



City of Rohnert Park PLANNING COMMISSION STAFF REPORT

Meeting Date: January 12, 2017

Agenda Item No: 9.3

Subject: File No. PLSP16-0002, University District Specific Plan, Low Density Setback and Open Space Amendments.

Location: Approximately 300 acres located south of Keiser Avenue, west of Petaluma Hill Road, north of Sonoma State University ("SSU") and Copeland Creek

Applicant: University District LLC

SUBJECT

Consider amendments to low density setback and open space requirements within the University District Specific Plan (UDSP). UDSP is a mixed-use community on approximately 300 acres with a maximum of 1,645 residential units; 100,000 square feet of mixed use/commercial uses; parks; and open space. The amendments would apply to 66.88 acres with the UDSP zoned Low Density Residential. Staff recommends that the Planning Commission consider adoption of a resolution recommending City Council approval of University District Specific Plan amendments to setbacks and open space requirements within the low density residential district.

BACKGROUND

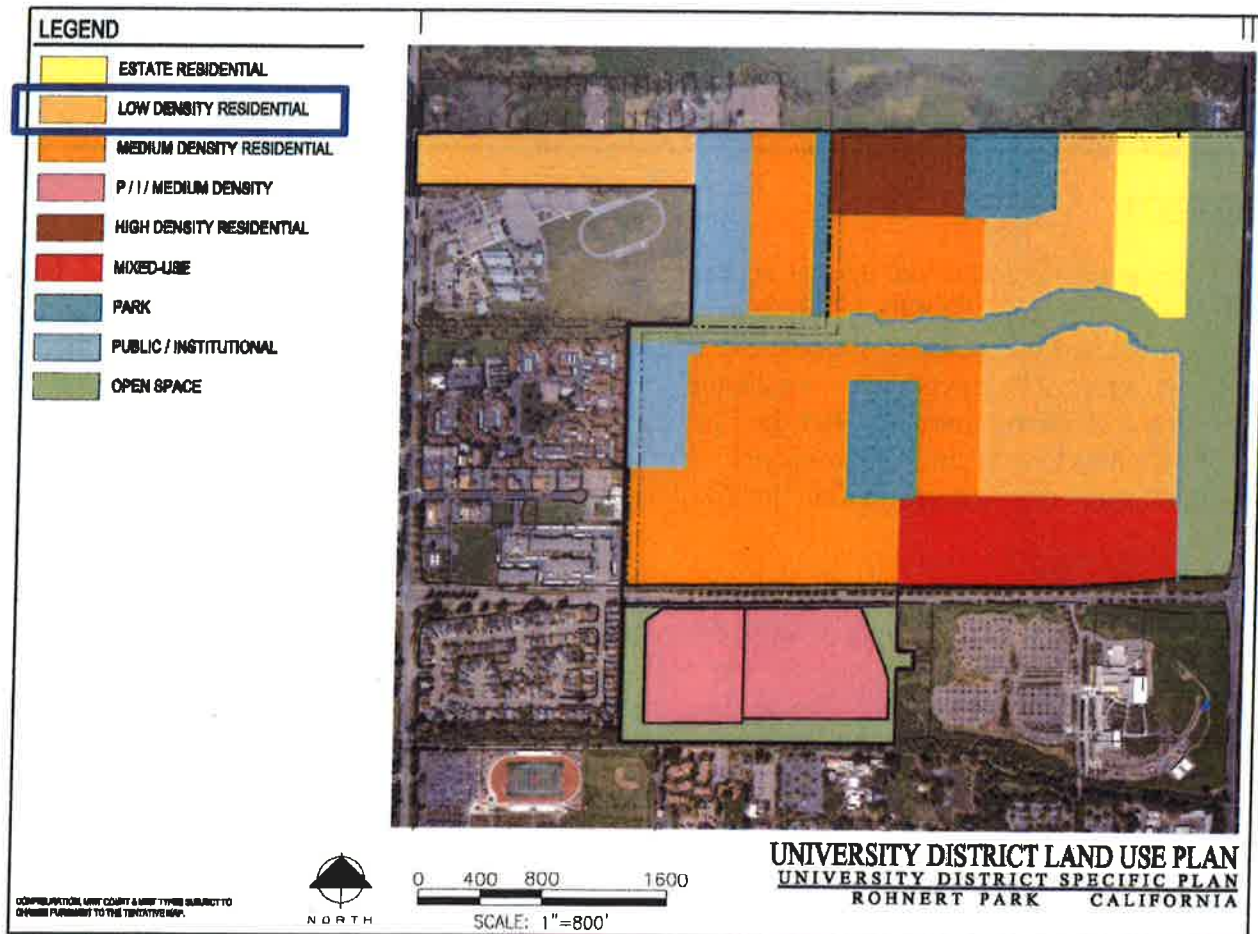
UDSP is one of five specific plan areas designated in the City's General Plan for development. The UDSP includes approximately 300 acres and was annexed to the City in 2006. An Environmental Impact Report (EIR) was prepared and adopted by the City in conjunction with the 2006 approval of the Specific Plan. In 2014, UDSP was amended to reconfigure the project layout. The project currently allows a maximum of 1,645 residential units (excluding second residential units) 100,000 square feet of commercial space. As approved in 2014, the UDSP is consistent with the General Plan. UDSP calls for 66.88 acres and 382 units of low density residential development which is consistent with the ranges depicted on Table 1. The location of the Low Density Residential district is depicted on Figure 1.

Table 1
General Plan Land Use - University District Specific Plan Area
(GP Table 2.4-1)

	<i>Gross Acreage¹</i>	<i>Housing Units Minimum-Maximum</i>	<i>Building Area (1,000sf) Minimum-Maximum</i>
Rural Estate Residential	10-15	20-26	--
<u>Low Density Residential</u>	<u>50-75</u>	<u>200-410</u>	--
Medium Density Residential	55-100	600-900	--
High Density Residential	5-15	200-500	--
Mixed Use	10-30	0-150	100
Parks	10-20		
Public/Institutional	5-20		
Open Space and Buffers	50-70		
Total	300	1,400-1,645	100

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

Figure 1
University District Specific Plan, Land Use Designations



Residential Land Uses

- *Rural Estate Density*: 11.78 acres and 26 units
- *Low Density*: 66.88 acres, 382 units
- *Medium Density*: 75.63 acres, 666 units.
- *Public / Institutional / Medium Density*: 22.34 acres, 203 units

The proposed amendments would apply to parcels within the Low Density Residential land use designations within UDSP (see Figure 2 below). Low Density Residential is described as having a density range of 4.1 to 6.0 dwelling units/acre. As part of the proposed amendments the minimum lot size for single family detached homes within this designation is 4,000 square feet. No changes are proposed to the density range or the minimum lot size.

Figure 2
University District Specific Plan, Low Density Residential Designations



PROPOSED AMENDMENTS

The applicant has requested amendments to UDSP to allow for a new housing type referred to as “age targeted, single story and pop-up single family detached homes”. The intent is not to replace the currently allowed home designs, but to allow for a wider range of home types within UDSP. The proposed changes will help address demand from Rohnert Park homebuyers for new one-story structures that are currently not available in the marketplace. The intent of the age targeted design is to create "single-story living" homes that reduce the need to go to a second story on a day-to-day basis, but to allow for the addition of second story “pop-up” space for secondary rooms for residents and/or guests.

The applicant proposes minor reductions to the rear, side and front setbacks and open space requirements to allow for more ground floor square footage, more design flexibility and the ability to open up the interior of the lot for outdoor patio space. Home designs that internalize the patio space create more privacy - a desirable feature in smaller lot residential neighborhoods. Examples of potential floor plans are included as Attachment 1 to this staff report.

