

RESOLUTION NO. 2017-023

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
APPROVING UNIVERSITY DISTRICT SPECIFIC PLAN AMENDMENTS TO
SETBACK AND OPEN SPACE REQUIREMENTS WITHIN THE LOW DENSITY
RESIDENTIAL DISTRICT**

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 (the "Project"), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

WHEREAS, the proposed amendments are necessary to accommodate a range of housing types within the low density residential zoning district, consistent with the General Plan, the University District Specific Plan and market demand; 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 at the conclusion of testimony and discussion adopted Planning Commission Resolution 2017-04 recommending approval of the amendments to the City Council; 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 February 14, 2017 the City Council held public hearings at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

WHEREAS, the City Council 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 City Council 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 City Council 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. The amendment will enhance the public health and safety by ensuring that access within side-yards is maintained for public safety personnel in an emergency. This is consistent with existing setback rules that are currently within the zoning ordinance.

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 by the Planning Commission on January 12, 2017 and by the City Council on February 14, 2017.


NOW, THEREFORE, BE IT FURTHER RESOLVED, THAT the City Council does hereby 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 as outlined in “**Appendix A (Development Standards), Chapter 1 (Residential Development Standards)**” of the **University District Specific Plan** as provided at **Exhibit A**, in its entirety.

DULY AND REGULARLY ADOPTED on this 14th day of February, 2017.

CITY OF ROHNERT PARK


Jake Mackenzie, Mayor

ATTEST:


Caitlin Saldanha, City Clerk

Attachment: Exhibit A

AHANOTU Aye BELFORTE: Aye CALLINAN: Absent STAFFORD: Aye MACKENZIE: Aye
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

APPENDIX A

DEVELOPMENT STANDARDS

Description and Purpose

These Development Standards for the UDSP provide standards for residential and other land uses, including building designs, parking, maintenance, setbacks, and second units.

Development standards included below are provided for each of the land use descriptions in the UDSP Plan Area. These development standards set forth permitted uses, the minimum requirements for, lot size, lot width, floor area ratio, lot coverage, height, setbacks, garage prominence and variance of housing types within each development proposal. The intention of these standards is to provide guidance for development within each of the land use categories.

For issues not specifically addressed by the developments standards or the Specific Plan, the City of Rohnert Zoning Ordinance shall apply and shall be based on the most compatible zoning designation as determined by the Development Services Director or his/her designee. Each development area is required to be approved through the City's Development Area Plan ('DAP') process. See DAP requirements Rohnert Park Municipal Code Chapters 17.06.400 and 17.06.410) as they apply for all applications.

Chapter 1: Residential Development Standards

This chapter establishes standards for the Residential uses as outlined in the City's Zoning Ordinance, Chapter 17.06.010 - Residential Zoning Districts.

The residential districts are intended to achieve the following Purposes:

- A. Reserve residential areas for a broad range of dwelling types and densities, which meet the economic and social needs of the residents consistent with sound standards of public health and safety.
- B. Ensure the provision of light, air, privacy and open space.
- C. Protect residential neighborhoods from excessive noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare, and other objectionable influences.
- D. Minimize congestion and avoid the overloading of public services and utilities. (Ord. 695, 2003)

1.1 Residential Land Use Designations

Estate Density Residential: As described in the Land Use Plan section of the Specific Plan, the density range for this designation is 0.1 to 2.0 dwelling units per acre. The minimum lot size for single family detached homes within this designation is 15,000 square feet. See Sections 1.4 and 1.5 below for setback, building area, building height and parking requirement descriptions.

Low Density Residential: As described in the Land Use Plan section of the Specific Plan with density ranging from 4.1 to 6.0 dwelling units/acre. The minimum lot size for single family detached homes within this designation is 4,000 square feet. See Sections 1.4 and 1.5 below for setback, building area, building height and parking requirement descriptions.

Exhibit A – New UDSP Appendix A, Chapter 1

Medium Density Residential: As described in the Land Use Plan section of the Specific Plan, this designation includes single family detached and single family attached homes with a density range of 6.1 to 12.0 dwelling units/acre on lots up to a maximum of 5,500 square feet. See Sections 1.4 and 1.5 below for setback, building area, building height and parking requirement descriptions.

