



City of Rohnert Park Planning Commission Report

DATE: May 11, 2017

ITEM NO: 8.2

SUBJECT: PLSR16-0004 Site Plan and Architectural Review New Fifteen (15) Unit Apartment Building

LOCATION: 435 Southwest Boulevard, Rohnert Park, CA (APN: 143-370-010)

REQUEST: Construct a fifteen (15) Unit Three (3) Story Apartment Building

APPLICANT: Anthony Franceschini

Background

This 0.73 acre property at 435 Southwest Boulevard was formerly a Public Safety fire station. The fire station was demolished and in June of 2016, the property was rezoned from P-I Public Institutional to R-H Residential High Density. The City then sold the property to the applicant, Anthony Franceschini.

The property is surrounded by a six (6) foot high chain link fence and the surface treatment is old asphalt left over from the fire station use and annual grass/weeds. The surrounding properties are developed as follows:

- To the east is Technical Middle School. This property is zoned P-I Public Institutional.
- To the south is a church with access from Boris Court. This site is zoned R-H Residential High Density.
- To the west is a two-story apartment complex on R-H zoned land with access from Boris Court.
- To the north across Southwest Boulevard are single-family homes fronting on Alta Avenue and backing up to Southwest Boulevard. The homes are zoned R-L Low Density Residential.

Applicant's Proposal

Permitted Land Use- The subject property is zoned R-H Residential High Density, which allows eighteen (18) multi-family units on this 31,578 square foot parcel. The proposed 15 units is therefore under the maximum number of units permitted.

Site Plan- The development consists of two (2) three (3) story buildings to house the 15 units. The building setbacks are twenty (20) feet along the Southwest Boulevard frontage; ten (10) foot side yards; and twenty (20) foot rear yard. This conforms to the setback requirement for the R-H zoning. Because of the narrow shape of the property, the building extends along the east side property line. This results in more privacy for the residents and less impact from traffic on Southwest Boulevard. A carport for thirteen (13) vehicles would be located along the west property line. A smaller three (3) vehicle carport would be located adjacent to the building closest to Southwest Boulevard. A covered refuse enclosure will be located in the parking lot near the front of the development for the convenience of the residents and the refuse company.

In the southeast corner of the site a short pedestrian path is currently in place that connects the public sidewalk along Southwest Boulevard to the sidewalk system on the neighboring school district property. This connection should remain or be moved. A condition of approval has been included to provide both of these options:

1. Recording an easement on the applicant's property over the existing sidewalk; or
2. Working with the school district to construct a new sidewalk connection through a corner of the school districts property.

Floor Plan- There will be six (6) three (3) bedroom units and nine (9) two (2) bedroom units located in the two two-story buildings. The two (2) bedroom units will be located on the ground floor. The two (2) and three (3) bedroom townhouse units will be located above the ground floor units. The ground floor of these units will consist of the living dining and kitchen area the third floor either two (2) or three (3) bedrooms. The two-bedroom flat is 903 square feet, the two-bedroom townhouse is 856 square feet and the three-bedroom townhouse is 1256 square feet. The ground floor units are accessible through individual entries and the second floor units are accessible from a deck served by two staircases. At the north end of the larger of the buildings is a laundry room.

Open Space- Each of the ground floor units will have a private patio located in the easterly ten (10) foot side yard. The patio will extend the full width of the unit and will be ten (10) feet deep. The patios will be separated by a six (6) foot high wood fence. The second floor units will have private decks extending over a portion of the ten (10) foot side yard. Common open space consists of the courtyard in front of the rear building, the landscaped twenty (20) rear yard and the laundry room patio. Approximately 6,112 square feet of open space will be provided. The minimum open space is 400 square feet per unit in both private and common open space totaling 6,000 square feet. The project therefore exceeds the required open space. The patios and decks extend into the interior side yard. Decks may extend into a required side yard to within three (3) feet of the property line (Section 17.10.040 B). The decks and patios are in conformance with the Zoning Code.

Building Elevations- The building is approximately 36 feet high which is nine (9) feet under the maximum permitted height. The building walls are a combination of stucco and horizontal lap siding. The roof is architectural grade composition shingles. These are shingles that have more relief and texture than the standard asphalt shingles.

Trim is provided around all of the windows. The decks and the stairs have steel tube and metal mesh guard rails. There is a variation in roof design including gabled and shed roof details. Articulation is provided along the building walls including entries to the ground floor units and the upper deck for entry to the second floor townhouses. The private decks facing the easterly property line also provides architectural enhancement to the east building elevation. Building colors are a combination of beige siding and light to medium rose colored stucco.

Parking- The parking requirement for multi-family development is 2 spaces for each two-bedroom unit, 2.50 spaces for each three-bedroom unit and one (1) guest parking space for every four (4) units.

The required parking for this development is as follows:

- 9 two-bedroom units at 2 spaces per unit equals 18 spaces
- 6 three-bedroom units at 2.5 spaces per unit equals 15 spaces
- 1 guest space per 4 units equals 3.75 or 4 spaces
- Total parking required is 37 spaces.

Landscaping- A variety of trees, shrubs and groundcover will be provided. Some native trees will be included and some of the trees will be 24 inch box size. Trees will be planted along the rear property line to screen the development from the parking lot for the church located behind the property.

Fencing- There is an existing chain link fence along the south and east property lines. The applicant will install a six (6) foot high wood fence along the west, south and east property lines. The fence will have to be reduced to three (3) feet in height in the front setback.

Fire Access- Because of the depth of the driveway, Public Safety is requiring a fire hydrant at the rear of the property. Without the fire hydrant a turn-around would be required.

Pedestrian Trail- There is a pedestrian trail that commences at the northeast corner of the applicant's property and extends on the school property to the entrance to the school. It is used primarily by school students. The trail extends from the southwest from the Southwest Boulevard sidewalk across the corner of the applicant's property. The applicant will either have to provide an easement for the short section of the trail on his property or connect the trail off of the subject property.

