea Land Use Designations



Source: AECOM, 2015

The general location and type of land uses within the Rohnert Crossings PDP application (Proposed Land Use Plan on page 3 of Attachment A) are similar to those shown in the Central Rohnert Park PDA Plan, although there is more residential area, less commercial area and no specific Office designation. In particular, the commercial area proposed does not meet the minimum requirement proposed for Station Center within the PDA plan. Differences between the draft PDA plan and the Rohnert Crossings PDP are shown in the table below:

	PDP	PDA (Station Center)
Commercial/Retail	90,000 SF (up to 117,100 SF)	171,626 SF*
Residential	400 units	415 units
Office	--	65,340 SF

\* 150,000 square feet minimum

Staff continues to work with the applicant and will provide a detailed analysis of the proposed Planned Development during the entitlement review and public hearing process. Planning Commission comments on the size and location of planned land uses onsite and in relationship to the SMART station and adjacent streets and uses will inform future applications.

**Environmental Determination**

Environmental analysis is not required for preliminary review of a preliminary development plan proposal.

**Findings**

Findings are not required for a review of a preliminary development plan proposal.

**Public Notification**

This item has been duly noticed by publication in the Community Voice for the Preliminary Review of the Rohnert Crossings Planned Development Preliminary Development Plan.

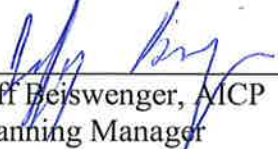
**Staff Recommendation**

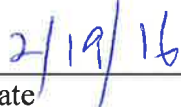
Staff recommends that the Planning Commission review the Rohnert Crossings Planned Development Preliminary Development Plan, indicate through a motion conceptual approval or disapproval in whole or part of the preliminary development plan, and forward any comments to the City Council for its consideration. Such conceptual approval will not bind the Planning Commission to approval of the final development plan.

Attachments:

A. Rohnert Crossings Preliminary Development Plan

APPROVALS:

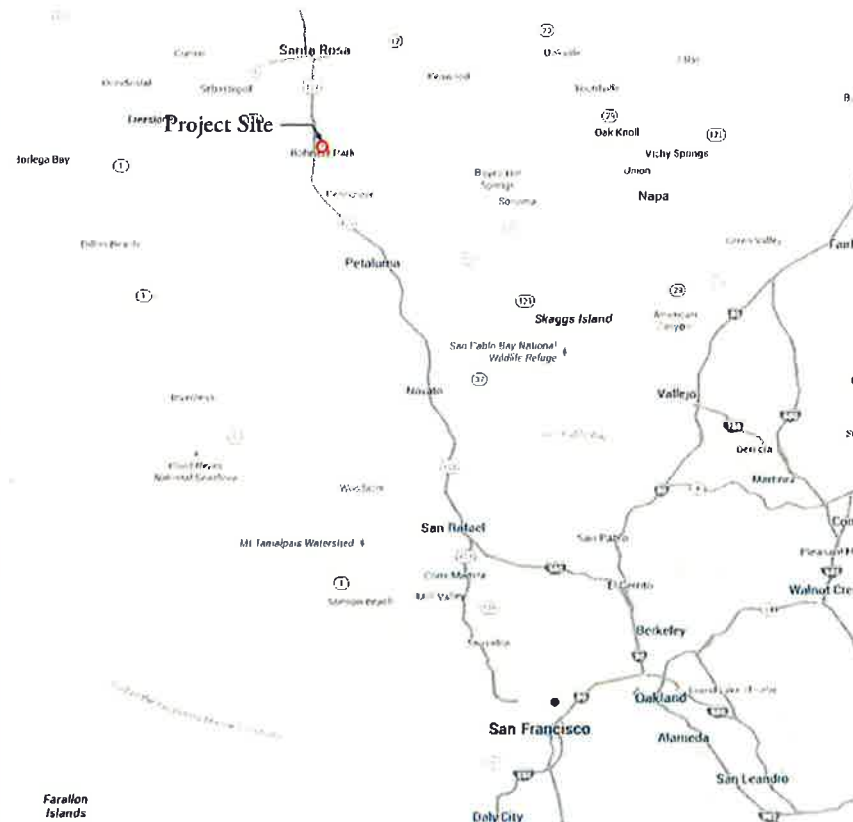
  
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Jeff Beiswenger, AICP  
Planning Manager

  
\_\_\_\_\_  
Date

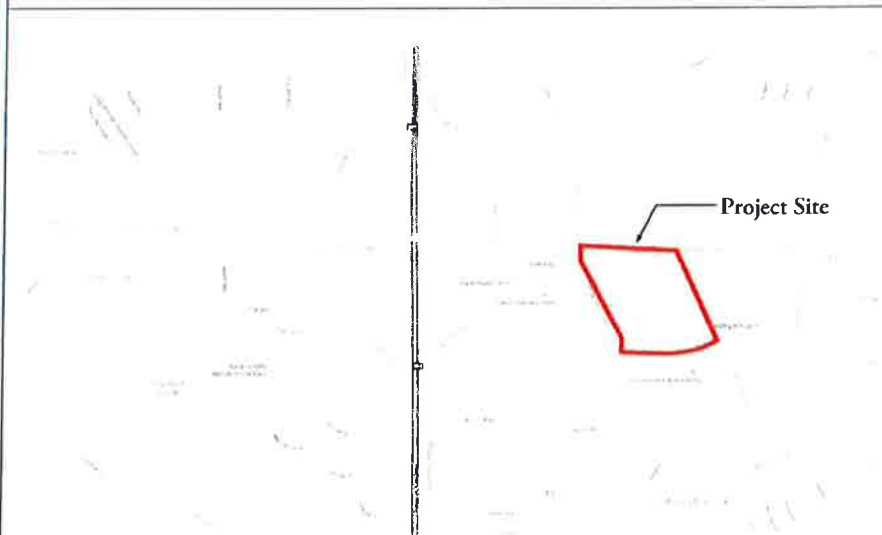


# ROHNERT PARK

## Planned Development - Preliminary Application



LOCATION MAP



VICINITY MAP

## PROJECT DESCRIPTION

Rohnert Crossings is a 32 acre mixed-use urban village proposed in the center of the city adjacent what will be the SMART station. The site is within the Central Rohnert Park Priority Development Area Plan (PDA), and is intended to support the PDA vision of creating a more active central district.