Public / Institutional / Medium Density Residential: As described in the Land Use Plan section of the Specific Plan, this designation includes single family detached and single family attached homes with density ranging from 6.1 to 12. A dwelling units/acre on lots up to a maximum of 5,500 square feet as well as open space, trails, permanent and temporary private and public storm water detention / water quality basins and facilities, including fencing, and maintenance roads. See Sections 1.4 and 1.5 below for setback, building area, building height and parking requirement descriptions. Water quality and detention basins and drainage facilities, whether public or private, are allowed, including fencing, maintenance roads, walls and other requirements to facilitate these basins. Class 1 Bicycle trails, sidewalks, and irrigated and non - irrigated landscape areas are allowed in this area.

High Density Residential: As described in the Land Use Plan section of the Specific Plan, this designation includes alley and motor-court single family attached and multi-family stacked - flat, carriage, townhome, zero - lot line and condominium ownership and rental homes with density ranging from 1,2.1 to 24.0 dwelling units/acre. See Sections 1.4 and 1.5 below for setback, building area, building height and parking requirement descriptions. For-sale and rental home are allowed.

Mixed Use Density Residential: As described in the Land Use Plan section of the Specific Plan, the residential component of this designation allows for motor-court single family detached and single family attached, as well as multi-family stacked - flat, carriage townhome, live-work, condominium ownership and rental homes. See Sections 1.4 and 1.5 below for setback, building area, building heights and parking requirement descriptions. For-sale and rental homes are allowed in this density.

1.2 Designs for Residential Density, Public/Institutional/Medium Residential Density, and Mixed Use Residential Density

Single Family Detached Homes: Include front-, alley-, and motor-court loaded homes with garages and uncovered parking. Motor-courts are homes with pedestrian and vehicular access off of a public street, common driveway or paseo. Alley-loaded homes have a front door off of an alley, a paseo, or public - street, and vehicular access off of an alley on a separate parcel or easement. These homes may have front yards and side yards maintained by an association, while the fenced private open spaces are maintained by the homeowner. These homes can be located within all Residential and P-I / Medium Density Residential densities, except for High - Density Residential, and may have front or side-loaded driveways as well as alley-or motor-court loaded driveways and drive aprons. Second units are allowed within all densities.

Attached Homes: Include front-, alley-and motor-court loaded homes with garages and uncovered parking. These are located on individual lots, defined as Single-Family in the Municipal Code, or with multiple units on a large lot, defined as Multi-Family. Motor-court homes have pedestrian and vehicular access off of a public street, shared driveway or paseo. Alley-loaded homes have a front door off of an alley, paseo or public street with vehicular access off of an alley. Attached homes may have features of detached homes, including fenced private open space, front / side /

Exhibit A – New UDSP Appendix A, Chapter 1

rear--and alley loaded driveway and drive aprons. Maintenance of fenced lot/private open space may be by the homeowner and maintenance of front yards may be by an association, while alley, motor-court and common area may be maintained by an association either through ownership of a separate parcel or easements. These are within all densities except Estate and Low.

Multi-Family Condominium and Apartment Rental Homes: “Multi-Family” homes are within High-and Mixed Use Densities and include Town-home, Carriage, Stacked-Flat and Live/ Work homes among others. These have three or more units and are either within an association or owned as a rental community that maintains exteriors and common area. No second units are allowed.

Second Units: Second Units will follow the City's Municipal Code requirements.

Setbacks and Development Standards: Building setbacks and heights, floor area ratio, and lot coverage for homes described above are shown within the Development Standards. Any conflict between the Guidelines and the Municipal Code will defer to the Development Standards.

1.3 Permitted Uses

All residential uses shall utilize the City of Rohnert Park Zoning Ordinance, Chapter 17.06.030 Permitted Uses, as a guide.