Staff Analysis

This site is an ideal location for multi-family development. It is within walking distance to a city park, a middle school and nearby shopping on Southwest Boulevard. It is also adjacent to

existing apartment development. The units are large two and three-bedrooms which will attract families with children.

The building design is compatible with the Design Guidelines for Commercial, Mixed-Use and Multi-Family Buildings adopted by City Council Resolution 2012-95 adopted August 14, 2012, as follows:

- *Multi-family buildings should be designed to emphasize individual units.* The front façade of both buildings clearly indicate the entries to the individual units and the area of the building the unit occupies.
- *Architectural features such as distinctive roof forms and volumes, balconies or terraces and variation in building heights, colors and materials are encouraged.* The building's front facade emphasizes the entry for each unit, the use of the stairway for the upper floor units and the second floor balconies. This provides articulation to the building elevations. Entries to ground floor units face the side rather than the building front to provide privacy for residents. There is a wide variation in the roof line including the use of a gable and shed roof forms. The use of stucco and horizontal wood siding provides a variation in materials that adds to the character of the building. There is also a wood "belly board" separating the stucco on the lower portion of the building and the upper floor use of horizontal siding.
- *Units should include individual private outdoor spaces.* Each ground floor unit has a private patio and upper floor units have private balconies all which conform to the open space requirements for multi-family development.

The site and building design relates well to the neighborhood context. The architectural is more modern than the surrounding buildings but is still consistent in terms of scale, massing, architectural details and style.

Presently, Rohnert Park has a vacancy of less than five percent which is considered a very low vacancy. These units will be well accepted in this area where there are very few sites for apartment development.

Environmental Determination

When the General Plan designation was changed from Institutional to High Density Residential and the property was rezoned from P-I Public Institutional to R-H High Density Residential, a Negative Declaration was prepared and certified by the City Council. Any significant environmental impacts were studied under that CEQA document and no additional analysis is needed.

Findings

The findings to approve the Site Plan and Architectural Review are included in the attached resolution.

Public Notification

Not required for Site Plan and Architectural Review.

Staff Recommendation

Based on the analysis of this report and the attached resolution, staff recommends that the Planning Commission, by motion, adopt Resolution No. 2017-01 approving Site Plan and Architectural Review to allow a 15 unit apartment development at 435 Southwest Boulevard, subject to the findings and conditions of approval.

Attachments:

Resolution No. 2017-01 Approving Site Plan and Architectural Review for a 15 unit apartment development.

Exhibit A Site Plan (Sheet 1)

Exhibit B Floor Plans Building A (Sheet 2)

Exhibit C Floor Plans Building B (Sheet 3)


Exhibit D Building A Elevations (Sheet 4)

Exhibit E Building B Elevations (Sheet 5)


Exhibit F Color Elevations

Exhibit G Conceptual Landscape Plan (Sheet L-1)

APPROVALS:



Norman Weisbrod, Technical Advisor



Jeff Beiswenger, Planning Manager

5.5.17

Date

5.5.17

Date

PLANNING COMMISSION RESOLUTION NO. 2017-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND
ARCHITECTURAL REVIEW FOR A NEW APARTMENT BUILDING ON
SOUTHWEST BOULEVARD (APN143-370-010)**

WHEREAS, the applicant, Anthony Franceschini, filed Planning Application No. PLSR16-0004 for Site Plan and Architectural Review to construct a 15 unit apartment complex, in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLSR16-0004 was processed in the time and manner prescribed by State and local law;

WHEREAS, on May 11, 2017, the Planning Commission reviewed Planning Application No. PLSR16-0004 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the May 11, 2017, Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSR16-0004.

WHEREAS, Section 17.25.031A. 1. Of the Rohnert Park Municipal Code requires Site Plan and Architectural Review for any new site plan or building proposed in a residential district.

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. Factors Considered. The Planning Commission, in approving Planning Application No. PLSR16-0004, makes the following factors, to wit:

A. That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.

Criteria Satisfied. The design of the proposed building is in conformance with the Rohnert Park Design Guidelines in the use of materials and building colors, building articulation, open space and parking. The

B. That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.

Criteria Satisfied. The building design is compatible with the Design Guidelines for Commercial, Mixed-Use and Multi-Family Buildings adopted by City Council Resolution 2012-95 adopted August 14, 2012, as follows:

- *Multi-family buildings should be designed to emphasize individual units.* The front façade of both buildings clearly indicate the entries to the individual units and the area of the building the unit occupies.
 - *Architectural features such as distinctive roof forms and volumes, balconies or terraces and variation in building heights, colors and materials are encouraged.* The building's front facade emphasis the entry for each unit, the use of the stairway for the upper floor units and the second floor balconies. This provides articulation to the building elevations. Entries to ground floor units face the side rather than the building front to provide privacy for residents. There is a wide variation in the roof line including the use of a gable and shed roof forms. The roof materials are architectural grade composition shingles that add texture to the roof appearance. The use of stucco and horizontal wood siding provides a variation in the building wall surfaces adding to the appearance of the building.
 - *Units should include individual private outdoor spaces.* Each ground floor unit has a private patio and upper floor units have private balconies all which conform to the open space requirements for multi-family development.
- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. Vehicle access to the property is from Southwest Boulevard. There are no bicycle lanes on Southwest Boulevard but the Bicycle Master Plan indicates future Class II bike lanes. The development will include on-site bicycle parking for residents and visitors. The development will provide access from the Southwest Boulevard sidewalk to the pedestrian trail that extends along the Southwest Boulevard frontage of the school property.

