



City of Rohnert Park Planning Commission Report

DATE: July 27, 2017

ITEM NO: 8.3

AGENDA TITLE: PLSR17-0007 Site Plan and Architectural Review for Park Vista Apartment Homes, a 135 Unit Apartment Complex within the Stadium Area Master Plan

ENTITLEMENTS: Site Plan and Architectural Review

LOCATION: 5870 Labath Avenue APN 143-040-124

GP / ZONING: High Density Residential / Stadium Lands PD, Five Creek FDP

APPLICANT James Idelman, Comstock Crosser and Associates

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2017-20 approving Site Plan and Architectural Review for Park Vista Apartment Homes within the Stadium Area Master Plan.

SUMMARY

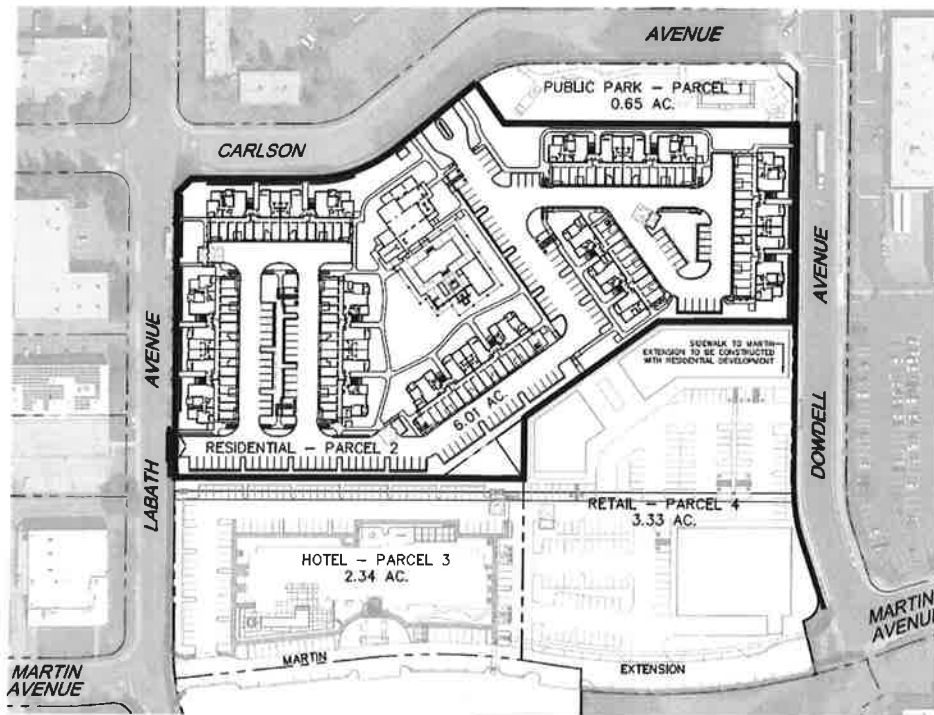
This project is part of the Residence at Five Creek project located within the Stadium Area Master Plan (SAMP). In January of 2017, the City Council approved the Final Development Plan, Tentative Map, and Conditional Use Permit, based on a unanimous Planning Commission recommendation, for the Five Creek project with the following uses on the 12.32 acre "Five Creek" site:

- Retail/Service Commercial, 3.30 Acres
- Multi-family Residential, 6.09 Acres
- Hotel, 2.28 Acres
- Park, 0.65 Acres

The applicant's proposal for a 135 unit apartment complex on the Subject Site would fulfill the apartment portion of the "Five Creek" Final Development Plan (FDP). Immediately south of the

Subject Site is the Cambria Hotel and future retail development – both part of the “Five Creek” FDP. At the northeast corner of the apartment property is the future city park, which was previously approved by the Planning Commission as part of the Five Creek FDP.

