



City of Rohnert Park Planning Commission Report

DATE: April 13, 2017

ITEM No: 8.1

SUBJECT: PLSI17-0007 Sign Program

LOCATION: Located easterly of the intersection of Rohnert Park Expressway and Snyder Lane APN 159-460-026 & 027

REQUEST: Required Sign Program

APPLICANT Urban Arena for Clearwater

Subject

The sign section of the Zoning Ordinance requires that any single building of more than twenty thousand square feet or a building occupying more than two (2) acres requires a Sign Program. This development consists of an 88,815 square foot building located on 3.5 acres. The building owner has therefore applied for a Sign Program.

Background

This property is located easterly of the intersection of Rohnert Park Expressway and Snyder Lane. The proposed development consists of a two-story building containing a 90 unit 114 bed assisted living and memory care facility. The facility will have an access driveway on Rohnert Park Expressway and on Medical Center Drive. There will also be access to the adjacent Oak View Senior apartments.

Applicant's Proposal

The applicant proposes an eight (8) foot high monument sign at the Rohnert Park Expressway entrance to the property. The structure would consist of two cultured stone support posts with a wood beam decorative structure supported by the posts. The actual sign face would be

horizontal siding to match the building and aluminum powder coated lettering. The sign will have the name "Clearwater at Sonoma Hills an independent and assisted living community." As proposed the sign will be non-illuminated.

They propose two directional signs for the project. One will be on the driveway entrance from Medical Center Drive. It will direct drivers to the applicant's facility or to the adjacent Oak View apartments. The other will be located on the Rohnert Park Expressway entrance to Oak View apartments. It will direct motorists to that facility and to the Clearwater facility. The signs will be three (3) feet tall and two (2) feet wide located on top of a cultured stone base. The sign face will read Clearwater at Sonoma Hills and Oak View at Sonoma Hills Independent and Assisted Living Community. Neither sign will be illuminated.

The Sign program does not propose any wall signs on the new Clearwater building.

Staff Analysis

The design of the monument sign at the Rohnert Park Expressway entrance to Clearwater is compatible with the materials used on the building including the stone base and wood beam structure. The background color of the sign face will also match some of the color in the building walls. The sign location will direct people into the Clearwater facility. The two directional signs are also at locations to direct people into either Clearwater or Oak View apartments. The colors of the directional signs match the color on the existing Oak View signs. Based on the size of the Clearwater facility the proposed signs are very modest in size and number.

Staff contacted the manager of Oak View apartments and they had not been contacted regarding the directional sign on their property. Staff is recommending a condition that the sign not be installed on their property until the city receives varication that the sign location is approved by Oak View apartments.

Environmental Determination

The proposed Sign Program is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions Section 15311 Accessory Structures Class II (a) On-Premises signs. No further action is required pertaining to environmental review.

Findings

Findings for the Master Sign Program are included in the attached resolution.

Public Notification

Public notification is not required for a Master Sign Program

Staff Recommendation

Based on the analysis of this report and the attached resolution, Staff recommends that the Planning Commission, by motion, adopt Resolution No. 2017-13 approving a Sign Program for Clearwater at Rohnert Park Expressway, subject to the Conditions of Approval.


Attachments:

Resolution No. 2017-13 Exhibit A Site Plan Indicating Sign Locations

Exhibit B Details on Monument Sign for Clearwater

Exhibit C Details on Directional Signs

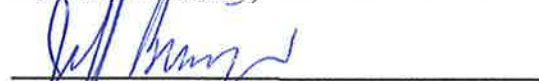
APPROVALS:



Norman Weisbrod, Technical Advisor

4.7.17

Date



Jeff Beiswenger, Planning Manager

4-7-17

Date

PLANNING COMMISSION RESOLUTION NO. 2017-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A SIGN PROGRAM FOR
CLEARWATER FACILITY AT ROHNERT PARK EXPRESSWAY AND SNYDER
LANE (APN 159-460-026 & 027)**

WHEREAS, the applicant, Urban Arena for Clearwater, filed Planning Application No. PLSI17-0007 for a Sign Program for the property located at the intersection of Rohnert Park Expressway and Snyder Lane (APN 159-460-26 & 27), in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLSI17-0007 was processed in the time and manner prescribed by State and local law;

WHEREAS, on April 13, 2017, the Planning Commission reviewed Planning Application No. PLSI17-0007 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the April 13, 2017, Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Planning Commission considered all the facts relating to Planning Application No. PLSI17-0007;