Section 3. Environmental Clearance. When the General Plan designation was changed from Institutional to High Density Residential and the property was rezoned from P-I Public Institutional to R-H High Density Residential a Negative Declaration was prepared and certified by the City Council. Any significant environmental impacts were studied under that CEQA document and no additional analysis is needed.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR16-0004 subject to the following conditions:

Planning:

1. The Site Plan and Architectural Review 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.
3. The inverted U bicycle stand shall be provided for bicycle parking.
4. The wood property line fence shall either be eliminated or reduced to a height of three (3) feet in the 20 foot front setback.
5. The color of the refuse enclosure shall be designed to city standards and match the color of the building.

Engineering

6. All new driveways in front of property shall be brought up to current accessibility requirements.
7. The utility easement running through 7300 Boris Court shall be quitclaimed for water, sewer, and other utilities that will be required to run through Southwest Blvd.
8. The existing pedestrian connection at the southeast corner of the site shall be maintained between the public sidewalk on Southwest Boulevard and the school district property. This may be accomplished by the applicant:
 - a. granting an easement in favor of the school district to allow pedestrian access on the existing sidewalk; or
 - b. working with the school district to construct a new sidewalk connection on school district property.
9. Post- construction storm water BMPs shall be designed and installed in conformance with the City of Santa Rosa storm water calculator:
(<http://srcity.org/departments/utilities/stormwatercreeks/swpermit/Pages/swLIDtechManual.aspx>).
10. New water and sewer lines will need to be installed starting from Boris Court, along Southwest Blvd, to the property. Meters shall be set on Southwest Blvd.
11. Site shall be connected to the storm sewer, a new manhole may need to be installed depending connection point on Southwest Blvd.
12. The frontage sidewalk and driveway(s) on Southwest Boulevard shall be updated to current California accessibility requirements. Unnecessary driveways currently in front of property shall be converted to sidewalk.

Public Safety

13. On site hydrant will be required per CFC 5095 and local amendments.
14. A monitored fire sprinkler system is required per CFC 903.2 (local amendment).
15. A fire alarm system is required per CFC 907.2.
16. Provide "No Parking-Fire-Lane" signage and red curbs at entry.
17. Provide a premise identification sign in compliance with CFC 505 and local amendments.

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 11th day of May, 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

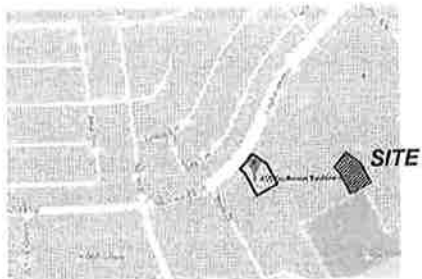
Attest: _____
Susan Azevedo, Recording Secretary

PROJECT DATA

PROJECT LOCATION:	435 SOUTHWEST BLVD ROHNERT PARK, CA
ASSESSOR PARCEL #:	143-370-010
ZONING:	R-H
SITE AREA:	APPROX. 0.725 ACRES (31, 578 S.F.)
BUILDING FOOTPRINT:	5,830 S.F.
BUILDING AREA:	16,167 S.F.
PARKING REQUIRED:	36.75 6 - 3 BEDROOM UNITS at 2.75 per UNIT = 16.5 9 - 2 BEDROOM UNITS at 2.25 per UNIT = 20.25
PARKING PROVIDED:	37 SPACES
F.A.R.	51%
LOT COVERAGE:	28%
OPEN SPACE PER UNIT	407.5 SQUARE FEET (6112 S.F. TOTAL)

1840 S.F.	PRIVATE REAR YARDS
552 S.F.	SECOND FLOOR DECKS
1500 S.F.	COURTYARD
1520 S.F.	SOUTHERN LANDSCAPE AREA
700 S.F.	LAUNDRY ROOM PATIO & OPEN SPACE
6112 S.F.	