The proposed amendments would add a separate Low Density Detached category for single story and pop-up homes, as detailed in Table 2 and summarized as follows:

- Front-Yard Setbacks: 10’ minimum setback for living areas of single story and pop-up structures. Garage setbacks would be 18’. This reduced front yard setback allows for detached or separate entry Casitas (see Attachment 1).
- Side-Yard Setbacks: 4’ minimum that match existing UDSP Medium Density setbacks, No encroachment within this setback is allowed, including a/c equipment, fireplaces, or entertainment alcoves. Windows on the second level (pop-up area) would be clerestory if located at the minimum setback.
- Rear-Yard Setbacks: 5’ minimum setback for living areas and garages of single story structures and 10’ minimum for the second level (pop-up). If a pop-up is include it would step-back from the property line, addressing privacy concerns and creating some design diversity in the home design.
- Private Open Space / S.F.: The minimum required private open space would be reduced from 500 square feet to 400 square feet to allow for more building square footage for one-story structures.

The proposed amendments would apply to Sections 1.4 (Residential Setbacks) within the Low Density Residential district. Table 2 provide a summary of the proposed changes with the changes in yellow highlight. The full table is included as Exhibit A to the approval resolution (Attachment 2).

Table 2
Proposed Setback UDSP Setback Amendments

	<i>Low Density Detached Conventional Two Story [no changes]</i>	<i>Low Density Detached Conventional Single Story & Pop-Up ^A</i>
<u>Front</u>		
Garage Front – On	18'	18'
Garage Side-On (55' lot)	8'	8'
Porch / Court		
Arch./Fireplace/Media	10'	10'
Living Area – All floors	12'	10'
<u>Side ^D</u>		
Garage Front – On	4'	4'
Living Area – All Floors ^D	5'	4'
Arch. / Fireplace / Media	4'	4'
Porch / Court	4'	4'
Corner Conditions - Add	5'	5'
<u>Rear</u>		
Garage	5'	5'
Living Area – All floors	10'	5'(1S ^B), 10'(2S ^C)
Private Open Space	500 sf	400 sf

Table 2 Notes

- A. Pop-Up refers to the second level living area over a portion of a single story home;
- B. 1S indicates One-Story or Single-Story residential structure;
- C. 2S indicates Two Story residential structure; and
- D. At Low Density Detached Conventional Single Story and Pop-Up, second floor windows at side-yards that are within 4' of the property line shall be clerestory windows to provide greater privacy.

Conceptual home designs are included as Attachment 1 to this staff report. The Planning Commission is not approving these designs at this time. These floor plans and elevations are examples to illustrate the type of product that could be developed with the new setback and open space standards, with the following features:

- Overall design flexibility and diversity.
- Ability to create more varied building heights, with a mixture of one and two-story buildings along the same block face.
- Internalized patio space or carefully positioned rear yard patio space to provide some privacy from neighbors.
- Separate Casitas to provide separated living quarters for relatives and guests.
- Master bedrooms/bathroom on ground floor.
- Second story space that is optional and provides for extra bedrooms and office space.
- Reduction in open space requirement to allow for more building square footage on the

ground floor.

ENVIRONMENTAL REVIEW

The setback amendments would not require any additional environmental review and are consistent with the approved 2006 UDSP Environmental Impact Report and the 2014 Addendum.

PROJECT ANALYSIS

In considering an amendment to the Specific Plan, the following findings are required:

1. The Specific Plan amendment is consistent with the City's General Plan;
2. The Specific Plan amendment would not adversely affect the public health and safety or result in incompatible land uses;
3. The Specific Plan amendment provides the framework to phase and pace growth within the Specific Plan area so as to ensure completion of all necessary public facilities concurrently with completion of the Specific Plan; or, alternately, a Statement of Public Policy Consideration can be adopted and/or an exception granted in accordance with General Plan Policies GM-10, GM-11, and GM-12.
4. The specific plan or specific plan amendment identifies adequate financing mechanisms for the infrastructure and public facilities required to support the development.

Response to Finding 1

The Specific Plan amendments are minor and do not propose change the land use framework of the Specific Plan or General Plan. The Low Density Residential designation remains in place and the Specific Plan remains consistent with the General Plan with the minor amendments to the development standards (setback and private open space requirements).

A greater diversity of housing types is permitted by the setback modification. A supply of new one-story homes is not available in the community and the amendment will make the production of the homes more likely. This is consistent with following General Plan land use goals and policies:

- LU-I Provide a range of housing types in type and price, including, large-lot homes and housing oriented to students. Provide a variety of housing in all neighborhoods and reserve sites, where appropriate, for housing types that would ensure that Rohnert Park remains an inclusive, community.
- LU-15 (UDSP) Ensure that land uses are dispersed in accordance with the following principals:
 - A mix of residential density development to complement the Mixed Use Commercial Center uses.
 - Medium Density, High Density, and Mixed Use Residential to provide a variety of housing types along Rohnert Park Expressway.
- HO-2.2 Specific Plan Housing Types. During the application review process for specific plans, the City shall ensure that the projects provide for the diversity of housing types specified in the Land Use and Growth Management Element.

Response to Finding 2

The amendments will not adversely affect the public health and safety or result in incompatible land uses since the land use pattern originally envisioned for the UDSP remains unchanged with this action. The changes could enhance the privacy between adjacent properties by allowing for more flexibility in home design.

Response to Finding 3 and 4

No changes are proposed to the Specific Plan that would impact the phasing or pace of development. No changes to the underlying land use pattern or circulation network are proposed, so the need for public facilities and infrastructure will be unchanged from the prior Specific Plan approvals. Development within the Specific Plan is subject to the payment of fees to provide for and maintain public infrastructure such as Public Facilities Financing Plan fees to help fund off-site improvements, City-wide and Regional Traffic fees, Pavement Maintenance fees, Public Services Impact fees, and Maintenance of on-site Infrastructure fees.

PUBLIC NOTIFICATION AND INFORMATION

A public hearing notice denoting the time, date, and location of this hearing was published in the *Community Voice* on December 30, 2016. Property owners within 300 feet of the Project site and interested parties requesting notification were also mailed notices, and the notice was posted pursuant to State law.

RECOMMENDED ACTION

Staff recommends that the Planning Commission adopt the following Resolution which sets forth a recommendation to the City Council:

- Resolution No. 2017-04 - Recommending City Council approval of University District Specific Plan amendments to setbacks and open space requirements within the low density residential district.

ATTACHMENTS:

1. Conceptual Home Designs
2. Resolution No. 2017-xx (UDSP Amendments)

APPROVALS:



Jeffrey S. Beiswenger, AICP



Date

PLANNING COMMISSION RESOLUTION NO. 2017-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK RECOMMENDING CITY COUNCIL APPROVAL OF UNIVERSITY DISTRICT SPECIFIC PLAN AMENDMENTS TO SETBACK AND OPEN SPACE REQUIREMENTS WITHIN THE LOW DENSITY RESIDENTIAL DISTRICT (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 Application PLSP16-0002 proposing amendments to low density setback and open space requirements within the University District Specific Plan 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, 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 January 12, 2017 the Planning Commission held public hearings at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in Planning Application No. PLSP16-0002 for the proposed amendments to the University District Specific Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the proposed specific plan:

Section 1. That the above recitations are true and correct.

Section 2. The proposed amendments to the University District Specific Plan are consistent with the University District EIR adopted in 2006 and EIR Addendum adopted in 2014 and no additional environmental review is necessary.