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

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

Section 2. Findings. The Planning Commission, in approving Planning Application No. PLSI17-0007 makes the following findings, to wit:

A. That the proposed location of the use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the sign is located.

Criteria Satisfied. The subject property is located easterly of the intersection of Rohnert Park Expressway and Snyder Lane requires a Sign Program prior to the installation of any signs. A sign program is required for a single building of more than twenty thousand square feet and over two (2) acres. This property is 3.5 acres and the proposed building is approximately 88,815 square feet. The Planning Commission has approved a Conditional Use Permit and Site Plan and Architectural Review approval for development of an assisted living and memory care facility on the site.

B. That the proposed location of the sign and the conditions under which the sign would be operated and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Criteria Satisfied. The monument and directional signs are in a location that provides maximum visibility to motorists but do not create a sight distance hazard for motorists by blocking visibility for vehicles entering and exiting the site.

Section 3. Environmental Clearance. The project is categorically exempt from the California Environmental Quality Act (CEQA), Article 19, Section 15311 accessory structures on-premises signs.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSI17-0007 subject to the following conditions:

1. The Sign Program approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.
2. The facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code and any state or federal agency requirements.
3. Prior to the installation of any signs, the applicant shall submit and receive approval of a Sign Review application.
4. The signs shall conform to Exhibits A through C attached.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

DULY AND REGULARLY ADOPTED on this 13th day of April, 2017 by the City of Rohnert Park Planning Commission by the following vote:

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

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

[illegible]

Diagram of a building footprint with dimensions 3'-10" and 8'-7".

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

JASMINE COURT

SCALE: 1" = 100'-0"



URBAN
ARENA

220 4th Street - Suite 201
Oakland, California 94607
T. 415.857.3388

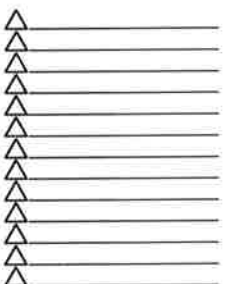
OC • Oakland • SD

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

NOT FOR CONSTRUCTION

REVISIONS



JOB NO.: 16-103
DATE: 04-06-17

CLIENT

CLEARWATER
SENIOR LIVING

5000 BIRCH STREET - SUITE 400
NEWPORT BEACH, CA 92660
T. 949.333.8525

PROJECT

CLEARWATER AT SONOMA HILLS

ROHNERT PARK EXPY & SNYDER LANE
ROHNERT PARK, CA 94928

SHEET TITLE

SIGNAGE SITE PLAN

SHEET NUMBER

\$1.0

EXHIBIT A

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERE TO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