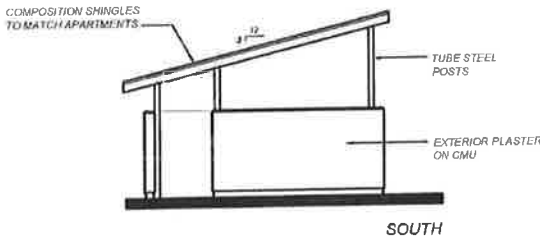
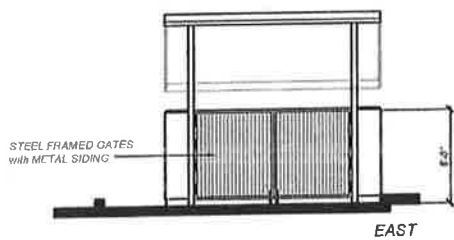
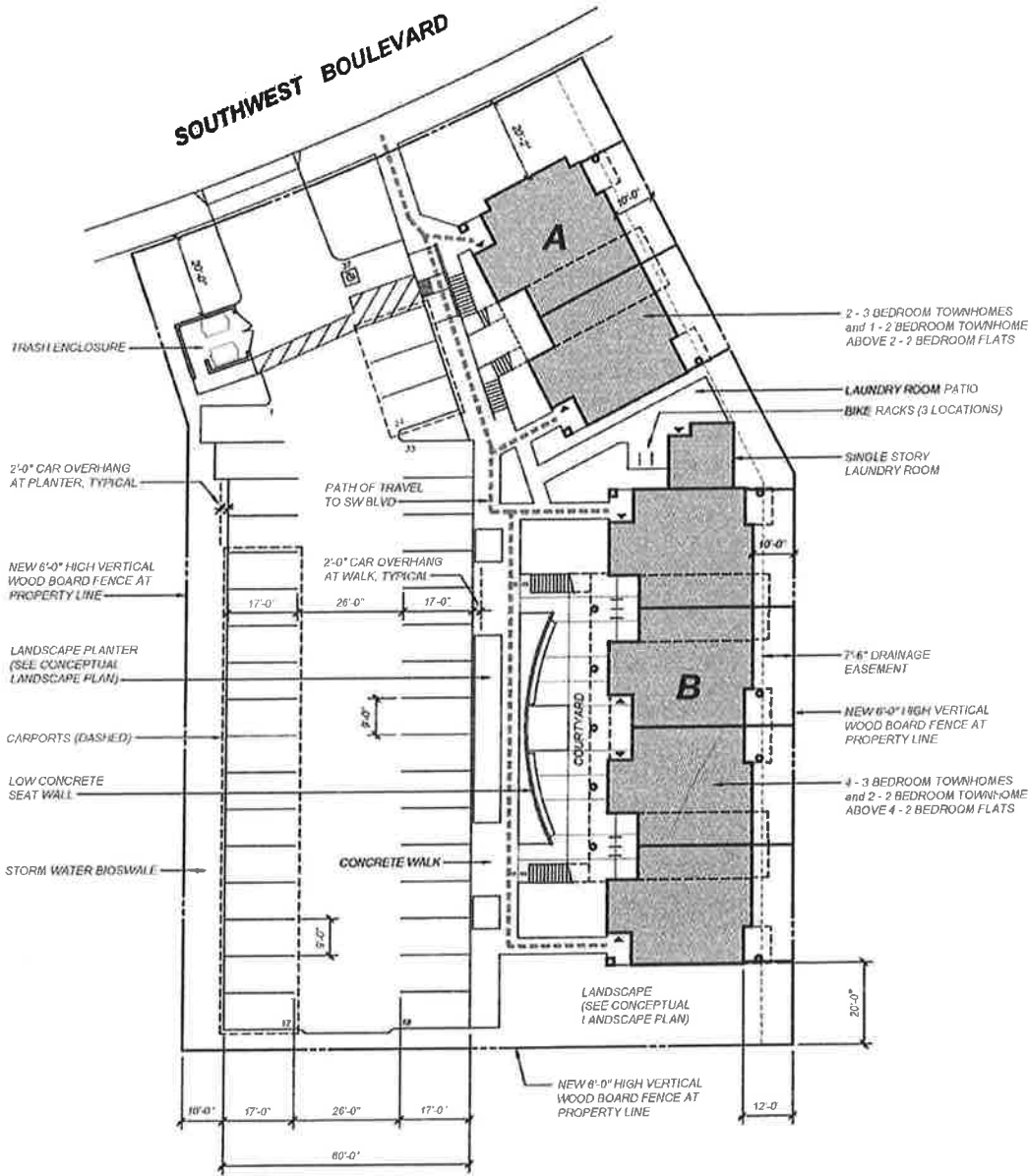
VICINITY MAP



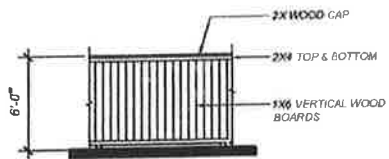
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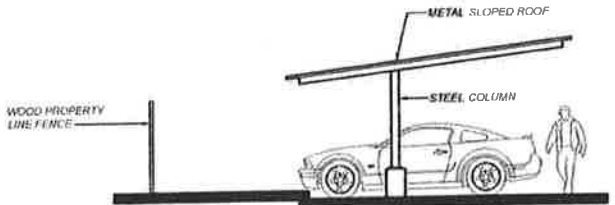
CITY OF
ROHNERT PARK



