



City of Rohnert Park  
Planning Commission Report

**DATE:** May 12, 2016

**ITEM NO:** 8.3

**SUBJECT:** Review of the Preliminary Development Plan for Residences at Five Creeks

**LOCATION:** 12.7 Acre Area of the Stadium Area Master Plan, bounded by Dowdell Avenue, Labath Avenue, Martin Boulevard and Carlson Avenue (APN 143-040-124).

**REQUEST:** Planning Commission Review of the Preliminary Development Plan (PDP) for Residences at Five Creek

**APPLICANT:** Matthew J. Waken for MJW Investments LLC

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**Background**

The proposed Residences at Five Creek project is located within the Stadium Area Master Plan (SAMP), a 32.8 acre site which is owned by the City and was the former location of the Sonoma County Crushers Baseball Stadium. A portion of the SAMP has been developed with the Fiori Estates and The Reserve apartment complexes. The property being considered under this Preliminary Development Plan is a 12.7 acre parcel bounded by Carlson Avenue on the north, Labath Avenue on the west, the extension of Martin Avenue on the south and Dowdell Avenue on the East. (See Exhibit A - Residences at Five Creek Proposed Preliminary Development Plan).

The property is owned by the city. A purchase agreement has been entered into between the city and MJW Investments LLC for the purchase of the property by the applicant. The purchase agreement, among other things, sets forth the terms of development of the site with a hotel, a separate retail-commercial center, a residential or office component and a public park.

The 12.7 acre site is zoned Planned Development (P-D). This zoning district is intended to accommodate a wide range of residential, commercial and industrial land uses, which are mutually-supportive and compatible with existing and proposed development on surrounding properties. This district is typically used for projects that provide for a mix of land uses to serve identified community needs. All standards, requirements, densities, land use designations and

other contents of an approved final development plan for the P-D zoning district must be consistent with the city's general plan and any applicable specific plan.

In order to establish a P-D zoning district, Article VII of Chapter 17.06 (Land Use Regulations) of the Rohnert Park Municipal Code requires that the applicant submit a Preliminary Development Plan (PDP) including initial development standards, land uses and phasing for review. The PDP process then includes review and comment by the Parks and Recreation Commission with regard to proposed parklands. Per the Municipal Code Section 17.06.250, the Planning Commission receives the Parks and Recreation Commission comments and considers these as part of its review of the PDP. When reviewing a PDP the Planning Commission is to consider "...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." Following this non-binding review and conceptual approval of the PDP, the applicants may submit a formal application for Final Development Plan (FDP) approval, which is subject to environmental analysis and public hearings.

Under the SAMP the land use designation for the parcel under consideration is Regional Commercial. In accordance with the Municipal Code and prior to the submittal of an application to the city for any of the above entitlements, the applicant is seeking conceptual approval from the Planning Commission of the PDP.

#### **Preliminary Development Plan**

The Residences at Five Creek is a plan for 12.7 acres in the SAMP. The site is adjacent to Costco, Ashley Furniture and KRCB Public Radio station.

The proposed Conceptual Site Plan (Page 2 of Exhibit A) illustrates the retail commercial at the southwest corner of Dowdell Avenue and Martin Avenue, the park at the southwest corner of Dowdell Avenue and Carlson Avenue, the apartment complex at the southeast corner of Carlson Avenue and Labath Avenue and the hotel at the northeast corner of Labath Avenue and an extension of Martin Avenue.

The proposed Land Use Plan (Page 3 of Exhibit A) includes approximately 135 high density residential units, 34,300 square feet of active retail and service commercial uses, a 132 room hotel and approximately 0.65 acres of public park. The proposed uses are shown in **Table 1**. The purchase agreement between the city and the applicant requires the hotel to be an upscale or higher rated hotel, as defined by the STR Hotel Chain Scale.

**Table 1: Residences at Five Creek Preliminary Development Plan**

<i>Land Use</i>	<i>Amount</i>
Retail/Service Commercial	34,300 sf
Multifamily Residential	135 units
Hotel	132 rooms
Park	0.65 acres

- The proposed 135 multifamily residential units would have a density of approximately 22.2 dwelling units/acre.
- The proposed parking for the development includes 252 parking spaces for the multi-family residential conforming to the Zoning Ordinance requirement for multi-family residential parking. Parking for the hotel would be 139 spaces and the parking for the retail commercial would be 125 spaces. Parking between the hotel and the commercial area would be reduced by 25 percent under the Zoning Ordinance provision for shared parking between uses. Pages 2 and 3 of Attachment A illustrate the proposed parking plan and parking calculations.
- While a formal circulation plan is not included or required as part of a PDP submittal, access to the development is provided from Dowdell Avenue, Carlson Avenue, Labath Avenue and a proposed extension of Martin Avenue through from Dowdell Avenue to Labath Avenue. Parallel parking would be provided on both sides of Martin Avenue extension. On street parking is also provided on Labath Avenue and Carlson Court
- A preliminary phasing plan indicating construction of the park, apartments and hotel in the first phase and the commercial area in the second phase.
- The PDP application includes an illustrative site plan and possible park amenities. The proposed park would include two bocce ball courts and a pavilion barbeque area (the Preliminary Park Study is unnumbered Sheet 5 in Exhibit A).
- The PDP also includes Landscape Plans (unnumbered sheets 6 and 7 in Exhibit A) and illustrative drawings of the proposed development as sheets 8 through 13 in Exhibit A.

Even though it is not included in the proposal, it should be noted that there is a 2.6 acre site on the south side of Martin Avenue zoned for Public Institutional use. This use is consistent with SAMP. The City is currently beginning the process of programming the uses on this site, which are expected to include a new public safety station and a relocated corporation yard. The

Commission will be provided an opportunity to review this site development once it has proceeded further into the design process.

### **Staff Analysis**

The purpose of the preliminary PDP review is to obtain input and conceptual approval or disapproval of the plan from the Planning Commission as to the consistency of the proposed land use with the general plan and the applicable SAMP. The overall SAMP Plan is included as Exhibit C for reference.

As described above, proposed PDP land uses include:

- 135 residential units within the High Density Residential units;
- 132 hotel rooms;
- 34,300 square feet of retail/service commercial; and
- 0.65 acres of public park.

Under the SAMP the land use designation for the 12.7 acre parcel is Regional Commercial. This would permit the hotel and commercial development but not the apartment complex or the park. In order to allow for the project as proposed, the SAMP will have to be amended to include high density residential and a public park on this parcel. This will require the adoption of the following entitlements: General Plan Amendment; amendment to the SAMP; adoption of a Final Development Plan; and environmental review, required under CEQA.

The SAMP amendment will also need to increase the number of residential units allowed with the plan area. Currently the SAMP permits a maximum of 338 housing units. Fiori Estates at 244 units and The Reserve at 84 units have created a total of 328 of the allowable 338 units. This only leaves an additional ten (10) units that can be built in the SAMP without modification to the Master Plan. The proposed 135 apartment units will exceed the maximum permitted by 125 units. Differences between the SAMP and the proposed PDP are shown in the Table 2.

**Table 2 – Comparison of PDP and SAMP**

	<b>PDP</b>	<b>SAMP</b>	<b>After Required Amendments</b>
<i>Commercial/Retail</i>	5.9 acres	12.7 acres	6.6 acres
<i>Residential</i>	135 units	up to 338 units	up to 463
<i>Park</i>	0.65 acres	0.5 acres	0.65

Given that this preliminary review is conceptual and requires only a general, rather than precise consistency determination, staff believes that the Planning Commission could find the proposed land uses in the PDP submittal to be generally consistent with the SAMP and General Plan in terms of land use distribution and intensity, so long as the modifications to the SAMP and General Plan are approved as well.