Section 3. Findings. The Planning Commission hereby makes the following findings concerning the University District Specific Plan proposed by Planning Application No. PLSP16-0002 pursuant to Rohnert Park Municipal Code section 17.06.390:

1. *The specific plan amendment is consistent with the city’s general plan.*

Criteria Satisfied. The specific plan would implement the General Plan’s goals for the University District Specific Plan Area as described in the Community Design Element. The Specific Plan amendments are minor and do not change the

land use framework of the Specific Plan or General Plan. The Low Density Residential designation remains in place and the Specific Plan remains consistent with the General Plan with the minor amendments to the development standards (setback and private open space requirements).

A greater diversity of housing types is permitted by the setback modification. A supply of new one-story homes is not currently available in the community and the amendment will make the production of one-story homes more likely. This is consistent with following General Plan land use goals and policies:

LU-I Provide a range of housing types in type and price, including, large-lot homes and housing oriented to students. Provide a variety of housing in all neighborhoods and reserve sites, where appropriate, for housing types that would ensure that Rohnert Park remains an inclusive, community.

LU-15 (UDSP) Ensure that land uses are dispersed in accordance with the following principals:

- a. A mix of residential density development to complement the Mixed Use Commercial Center uses.
- b. Medium Density, High Density, and Mixed Use Residential to provide a variety of housing types along Rohnert Park Expressway.

HO-2.2 Specific Plan Housing Types. During the application review process for specific plans, the City shall ensure that the projects provide for the diversity of housing types specified in the Land Use and Growth Management Element.

2. *The specific plan amendment will not adversely affect the public health and safety or result in incompatible land uses.*

Criteria Satisfied. The specific plan amendments will not have negative impacts on the health or well-being of UDSP residents or occupants of the surrounding land uses. The proposed plan is in character with surrounding neighborhoods. The amendments will not adversely affect the public health and safety or result in incompatible land uses since the land use pattern originally envisioned for the UDSP remains unchanged with this action. The changes could enhance the privacy between adjacent properties by allowing for more flexibility in home design to create opportunities for private outdoor open space.

3. *The specific plan amendment provides the framework to phase and pace growth within the specific plan area so as to ensure completion of all necessary public facilities concurrently with completion of the specific plan; or, alternately, a statement of public policy consideration can be adopted and/or an exception granted in accordance with general plan policies GM-10, GM-11, and GM-12.*

Criteria Satisfied. The amendments to setbacks and open space requirements will have no impact on the phasing or pace of development. No changes to the underlying land use pattern or circulation network are proposed, so the need for public facilities and infrastructure will be unchanged from the prior Specific Plan approvals.

4. *The specific plan amendment identifies adequate financing mechanisms for the infrastructure and public facilities required to support the development.*

Criteria Satisfied. The project will be subject to the provisions from the prior Specific Plan approvals including the payment of fees to provide for and maintain public infrastructure such as Public Facilities Financing Plan fees to help fund off-site improvements, City-wide and Regional Traffic fees, Pavement Maintenance fees, Public Services Impact fees, and Maintenance of on-site Infrastructure fees.

Section 4. A duly noticed public hearing on the proposed University District Specific Plan was held on January 12, 2017.

NOW, THEREFORE, BE IT FURTHER RESOLVED, THAT the Planning Commission does hereby recommend that the City Council adopt the Findings stated hereinabove and approve Application No. PLSP16-0002 for the amendments to setbacks and open space standards within the low density residential district of the **University District Specific Plan** as provided at **Exhibit A**, in its entirety.

DULY AND REGULARLY ADOPTED on this 12th day of January, 2017 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Chairperson, City of Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

EXHIBIT A

**AMENDMENTS TO SETBACKS AND OPEN SPACE STANDARDS WITHIN THE
UNIVERSITY DISTRICT SPECIFIC PLAN**

1.4 Residential Setbacks

SETBACKS ARE MINIMUM, EXCEPT WHEN NOTED OTHERWISE

See Specific Plan for min. lot sizes per density	Estate Density - Detached Conventional	Low Density - Detached Conventional Two Story	Low Density - Detached Conventional Single Story & Pop Up	Medium Density - Detached Conventional	Medium - Density - Detached Alley and MC	Medium - Density - Attached Alley and MC	P / I / Medium Density - Detached Conventional	P / I / Medium Density - Detached Alley and MC	P / I / Medium Density - Attached Alley and MC	High Density - Attached Alley and MC	High - Density Multi-Family - Alley and MC	Mixed Use Residential - Detached Alley and MC	Mixed Use Residential - Attached Alley and MC	Mixed Use Multi-Family Residential Over Retail
FRONT														
Garage Front - On	25'	18'	18'	N/A	18'	18'	18'	18'	18'	18'	N/A	N/A	N/A	N/A
Garage Side-On (5' lot	13'	8'	8'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Porch / Court	15'	10'	10'	5'	5'	5'	5'	5'	5'	5'	4'	4'	4'	0'
Arch. / Fireplace / Media	13'	8'	8'	5'	5'	5'	5'	5'	5'	5'	4'	4'	4'	0'
Living Area - All floors	20'	12'	10'	10'	5'	5'	10'	5'	5'	5'	4'	4'	4'	0'
SIDE														
Garage Front - On	5'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'
Garage - Alley and MC	N/A	N/A	N/A	N/A	4'	4'	N/A	4'	4'	4'	4'	4'	4'	4'
Living Area - All floors	5'	5'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'
Arch. / Fireplace / Media	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'
Porch / Court	5'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'
Corner Conditions - Add	5'	5'	5'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'
REAR														
Garage	5'	5'	5'	5'	3'(A) 4' (MC)	3'(A) 4' (MC)	5'	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)
Living Area - All floors	20'	10'	5' (1S), 10' (2S)	10'	3'(A) 4' (MC)	3'(A) 4' (MC)	10'	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)	3'(A) 4' (MC)
BUILDING SEPARATION														
Rear - Garage to Gar. /	N/A	N/A	N/A	N/A	26' (A) NA (MC)	26' (A) NA (MC)	N/A	26' (A) NA (MC)	26' (A) NA (MC)	26' (A) NA (MC)	26' (A) NA (MC)	26'	26'	26'
Rear - Living to Living	N/A	N/A	N/A	N/A	26' (A) NA (MC)	26' (A) NA (MC)	N/A	26' (A) NA (MC)	26' (A) NA (MC)	26' (A) NA (MC)	26' (A) NA (MC)	26'	26'	26'
Private Open Space / S.F.	600	500	400	400	300	300	400	300	300	200	100	200	200	100
Max. Floor Area Ratio	.60	.65	.65	.70	.75	.75	.70	.75	.75	.75	2.00	.75	.85	2.00
Max. Lot Coverage	55 %	60 %	60 %	65 %	75 %	75 %	65 %	75 %	75 %	75 %	80 %	80 %	90 %	90 %

Floor Area Ratio includes conditioned living areas but not porches, garages, second units, decks, carports, and exterior stairs. Lot Coverage includes only the first floor living area, covered porches and garages.
 MC or (MC) = Motor Court (A) = Alley Pop - Up refers to the second level living area over a portion of a single story home. (1S) indicates One - Story or Single - Story residential structure. (2S) indicates Two Story residential structure.
 At Low Density Detached Conventional Single Story and Pop - Up, second floor windows at side - yards that are within 4' of the property line shall be clerestory windows to provide greater privacy to adjacent lot.



