



City of Rohnert Park
Planning Commission Report

DATE: November 10, 2016

ITEM NO: 8.2

SUBJECT: Residences at Five Creek Project

LOCATION: 15.35 Acre Area of the Stadium Area Master Plan, bounded by Dowdell Avenue, Labath Avenue, and Carlson Avenue (APN 143-040-124).

REQUEST: Conduct a Planning Commission Study Session of the Residences at Five Creek Project

APPLICANT: Matthew J. Waken for MJW Investments LLC

Request

City staff is requesting that the planning commission conduct a study session for the Residences at Five Creek project. This will allow for the commission to learn more about the project and the necessary entitlements, and provide for an early opportunity for discussion on project issues. A public hearing is tentatively scheduled on December 8, 2016 for the Planning Commission to review the project entitlements and consider formal recommendations to the City Council.

Background

The proposed Five Creek project is located within the Stadium Area Master Plan (SAMP), a 32.8 acre site and 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 Five Creek project is composed of a 135 unit apartment complex, 0.65 acre park, 132 room hotel and 34,300 sf shopping center, located on the northerly 12.65 acres of the site. The project's tentative map also creates an approximately 2.7 acre parcel that will be developed by the City as a fire station and a corporation yard. The Planning Commission approved a Preliminary Development Plan for this project in May 12, 2016 and conducted a joint study session with the Park and Recreation Commission on June 8, 2016 to identify the preferred location, configuration and improvements for the proposed park.

The property is currently owned by the city. A purchase and sale agreement has been entered into between the city and MJW Investments LLC for the purchase of the property by the applicant. The 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. Completing the property transfer and development envisioned by the purchase and sale agreement is an important economic development initiative for the City.

The following is a complete list of requested entitlements for the Five Creek project:

- Mitigation Negative Declaration (MND). An environmental impact report (EIR) was prepared for the original Stadium Area Master Plan, but its analysis, particularly for air quality and greenhouse gas emissions, does not adequately address current legal and regulatory requirements. A subsequent MND has been prepared and is currently the subject of a public review period which closes on December 8, 2016.
- General Plan Amendments (GPA). This property currently carries Regional Commercial and Public/Institutional general plan designations, which would permit the hotel, commercial development and municipal facilities (e.g. fire station and corporation yard) but not the apartment complex or the park, in the proposed location. The GPA would allow for high density residential and public parks in their proposed locations.
- Amendments to Stadium Area Master Plan (SAMP) and adoption of Final Development Plan (FDP). The SAMP will have to be amended to include high density residential and a public park. The FDP for the project will be included as an appendix to the SAMP document. The SAMP amendments would increase the number of allowed residential units, which is currently capped at 338 units. The Fiori Estates and Reserve at Dowdell include 244 units and 84 units, respectively (total 328) so an increase is necessary to accommodate the proposed 135 unit apartment complex.
- Tentative Parcel Map (TPM). The applicant has proposed splitting the property into five (5) parcels for each project components: apartments (6.1 acres), hotel (2.5 acres), shopping center (3.4 acres), park (0.65 acres) and city parcel (2.7 acres). The project's design proposes to extend Martin Avenue as a private street with public access easements in favor of the hotel, the shopping center and the city parcel. The Martin Avenue extension will not be dedicated as a public street.
- Development Agreement (DA). A development agreement is being negotiated that includes provisions that are mutually beneficial to the city and the developer and which brings forward key provisions of the purchase and sale agreement. Key provisions are related to the timing of hotel construction, payment of additional fees due to the impact of the apartments on public services, purchase of carbon offset credits (related to CEQA compliance), and dedication of the park.

Subsequent Approvals Required Prior to Building Permit

- Conditional Use Permit (CUP). Prior to development of any phase in the SAMP a CUP is required. The applicant may request either a single CUP for the entire project or individual CUPs for each project component.
- Final Parcel Map (FPM). Once the conditions of approval for the Tentative Map have been satisfied, a final parcel map will be approved by the City Council, to create the proposed five parcels.
- Site Plan and Architectural Review (SPAR). Each component of the project (hotel, apartments, retail center, fire station, etc.) will be required to obtain SPAR approval from the Planning Commission.