The plan proposes 40,000 sf of retail uses, designed to be the start of a new downtown, 15,000 sf of 'flex space' (ground floor development suitable for small office/commercial or residential), 50,000 sf of commercial / civic uses, 250 townhomes and 150 multifamily dwellings. Rohnert Crossings will be connected to surrounding neighborhoods through an extensive network of streets and pedestrian paths, and contain 5.6 acres of parks and open spaces integrated into the blocks.

In its design, Rohnert Crossings specifically addresses the following PDA objectives and supports the creation of a 'Downtown' by:

- Creating higher-density mixed-use development within one half mile of the SMART train station;
- Creating a new retail corridor along an established commercial street;
- Providing pedestrian-oriented walkable blocks, compact building footprints, and plenty of community open space;
- Creating a character that resonates with the community's existing assets by proposing tree-lined streets, generous open spaces, public amenities, and distinct residential districts;
- Providing a mix of housing options supporting a diversity of needs (800-1,600 sf 1-3 bd flats and Townhomes).

We anticipate entitlement will include the following processes:

### 1. Preliminary Development Plan (PDP) Application

Review of this application and subsequent hearings with Parks and Rec and Planning Commission.

### 2. Final Development Plan (FDP) Application

Application Review, General Plan Amendment, Rezoning, and any applicable Use Permits. Public Hearings with Parks and Rec, Planning Commission and City Council.

### 3. EIR

## SHEET INDEX

PAGE	TITLE
0	Cover Sheet
1	ALTA Land Title Survey
2	Proposed Illustrative Site Plan
3	Proposed Land Use Plan
4	Proposed Parking Plan
5	Proposed Phasing Plan
6	Proposed Circulation Plan
7	Parks and Open Space Plans
8	Proposed State Farm Dr. Street Sections
9	Proposed State Farm Dr. Building Elevations
10	Renderings
11	Character Reference Imagery

## PROJECT DIRECTORY

### Applicant

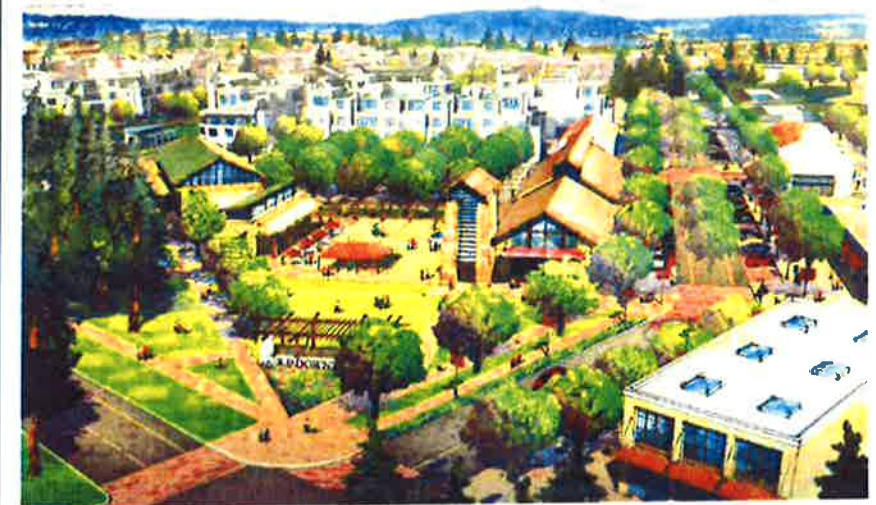
North Bay Communities, LLC  
2392 Morse Ave.  
Irvine, CA 92614  
(925) 980 9595  
Contact: Michael Olson  
michaelolson51@gmail.com

### Architecture, Planning & Landscape Architecture

Hart Howerton  
One Union St. 3rd Floor  
San Francisco, CA 94588  
(415) 439 2200 Main  
Contact: Chris Hall  
chall@harthowerton.com

### Surveyor

Ruggeri - Jensen - Azar  
4690 Chabot Drive, Suite 200  
Pleasanton CA 94111  
(925) 227 9100







## LEGEND

1. RETAIL VILLAGE
2. COMMERCIAL / CIVIC USE
3. MIXED USE RESIDENTIAL / COMMERCIAL
4. OPEN SPACE / COMMON AMENITY
5. TOWNHOME RESIDENTIAL

\*A detailed description of proposed development program by block and use is described in the table on page 3

## PROPOSED DEVELOPMENT STANDARDS

Zone	Bldg Type	Max Units / acre	Setbacks			Height and Bulk		
			Front	Side	Rear	Max Height	Max Bldg Coverage	Max Bldg FAR
CN	Retail / Comm.	NA	0'	0'	0'	35'	60%	1.2
MU	Mixed Use	35	0'	0'	0'	55'	60%	2.5 (4)
OS	Open Space / Amenity(3)	NA	0'	0'	0'	25'	25%	.25
RH	Residential Townhomes	30	8'	5'(1)	5'(2)	35'	60%	2.0

### Notes:

- (1) Corner townhome conditions on side streets will have 5' setback from the ROW
- (2) 5' is measured to the edge of the access aisle, not a property line
- (3) These are common amenity facilities such as public restrooms, gazebos, clubhouses
- (4) FAR includes residential and commercial space in mixed use bldgs



Alternate Plan (not including CORP Yard)