The proposal devotes more area to residential uses and park use and less to commercial uses than is currently envisioned by the SAMP. However, consistent with the Rohnert Park Municipal Code, the proposed PDP includes a public park sized to serve the population of the proposed 135 unit multi-family residential complex. The addition of a new public park on the west side of Highway 101 is an important amenity for the growing residential population in this area, which has no public park amenities. A detailed analysis of the consistency between the General Plan and SAMP, and the modifications that need to be approved to support the proposed PDP, is provided in Exhibit B.

Modification to the City's General Plan and SAMP as well as to the applicant's proposal can be made during the Final Development to further address these inconsistencies. Detailed review of consistency with development standards, design guidelines, and parking requirements, along with environmental review, will be conducted at the time of Final Development Plan review along with environmental review.

While the proposed PDP requires amendments to both the general plan and SAMP, the PDP and its accompanying purchase agreement help implement the following guiding policies from the General Plan.

- *LU-C: Promote a balanced land use program and increase the ability of people to live and work in the city.* As noted above, the site under consideration currently carries a land use designation of Regional Commercial. The proposed change will result in a greater mix of uses and will provide a neighborhood retail center and park within walking distance of Fiori Estates, the Reserve at Dowdell and even the Windsor at Redwood Creek apartments at the intersection of Labath Avenue and Rohnert Park Expressway. The proposed hotel and retail center also provide employment opportunities within walking distance of the existing and proposed residential development.
- *LU-D: Provide for concentrations of activity and mixed-use and pedestrian-oriented development in selected areas.* The commercial development on the west side of Highway 101 consists primarily of auto-centered commercial development, consistent with regional commercial land use designations. The proposed PDP introduces a mix of land use patterns including a hotel, retail center, public park and residential development. As noted above, the proximity to Fiori Estates, Reserve at Dowdell and Windsor at Redwood Creek can also drive activity in the area and stimulate a mixed-use, pedestrian-oriented environment.

- *LU-H: Maintain land use patterns that maximize residents' accessibility to parks, open space and neighborhood shopping centers.* The PDP proposal includes the first public park proposed west of Highway 101, providing accessibility to a public park in a neighborhood that currently has limited public recreational amenities.
- *GM-A: Recognize the availability of housing as a vital issue of statewide importance. Cooperate with other local government and the State in addressing regional housing needs, and balance regional and State considerations with the community's interest in preserving Rohnert Park's quiet, safe, small-town feeling and desire for carefully managed growth.* There is currently a very low apartment vacancy rate in the city and throughout the county. While the PDP is not consistent with the land use designation applied to the specific property, the mix of uses is consistent with the larger neighborhood and the addition of residential units does address a need in the city and throughout the region for additional apartment units.
- *GM-H: Minimize the impacts – physical, visual and fiscal-of growth and annexation on existing homes and businesses.* One reason for the Regional Commercial zoning on the subject parcel is that revenue generated from this type of activity helps minimize fiscal impacts to the city from development. With the PDP, the applicant proposes hotel and retail commercial land uses that will be fiscally beneficial to the city. The applicant has indicated that the residential component is necessary to allow it to finance the development of the overall land use plan. Within the purchase agreement, the applicant has committed to make an annual financial contribution for the apartment units, designed to offset the demand for services created by this new residential development. As a whole and specifically with the proposed residential service contribution, the PDP continues to comply with the General Plan intent of ensuring that new development covers its costs.
- *OS-G: Develop additional parkland in the city to meet the standard of required park acreage for new residents.* The proposed PDP includes a public park with amenities that together satisfy the Municipal Code's requirement for parkland dedication.

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

The Parks and Recreation Commission reviewed the proposed public park at its April 21, 2016 meeting. The Commission discussed the size, layout and configuration of new park. The Parks and Recreation Commission adopted a motion to recommend approval of the proposed park with the following specific recommendations:

- Addition of controlled access to the park from the adjacent apartment complex;
- Design of the fencing should match the neighboring Reserve at Dowdell
- Addition of a small entry feature at the southeast corner of the park the echoes the entry feature at northeast corner of the park;
- Additional lighting details;
- Informal "tot lot" or play features for small children;

- A small skate feature;
- Modify plant list to substitute Quercus Lobata with Quercus Agrifolia.

The Park and Recreation Commission's draft minutes, which include their motion, are included as Exhibit D. The Planning Commission should consider these comments and the applicant can use the feedback in preparation of the FDP. A detailed plan of the final design of the park will be prepared and presented to the Parks and Recreation Commission and the Planning Commission as part of the FDP review process.

### **Next Steps**

If the Residences at Five Creek PDP is conceptually approved by the Planning Commission, a Final Development Plan may be submitted to the City. Conceptual approval of the PDP does not bind the Commission to approval of the Final Development Plan. Environmental review of the Final Development Plan will be required under the California Environmental Quality Act. Following appropriate environmental review of the plan, the Planning Commission will consider the application for the Final Development Plan at a public hearing. The Planning Commission will make a recommendation to the City Council based on a review of the environmental impacts of the plan, the appropriateness and interrelationships of the proposed uses, any effects on traffic circulation due to development of the plan, the quality of the suggested site plan design, and consistency with the general plan and SAMP. If the Planning Commission recommends approval of the Final Development Plan, the City Council will consider the plan at a public hearing, where it may approve or deny the Final Development Plan or return the matter to the Planning Commission for further evaluation.

### **Environmental Determination**

Environmental analysis is not required for preliminary review of a PDP. A full analysis of the PDP under the California Environmental Quality Act (CEQA) will be conducted for a final development plan.

### **Public Notification**

This item has been duly noticed by publication in the Community Voice for the Preliminary Review of the Residences at Five Creek Preliminary Development Plan.

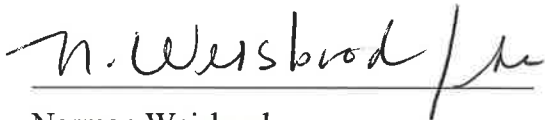
### **Staff Recommendation**

Staff recommends that the Planning Commission adopt Resolution No. 2016-15 -A Resolution of the Planning Commission of the City of Rohnert Park Conceptually Approving with Recommended Revisions the Preliminary Development Plan for the Residences at Five Creek Planned Development located on Dowdell Avenue, Carlson Avenue, Labath Avenue and Martin Avenue (APN 143-040-124.)

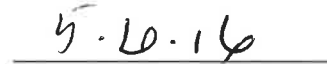
Exhibits:

- A. Residences at Five Creek Preliminary Development Plan (Also Exhibit A to the Resolution)
- B. Consistency with General Plan and Stadium Area Master Plan (Also Exhibit B to the Resolution)
- C. Stadium Area Master Plan Land Use
- D. Draft Minutes of the Rohnert Park Parks and Recreation Commission meeting of April 21, 2016
- E. A Resolution of the Planning Commission of the City of Rohnert Park Conceptually Approving with Recommended Revisions the Preliminary Development Plan for the Residences at Five Creeks located on Dowdell Avenue, Carlson Avenue, Labath Avenue and Martin Avenue (APN 143-040-124.)