PLAN ONE - ranch

PLAN THREE - bungalow

PLAN FOUR - farmhouse

PLAN TWO - craftsman

01.12.17

Brookfield
HOMES

CONCEPTUAL FRONT ELEVATIONS
AGE TARGETED 55' X 80' | BROOKFIELD HOMES
ROSEMONT, CALIFORNIA

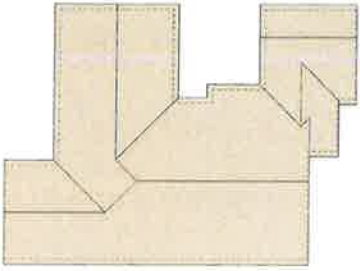




01.12.17
Brookfield
Residential

AGE TARGETED 55' X 80' | BROOKFIELD HOMES
ROHNERT PARK, CALIFORNIA

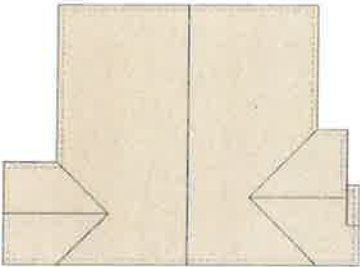
PLAN 1 LOT B1



PLAN 4 LOT B2



PLAN 2 LOT B3



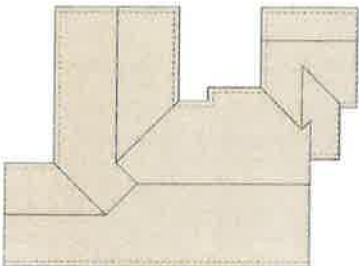
PLAN 3 LOT B4



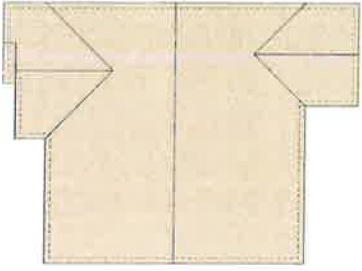
PLAN 4 LOT B5



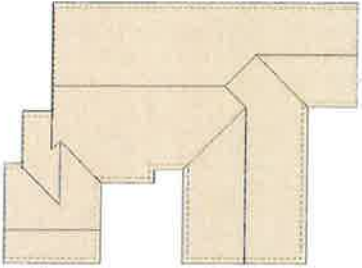
PLAN 1 LOT B6



PLAN 2 LOT B7



PLAN 1 LOT B8



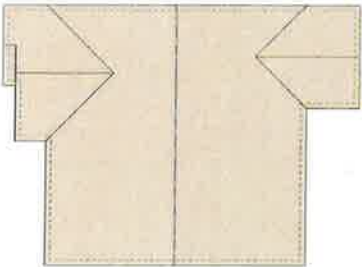
PLAN 3 LOT B9



PLAN 4 LOT B10



PLAN 2 LOT B11



PLAN 3 LOT B12



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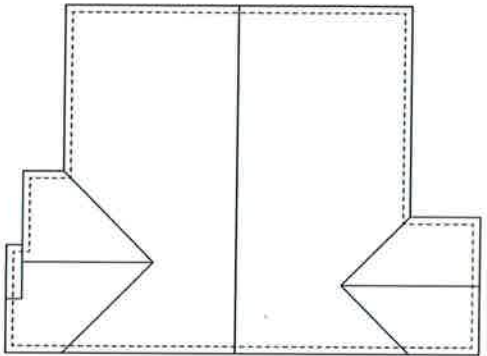
Brookfield
Residential

55 X 80 CONCEPT ROOF PLAN W/ "POP-UP ATTIC"
AGE TARGETED 55' X 80' | BROOKFIELD HOMES
ROHNERT PARK, CALIFORNIA

PLAN 4



PLAN 2



PLAN FOUR
FIRST FLOOR 1952 SQ. FT.,
SECOND FLOOR 688 SQ. FT.,
TOTAL LIVING 2640 SQ. FT.

PLAN 4



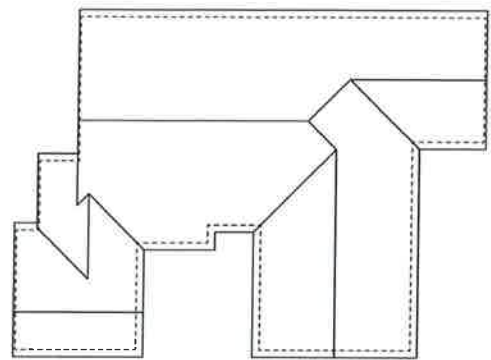
PLAN 2



PLAN TWO
FIRST FLOOR 2012 SQ. FT.,
TOTAL LIVING 2012 SQ. FT.

PLAN ONE

FIRST FLOOR 1800 SQ. FT.,
TOTAL LIVING 1800 SQ. FT.



PLAN 3



PLAN 3



PLAN THREE
FIRST FLOOR 1784 SQ. FT.,
SECOND FLOOR 641 SQ. FT.,
TOTAL LIVING 2425 SQ. FT.

01.12.17

PLAN 1

Brookfield
Residential

PLAN ONE, TWO, THREE, AND FOUR CONCEPTUAL LOTTING

AGE TARGETED 55' X 80' | **BROOKFIELD HOMES**

ROHNERT PARK, CALIFORNIA

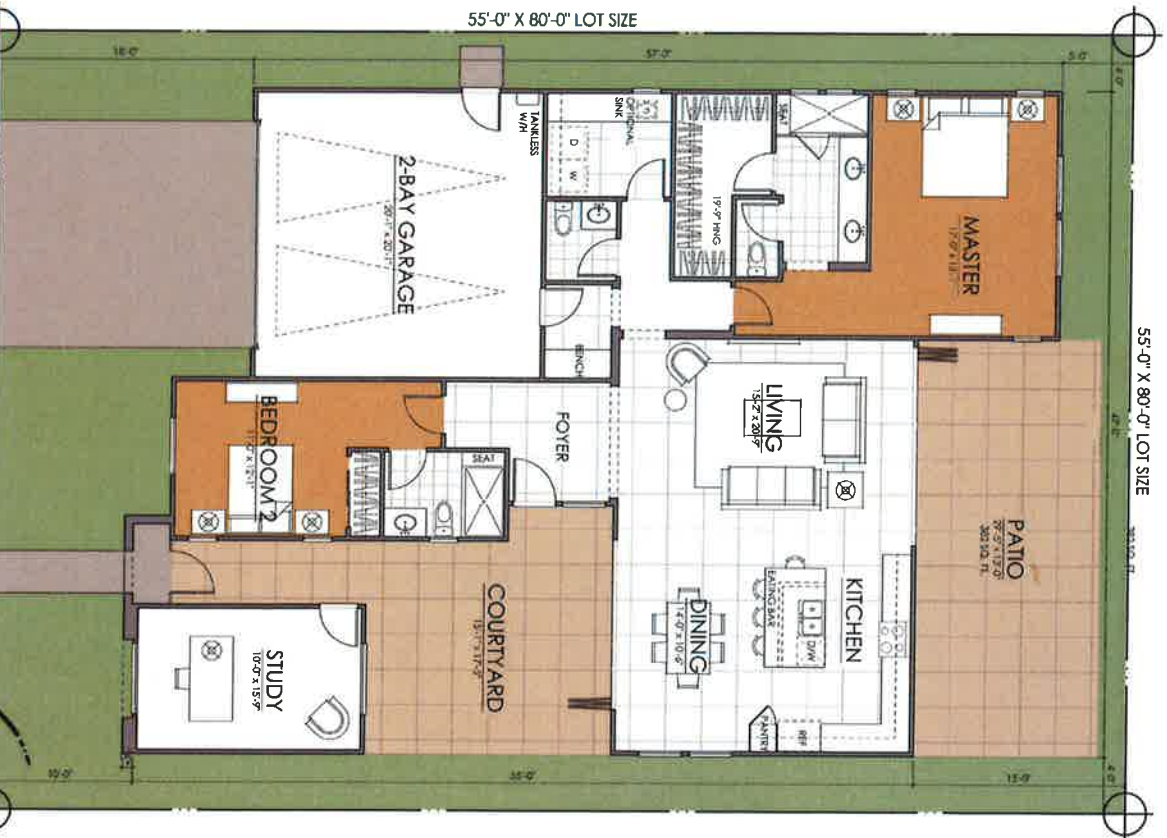
woodley
architectural
group, inc

California 11731 Woodley Avenue, Suite 8
Irvine, CA 92618-2001
California 117940 Woodley Avenue, Suite A
Santo Domingo, CA 95060-1794