Figure 1 – Project Site Plan



BACKGROUND

Surrounding Land Uses

The proposed apartment complex is surrounded by a diversity of existing and proposed land uses as described in Table 1. To the north of the Subject Site is a combination of institutional and multi-family uses (School District property currently leased to the Bergin University of Canine Studies, KRCB public television and radio, Fiori Estates apartments and The Reserve apartments). East of the Subject Site is a 0.65 acre park site to be constructed within the same timeframe as the apartment complex. The area to the east and south of the Subject Site is designated commercial on the General Plan. The property to the south is currently vacant, but the construction of the Cambria Hotel is expected to begin later this year on this site. Costco is located on the large site to the east across Dowdell Avenue. A large business park is located to the west of the Subject Site, including some businesses immediately across Labath Avenue.

The master developer for the Residences at Five Creek project has proposed a mixed use development which is composed of the apartment complex on the Subject Site, the park to the east, the hotel to the south (currently under building permit review), and a future retail center, also to the south. The City is in the process of designing a new public safety facility further to the south. The combination of uses, the site design and conceptual building designs, previously reviewed and recommended by the Planning Commission and approved by the City Council are intended to create a cohesive development that fits into the neighborhood context. This Site Plan and Architectural Review (SPAR) must be approved prior to the issuance of building permit for the apartment buildings.

Table 1
Surrounding Land Uses

Subject Site	Existing Land Use	Proposed	GP Designation
	Vacant	Multi-family	High Density Residential
North	School district property currently leased for a dog training school, public radio and TV station (and apartments north on Dowdell Avenue)	n/a	Public Institutional
East	Vacant Retail across Dowdell (Costco)	Park	Parks Recreation
South	Vacant	Hotel / Retail Center Public Safety Station	Regional Commercial Public Institutional
West	Business Parks	n/a	Industrial

Project Details

The Park Vista Apartment Homes development would consist of seven (7) three-story apartment buildings and a single-story 3,900 square foot club house and pool. The primary and only entrance to the complex would be from Carlson Court. There would be an emergency vehicle access (EVA) driveway on Labath Avenue.

Parking

The access to the development is from Carlson Avenue consists of a two-way driveway with a center island and monument sign. The access driveways throughout the development would be 26 feet wide. Parking would consist of single-car garages on the first floor of each of the buildings, carports and uncovered parking. The project provides the following parking:

- Garage Parking 107 Spaces
- Carport Parking 27 Spaces
- Open parking 109 Spaces
- Total 243 Spaces

The development has the minimum required parking with access to some additional on-street parking available on Carlson Avenue and Dowdell Avenue. Some garage parking would be provided in each of the residential buildings and several of the building would have handicap garage spaces for residents needing handicap spaces. Carports would be conveniently located for use by the tenants. The total number of covered parking stalls including the garages and carports is 134. This results in all but one unit having covered parking. The developer would be required to provide electrical vehicle (EV) parking spaces as required by the Building Code. Bicycle parking would be located throughout the apartment development as required by the zoning ordinance.

Site Plan Details and Amenities

The submittal package includes a detailed landscape plan (see Figure 2) which implements the conceptual landscape plan recommended by the Planning Commission and approved by the City Council in the FDP. As proposed, the plant palette and placement of trees and other landscape material would be consistent with the FDP. The proposed landscaping consists of a variety of trees, shrubs and ground cover. Trees would be 15 gallon and 24-inch box sizes. The landscape plan would include native Oak trees. The plant palette includes 75 percent native California or drought tolerant plant materials appropriate to this climate zone. Irrigation of the landscaping would be with recycled water that is available in Dowdell Avenue. Bioswales would be constructed around the perimeter of the site for storm water drainage.

The north, east and west perimeters of the site would largely be kept open (no walls). The southern boundary would be delineated with an open view wall/fence (see Figure 3). This would allow for a physical separation between the commercial and residential portions of the site, but provide for visibility between the two sites. The lack of a perimeter wall and the open view fence along the south property line would implement the “eyes on the street” concept. In anticipation of the future retail complex, an access gate will be installed between the apartment complex and the commercial development for the exclusive use of the residents of the apartments.