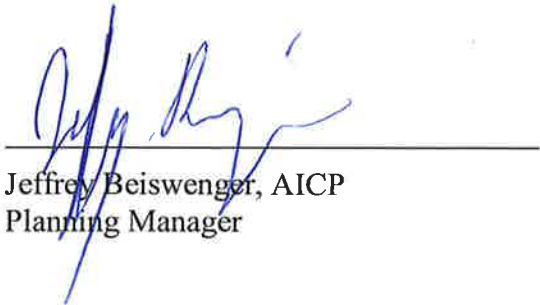
APPROVALS:



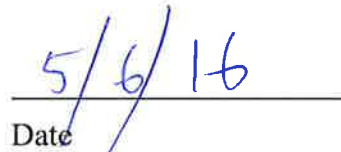
Norman Weisbrod,  
Technical Advisor



Date



Jeffrey Beiswenger, AICP  
Planning Manager



Date



Exhibit A

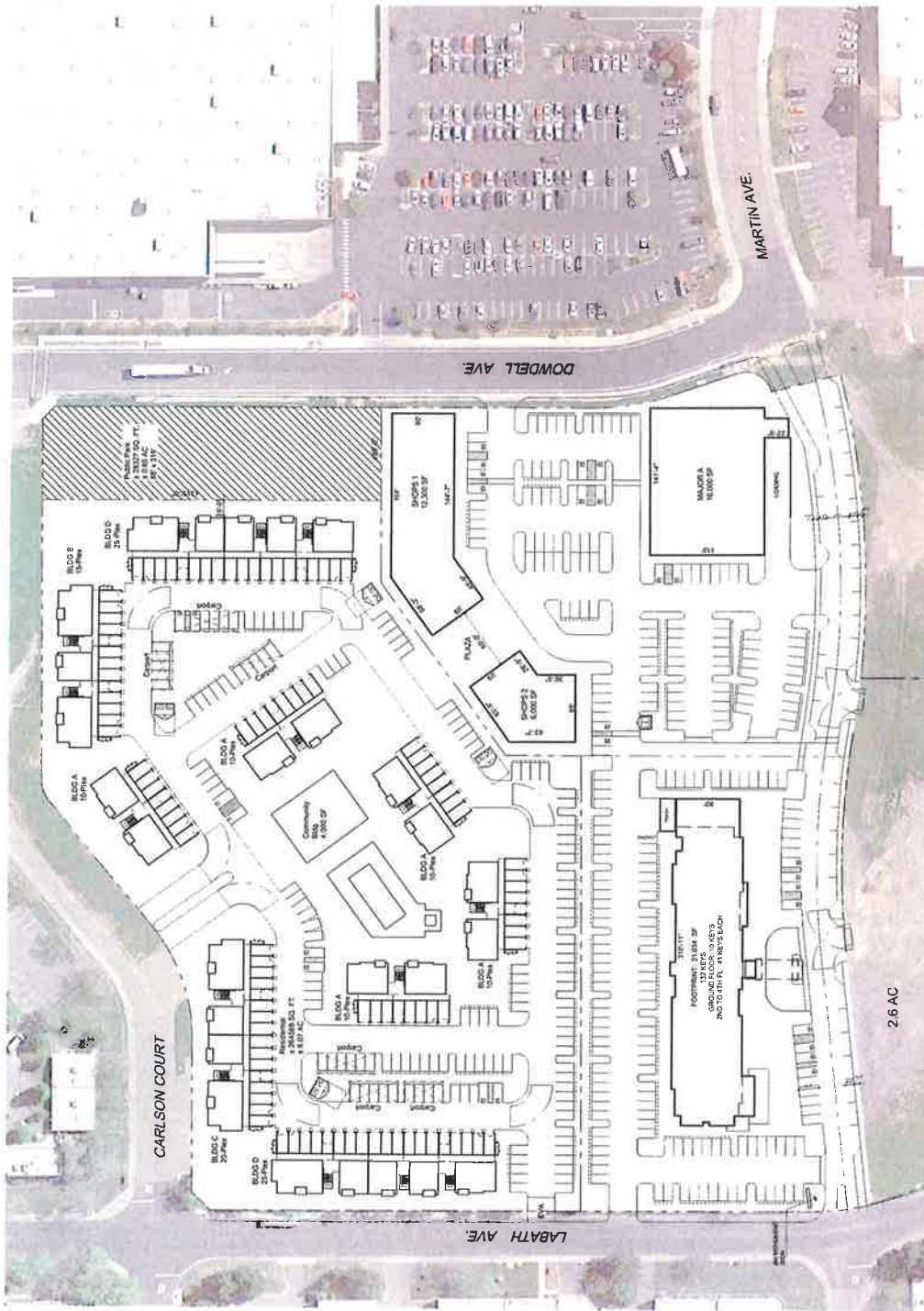
# RESIDENCES AT FIVE CREEK

CONCEPTUAL DESIGN PACKAGE | 04.05.2016

**RECEIVED**

APR - 6 2016

CITY OF HOHNERT PARK



Residential Site Summary				
Site Area	12.34 AC	100%	100%	100%
Public Park	6.58 AC	53%	53%	53%
Multi-Family	6.07 AC	49%	49%	49%
Quoting Unit	135 DU	100%	100%	100%
Density	22.2 DU/AC			

Pilot Summary				
Pilot	Size	# of Units	% Total Net S.F.	Net S.F.
P1A	756	28	21%	21%
P1B	1,192	17	13%	13%
P2B	1,207	26	19%	19%
P3C	1,040	36	27%	27%
P3	1,200	6	4%	4%
Total		135	100%	135,550
Type		No. Units	Mix	
1 Bedroom Total		55	41%	
2 Bedroom Total		74	55%	
3 Bedroom Total		6	4%	
Total		135	100%	