PLAN ONE | 1800 SQ. FT. | CONCEPTUAL PLAN
 AGE TARGETED 55' X 80' | BROOKFIELD HOMES
 ROHNERT PARK, CALIFORNIA

FIRST FLOOR
 TOTAL LIVING

1800 SQ. FT.
 1800 SQ. FT.

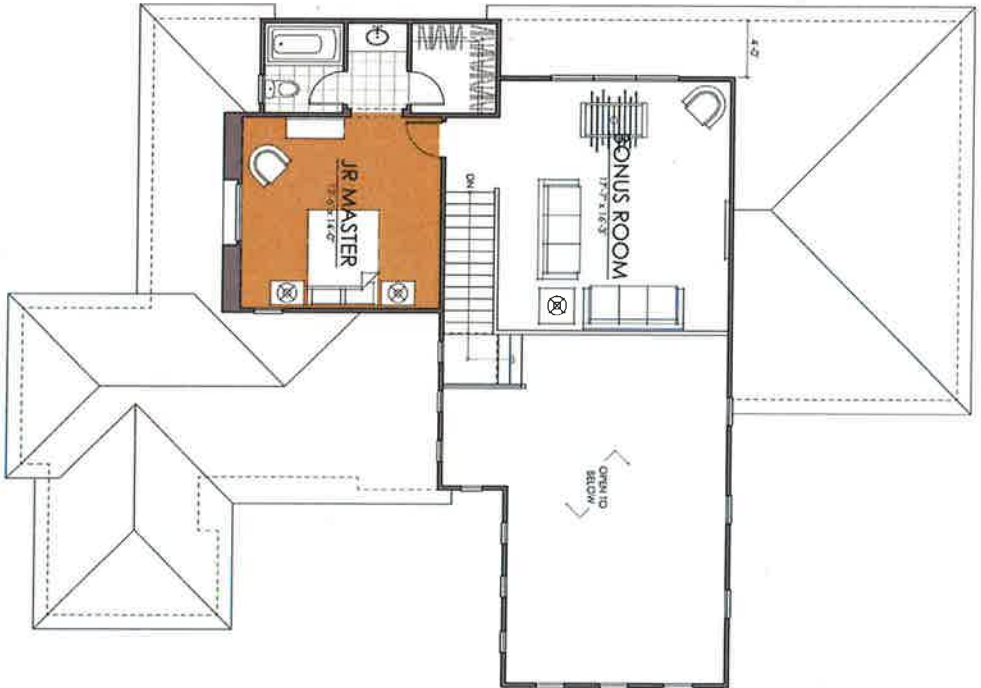


PLAN TWO | 2012 SQ. FT. | CONCEPTUAL PLAN
 AGE TARGETED 55' X 80' | BROOKFIELD HOMES
 ROHNERT PARK, CALIFORNIA

FIRST FLOOR
 TOTAL LIVING
 2012 SQ. FT.