TRASH ENCLOSURE

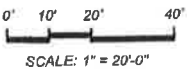


PROPERTY LINE FENCE



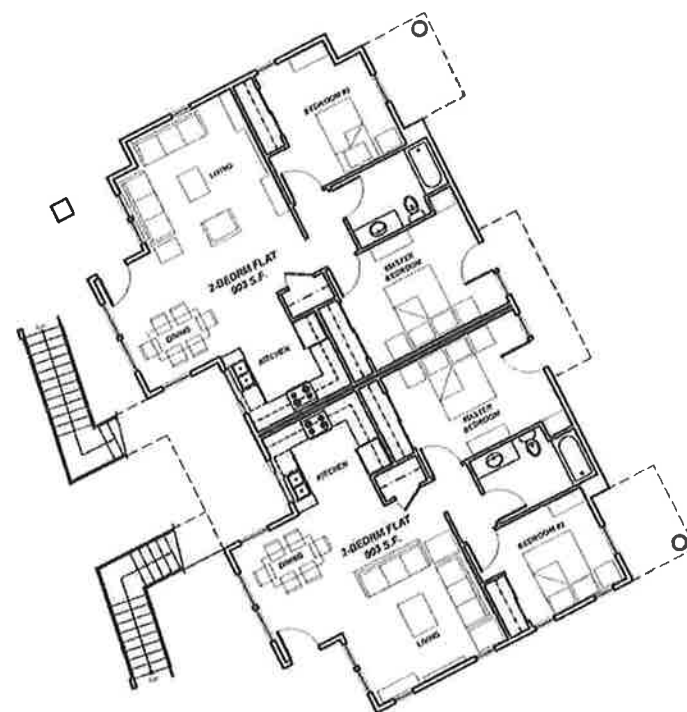
CARPORT

CONCEPTUAL SITE PLAN

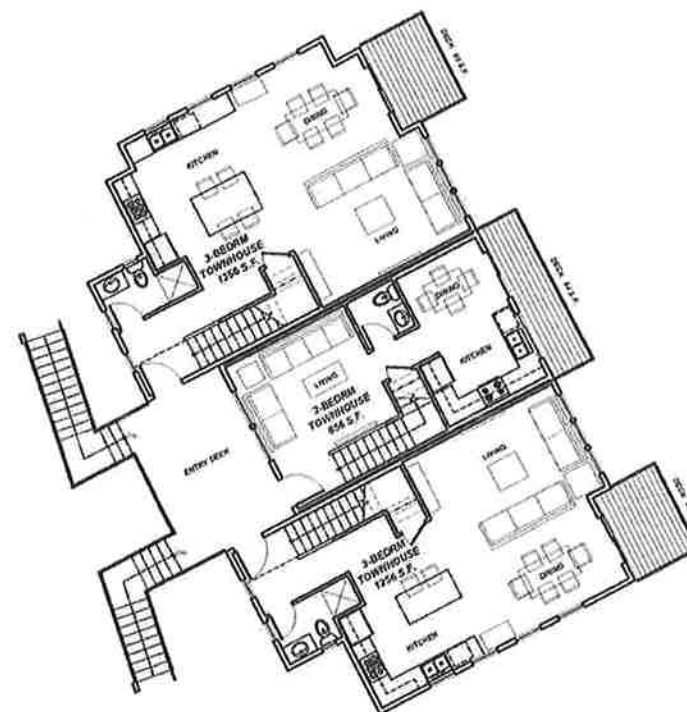


SOUTHWEST BLVD APARTMENTS
435 Southwest Boulevard Rohnert Park CA

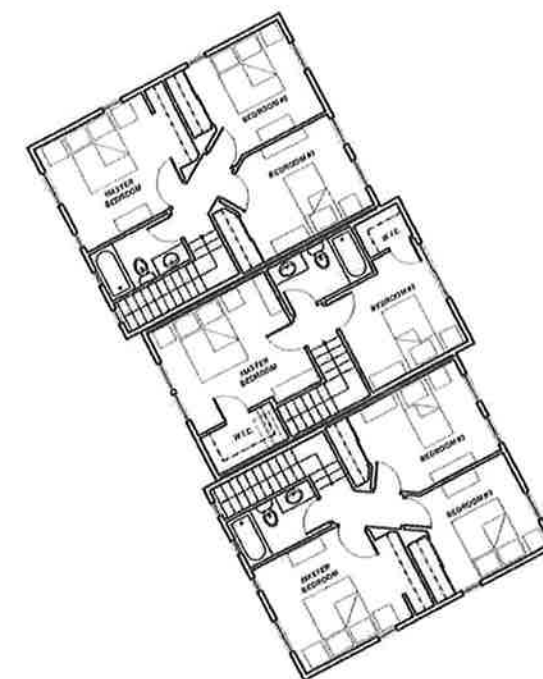
TIERNEY / FIGUEIREDO
TFA
ARCHITECTS **AIA**
117 Russell Ave., Suite H Santa Rosa, CA 95403 / 707.576.1557 info@tierney.com



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

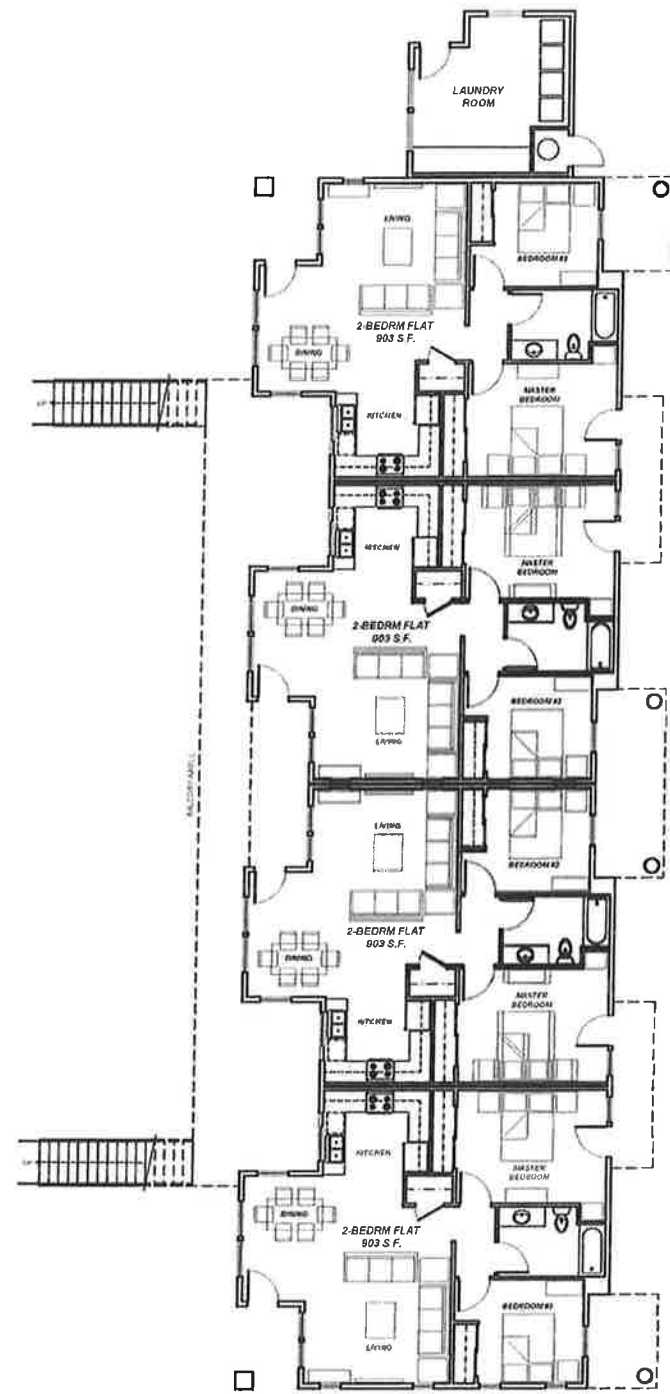
BUILDING A
CONCEPTUAL FLOOR PLANS

0' 2' 4' 8'
SCALE: 1/8" = 1'-0"