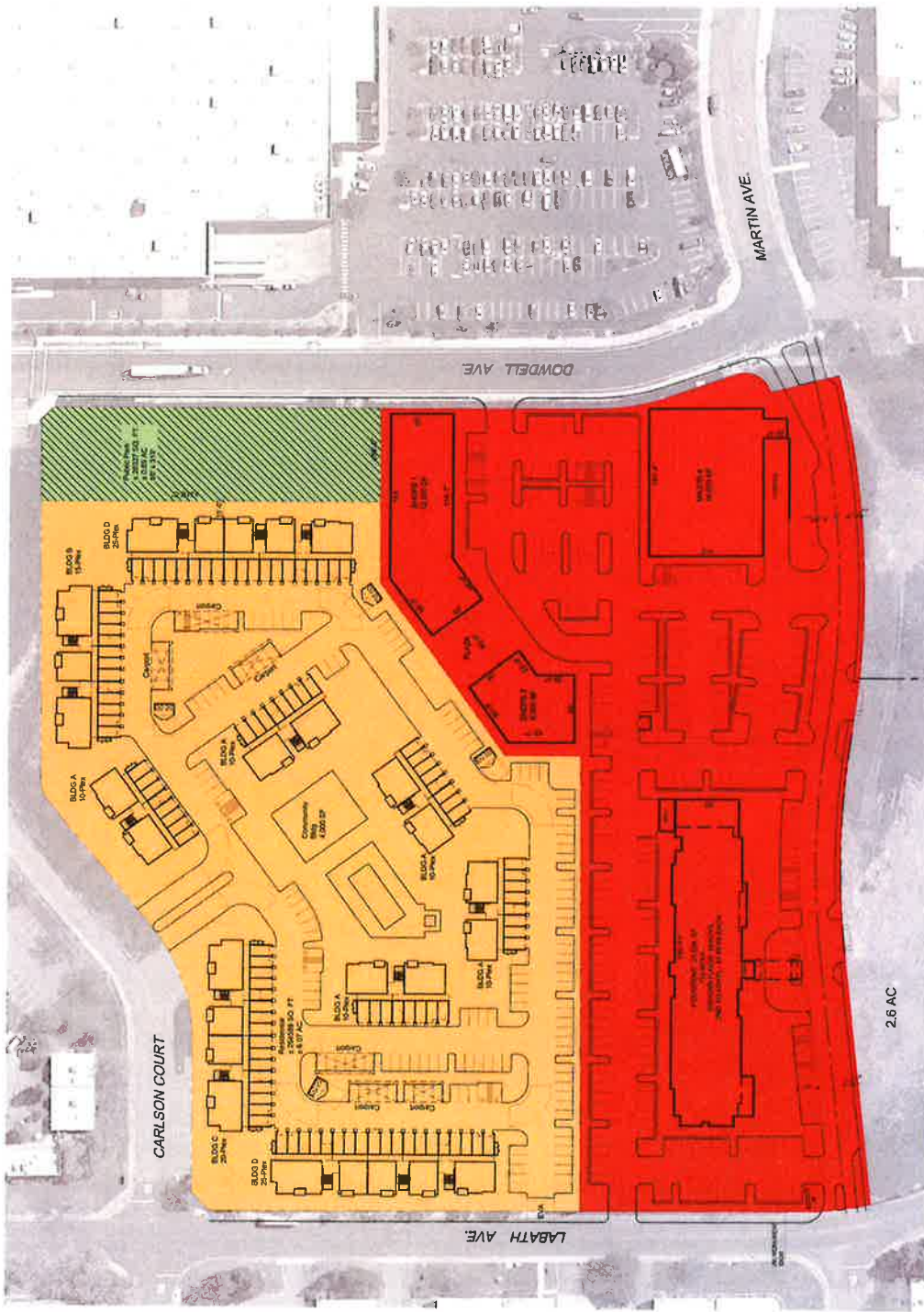
Residential Parking Summary				
Parking	No. Units	Spaces Required	Spaces Provided	Spaces/Unit
1 bed = 1.0 space/unit	55	55	95	1.73
2 bed = 2.0 space/unit	74	148	148	2.00
3 bed = 2.5 space/unit	6	15	15	2.50
Guest = 1.0 space/unit			34	0.25
Total Parking Spaces Required		218	278	1.99
Parking Provided			278	
Tuck Under Parking Spaces			107	
Covered Parking Spaces			31	
Shared Parking Spaces			140	
Total parking spaces (TUC, Shared)			278	

Retail Summary				
Retail	Size Area	No. Units	Spaces Required	Spaces/Unit
100 Retail	142,750 SF (3.34 AC)	125 Units	125	1.00
Parking Provided			125	
Parking Required			100	
Parking Ratio			125% Shared Parking Reduction	
Shared Parking			3,610,000	
Shared Summary				
Building Area	111,485 (41.2 AC)	75,721 SF		
Parking Provided		120 Stalls		
Parking Required		102 Stalls		
Shared Parking Reduction		25%		



KEY MAP



# LAND USE MAP

## RESIDENCES AT FIVE CREEK

RDMHEAT PARK, CA  
 940 414000  
 940 414000

KTDV Group, Inc.  
 Architecture/Planning  
 940 414000  
 940 414000  
 940 414000



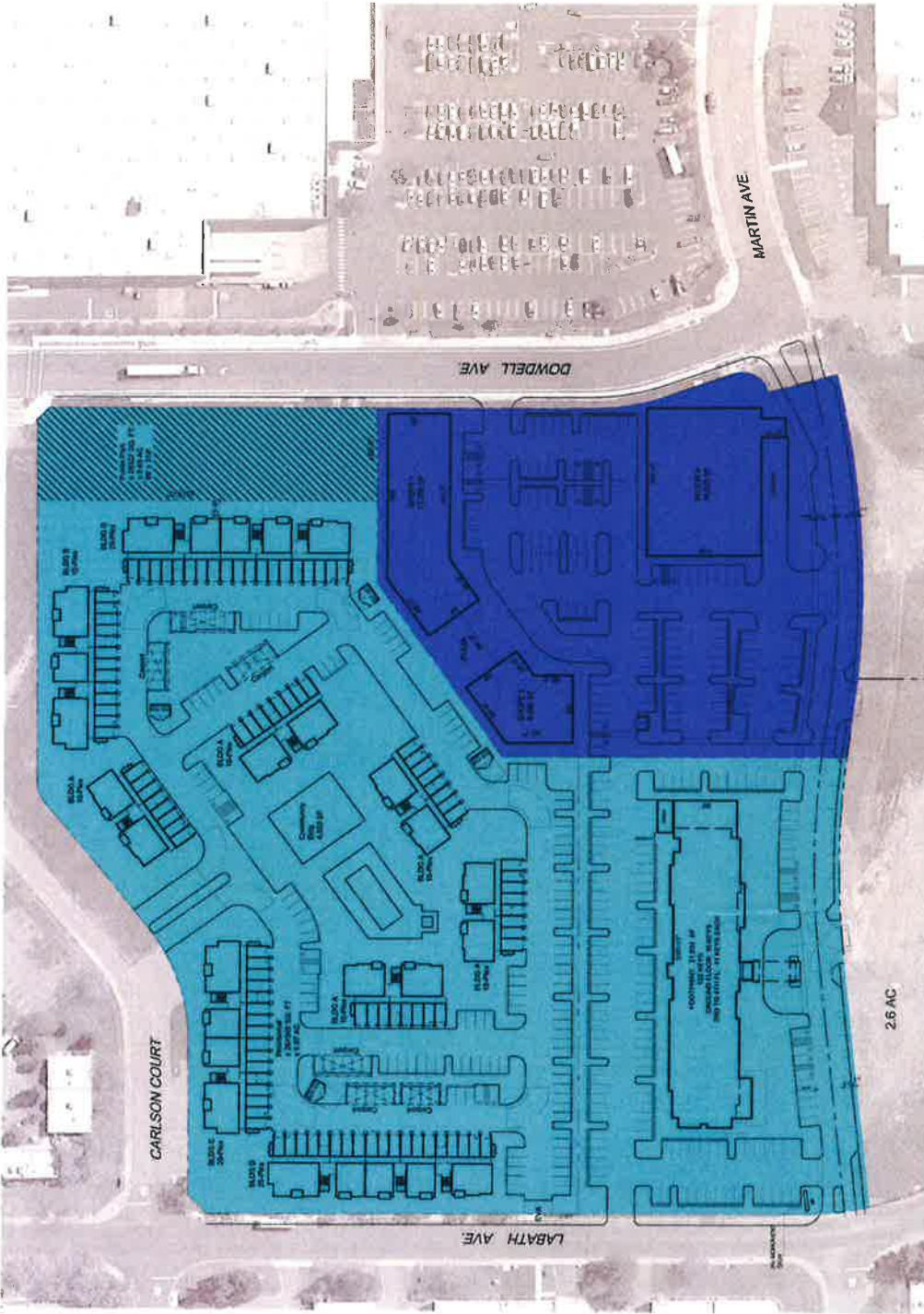
Residential Site Summary									
Zone	PD								
Gross Site Area	6.58 AC								
Public Park	0.55 AC								
Multi Family	6.03 AC								
Dwelling Units	135 DU								
Density	20.2 DU/AC								
Plan Summary									
SP	# of Units	% Total Net S.F.	Avg. Net S.F.						
1A	1	20%	20%						
2A	2	18%	18%						
3A	2	12%	12%						
3B	2	12%	12%						
3C	2	12%	12%						
3D	2	12%	12%						
Total	135	100%	135						
Type									
1 bedroom total	55	41%							
2 bedroom total	74	55%							
3 bedroom total	6	4%							
Total	135	100%							
Residential Amenities									
Community Building	1								
Total (0.55 AC)	1								
Standard Parking Summary									
Parking Required	No. Units	Spaces Required	Spaces Unit						
1 bed = 1.0 space/unit	55	55	1.00						
2 bed = 2.0 space/unit	74	148	2.00						
3 bed = 3.0 space/unit	6	18	3.00						
Total = 1.0 space/unit	135	221	1.63						
Total Parking Spaces Required		221							
Parking Provided									
Tuck Under Parking Spaces	107								
Underground Parking Spaces	114								
Shared Parking Spaces	10								
Total Parking Spaces (TUC + Shared)	221								
Retail Summary / PD Zone									
Parking Required	145,190 SF (3.34 AC)								
Parking Provided	145,190 SF (3.34 AC)								
Parking Required	125,000 SF								
Parking Provided	125,000 SF								
Parking Required	100,000 SF								
Parking Provided	100,000 SF								
Site Summary									
Site Area	111,488 sq ft (2.56 AC)								
Building Area	75,721 SF								
Parking Provided	139,000 SF								
Parking Required	102,000 SF								