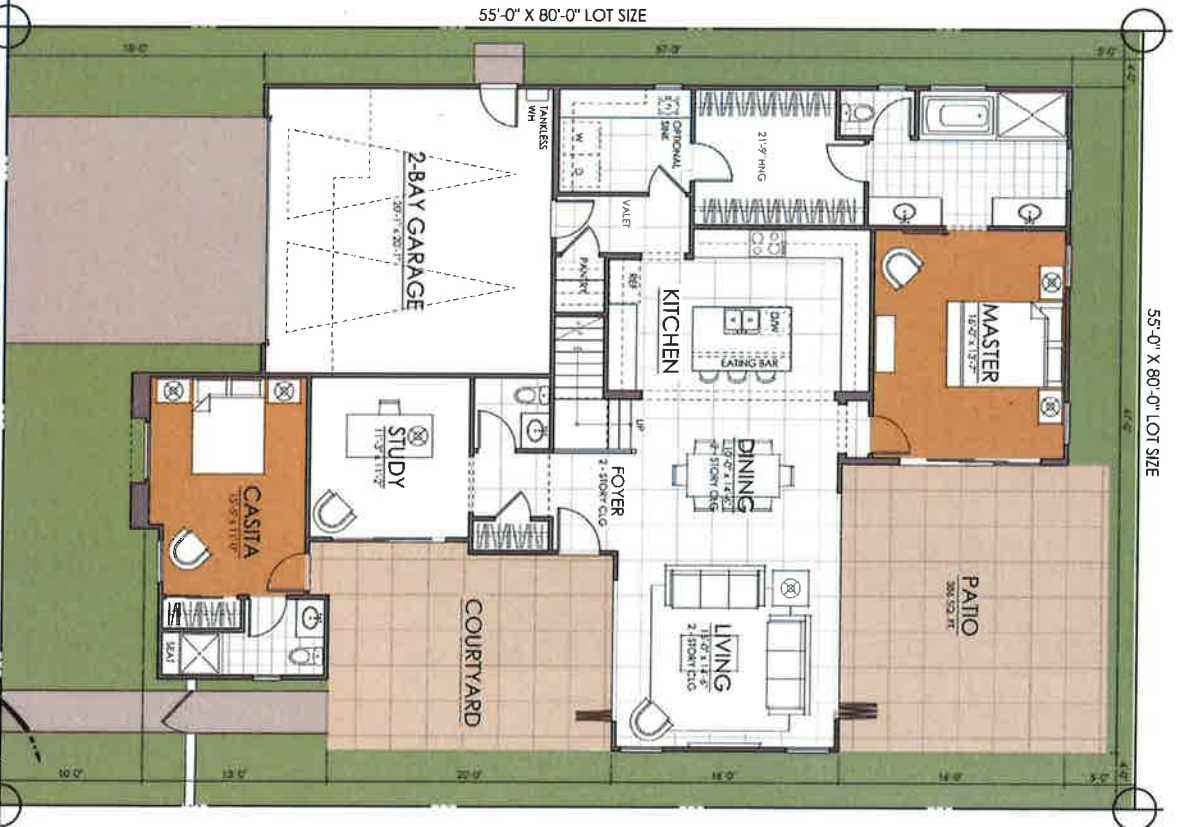


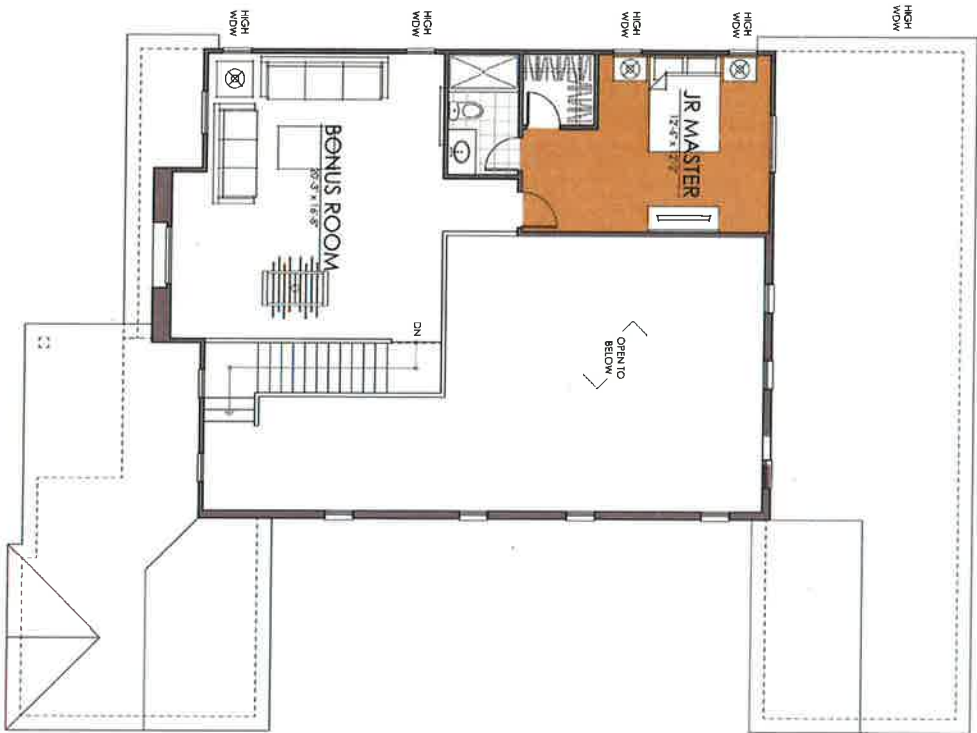
NOT TO SCALE. DIMENSIONS MAY VARY. BASED ON CURRENTLY AVAILABLE INFORMATION. ALL DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



FIRST FLOOR 1784 SQ. FT.
 SECOND FLOOR 641 SQ. FT.
 TOTAL LIVING 2425 SQ. FT.

PLAN THREE | 2425 SQ. FT. CONCEPTUAL PLAN
 AGE TARGETED 55' X 80' | BROOKFIELD HOMES
 ROHNERT PARK, CALIFORNIA





FIRST FLOOR
 SECOND FLOOR
 TOTAL LIVING

1952 SQ. FT.
 688 SQ. FT.
 2640 SQ. FT.

PLAN FOUR | 2640 SQ. FT. CONCEPTUAL PLAN
 AGE TARGETED 55' X 80' | **BROOKFIELD HOMES**
 ROHNERT PARK, CALIFORNIA

55'-0" X 80'-0" LOT SIZE



55'-0" X 80'-0" LOT SIZE



PLAN ONE- farmhouse

PLAN THREE- cottorian

PLAN TWO- hillside

PLAN FOUR- porch

01.12.17

Brookfield

CONCEPTUAL FRONT ELEVATIONS

AGE TARGETED 50X80 | BROOKFIELD HOMES

CONCEPTUAL ELEVATION / 7.14.17/2018.1





50 X 80 CONCEPT LOTTING
AGE TARGETED 50' X 80' | BROOKFIELD HOMES
 ROHNERT PARK, CALIFORNIA

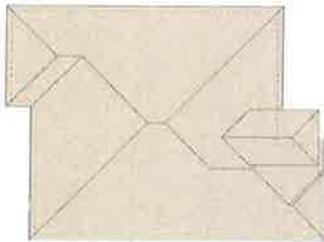
PLAN 3 LOT A1



PLAN 4 LOT A2



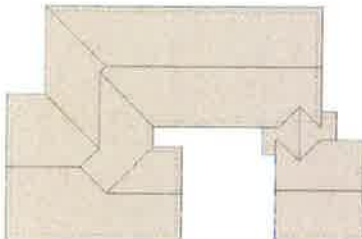
PLAN 2 LOT A3



PLAN 3 LOT A4



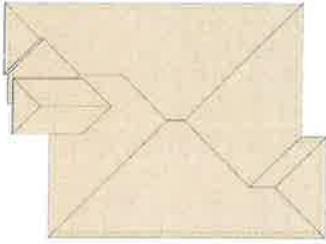
PLAN 1 LOT A5



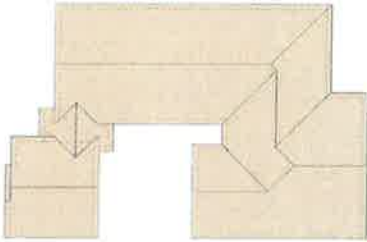
PLAN 4 LOT A6



PLAN 2 LOT A7



PLAN 1 LOT A8



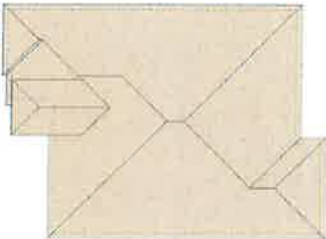
PLAN 3 LOT A9



PLAN 4 LOT A10



PLAN 2 LOT A11



PLAN 3 LOT A12

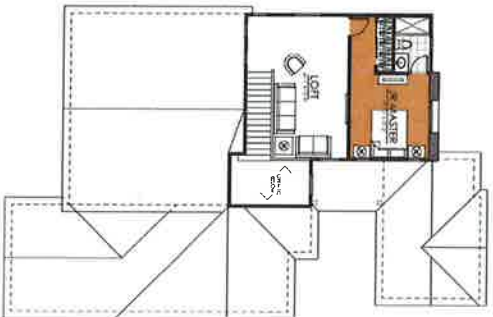


01.12.17

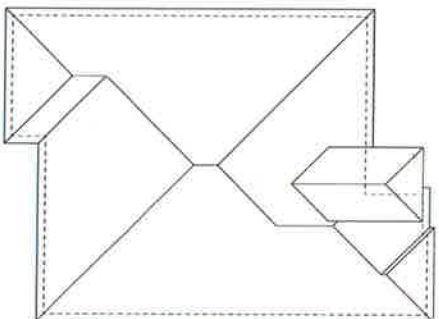
Brookfield
Residential

50' X 80' CONCEPT ROOF PLAN W/ "POP-UP ATTIC"
AGE TARGETED 50' X 80' | BROOKFIELD HOMES
ROHNERT PARK, CALIFORNIA

PLAN 4



PLAN 2



PLAN FOUR
FIRST FLOOR 1643 SQ. FT.
SECOND FLOOR 513 SQ. FT.
TOTAL LIVING 2167 SQ. FT.

PLAN 4



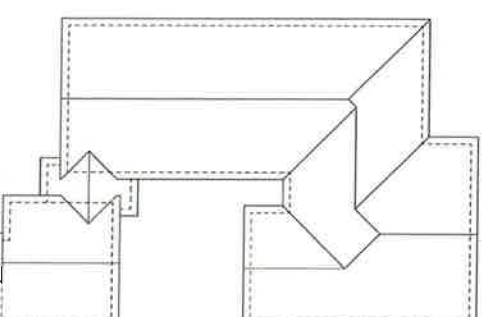
PLAN 2



PLAN TWO
FIRST FLOOR 1703 SQ. FT.
SECOND FLOOR 1703 SQ. FT.
TOTAL LIVING 1703 SQ. FT.

PLAN ONE

FIRST FLOOR 1501 SQ. FT.
SECOND FLOOR 1501 SQ. FT.
TOTAL LIVING 1501 SQ. FT.



PLAN 1



PLAN 3

PLAN 1



PLAN 3



PLAN THREE
FIRST FLOOR 1417 SQ. FT.
SECOND FLOOR 483 SQ. FT.
TOTAL LIVING 1900 SQ. FT.