**URBAN
ARENA**

220 4th Street - Suite 201
Oakland, California 94607
T: 415.857.3388

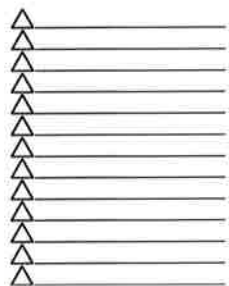
OC • Oakland • SD

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

NOT FOR CONSTRUCTION

REVISIONS



JOB NO.: 16-103
DATE: 04-06-17

CLIENT

**CLEARWATER
SENIOR LIVING**

5000 BIRCH STREET - SUITE 400
NEWPORT BEACH, CA 92660
T: 949.333.8525

PROJECT

**CLEARWATER AT
SONOMA HILLS**

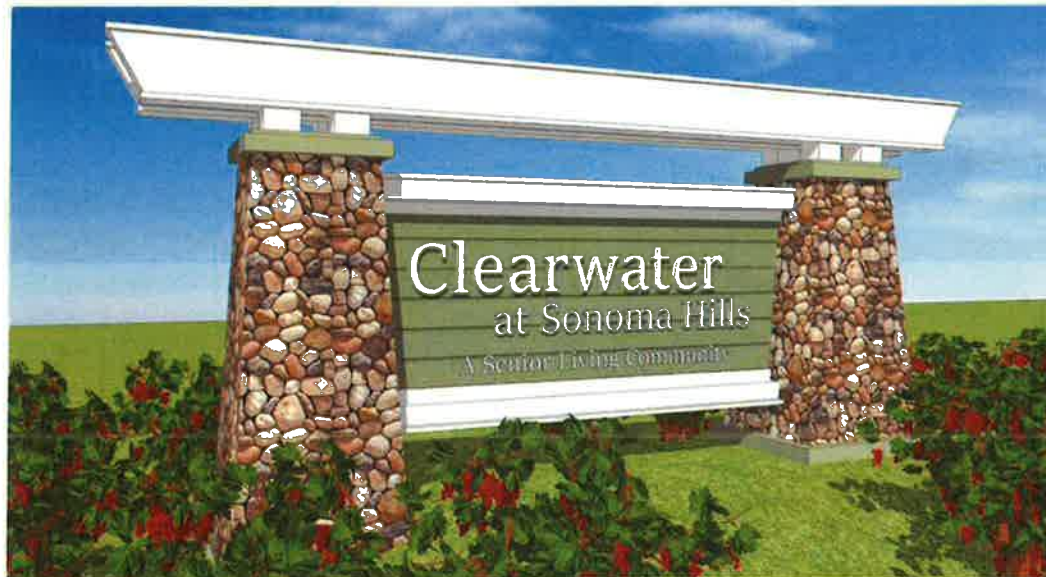
ROHNERT PARK EXPY & SNYDER LANE
ROHNERT PARK, CA 94928

SHEET TITLE

**SIGNAGE
DETAILS**

SHEET NUMBER

S2.0



MATERIALS LEGEND



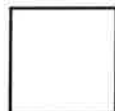
**CULTURED STONE VENEER
- ELDORADO STONE -
RIVER ROCK 'RIO GRANDE'
TO MATCH ARCHITECTURE**



**FIBER CEMENT
HORIZONTAL SIDING TO
MATCH ARCHITECTURE -
ALLURA COLOR
NANTUCKET GREY**



**ALL WOOD MEMBERS -
PAINTED COLOR SW 7006
EXTRA WHITE**



**ALUMINUM POWDER
COATED LETTERING -
PAINTED COLOR SW 7006
EXTRA WHITE**

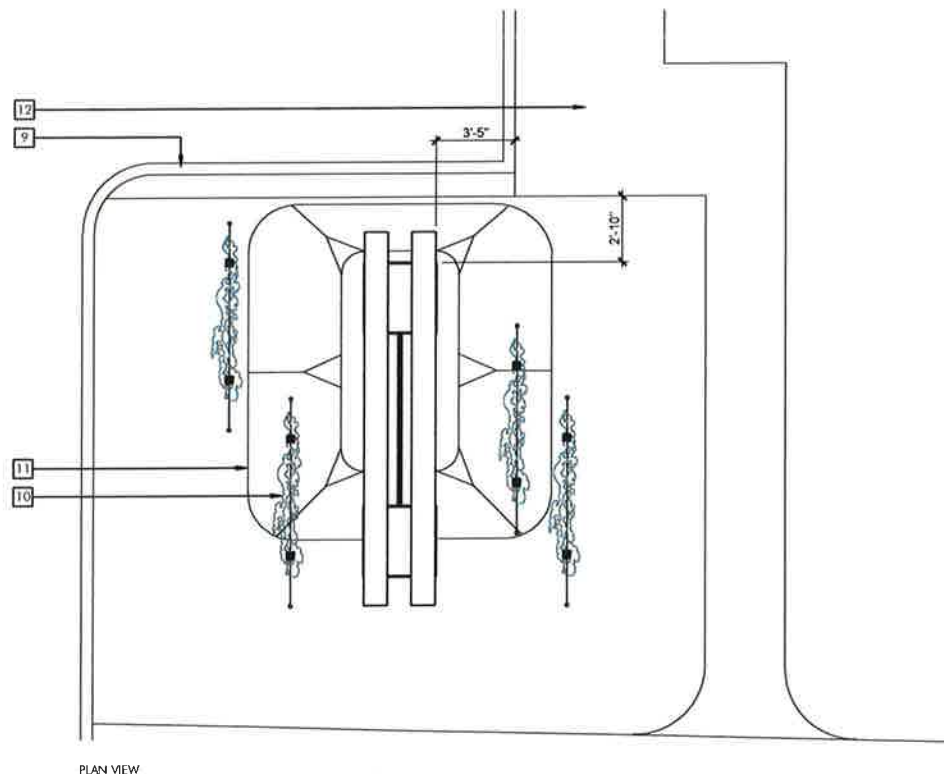
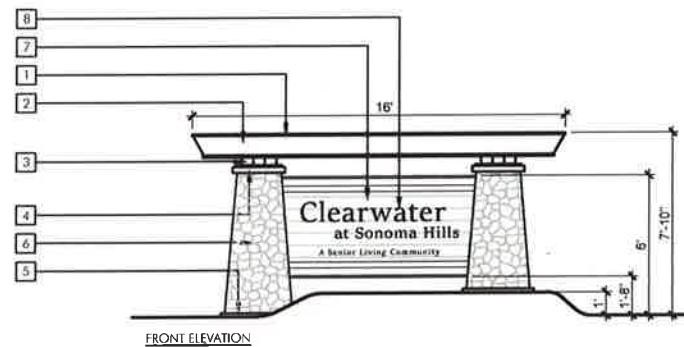