Figure 2 – Site Landscape Plan

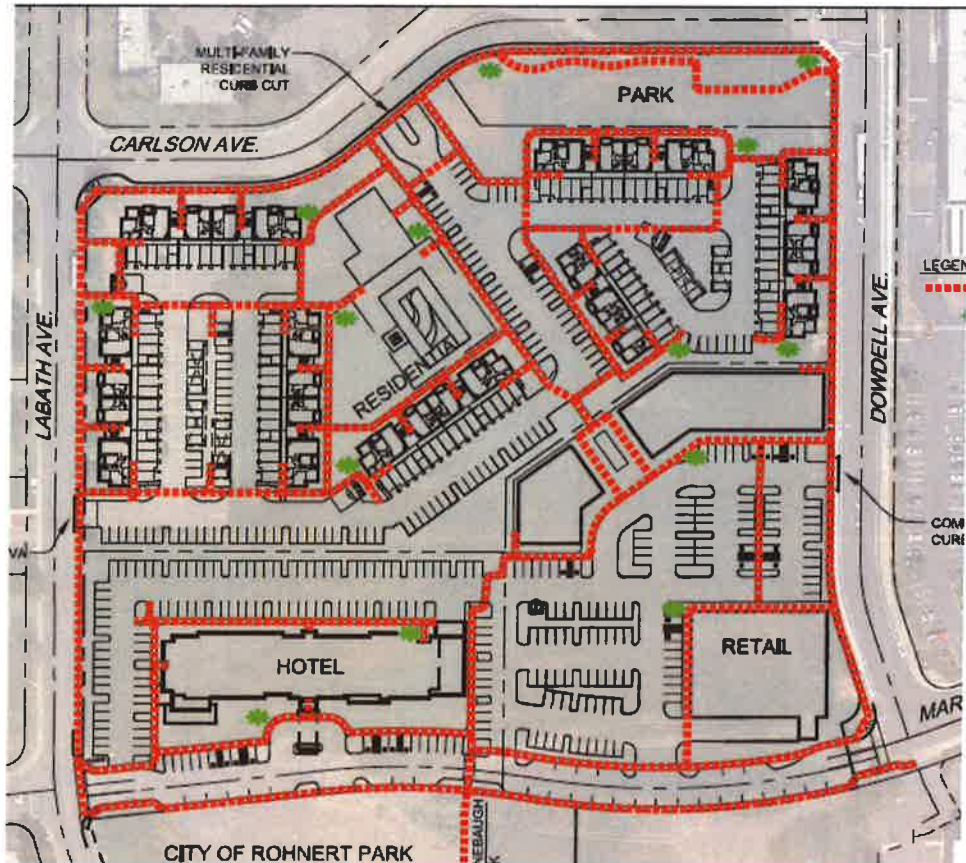


The south property line of the complex would have a six (6) foot high fence consisting of two feet of stone, four (4) foot high wrought iron with stone pilasters. This fence design was approved as part of the Cambia Hotel SPAR approval (see Figure 3).

Figure 3 – Approved Wall Detail (Southern Boundary)



Figure 4 – Pedestrian Circulation System



The project applicant has carefully developed a comprehensive network of sidewalks throughout the project. The circulation system (see Figure 4) was recommended by the Planning Commission and adopted by the City Council.

Covered refuse enclosures would be located throughout the development for the convenient use by residents. The enclosure would be constructed according to the requirement in the Municipal Code and would be architecturally compatible with the building architecture (see Figure 5). The refuse enclosures would have stone walls, a metal roof supported by wood beams and metal gates. The design would tie in visually with the buildings through similar use of materials and colors.

Figure 5 – Proposed Refuse Enclosures



Floor Plans

All of the seven (7) residential buildings would be three (3) stories and 45-feet high. The first floor would consist of the single-car garages and individual units. The second and third floor have units that would be accessible from stairways with each stairway serving two (2) or four (4) units.