Discussion Topics

The Preliminary Development Plan (PDP) adopted by the Planning Commission on May 12, 2016, established the conceptual design of the project. In many respects the PDP “locks-in” the location and layout of the project components. Input from the Planning Commission should be focused on how well the approved PDP is implemented by the Final Development Plan (FDP), Tentative Map and other project entitlements. The following project highlights are provided to help guide Planning Commission discussion:

- **Zoning Code Variations.** The FDP references the zoning code to determine which land uses are permitted, but a list of exceptions is provided (see page 12) mostly to prohibited uses that may be out of character with the development.
- **Design Guideline Variations.** The project proposes design variations (see page 13) to allow for a more contemporary or “Modern” architectural style which in some instances conflicts with the City’s adopted design guidelines. The purpose of this section is to allow for deviations when necessary. These design guideline variations would be referenced during the SPAR process.
- **Martin Avenue Extension.** A significant feature of the project is the extension of Martin Avenue through the project. This will be constructed as a private roadway which provides flexibility in the configuration (e.g. street parking, land width, landscaping, etc.).
- **Connectivity.** The various components of the project will be connected by: providing a gated connection between the apartment complex and the commercial center and a gated connection between the apartment complex and the park; providing internal connectivity in the form of walkways and crosswalks between the hotel and the shopping center; providing sidewalks on both sides of Martin; completing the sidewalk network around the perimeter of the site; and providing a connection to Hinebaugh Creek from the Martin Avenue extension (this connectivity component will be constructed by the City in conjunction with its fire station/corporation yard project). When the individual components of the project come in for Site Plan and Architectural Review the sidewalk system will be studied in more detail and enhanced where necessary.
- **Hotel.** A 132 room Upscale (as classified by the STR hotel rating system) hotel is proposed. As approved by the Preliminary Development Plan, it would be located along Martin Avenue across from the future fire station. Prior to construction of the hotel a Site Plan and Architecture Review (SPAR) entitlement would be required.
- **Shopping Center.** The overall layout for the shopping center was approved by the PDP and refined by the FDP. Features include a retail plaza (connected to the apartment complex) and a retail anchor. A SPAR would be required prior to construction. Additional design refinements could be considered at that time.
- **Apartments.** The project proposes 135 residential units. The units will have access to ample recreation and open space opportunities, including: internal amenities (pool, club house, etc.); the adjacent park site; and connections to the Hinebaugh Creek path (currently via Labath Avenue but with additional connections envisioned with the fire station/corporation yard development).

- **Park.** Following the Planning Commission's joint study session with the Parks and Recreation Commission (PRC) in June, the applicant relocated the park as requested by the commissions and refined the design. The PRC recommended approval of the new design at its October 20, 2016 meeting.
- **Sustainability Components.** A traffic study, air quality analysis and greenhouse gas analysis was conducted for this project as part of the environmental (CEQA) review. The analysis determined that certain mitigation measures need to be incorporated into the project to reduce the impact of the project – particularly with regards to improving air quality and reducing greenhouse gas emissions. The project will include: electric vehicle charging stations, pedestrian and bicycle amenities, energy efficient building design and other provisions designed to offset the impact of the additional vehicle trips that result from the hotel. The project proponent will also purchase 600 metric tons worth of carbon offset credits as a GHG reduction measure.

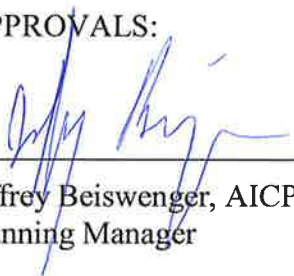
Next Steps

The project entitlements are tentatively scheduled for a public hearing with the Planning Commission on December 8, 2016.

Exhibits:

A. Residences at Five Creek Final Development Plan

APPROVALS:



 Jeffrey Beiswenger, AICP
 Planning Manager



 Date