### Districts

- R-M: Medium Density Residential
- C-R: Regional Commercial
- OS-EC: Open Space - Environmental Conservation







# Permitted Uses On Site

- Appliance Repair Service
- Animal Hospital/Veterinary Clinic
- Antique Store
- Arcade Games/Cybercafes
- Bakery (Retail Sales)
- Bank/Savings and Loan/Credit Union (see Drive-Through Windows)
- Barber/Beauty Shop/Tanning Salon
- Check Cashing Store
- Day Care Center (Nonresidential)
- Drive-Through Window (any use)
- Drive-Through Window (pharmacy)
- Dry Cleaning Outlet
- Florist
- Food Store
- Convenience Store
- Supermarket
- Furniture Store
- Hardware Store
- Health Club
- Hotel/Motel (No in-room food preparation unless applied for and approved as part of project approval or separately.)
- Interior Decorator
- Laundromat
- Liquor Store (Off-Sale)
- Massage Therapy (see Chapter 8.36)
- Medical Clinic
- Microbrewery with restaurant
- Nursery (Horticulture)
- Medical and Dental
- Pawn Shop
- Payday Loan Establishment
- Pharmacy (see Drive-Through Window) (Does not include a Medical Marijuana Dispensary, which is a prohibited use within the City)
- Printing and Blueprinting
- Restaurant
- General
  - Fast Food (see also Drive-Through Window)
  - Outdoor and Sidewalk Cafe
  - Taco Outpost
- Retail General and Specialty
- Sign Shop
- Small (e.g. typically located in a small office/retail space)

## Construction Phases

- Phase 1
- Phase 2

## Preliminary Park Study (PDP Review)

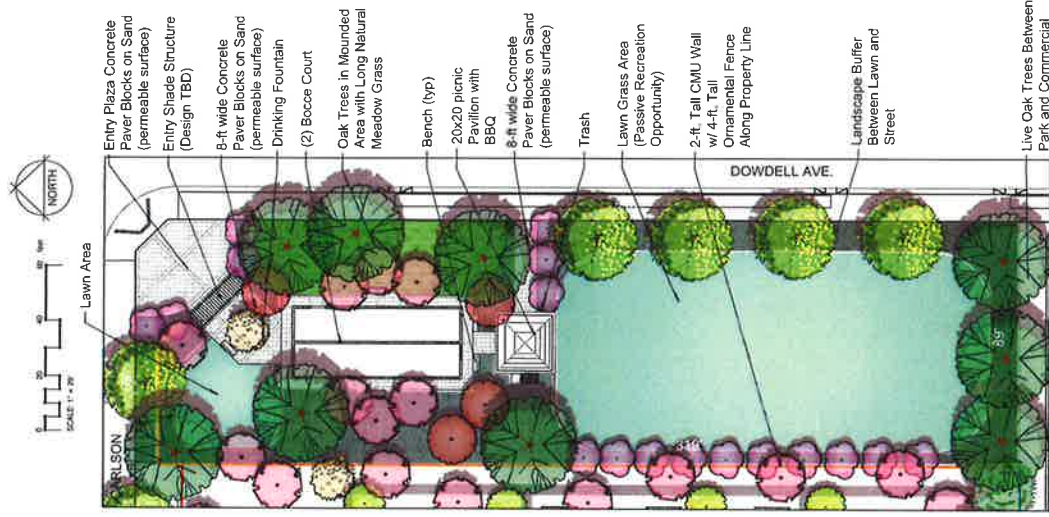
The 55 acres of proposed neighborhood park is intended to serve both the passive and active recreation needs of the surrounding community (many offices commercial)

Active recreation - Basketball | Tents provided within surrounding residential projects

Picnic shelter for group gatherings.

Parking provided on Colson and Labott Ave

Illustrative Disclaimer: Shrub and ground cover materials not illustrated, only implied by the color differences.



# RESIDENCES AT FIVE CREEK

Rohnert Park, California

**MJW Investments, LLC**  
28 Monarch Bay Plaza, Suite Q  
Dana Point, CA 92629

**LA1**  
omni • means  
ENGINEERING SOLUTIONS

Landscape Architecture Design By Omni-Means:  
Scott Robertson, Landscape Architect C.A.L.A. 4271

1000



# Preliminary Landscape Concept (PDP Review)



SYMBOL	DESCRIPTION	QTY	DETAIL
1	STREETSCAPE: A consistent street tree and low water use ground cover / shrub planting will be installed along the easement between the sidewalk and project fencing.		
2	PARKING AREAS: Deciduous shade trees will be installed in planter fingers to provide shade over parking areas and drive aisles. Low water use shrubs and groundcovers will provide texture and color interest.		
3	EVERGREEN SCREEN: Where applicable between land uses, a Redwood Tree evergreen screen will be installed along the easement between residential and commercial areas.		
4	POOL AREA RECREATION: The pool area design (to be completed) will consist of a pool, spa, lounge area, and cabana. The pool area will be enclosed by a 6' wall with ornamental fencing. Plant materials will be "pool friendly" and intended to provide year round color and interest.		
5	PARK LAWN AREA: The park will include lawngrass areas sufficient in size for passive recreation opportunities such as playing catch and an informal game of volleyball.		
6	PARK BOCCE COURT: Two courts are proposed for an active recreation opportunity.		
7	PARK PICNIC PAVILION: A 20' x 20' picnic pavilion will provide opportunities for social gatherings and include picnic tables and a BBQ area.		
8	PARK SEATING AREAS: Bench seating with trash receptacles near by will be located throughout the park along accessible pathways.		
9	PARK ENTRY PLAZA: The main entrance to the park will be highlighted by a permeable paver design plaza and ramada structure. A park sign monument will also be located in this area.		
10	PARK BUFFER LANDSCAPE: The non-lawn grass areas of the park will consist of various trees, shrubs and ground covers intended to provide a visual screen between the private residential and public park area.		
11	RESIDENTIAL AMENITY AREA: Lawn grass area for informal play and potential ball lot area.		
12	EMERGENCY VEHICLE ACCESS: An EVA point of access provided to Labath Ave. The EVA would consist of grass block pavers.		
13	COMMERCIAL ACCESS: Access between the Residential and Commercial area will be provided be a controlled access gate.		
14	TRASH ENCLOSURES: ADA Accessible trash enclosure will be provided throughout the residential area.		
15	PLAZA CONCEPT: Plaza to include outdoor dining opportunities, central landscape and amenity features (fountain, water feature or art sculpture) will be incorporated into the central plaza. An architecture over head structure will provide protection from the sun. Final design to be determined by design development review submittal.		