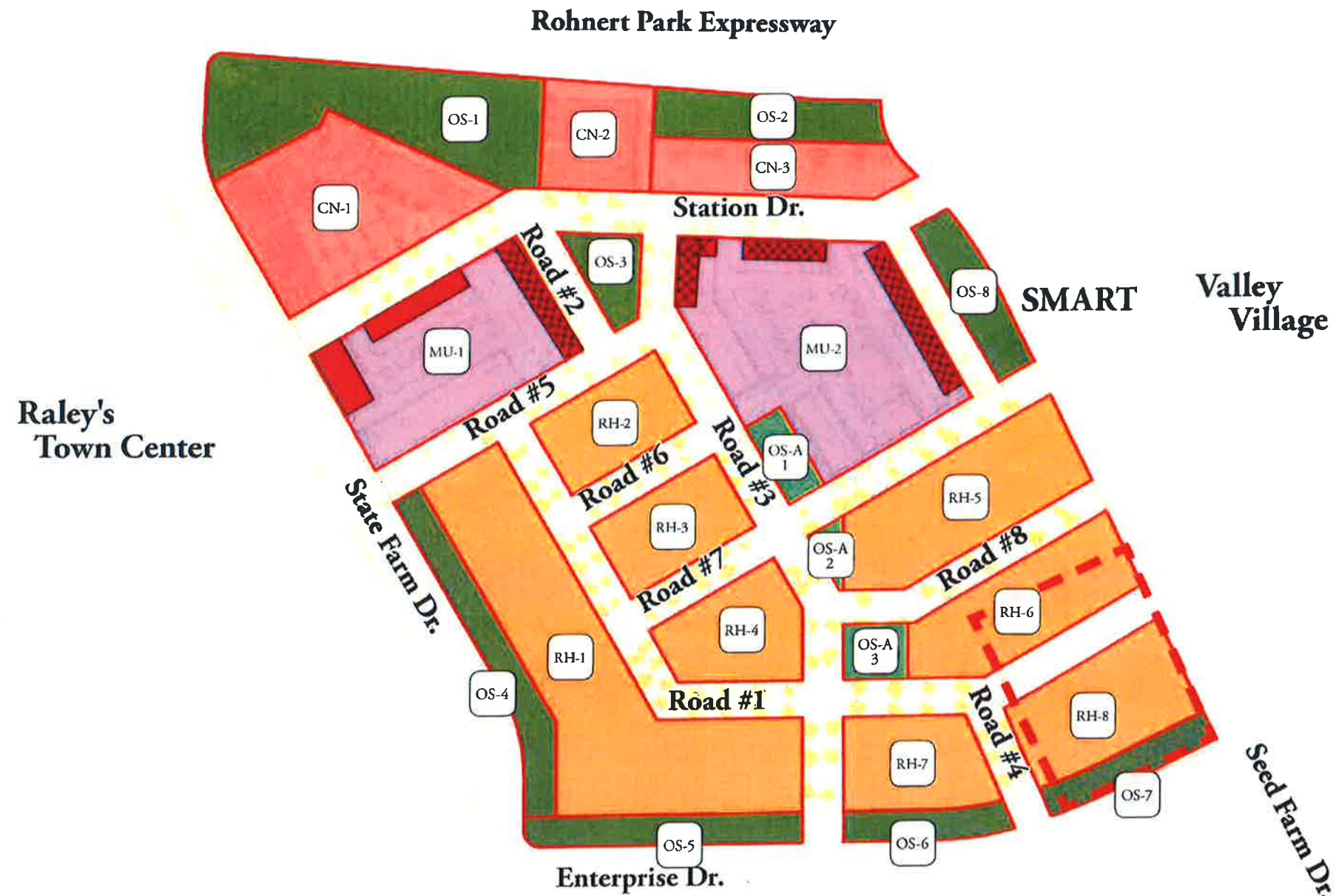


Padre  
Town Center

City  
Center

Golf Course

## PROPOSED DEVELOPMENT BY PARCEL



Land Use	Parcel Area (ac)	Building Sub Area	Total Building Area	Units	DU/AC	Parking Proposed	Parking Required
<b>Residential</b>							
R-H-1 Res. High Density 1	2.99		154,500	77	26	154	
R-H-2 Res. High Density 2	0.72		37,500	19	26	37	
R-H-3 Res. High Density 3	0.72		37,500	19	26	37	
R-H-4 Res. High Density 4	0.78		40,500	20	26	41	
R-H-5 Res. High Density 5	1.45		75,000	37	26	75	
R-H-6 Res. High Density 6	1.15		59,500	30	26	60	
R-H-7 Res. High Density 7	0.81		41,500	21	26	42	
R-H-8 Res. High Density 8	1.06		54,000	27	26	55	
subtotal:	9.68		500,000	250	26	500	0

Commercial	Area	Bld. Area	Units	DU/AC	Parking (1)	Parking (1)
C-N-1 Neighborhood Com.	1.83	30,000	-	-	116	
C-N-2 Neighborhood Com.	0.72	50,000	-	-	0	
C-N-3 Neighborhood Com.	0.83	-	-	-	75	
subtotal:	3.38	80,000	-	-	191	0

Mixed Use	Area	Bld. Area	Units	DU/AC	Parking	Parking
M-U-1 Mixed Use	1.90	84,000	60	32	94	
Retail (ground floor)		10,000				
Retail (Flex)		9,700				
Residential		64,300				
M-U-2 Mixed Use	2.83	125,400	90	32	128	
Flex ground floor (3)		17,400				
Residential		108,000				
subtotal:	4.73	209,400	150	32	222	0

Open Space and Recreational Districts	Area	Bld. Area	Parking	Parking
OS-1 RPX Frontage Park - West	1.83			
OS-2 RPX Frontage Park - East	0.63			
OS-3 Central Park	0.31	1,000		
OS-4 Main Street Park	0.69			
OS-5 Enterprise Drive Park - West	0.51			
OS-6 Enterprise Drive Park - Center	0.31			
OS-7 Enterprise Drive Park - East	0.34			
OS-8 SMART Station Park	0.48	1,000		28
OS-A-1 Amenity 1	0.22	1,500		
OS-A-2 Amenity 2	0.08			
OS-A-3 Amenity 3	0.22	1,500		
subtotal:	5.60	5,000		28

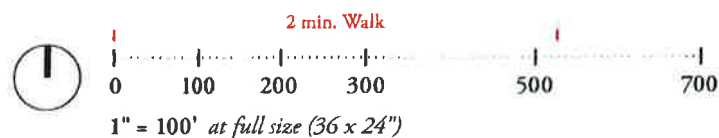
Streets	Area	Bld. Area	Parking	Parking
S-1 Project Area ROW	8.56		325	
S-2 Main Street ROW (area NIC in totals)				
subtotal:	8.56		325	0

subtotal: 8.56 325

Project Summary	Area	Bld. Area	Parking	Parking
Residential (2):	9.68	500,000	250	500
Retail (ground floor):	1.83	40,000	0	165
Commercial (Civic):	1.55	50,000		
Mixed Use (4):	4.73	205,000	150	222
Public Open Space:	5.1	2,000		28
Amenity:	0.5	3,000		0
Streets:	8.6			325
Total(2):	32.0	800,000	400	1,240