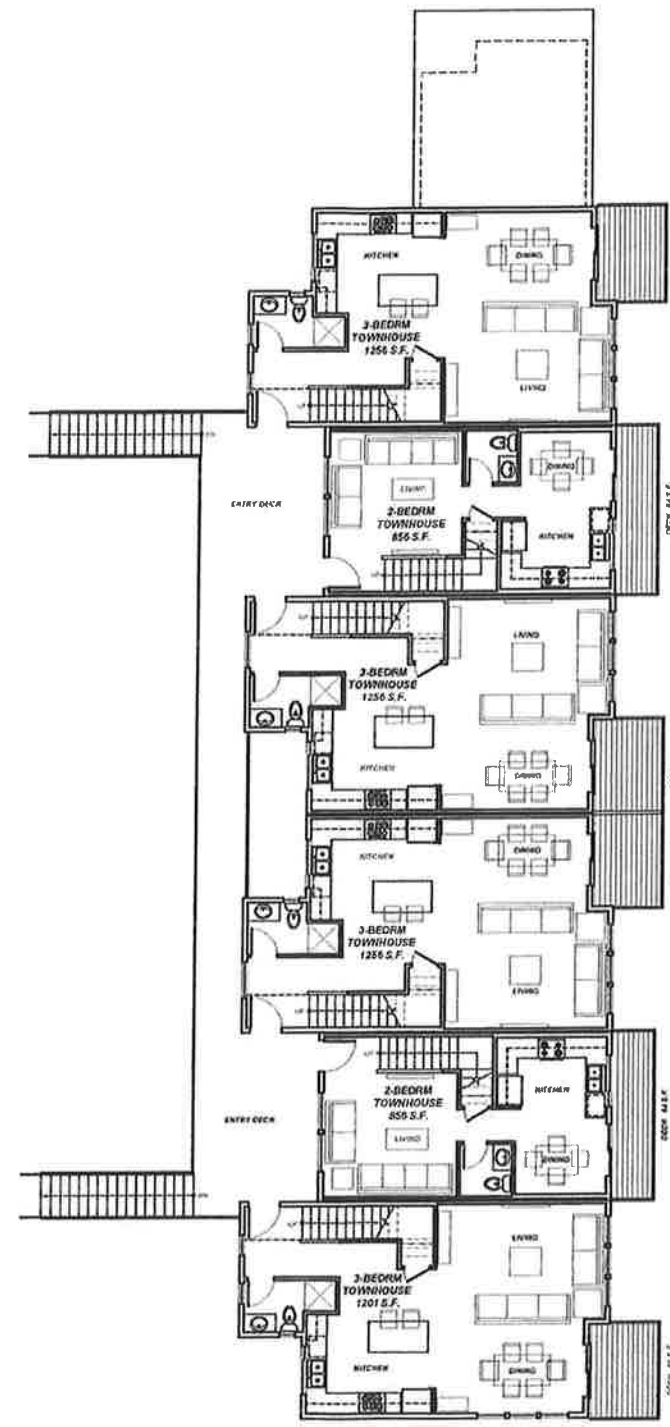


SOUTHWEST BLVD APARTMENTS
435 Southwest Boulevard Rohnert Park CA

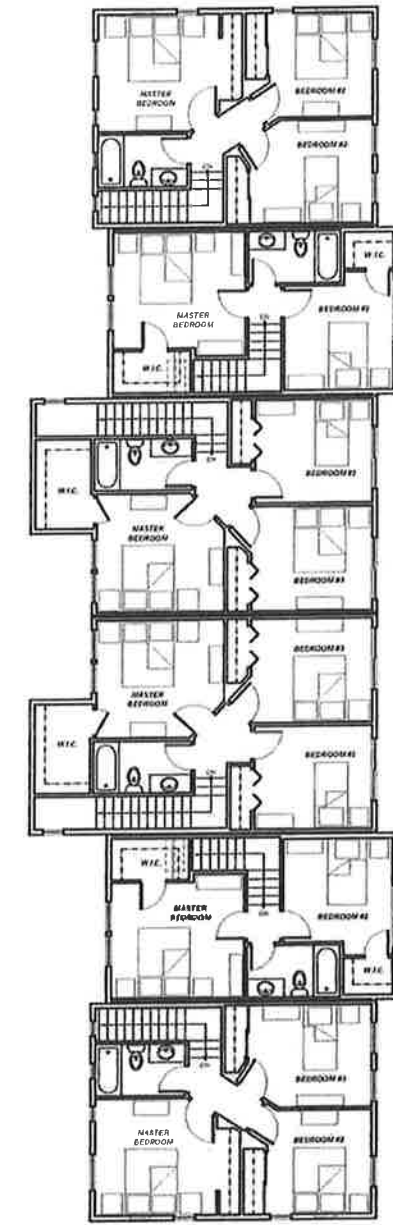
TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
017 Rohnert Ave., Suite H Santa Rosa, CA 95403 707.576.1567 info@tfa-arch.com