**DESIGN INTENT NOTE:**

The intent of this exhibit is to generally illustrate the landscape density proposed and is not a representation of the final layout of trees, plant materials, or amenities.

SEE SHEET LA3 FOR THE TENTATIVE PLANT LIST

**LA2**

**omni means**  
LANDSCAPE SOLUTIONS

Landscape Architecture Design By Omni-Means:  
Scott Robertson, Landscape Architect CA LLA 4271

April 5, 2016 2106UPJ 031.dwg

**RESIDENCES AT FIVE CREEK**

**MJW Investments, LLC**  
28 Monarch Bay Plaza, Suite Q  
Dana Point, CA 92629

**35+ ADVISORS**

**Developed By:**

**Rohnert Park, California**







CONCEPTUAL RENDERING - RETAIL



RESIDENCES AT FIVE CREEK

ROHNERT PARK, CA  
 PO # 10000  
 940 281 1000

KTCY Group, Inc.  
 17311 Via Monte Vista  
 Irvine, CA 92614  
 949 851 2133  
 ktcy.com





CONCEPTUAL RENDERING - RETAIL



RESIDENCES AT FIVE CREEK

ROBERT PAUL, CA  
 800.800.8000  
 800.800.8000

KITDY Group, Inc.  
 Architecture/Planning  
 1000 N. Main Street, Suite 100  
 Irvine, CA 92614  
 949.851.2133  
 kitdy.com







CONCEPTUAL RENDERING - HOTEL



RESIDENCES AT FIVE CREEK

ROBINET PARK, CA  
 OFF # 81862  
 DEL. 46314

KTGY Group, Inc.  
 17911 Von Karman Ave.  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com







CONCEPTUAL RENDERING - HOTEL



RESIDENCES AT FIVE CREEK

ROBERT PARK, CA  
 402 91804  
 800 868 8688

KTCY Group, Inc.  
 Architecture/Planning  
 10000 Wilshire Blvd., Suite 1000  
 Irvine, CA 92618  
 949.851.2133  
 ktcy.com







CONCEPTUAL RENDERING - HOTEL



ROBERT PARK, CA  
 PROJECT #1504  
 DATE: 9/14

KTGY Group, Inc.  
 Architecture/Interior Planning  
 17811 Valley View Drive  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com







## CONCEPTUAL RENDERING - RESIDENTIAL

**MW INVESTMENT GROUP**  
21 Forech Bay Plaza, Suite G  
San Rafael, CA 94903

 **356 Advisors**  
INCORPORATED

RESIDENCES AT FIVE CREEK

ROHMERT PARK, CA  
 ORDER #118042  
 DATE 04.05.06

**KTGY Group, Inc.**  
**Architecture+Planning**  
 17911 Van Kaman Ave.  
 Irvine, CA 92614  
 949.851.2133  
[ktgy.com](http://ktgy.com)

13



## Exhibit B

### Residences at Five Creeks, Preliminary Development Plan Consistency with General Plan and Stadium Area Master Plan

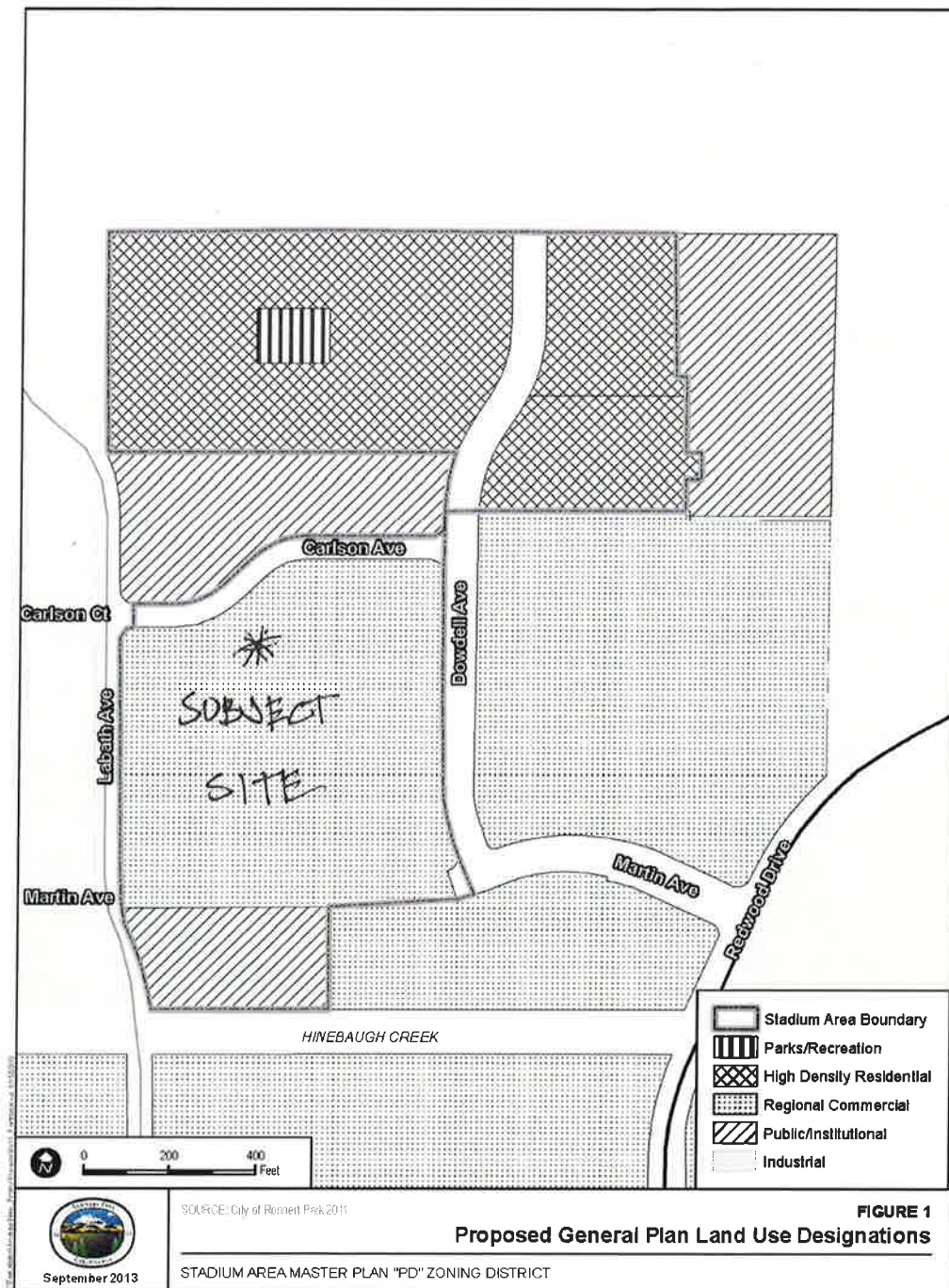
The purpose of the following matrix is to identify where the proposed Residences at Five Creeks, Preliminary Development Plan application is consistent with the adopted General Plan (GP), Stadium Area Master Plan (SAMP) and related zoning ordinance provisions. The following matrix evaluates the April 5, 2016 (received by the city on April 6, 2016), Residences at Five Creek submittal for consistency with the city's plans and policies.