### Notes:

- (1) 40 parking spots assumed to be located in the State Farm Drive ROW
- (2) Includes Rohnert Park Public Works Parcel - 2.06 ac
- (3) Flex is ground floor space suitable for small office or residential units
- (4) See breakdown of uses in 'Mixed Use' section above (number contains 15k 'flex commercial' space)
- (5) All permitted uses and conditionally permitted uses are proposed to follow with the zoning ordinance for zones R-H (17-06-030), C-N (17-06-060), M-U (17-06-130)



CORP Yard\*

\*Subject to Property Transfer

HART HOWERTON

## ROHNERT CROSSINGS

Rohnert Park, Ca






Proposed Land Use Plan pg 3  
December 17th, 2015

Padre  
Town Center

City  
Center

Golf Course

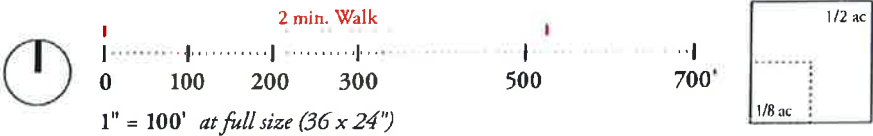
PARKING SUMMARY

	Use	#
	State Farm Drive	152
	Surface Lots (Commercial)	127
	Surface Lots (Residential)	222
	Street Parking (Internal)	403
	Townhomes	500
TOTAL		1404

PARKING BY USE

Use	SF	Required	Proposed
Retail / Commercial	117,100	468	468
Multifamily *	172,300	300	300
Townhomes (2 per unit)	500,000	500	500
Guest Parking (1 per 4 units)	--	100	100
Unallocated Street Parking **	--	--	36
TOTAL	789,400	1368	1404

\* 78 of these will be provided on street (directly adjacent)  
\*\* Anticipated stormwater system may replace portions of this



HART HOWERTON

ROHNERT CROSSINGS  
Rohnert Park, Ca





- PROPOSED PHASING
- Phase 1
  - Phase 2
  - Phase 3
  - Phase 4
  - Phase 5
- CORP Yard\*
- \*Subject to Property Transfer

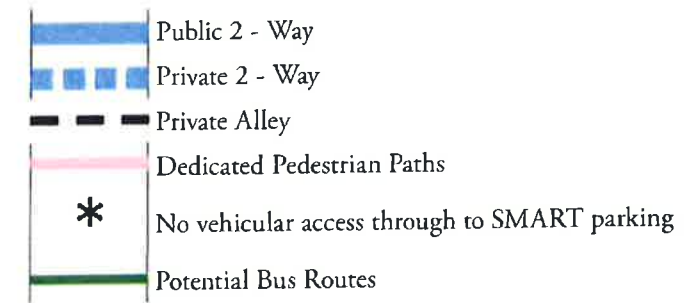


Padre  
Town Center

City  
Center

Golf Course

LEGEND



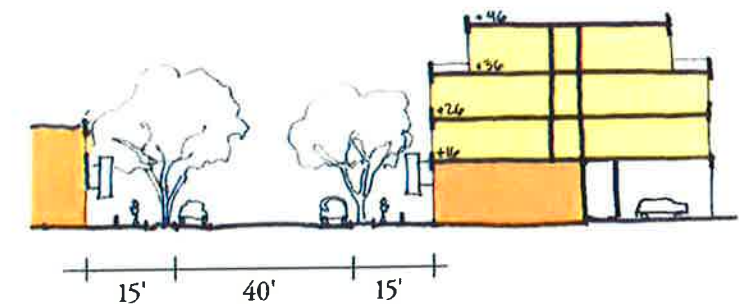
CORP Yard\*

\*Subject to Property Transfer

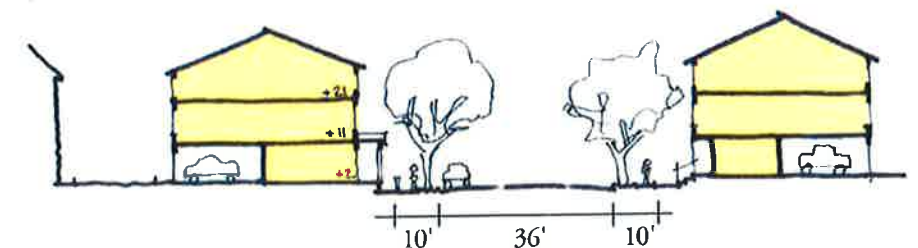
R/R Right-In Right-Out

Notes:

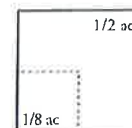
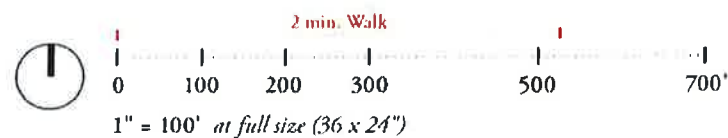
1. All public and private roads to have pedestrian sidewalks on both sides
2. 'Pedestrian Paths' notes dedicated routes for pedestrians through the site and connecting to surrounding off-site networks



(A-A) Typ Commercial Street Section - 70 ROW



(B-B) Typ Res Street Section - 60 ROW



Enterprise Dr.

Valley  
Village

Multi Use Path (PDA)  
(Outside of Project)

R/R

Potential Pedestrian  
connection across RPEX  
Rohnert Park Expressway

Station Dr.

SMART

Raley's  
Town Center

State Farm Dr.

Road #2

Road #5

Road #6

Road #7

Road #3

Road #1

Road #8

Road #4

Seed Farm Dr.