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

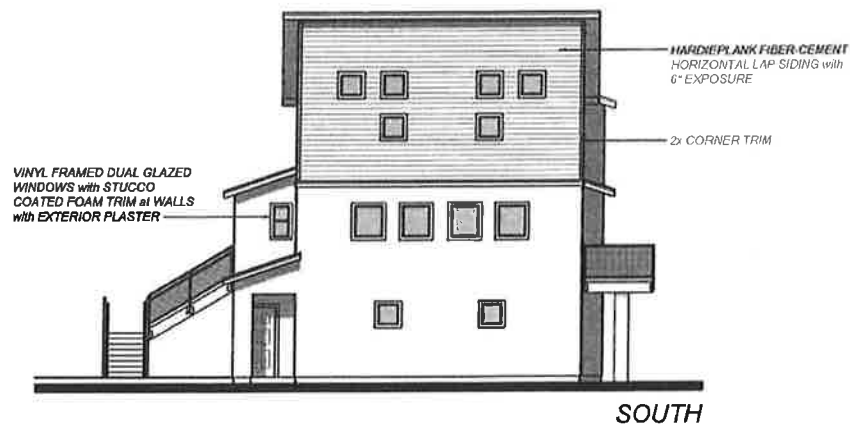
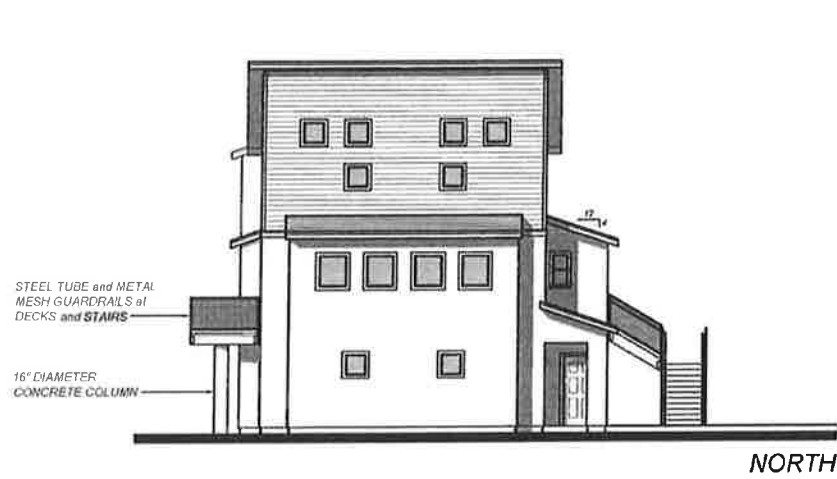
SOUTHWEST BLVD APARTMENTS
435 Southwest Boulevard Rohnert Park CA

BUILDING B
CONCEPTUAL FLOOR PLANS

0' 2' 4' 8'
SCALE: 1/8" = 1'-0"



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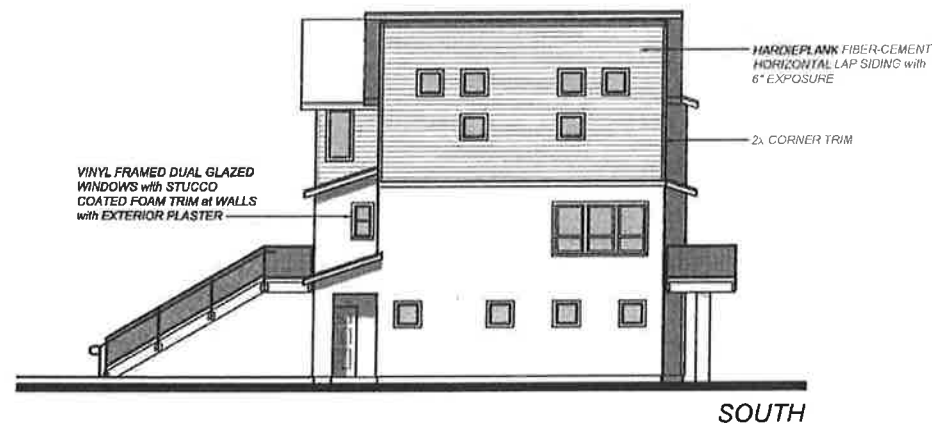
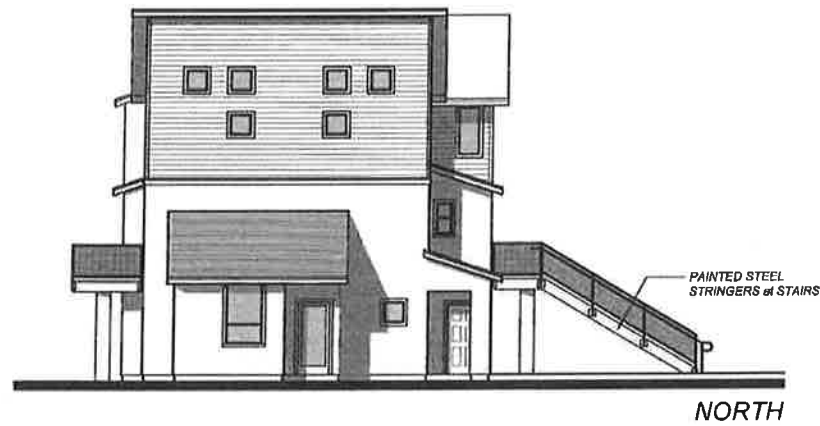


BUILDING A
CONCEPTUAL ELEVATIONS

0' 2' 4' 8'
SCALE: 1/8" = 1'-0"