**PRECAST CONCRETE CAP &
MOLDING - DAVIS COLOR
GREEN SLATE #3685**

- 1X8 WOOD TRIM - PAINTED COLOR SW 7006 EXTRA WHITE
- 6X10 WOOD BEAM - PAINTED COLOR SW 7006 EXTRA WHITE
- 4X4 WOOD POST - PAINTED COLOR SW 7006 EXTRA WHITE
- 3" PRECAST CONCRETE CAP - DAVIS COLOR GREEN SLATE 3685
- 2" CONCRETE MOLDING - DAVIS COLOR GREEN SLATE 3685
- CULTURED STONE VENEER - ELDORADO STONE - RIVER ROCK 'RIO GRANDE' TO MATCH ARCHITECTURE - SEE PLANS BY ARCHITECT FOR SPECIFICATION & DETAILS
- FIBER CEMENT HORIZONTAL SIDING - TO MATCH ARCHITECT FOR - MODEL ALURA COLOR NANTUCKET GREY
- ALUMINUM POWDER COATED LETTERING - COLOR SW 7006 EXTRA WHITE
- CONCRETE CURB - SEE PLANS BY CIVIL ENGINEER
- DECORATIVE GRAPE VINE - REFER TO LANDSCAPE PLANS
- LANDSCAPE MOUND - REFER TO LANDSCAPE PLANS
- CONCRETE SIDEWALK - REFER TO LANDSCAPE CONSTRUCTION PLANS

NOTES

- ANY ATTACHMENT OR STRUCTURAL SPECIFICATIONS SHOWN ON LANDSCAPE ARCHITECTS DRAWINGS ARE FOR 'BID PURPOSE ONLY'
- CONTRACTOR TO REFER TO STRUCTURAL DETAILS AND CALCULATIONS FOR ALL STRUCTURAL INFORMATION SUCH AS ATTACHMENT HARDWARE, FOOTING SIZES, AND REINFORCEMENT REFER TO STRUCTURAL DETAIL
- VERIFY ALL WOOD MEMBER SIZES, CONNECTIONS, ETC. WITH STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS - REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION - NOTE: WOOD MEMBERS SHALL BE PAINTED TWO (2) COATS OF PRIMER AND ONE (1) COAT OF COLOR - COLOR: TBS
- ALL CUT MEMBERS SHALL BE BACK PRIMED EXPOSED HARDWARE SHALL BE PAINTED TWO (2) COATS OR PRIMER AND ONE (1) COAT OF COLOR - COLOR: TBS
- ALL PAINTS AND COATINGS MUST MEET MIN. VOC LIMITS CONTRACTOR TO PROVIDE VOC DECLARATION AT FINAL INSPECTION
- SIGN TO BE ILLUMINATED WITH MINI FLOOD LIGHT - PRODUCT #WAM1D MINI FLOODLIGHT, 9W LED, 3000K, 120 VOLTAGE - AVAILABLE FROM PHILIPS



RENDERING - FOR REFERENCE

NOT TO SCALE

1 MONUMENT SIGN

1/8" = 1'-0"