# ROHNERT CROSSINGS

Rohnert Park, Ca

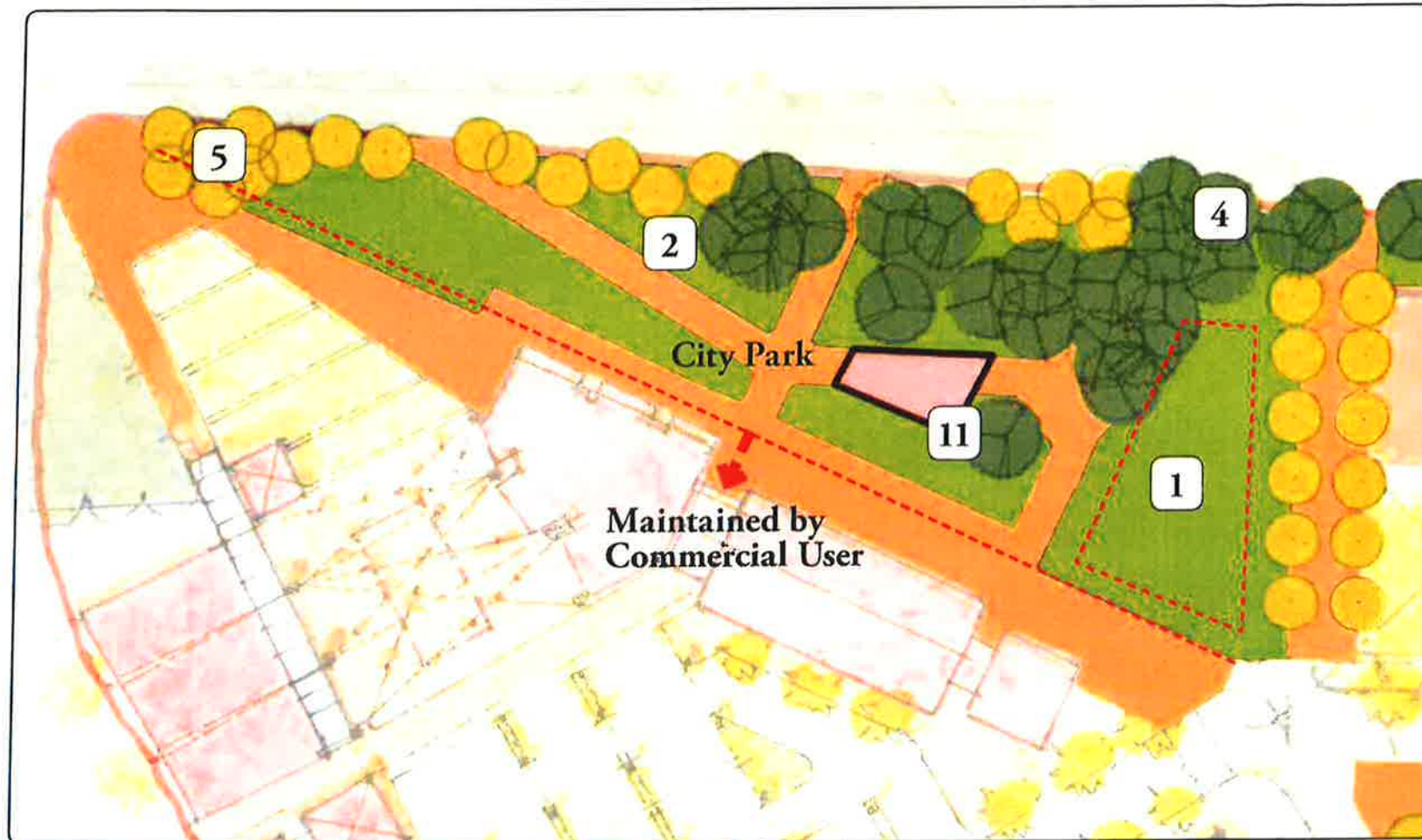
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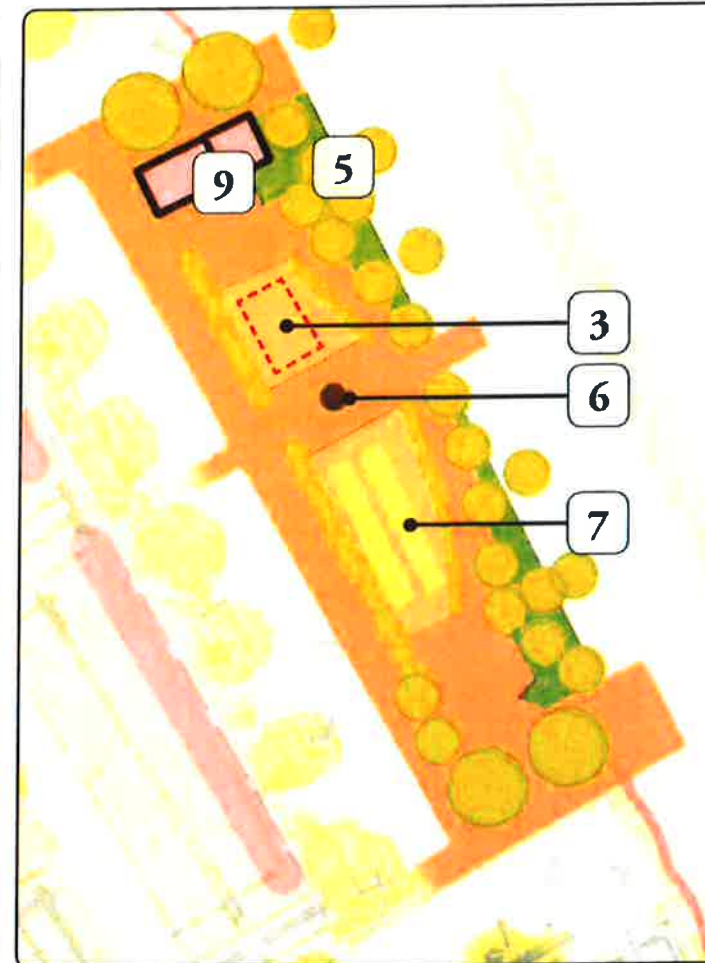
Circulation Plan pg 6