The proposed apartment would be offered as one, two and three bedroom units with a washer and dryer in each unit. A patio would be provided for the ground floor units and private decks for the second and third floor units. Air conditioners would be located on the roof and screened from view. The following unit mix of units would be provided:

- One-Bedroom 796 to 800 Square Feet
- Two-Bedroom 1198 to 1260 Square Feet
- Three-Bedroom 1106 to 1350 Square Feet

The clubhouse would be 3,900 square feet consisting of an office and leasing area, lobby, game room, club room with a kitchen, mail room, restrooms, outdoor showers facing the pool, a dog wash area and a patio.

Building Elevations

The building exterior would consist of stucco walls, fiber cement siding, stone veneer, metal railing for the balconies and cement tile roof. The proposed color palette would include beige, brown and gray tones. The design of the building walls facing the three street frontages would be well articulated to provide an attractive façade. All of the ground floor garages would face the

interior of the development and not be visible from the street. The garage doors would have windows for architectural enhancement.

Figure 6 – Building Elevations



The single-story club house would consist of the same materials as the residential buildings. The buildings would have an arcade over the main entry to the facility. The pool area would be surrounded by a five (5) foot high wrought iron fence with stone pilasters.

Signage

The only signage proposed for the project a stone monument sign structure located at the entry to the complex on Carlson Street frontage. The sign would have the name of the complex and the address.

Lighting

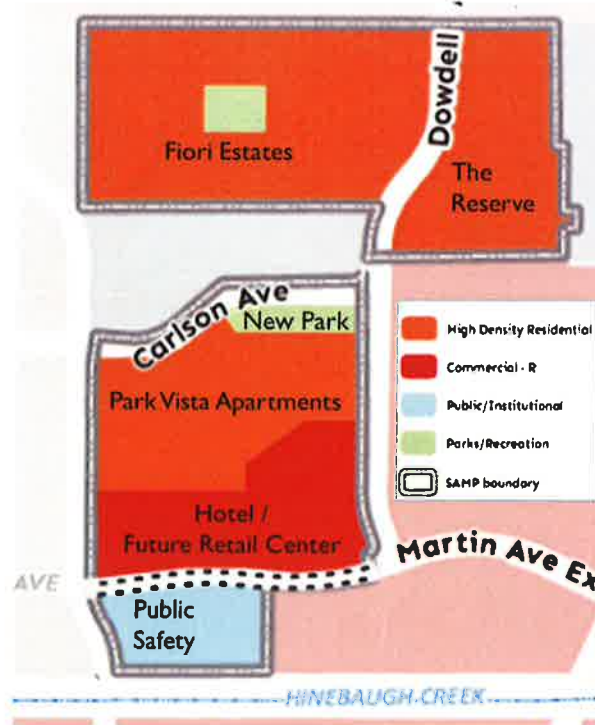
Twenty foot high decorative pole lights would be placed throughout the parking areas in the development. The lights would be LED for energy efficiency. Four foot high bollard lights would be placed around the clubhouse and pool area. Strip lights would be placed under all of the carports.

General Plan and Zoning Designation

Earlier this year the General Plan designation of the Subject Site was amended from Commercial to High Density Residential. The SAMP was also amended to allow for the additional 135 residential units to allow for a residential project on the Subject Site. The zoning designation of the Subject Site is Planned Development (PD) and part of the PD is the SAMP and the related Five Creek FDP. The SAMP and FDP provide the regulatory framework for the development of the Subject Site and the site plan and architecture would be required to be consistent with these documents.

The Park Vista Apartment Homes would add to the collection of apartment complexes in the northern part of the SAMP. The existing apartments are well served with recreational opportunities. The apartment dweller all have access to private balconies or patios, club houses, pools and other amenities internal to the projects. The future city park would provide additional recreational opportunities.