SOUTHWEST BLVD APARTMENTS
435 Southwest Boulevard Rohnert Park CA

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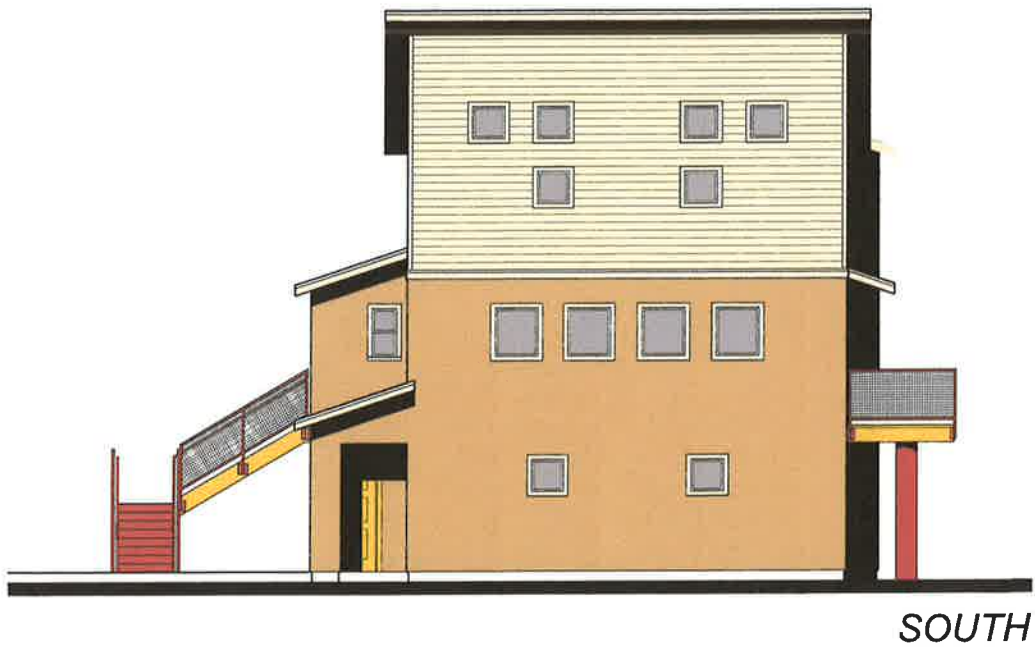
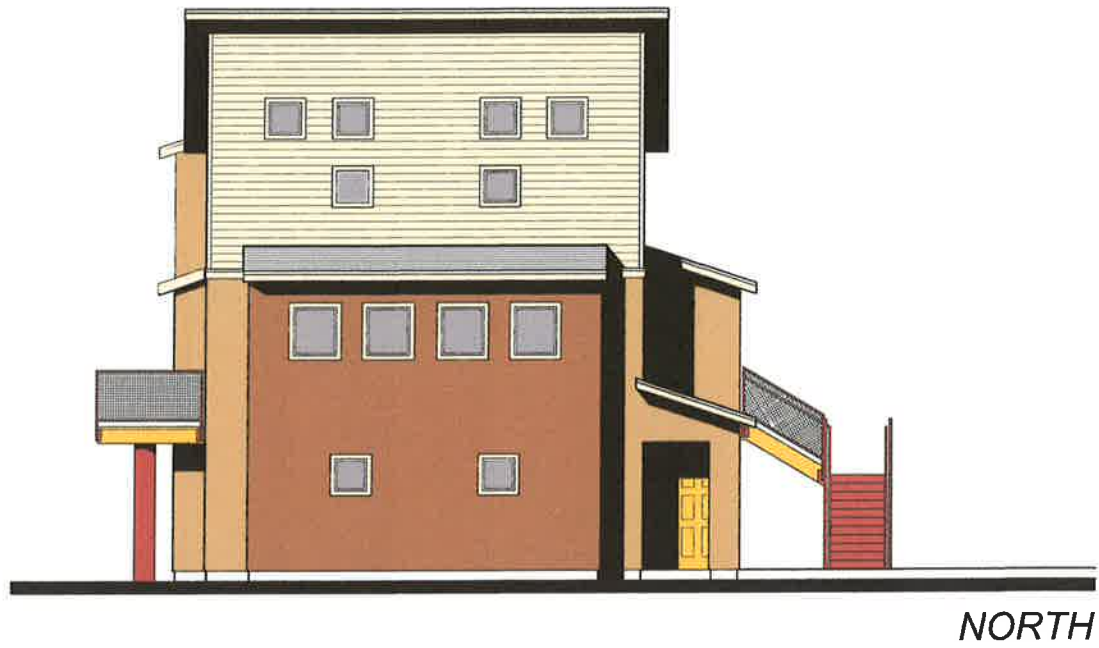


BUILDING B
CONCEPTUAL ELEVATIONS

0' 2' 4' 8'
SCALE: 1/8" = 1'-0"

SOUTHWEST BLVD APARTMENTS
435 Southwest Boulevard Rohnert Park CA

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SOUTHWEST BLVD APARTMENTS
435 Southwest Boulevard Rohnert Park CA

COLOR ELEVATIONS
BUILDING A

TIERNEY / FIGUEIREDO
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EXHIBIT G

U.S.A NOTE

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2000 TO FIELD LOCATE ALL EXISTING UTILITIES.

LARGE DECIDUOUS STREET TREES
- ACER FREEMANII 'AUTUMN BLAZE'
FREEMAN MAPLE

BIKE RACKS,
TYPICAL OF 3

FOCAL POINT TREE
ACER PALMATUM
JAPANESE MAPLE

—MULCH ONLY

PARKING LOT ACCENT TREE
LAGERSTROEMIA 'ARAPAHO'
CREPE MYRTLE

—CARPORT
OVERHANG

PARKING LOT SHADE TREE
PISTACIA CHINENSIS
CHINESE PISTACHE

—BIOSWALE

— PERIMETER TREES
ACER RUERUM 'ARMSTRONG'

SOUTHWESTERN BLYD

ENTRY ACCENT TREES
CERCIS RENIFORMIS 'OKLAHOMA'
OKLAHOMA REDBUD

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. ~~SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS~~
~~DEFINED BY THE 2014 EDITION "WUCOLS IV").~~

DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED AT THE ENTRY TO THE VEHICULAR ENTRIES TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS. BROADLEAF TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS. REQUIRED BIOSWALES WILL BE LANDSCAPED WITH A SOD PRODUCT DEVELOPED SPECIFICALLY FOR BIOFILTRATION.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF ROHNERT PARK WATER EFFICIENCY LANDSCAPE ORDINANCE (WEO).

TYPICAL PLANT PALETTE

[illegible]

CONCEPTUAL LANDSCAPE PLAN



CONCEPTUAL LANDSCAPE PLAN

SOUTHWEST BLVD APARTMENTS
435 SOUTHWEST BLVD
ROHNERT PARK, CALIFORNIA

DATE: 11/22/16
JOB: 2016-36
SCALE: 1" = 20'
DRAWN: DM
SHEET
L-1
SHEET 1 OF 1