PLAN ONE, TWO, THREE, AND FOUR CONCEPTUAL LOTTING

AGE TARGETED 50' X 80' | BROOKFIELD HOMES

ROHNERT PARK, CALIFORNIA

Brookfield
Residential

woodley
architectural
group, inc

california // 713.504.0004 • suite 8
interior // 818.717.8333 • 2nd fl.
california // 7940 palmton st. suite a
sonoma oia, ca 94965 // 707.533.8979

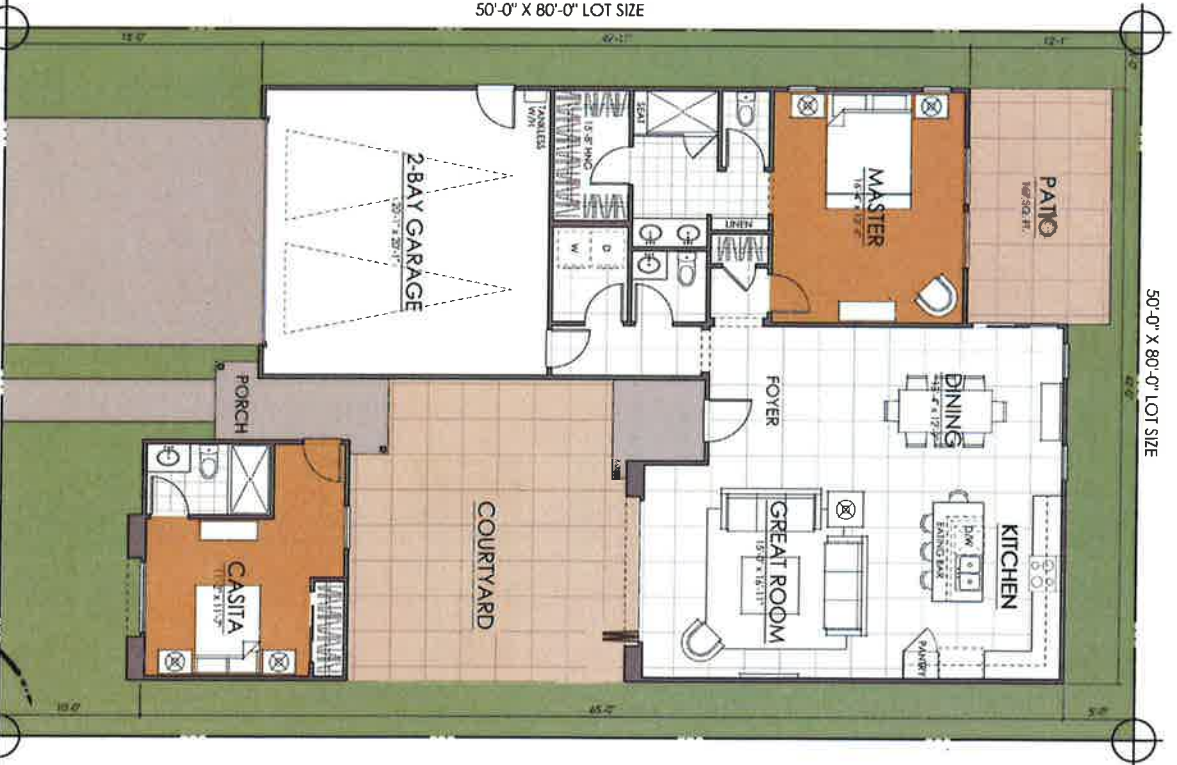
PLAN ONE | 1501 SQ.FT. CONCEPTUAL PLAN
AGE TARGETED 50' X 80' | BROOKFIELD HOMES
ROHNERT PARK, CALIFORNIA

FIRST FLOOR	1501 SQ. FT.
TOTAL LIVING	1501 SQ. FT.

1501 SQ. FT.
1501 SQ. FT.

50'-0" X 80'-0" LOT SIZE

50'-0" X 80'-0" LOT SIZE



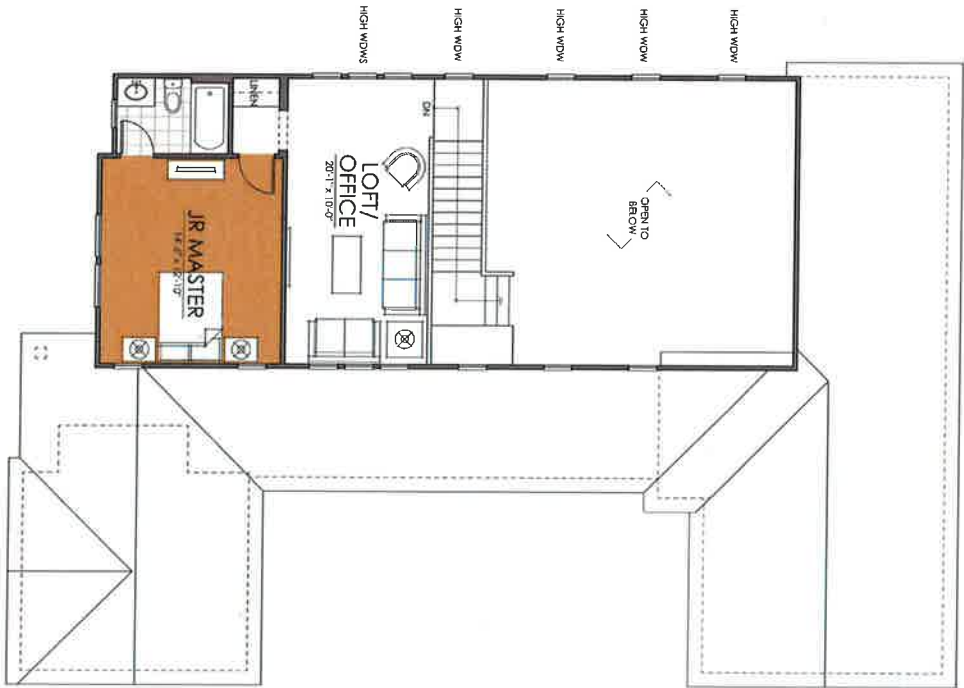
woodley
architectural
group, inc.

colorado // 731 southport dr suite B
 melon co 80120 / 303 683.7231
 california // 2943 pullman st suite A
 santa ana, ca 92705 / 949 553.8919