Figure 7 – General Plan Designations within the SAMP



Project History

The SPAR for the Park Vista Apartment Homes would be the most recent land use entitlement requested for this parcel. This SPAR approval would build on past approvals by the Planning Commission and City Council, including:

- Stadium Area Master Plan Background (adopted February 2008 and amended in 2013). The Residences at Five Creek (Five Creek) project is located on a 15.25 acre site within the 32.8 acres covered by the Stadium Area Master Plan (SAMP).
- Five Creek Preliminary Development Plan (PDP). The Planning Commission approved a Preliminary Development Plan for this project in May 12, 2016 and conducted a joint study session with the Parks and Recreation Commission on June 8, 2016 to identify the preferred location, configuration and improvements for the proposed park.
- Residences at Five Creek Entitlement Approvals Adopted by City Council on January 10, 2017):
 - Mitigation Negative Declaration (MND). An environmental impact report (EIR) was prepared for the original Stadium Area Master Plan. An Initial Study and subsequent Mitigated Negative Declaration address the impacts of both the Five Creek project and the City facility project.
 - General Plan Amendments (GPA). The GPA allows for high density residential and public parks in their proposed locations.
 - Stadium Area Master Plan (SAMP) and Final Development Plan (FDP). The SAMP includes the high density residential and a public park, and establishes the maximum allowed residential units within the SAMP.

- Conditional Use Permit (CUP). Prior to development of any phase in a Planned Development district, a CUP would be required. A master CUP was developed for the project, which applies to all phases and streamlines implementation.
- Development Agreement (DA). A development agreement was negotiated that includes provisions that are mutually beneficial to the city and the developer. Key provisions relate to the timing of hotel construction, payment of additional fees due to the impact of the apartments on public services, purchase of carbon offset credits (a required mitigation measure), and dedication of the park.
- Tentative Map (TM). The city approved a map that would split the property into five (5) parcels for each project component. The project's design proposes to extend Martin Avenue as a private street with public access easements in favor of the hotel, the shopping center and the city parcel. The Martin Avenue extension would not be dedicated as a public street.

NOTIFICATION

The review of a SPAR application does not require a public hearing, so newspaper publication and mailing of the notice to surrounding property owners was not provided. The Agenda was posted as required and the meeting materials have been posted to the web site and have been made available to the public.

ANALYSIS

General Plan

The General Plan was amended in January of 2017 to accommodate this project. Figure 2.2-1 (General Plan Diagram) was amended to designate this parcel as High Density Residential and the neighboring parcel to the east as Parks/Recreation. This project would implement the following General Plan Goals and Policies, as follows:

- LU-10A. Coordinate the adoption of each specific plan and planned development in a manner that provided for the systematic implementation of the General Plan, as is consistent with the growth management and public facilities goals and policies of the General Plan....

Staff Analysis: This project would implement the Stadium Area Master Plan, Planned Development (SAMP PD), which provides for orderly and systematic growth of the former stadium property. The PD provides for the development of a mix of different, residential, commercial and institutional uses.

- LU-38. Require preparation of a Planned Development prior to approval of any development in the Stadium Area.

Staff Analysis: The update and re-adoption of the SAMP PD in January, 2017 satisfies this General Plan policy.

- LU-39. Ensure that land uses are dispersed in accordance with the provisions of the Stadium Area Master Planned Development Zoning District:
 - Redevelopment of formerly developed industrial and institutional land;
 - Particular attention shall be given to the interface between the industrial, residential, commercial, and public/institutional land uses.

- Provisions shall be made to ensure complementary transitions between uses through the arrangement between building and spaces.
- The arrangement between structures and spaces shall result in a cohesive design among similar land uses.
- Insure that building material, color, linkages to sidewalks, parking placement, landscape design, and plant materials complement existing and proposed uses,
- Include proper site design and/or noise attenuation devices to reduce indoor and outdoor noise levels for sensitive receptors.
- Special consideration should be given to memorialize the “Stadium.”

Staff Analysis: The proposed multi-family development would implement the above General Plan policies. The project would interface with adjacent properties without the use of a perimeter wall to create a visually open and inviting environment. A wall would be provided between the hotel and the apartments to provide some physical separation between these uses, but the wall is “open view”. The landscape setback of 15 feet from the streets would provide some visual and functional separation between the public sidewalk and the residential units. Frequent points of pedestrian access into the project from the adjacent public sidewalk would create an environment where residents are encouraged to walk or bicycle to nearby commercial and open space destinations. The project calls for a special connection between the apartment complex and the adjacent retail shopping center that would provide a way for residents to easily access the future retail project. The building design and materials of the apartments would be consistent with the proposed hotel project immediately to the south.