December 17th, 2015





P.1 Neighborhood Park



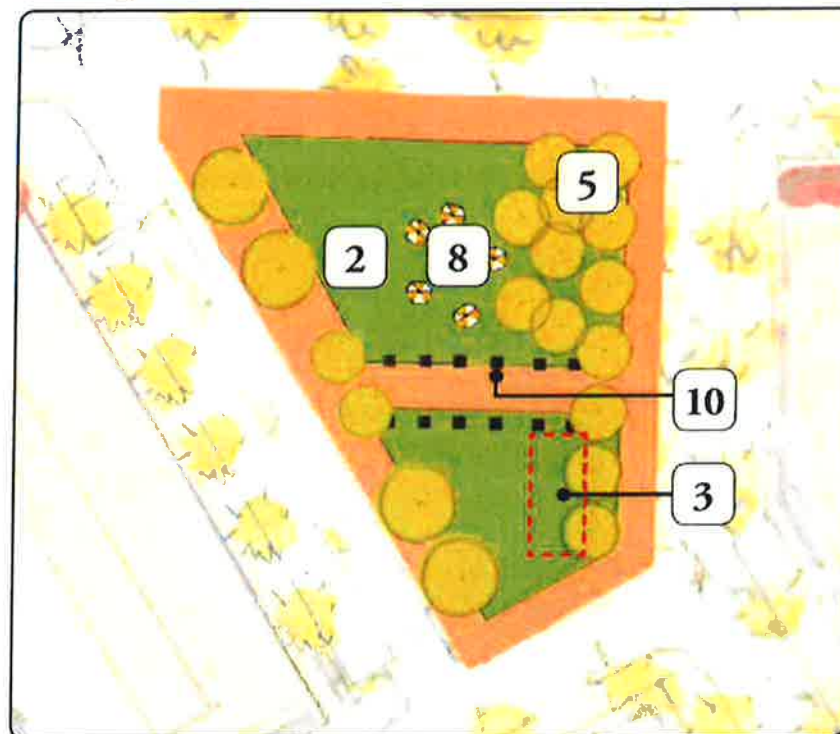
P.2 Neighborhood Mini-Park



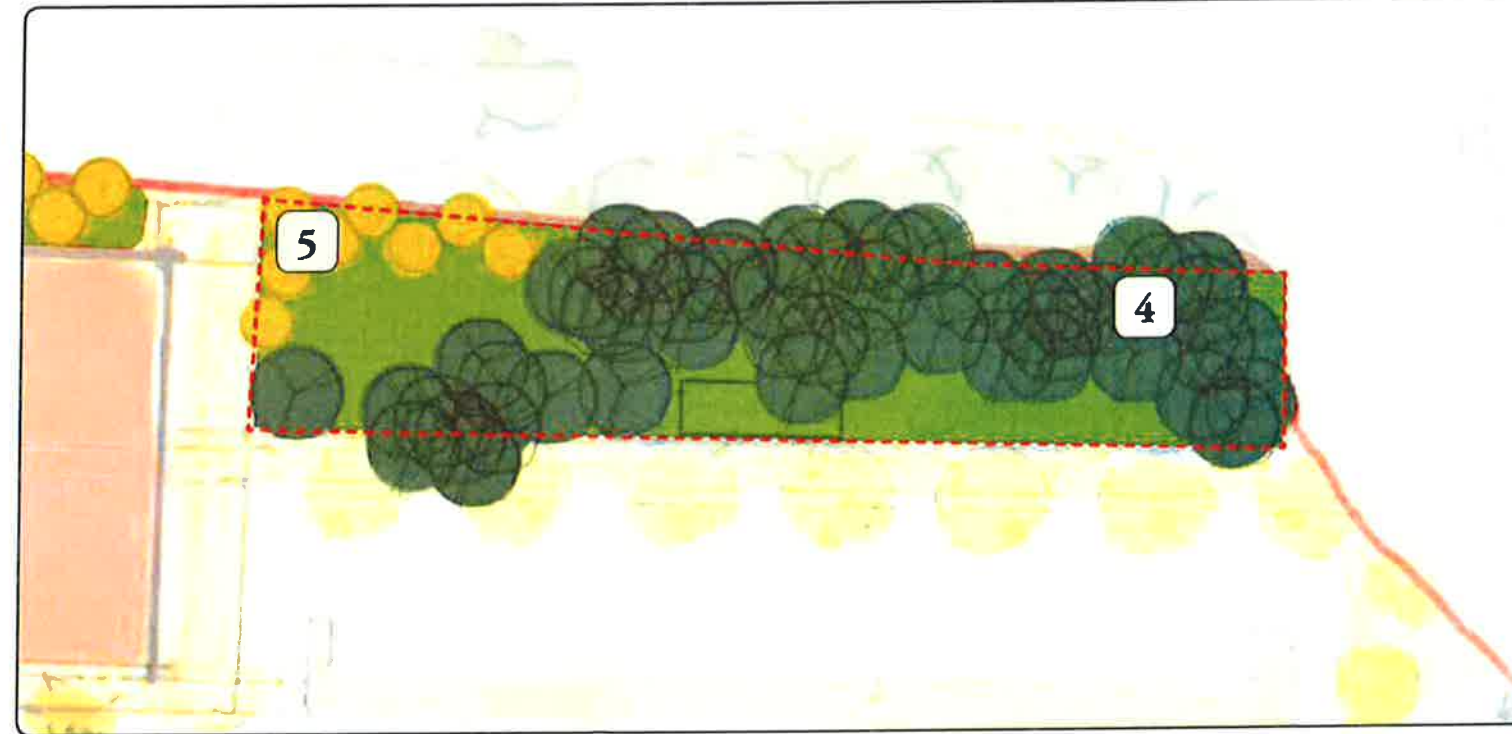
Key Plan

# LEGEND

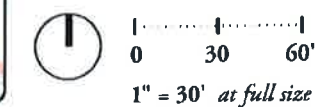
- 1 Event Lawn
- 2 Picnic Area
- 3 Play Structure
- 4 Existing Trees (typ.)
- 5 Proposed Trees (typ.)
- 6 Sculpture / Art Feature
- 7 Bocce Court
- 8 Outdoor Seating
- 9 Kiosk, Clock Tower, Public Restroom
- 10 Outdoor Chess Boards
- 11 Gazebo