Goal/Policy or Standard	Consistent?	Description
<b>General Plan Policies (Consistent)</b>		
LU-7 (Encourage new commercial facilities near residential uses)	Yes	Several apartment complexes are in close proximity to the proposed commercial shopping center on this site.
CD-2 (Create linkages between different parts of the city and create unique, distinctive plan)	Yes	The project as proposed will create a unique, cohesive project on the west side of Rohnert Park. The project will allow for the extension of Martin Road and connect to the Hinebaugh Creek path.
HO-1.1 (Residentially zoned land)	Yes	The designation of high density residential will provide additional land for multi-family development.
<b>General Plan (Updates Needed)</b>		
Figure 2.4-1 (Specific Plan and Planned Development Areas)	Update	The Stadium Lands Master Plan (also the Stadium Lands PD) is not included on Figure 2.4-1 and is not discussed in the land use chapter of the General Plan. Discussion of the SAMP will need to be.
Figure 2.2-1 (General Plan Diagram)	Update	The current designation of the Five Creek project is Commercial. A portion of this area will need to be amended to High Density Residential to allow for the apartment complex. A portion of this site will also need to be amended to Parks/Recreation to allow for the park site.
<b>SAMP and Planned Development (Updates Needed)</b>		
Figure 1, page 4 (land use designations)	Update	This figure will need to be update to reflect the proposed land use designations.
Proposed Land Use and Zoning, page 5	Update	The descriptions, acreage and other descriptions of the land use designations will need to be updated.
Table 2, page 9 (SAMP land use and development program)	Update	Gross acres, number of units and other detail will need to be updated
Proposed Streets and Improvements, page 12	Update	The role of Martin Avenue will need to be clarified in the text. The current wording suggests that a minor arterial will be needed but this is not supported anywhere else in the General Plan. Martin should be described as a local connector street.
<b>General Plan Policies to be Implemented as Part of Final Development Plan</b>		
CD-16 (Required	Part of Final	The project will be required to be designed as one

neighborhood design)		cohesive project.
CD-20 (Buildings designed to have transitions from public street, facades with articulation and design features)	Part of Final	Designs of project will need to be consistent with City design guidelines.
CD-26 (Design of local streets to serve as comfortable pedestrian environments)	Part of Final	Staff will work with the project proponent to ensure that streets and sidewalk designs are comfortable to pedestrians.
CD-55 (Require all development within commercial districts to provide pedestrian amenities)	Part of Final	Staff will work with the project proponent to ensure that pedestrian amenities are provided.
TR-37 (Provide continuous sidewalks along all existing and future streets)	Part of Final	Site design will include these elements.
TR-38 (Pedestrian friendly amenities along public street streets)	Part of Final	Site design will include these elements.
TR-41 (Ensure that bikeway are continuous and interconnected)	Part of Final	Bicycle lanes, paths, parking and other bicycle amenities will be provided throughout the project.
OS-16 (Expand the city's network of bike and pedestrian paths in areas of new development)	Part of Final	The path along Hinebaugh Creek is located just south of this area and the site design should provide connections as part of the overall bicycle network.
OS-17 (Ensure that parks and recreation facilities are safe secure areas)	Part of Final	The location of the proposed park is across the street from a Costco loading dock and in a somewhat isolated corner of the site. Site design measures will have to be carefully considered to ensure that a safe environment is created.
PF-15, 16, 23 (Water conservation)	Part of Final	The General Plan calls for various water conservation approaches which will be implemented through the FDP process.
Chapter 6 (Environmental Conservation)	Part of Final	A CEQA analysis will be conducted along with the FDP.



## Exhibit C





## **Exhibit D**

### **PARKS AND RECREATION COMMISSION OF THE CITY OF ROHNERT PARK**

#### **REGULAR MEETING MINUTES**

Thursday, April 21, 2016

The Parks and Recreation Commission of the City of Rohnert Park met this date at Rohnert Park City Hall, 130 Avram Avenue, Rohnert Park, for a regular meeting to commence at 6:00pm.

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#### **Call to order**

The meeting was called to order by Chair Borr at 6:02 p.m.

#### **Item 1. Roll Call:**

Present: Chair Borr, Vice-Chair Griffin, Commissioner Black

Absent: Commissioners Bird, Canterbury

Staff Present: Mary Grace Pawson, Director of Development Services  
John McArthur, Director of Public Works and Community Services  
Tom Kelley, General Services Supervisor  
Norm Weisbrod, Development Services Contract Planner  
Mitch Austin, Community Services Manager  
Renée Eger, Administrative Assistant

#### **Item 2. Pledge of Allegiance**

The Pledge of Allegiance was led by Chair Borr.

#### **Item 3. Acknowledgment of Meeting Agenda Posting**

Community Services Manager Austin acknowledged posting of the regular meeting agenda in the required public places per Brown Act requirements.

#### **Item 4. Public Comment**

None.

#### **Item 5. Approval of Minutes**

Approval of minutes for the regular meeting of Thursday, April 21, 2016, is moved to the next regular meeting agenda.

#### **Item 6. Preliminary Development Plan Review for Residences at Five Creek**

##### **a. Staff Report**

Development Services Contract Planner Norm Weisbrod presented the commission a preliminary development plan for a community park at Five Creek for review.

##### **b. Review and Comments on Plan**

Commissioners discussed area of park placement and made recommendations for development consideration. Detailed costs associated with the development will be provided to the commission at a later date. Bruce Orr, President of 356 Advisors, was on hand to answer questions and advise the commission of development considerations.

**Action:** Move/Second (Griffin/Black) to approve and accept the proposed preliminary development with recommendations of skate feature, tot lot, live oak tree replacement with *Quercus Lobata*, additional access points through the fence, fence to echo architect features of adjacent reserve, additional lighting, and consideration of secondary entry access in southeast corner. Motion carried by the following 3-0-0 vote, with 2 absences: AYES:Borr, Griffin, Black; NOS: None; ABSTAIN: None; ABSENT: Bird, Canterbury.

**Item 7. Senior Center Peace Garden Revised Proposal**

**a. Staff Report**

Steven Elliot, representative from the Rotary Club of Rohnert Park-Cotati, presented the commission with revised plans for the Senior Center Peace Garden.

**b. Review and Recommendation**

Commissioners made recommendations regarding bench selection, expansion of the arbor, and consideration of access in final development. Next, the proposal will be presented to the Senior Citizens Advisory Committee on May 19<sup>th</sup>.

**Item 8. Park Amenity Renovation/Replacement Priority List**

**a. Staff Report**

Staff presented park infrastructure listing and rating for the commission to review.