PLAN TWO | 1703 SQ. FT. | CONCEPTUAL PLAN
AGE TARGETED 50' X 80' | BROOKFIELD HOMES
 ROHNERT PARK, CALIFORNIA

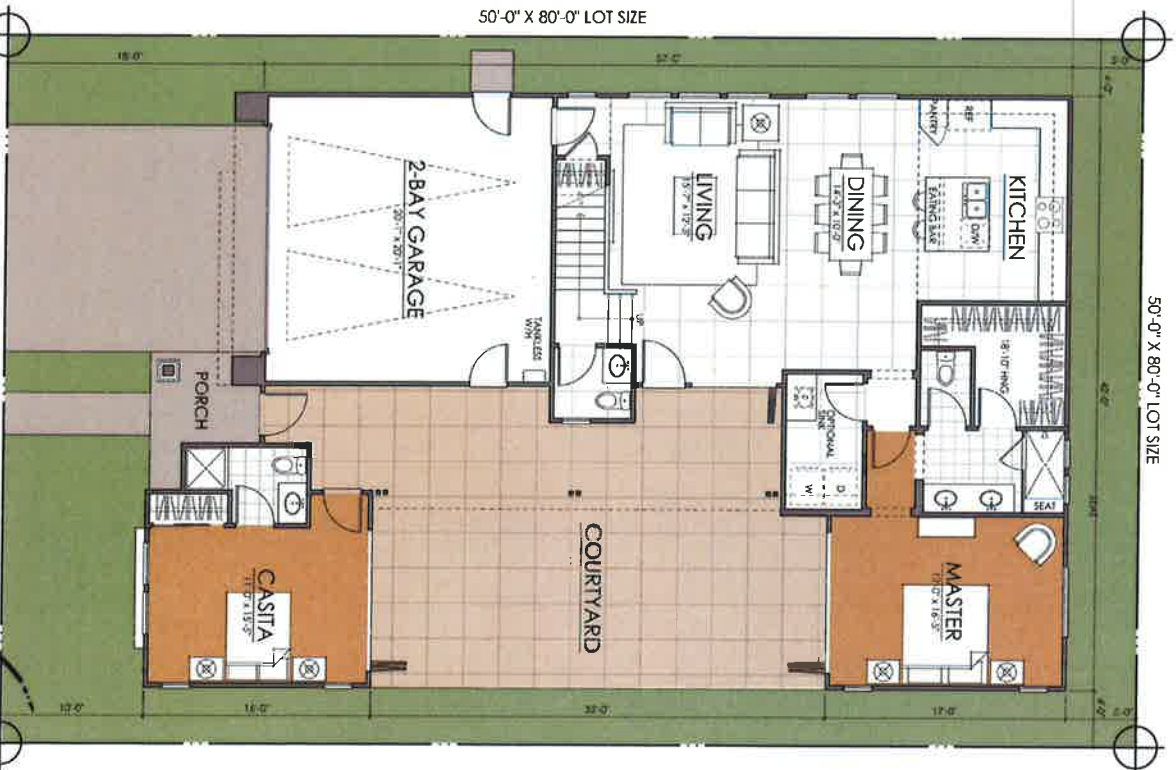
FIRST FLOOR
 TOTAL LIVING 1703 SQ. FT.
 1703 SQ. FT.

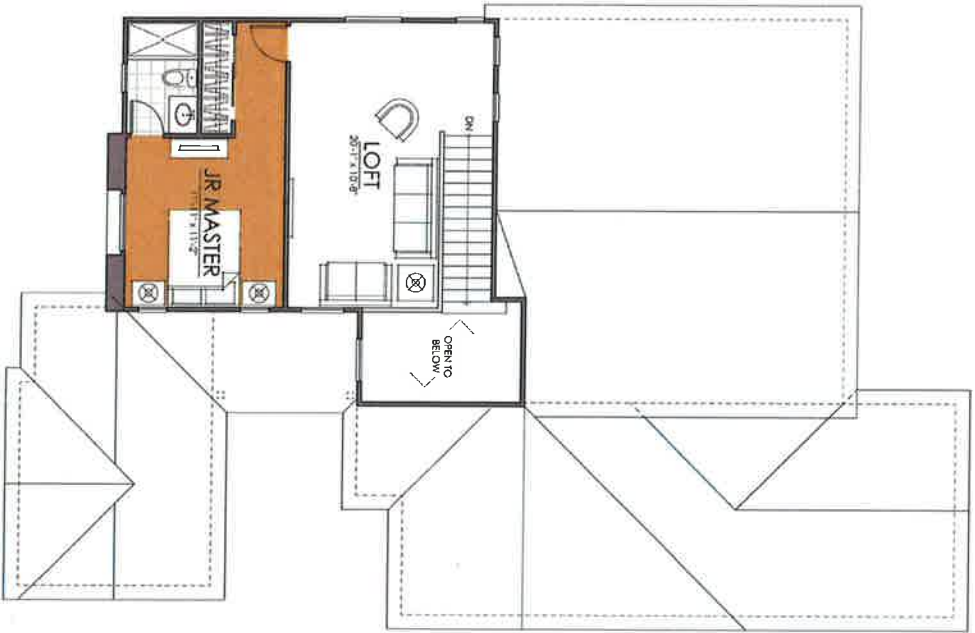




FIRST FLOOR 1417 SQ. FT.
 SECOND FLOOR 483 SQ. FT.
 TOTAL LIVING 1900 SQ. FT.

PLAN THREE | 1900 SQ.FT. CONCEPTUAL PLAN
AGE TARGETED 50' X 80' | BROOKFIELD HOMES
 ROHNERT PARK, CALIFORNIA



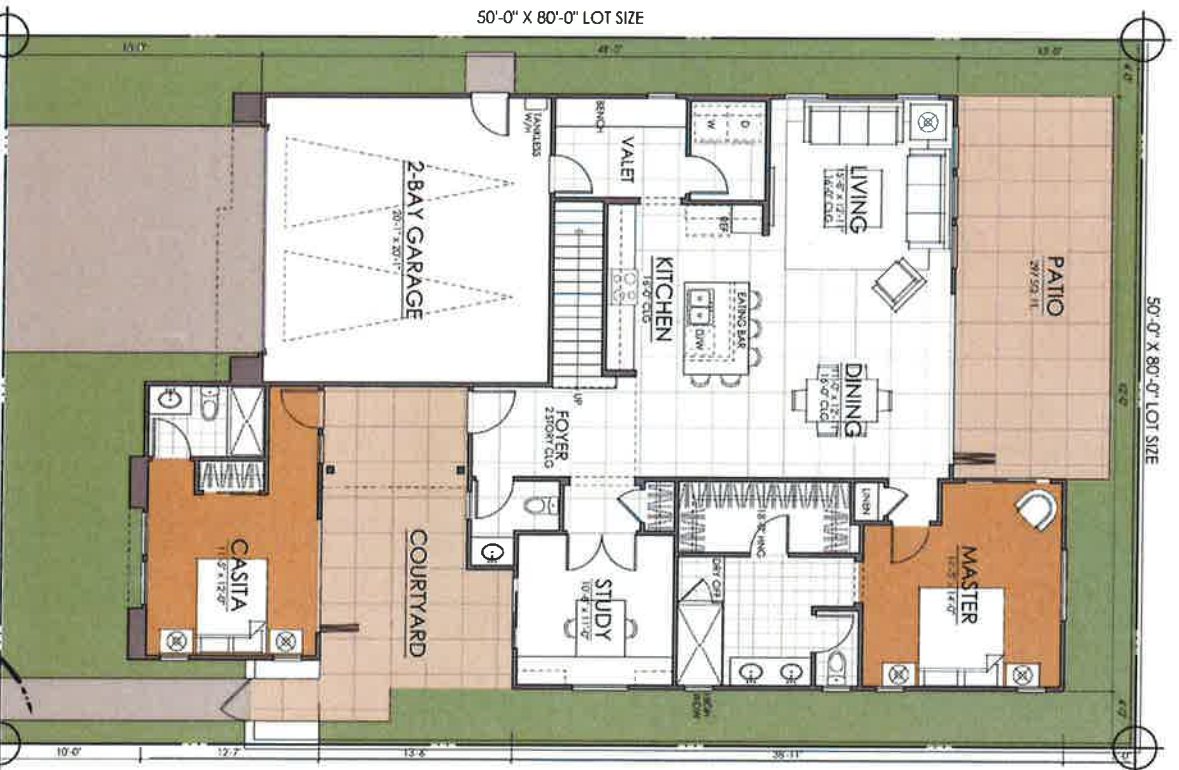


FIRST FLOOR 1663 SQ. FT.
 SECOND FLOOR 513 SQ. FT.
 TOTAL LIVING 2176 SQ. FT.

PLAN FOUR | 2176 SQ. FT. CONCEPTUAL PLAN

AGE TARGETED 50' X 80' | BROOKFIELD HOMES
 ROHNERT PARK, CALIFORNIA

01.12.17
Brookfield
 Residential



woodley
 architectural
 group, inc.
 1731 S. GARDEN ST. #200
 ANIMES CO 90100 / 303 883 2221
 17343 S. GARDEN ST. SUITE A
 ANIMES CO 90100 / 303 883 2221

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.