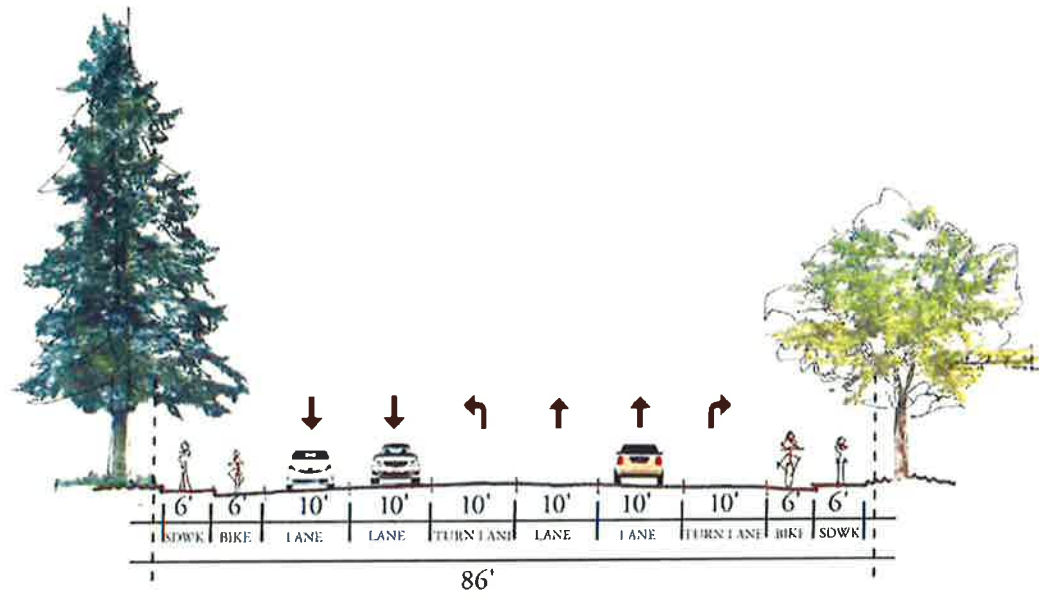
P.3 Neighborhood Plaza



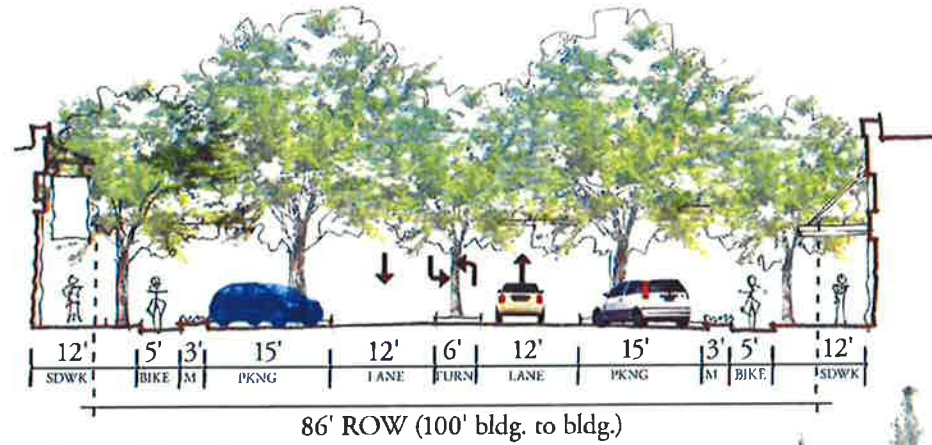
P.4 Neighborhood Mini-Park



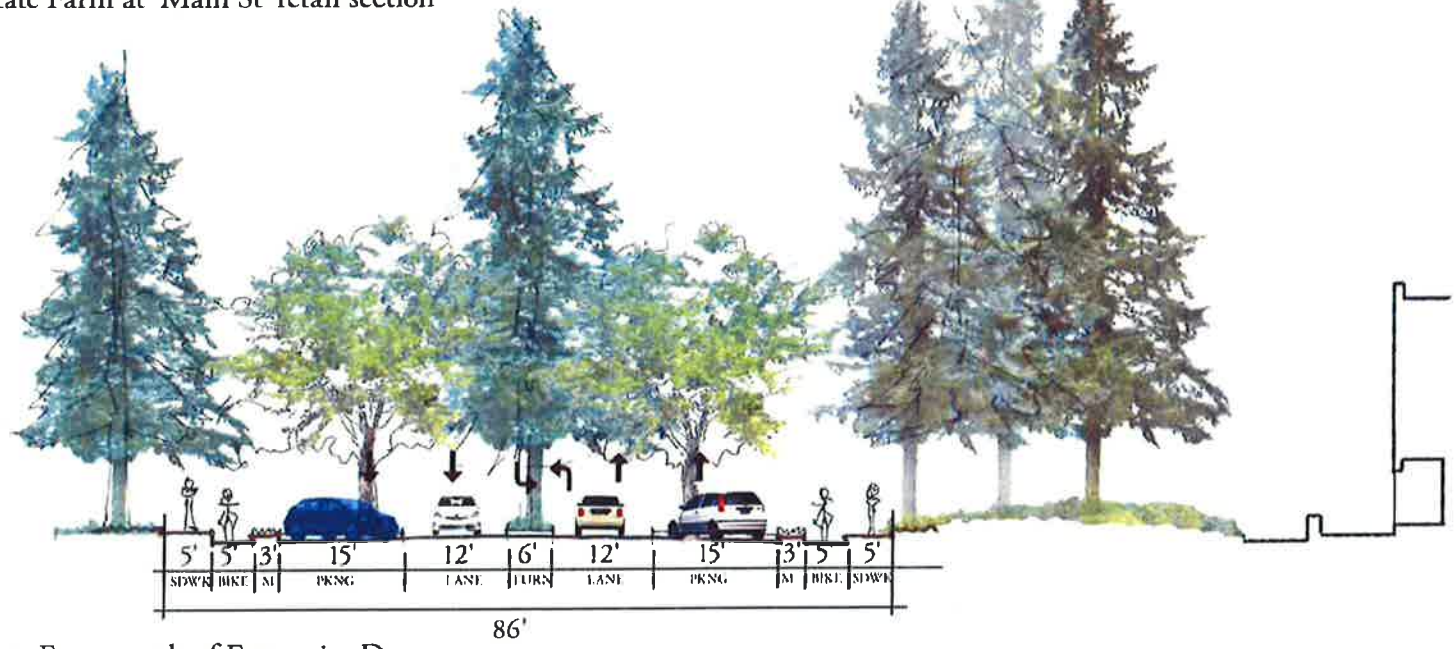




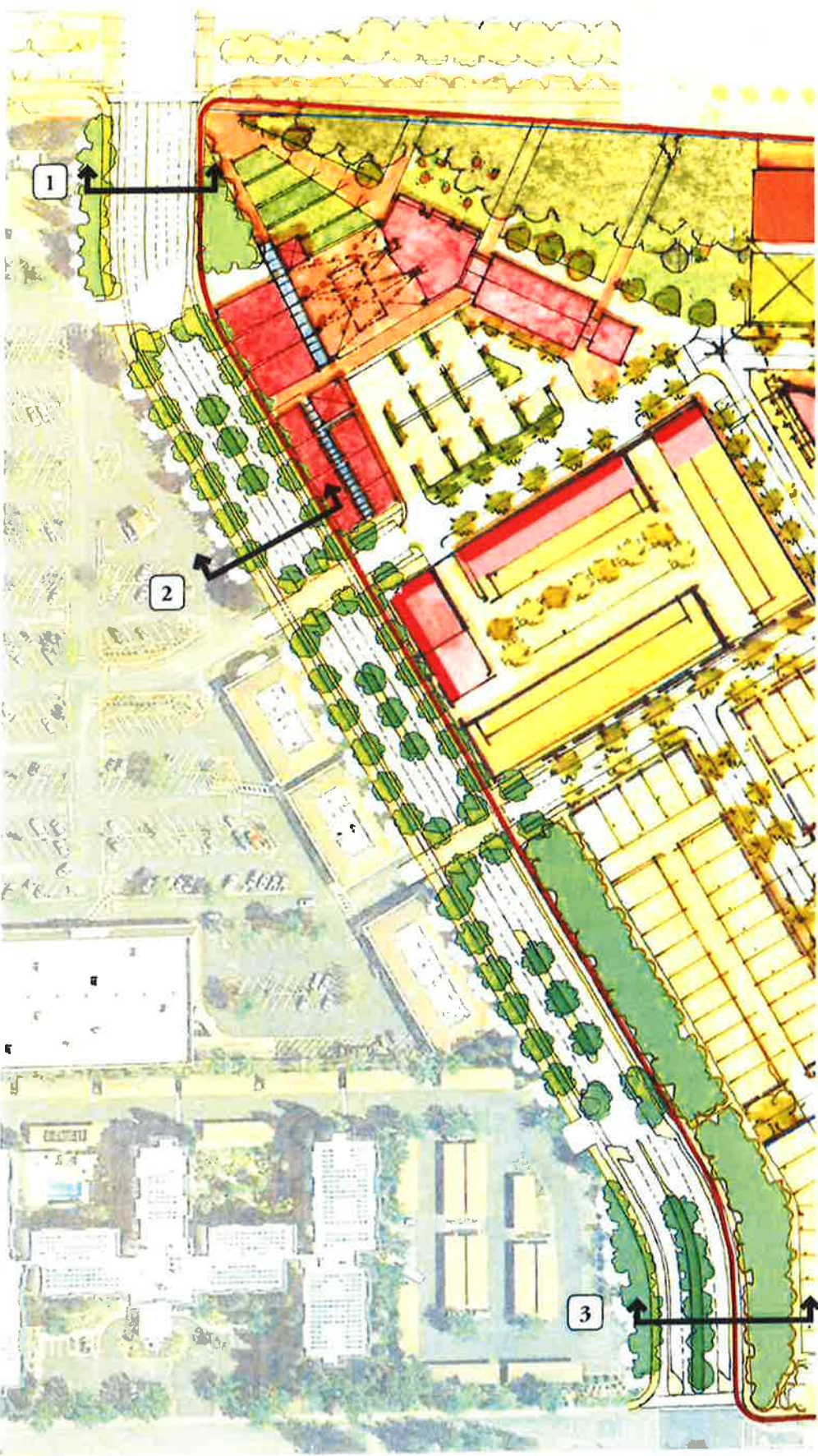
Section 1 - State Farm south of RP Expressway



Section 2 - State Farm at 'Main St' retail section



Section 3 - State Farm north of Enterprise Dr.







Elevation 1 - Proposed Retail Buildings fronting on State Farm