**b. Review and Recommendation**

The commission suggested providing categorical priorities as a strategy for listing park renovation and improvements as funding becomes available.

**Item 9. Parks Update**

**a. Staff Report**

Staff provided the commission with a detailed listing of updates by park. Community Services Manager Austin advised the commission staff had meet with residents at Dorotea Park to review and discuss Par Course plans.

**b. Review and Discuss**

Vice-Chair Griffin expressed appreciation to Staff for park maintenance and improvements. Chair Borr commented on vandalism at Alicia Park and inquired whether Staff had noticed a pattern, such as weather or activity, and whether deterrence could be coordinated with Public Safety. Commissioners suggested using mail and/or social media for a larger survey regarding Dorotea Park Par Course feedback.

**Item 10. Facility Improvement Projects Updates**

Public Works and Community Services Director John McArthur presented a PowerPoint presentation to the commission on the completed and upcoming facility improvement projects.

**a. Honeybee Pool Chemical Control Equipment**

The previous filters were replaced with new filter system at Honeybee Pool.

**b. Magnolia Tennis Courts Phase II**

**c. Community Center & Senior Center Main Activity Rooms Painted**

**Item 11. Review 2016 Agenda Plan**

The agenda plan for 2016 was generally discussed with the commission. Chair Borr requested the topic of Youth Advisory be added; Community Services Manager Austin advised this discussion would move up in priority.

**Item 12. Matters To/From Commissioners****a. Summer Brochure**

Community Services Manager Austin advised the summer brochure was out as of April 1<sup>st</sup>.

**b. Locker Rooms Completed**

Community Services Manager Austin stated since the opening of the locker rooms, comments have been positive. There remains a punch list of minor items to be completed that staff is addressing.

**c. Staffing Changes**

Community Services Manager Austin announced changes in upcoming staff. A recruitment for a supervisor is currently in the works

**d. Next Senior Citizen Advisory Commission Meeting May 19<sup>th</sup>**

Community Services Manager Austin stated the next Senior Citizen Advisory Commission meeting is May 19<sup>th</sup>.

**e. Benicia Pool Grand Opening Moved to June 4<sup>th</sup>**

Community Services Manager Austin announced the Benicia Pool Grand Opening event has been moved from April to June 4<sup>th</sup>

Additionally, Community Services Manager Austin advised ethics training is available to commissioners on May 31<sup>st</sup> from 1:30 to 3:30 p.m. Chair Borr, Vice-Chair Griffin, and Commissioner Black expressed interest in attending.

Commissioner Black requested a status update on Gold Ridge community garden.

Community Services Manager Austin advised a large fundraiser project by the garden organizers had delayed the creation of the garden.

Commissioner Black stated that perhaps some items listed in the Cultural Arts Commission charge may be outdated and should be reviewed. Community Services Manager Austin clarified that some items, such as development fees, are addressed in the annual report.

Commissioner Black stated that the topic of interest in a Teen Center was expressed at the Town Hall Meeting [of April 20<sup>th</sup>], which addresses a need and should be kept on the radar.

Vice-Chair Griffin stated the Town Hall Meeting was well attended.

Chair Borr commented an increase in vehicles in Eagle Park and suggested Staff could remind residents at the time reservations are made regarding the policy. Community Services Manager Austin also requested information regarding organized user, if applicable, could be relayed to staff to address.

Chair Borr will not be present at the next scheduled meeting of May 19<sup>th</sup> and suggested confirmation from commissioners ensuring a quorum will be met, or if not, reschedule the regular meeting date.

**Item 13. Adjournment-** There being no further business, Chair Borr adjourned the regular meeting of the Parks and Recreation Commission at 8:18 p.m.

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Chris Borr, Chair

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Renée L. Eger, Recording Secretary

**PLANNING COMMISSION RESOLUTION NO. 2016-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK CONCEPTUALLY APPROVING WITH REVISIONS THE PRELIMINARY DEVELOPMENT PLAN FOR RESIDENCES AT FIVE CREEKS BOUNDED BY CARLSON COURT ON THE NORTH, DOWDELL AVENUE ON THE EAST, MARTIN AVENUE EXTENSION ON THE SOUTH AND LABATH AVENUE ON THE WEST IN SONOMA COUNTY, CA (APN 143-040-124)**

**WHEREAS**, the applicant, MJW Investments LLC, filed Planning Application No. PROJ2016-0001 proposing a Preliminary Development Plan ("PDP"), for Residences at Five Creeks, in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

**WHEREAS**, pursuant to California State Law and the Rohnert Park Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a 300 foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the public hearing in the Community Voice; and

**WHEREAS**, on April 22, 2016, the Parks and Recreation Commission reviewed the park and recreation amenities in the PDP and recommended conceptual approval with modifications; and

**WHEREAS**, on May 12, 2016 the Planning Commission held a duly noticed public hearing at which time interested persons had an opportunity to testify either in support of or opposition to the Project; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in Planning Application No. PROJ2016-0001, including recommended revisions proposed by staff to achieve consistency with city policies, as well as the information presented at the public hearings and the recommendation from the Parks and Recreation Commission; and

**WHEREAS**, the applicant is expected to use this non-binding review and conceptual approval of the PDP to submit a formal application for a Final Development Plan, which is subject to a General Plan Amendment, modification to the Stadium Lands Master Plan and environmental analysis and public hearings.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Rohnert Park hereby makes the following determinations and recommendations with respect to the proposed Preliminary Development Plan:

**Section 1.** The above recitations are true and correct, and material to this Resolution.

**Section 2.** The Planning Commission recommends that those revisions and updates provided for in **Exhibit B**, which is attached hereto and incorporated by this reference, be made to the development plan to achieve full consistency with City policies.

**Section 3.** The Planning Commission hereby finds that subject to the recommended revisions in Section 2, Planning Application No. PROJ2016-0001 the Residences at Five Creeks

Preliminary Development Plan, including the proposed land uses and their interrelationships, is generally acceptable and consistent with the General Plan and the Stadium Area Master Plan.

**NOW, THEREFORE, BE IT FURTHER RESOLVED, THAT** the Planning Commission does hereby conceptually approve Application No. PROJ2016-0001 the **Residences at Five Creeks Preliminary Development Plan** as provided for in **Exhibit A**, subject to the General Plan Amendment, Modification to the Stadium Lands Master Plan and Environmental Analysis.

**DULY AND REGULARLY ADOPTED** on this 12th day of May, 2016 by the City of Rohnert Park Planning Commission by the following vote:

AYES:\_\_\_ NOES:\_\_\_ ABSENT:\_\_\_ ABSTAIN:\_\_\_

ADAMS\_\_\_ BLANQUIE\_\_\_ BORBA\_\_\_ GIUDICE\_\_\_ HAYDON\_\_\_

---

John Borba, Chairperson, City of Rohnert Park Planning Commission

Attest\_\_\_\_\_  
Susan Azevedo, Recording Secretary

**EXHIBIT A**

RESIDENCES AT FIVE CREEK PRELIMINARY DEVELOPMENT PLAN

**SEE EXHIBIT 'A' ATTACHED TO THE STAFF REPORT**

## **EXHIBIT B**

CONSISTENCY WITH GENERAL PLAN AND STADIUM AREA MASTER PLAN

**SEE EXHIBIT 'B' ATTACHED TO THE STAFF REPORT**