**URBAN
ARENA**

220 4th Street - Suite 201
Oakland, California 94607
T. 415.857.3388

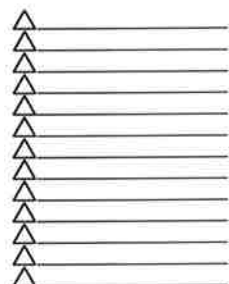
OC • Oakland • SD

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

NOT FOR CONSTRUCTION

REVISIONS



JOB NO.: 16-103
DATE: 04-06-17

CLIENT

**CLEARWATER
SENIOR LIVING**

5000 BIRCH STREET - SUITE 400
NEWPORT BEACH, CA 92660
T. 949.333.8525

PROJECT

**CLEARWATER AT
SONOMA HILLS**

ROHNERT PARK EXPY & SNYDER LANE
ROHNERT PARK, CA 94928

SHEET TITLE

**SIGNAGE
DETAILS**

SHEET NUMBER

S3.0



MATERIALS LEGEND



**STONE VENEER TO MATCH
EXISTING OAK VIEW ENTRY
SIGN**



**PRECAST CONCRETE CAP
TO MATCH EXISTING OAK
VIEW ENTRY SIGN**



**WOOD ACCENT BOARD
PAINT TO MATCH EXISTING
OAK VIEW ENTRY SIGN**



**SIGN COLOR TO MATCH
EXISTING OAK VIEW ENTRY
SIGN**

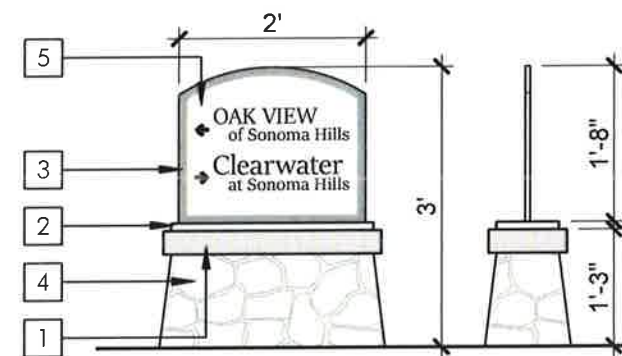


**SIGN BORDER/TEXT COLOR
TO MATCH EXISTING OAK
VIEW ENTRY SIGN**

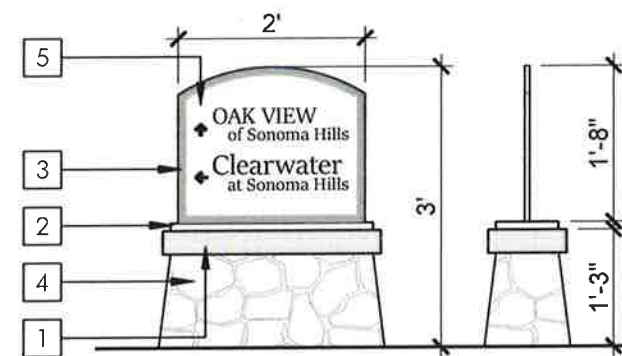
- 1 3" PRECAST CONCRETE CAP - COLOR AND STYLE TO MATCH EXISTING OAK VIEW ENTRY SIGN
- 2 WOOD ACCENT BOARD - COLOR TO MATCH EXISTING OAK VIEW ENTRY SIGN. SEE STRUCTURAL ENGINEER PLANS FOR CONNECTION.
- 3 1" COLOR BORDER AT EDGE OF SIGN - COLOR AND STYLE TO MATCH EXISTING OAK VIEW ENTRY SIGN
- 4 STONE VENEER - COLOR AND STYLE TO MATCH EXISTING OAK VIEW ENTRY SIGN
- 5 METAL SIGN - COLOR, FONT AND STYLE TO MATCH EXISTING OAK VIEW ENTRY SIGN. SUPPORT PER STRUCTURAL ENGINEER

NOTES

- A. ANY ATTACHMENT OR STRUCTURAL SPECIFICATIONS SHOWN ON LANDSCAPE ARCHITECTS DRAWINGS ARE FOR "BID PURPOSE ONLY"
- B. VERIFY ALL WOOD MEMBER SIZES, CONNECTIONS, ETC. WITH STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS - REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION - NOTE: WOOD MEMBERS SHALL BE PAINTED TWO (2) COATS OF PRIMER AND ONE (1) COAT OF COLOR - COLOR: TO MATCH EXISTING OAK VIEW ENTRY MONUMENTS.
- C. SIGN TO BE ILLUMINATED WITH MINI FLOOD LIGHT - PRODUCT #WAM1D MINI FLOODLIGHT, 9W LED, 3000K, 120 VOLTAGE - AVAILABLE FROM PHILIPS



ELEVATION: DIRECTIONAL SIGN 2



ELEVATION: DIRECTIONAL SIGN 1

RENDERING - FOR REFERENCE

NOT TO SCALE

1

DIRECTIONAL MONUMENT SIGN

1/2" = 1'-0"