Elevation 2 - Proposed Mixed-Use Buildings fronting on Station Dr.







SMART train station - looking south over Seed Farm Square



'Main St' looking towards north

\*images for reference only - actual designs may vary.



Main St- looking south down existing State Farm

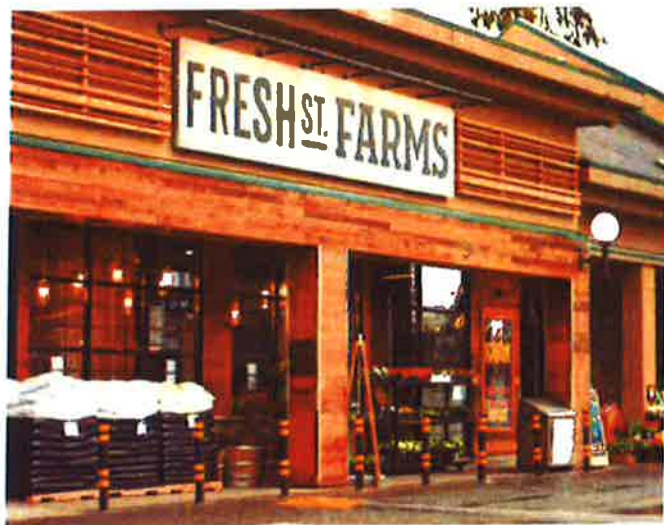


Station Drive looking towards SMART train



Keyplan





\*images for reference only - actual designs may vary.