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 - 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 – 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
Garage Side – On (55' lot)	13'	8'	8'	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'	0'
Arch. / Fireplace / Media	13'	8'	8'	5'	5'	5'	5'	5'	5'	5'	4'	4'	0'
Living Area – All Floors	20'	12'	10'	10'	5'	5'	10'	5'	5'	5'	4'	4'	0'
SIDE													
Garage Front – On	5'	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'
Living Area – All Floors	5'	5'	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'
Porch / Court	5'	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'
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)
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)
BUILDING SEPARATION													
Rear – Garage to Garage	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'	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'	26'	26'
Private Open Space / S.F.	600	500	400	400	300	300	400	300	300	200	100	200	100
Max. Floor Area Ratio	.60	.65	.65	.70	.75	.75	.70	.75	.75	.75	2.00	.85	2.00
Max. Lot Coverage	55 %	60%	60%	65%	75%	75%	65%	75%	75%	80%	80%	90%	90%

Notes:

Floor Area Ratio includes conditioned living area 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 = second level living area over a portion of a single story home. (1S) = One-Story residential structure (2S) = Two-Story residential structure
 For all Low Density Detached Conventional Single Story and Pop-Up, second floor windows that are located along the 4' side-yard shall be clerestory windows to provide greater privacy to adjacent lot.
 On corner lots, building may encroach into corner setback areas, as long as any portion of the building is no closer than 5' - 0" to the property line and not within the clear vision triangle area (as defined by RPMC Section 17.14.040).

1.5 Other Standards for Residential Uses

Building Heights

The maximum ridge height is from finished grade at the front of the foundation and shall not exceed 35 feet for 2 stories and 45 feet for 3 stories. City requirements for roof access and emergency service requirements take precedence over these Development Standards. Chimney and architectural projections are not intended for human occupancy and shall not be more than 8'-0" above the maximum height. This standard applies to both residential and commercial buildings.

Accessory Structures

Accessory structures such as sheds and cabanas shall follow the standards set forth by the City of Rohnert Park Zoning Ordinance.

Site Coverage

For single-family detached homes, lot coverage should not exceed 50%. For single-family attached homes, lot coverage should not exceed 75%.

Private and Public Outdoor Space

Subject to the requirements of Section 1.4, balconies, bay windows, open stairs, and porches, and other projections may project no closer than four feet from the property line at side-yard setback areas. No projection shall encroach into the public right-of-way or adjacent properties. Air conditioning equipment may project into side yards but require three feet clearance from adjacent structures and fences. These encroachments shall meet the City's noise ordinance.

Parking & Driveway / Garage Standards

The following addresses parking and garage standards at all densities that vary from the Municipal Code for all residential density types. If a parking situation is not defined in the Development Standards below, then the Municipal Code shall prevail.

Residential Parking Standards

- Standard side-by side covered parking spaces shall have minimum interior dimension of 10'-0" x 10'-0" at the garage or covered parking structure
- Compact covered parking spaces shall be a minimum of 10'-0" x 16'-0" as measured from the inside of the garage and covered parking structure, as well as from structures in uncovered areas.
- Standards tandem covered parking spaces shall be a minimum of 10'-0" x 19'-0" as a single or 10'-0" x 36'-0" combined as measured from the inside of the interior dimension of the garage.
- 8'-0" by 16'-0" compact uncovered parking spaces are allowed within side-yard use easement areas.
- 18'-0" deep driveways are allowed in front-loaded, alley-loaded and motor court conditions.
- Tandem, side-by-side and detached garages satisfy parking requirements for all home types.

Exhibit A – New UDSP Appendix A, Chapter 1

- Alleys and motor courts are private roadways that include drives, motor-courts, lanes, and access-ways, and are owned as separate lots or have use easements and are maintained by an Association for alleys and motor courts with more than four units. In the case of alley and motor court developments with four units or less, each unit will provide its fair share funding for maintenance and repairs.
- No parking is allowed in the private roadways, drives, lanes or access-ways at alleys and motor courts, unless specifically designated, as these are only allowed for vehicular and pedestrian access to garages and parking spaces for home and second unit. Access to parking within a lot, such as a garage and uncovered space, is allowed access from the alley, lane or motor-court.
- A garage may have a 3' minimum and a 7' maximum drive apron depth or an 18'-0" minimum driveway depth. Allev - and Motor - Court loaded homes can have either full driveways or apron.
- If more covered or uncovered parking spaces are provided within a lot, such as by driveways or other spaces, then these satisfy any required uncovered on-site or on-street visitor parking.
- On-street public roadway parking and on-site/on-lot driveway parking satisfies visitor parking requirements for all residential land uses including parking required for second units.

Off-Street Parking and Loading

Parking within the Residential district shall generally follow the Rohnert Park Municipal Code.

[please note that Chapter 2 through Chapter 4 of the Development Standards remain unchanged]