Zoning Regulations

Stadium Area Master Plan (SAMP) Planned Development

In addition to the General Plan amendments discussed about, the SAMP was amended to accommodate additional residential development. The SAMP is a Planned Development (PD). The zoning ordinance allows for a PD to be established where special design and development considerations are needed. In the case of the SAMP, a PD is necessary to insure that the mixed use characteristics of the site would be compatible.

The Residences at Five Creek project added an appendix to the SAMP PD document to codify the project’s Final Development Plan. Combined with the SAMP PD, the Final Development Plan provides the following regulatory framework for this project:

- Allows for up to 135 dwelling units;
- Adopts a conceptual site plan, which includes the approximate location for each residential structure;
- Provides conceptual residential elevations;
- Allows for zoning code and development standard deviations;
 - Minimum front yard of 15 feet,
 - Minimum of 75 square feet ground level open space and 60 square feet of private open space on the second floor or above (the zoning ordinance typically requires 100 sf on ground floor), and
 - Allowances for uncovered balconies to extend into the setbacks or the required space between buildings;
- Allows for design guideline variations to allow for modern building architecture;

- Common entries would be recessed and provided in-between buildings. The entry door is to be concealed from street view and not raised from the adjacent sidewalk, and
- Consistent with the modern architectural style, windows are not required to be recessed from the façade.

Staff Analysis: The proposed project is consistent with the SAMP PD and the Final Development Plan (FDP). Staff has reviewed to project and has determined that the design complies with all of the provisions within the PD, including:

- *The location of the proposed buildings would be consistent with the conceptual plan provided in the FDP;*
- *The pedestrian system proposed by the project would match the system approved in the FDP;*
- *The proposed architecture is modern in character, but deviates from the flat roof designs in the FDP. The proposed building would use a pitched roof to provide a more residential character. The pitched roof and other changes to the building design would improve the appearance of the residential structures beyond what was depicted in the FDP document.*
- *The project would provide public and private open space consistent with the FDP and the City's zoning ordinance.*

Development Standards

The project is required to meet the development standards in the zoning ordinance unless special exceptions are provided in the Final Development Plan. Table 2 provide a summary of the required development standards.

Table 2

	Proposed	Requirement	Description
Density (du/acre)	22.2	24 max	
Height	45'-0"	45'-0" max	
Setbacks			
Front	15'-0"	15'-0"	Special setbacks in FDP
Street Side	15'-0"	15'-0"	Special setbacks in FDP
Side (between commercial)	5'-0" +	5'-0"	Special setbacks in FDP
Building Separation	20'-0"	20'-0"	
Parking			
Total Spaces	243	243 min	
(Non-garage spaces)	(109)		
Landscaping	28 trees +	28 trees	1 tree / 4 spaces
Open Space			
On-grade (private)	2,025 sf	2,025 sf min	75 sf/unit in FDP
Above-Grade (private)	6,480 sf	6,480 sf	60 sf/unit in FDP
Common	66,211 sf	see total	
Total (private + public)	74,716 sf	54,000 sf min	
Maximum Lot Coverage	27.8%	40% max	
Floor Area Ratio	< 0.50	1.15 max	

Staff Analysis: The project meets and exceeds all development standards with the zoning ordinance and/or the Final Development Plan.

Conditional Use Permit and Project Conditions of Approval

A Conditional Use Permit (CUP) is required prior to the development of any phase of a planned development according to Section 17.06.250 of the zoning ordinance. A blanket CUP was adopted by the City Council that applies to the entire Residences at Five Creek FDP in January 2017 which would allow for the residential use.

The project on the Subject Site would adopt relevant conditions of approval, many of which were put in place as part of the CUP approval in January.

Staff Analysis: As required by the zoning ordinance, a CUP has been issued for the project residential development on the Subject Site. The conditions of approval adopted with the CUP would be applied to this site including:

- *Implementation of the Development Agreement, including payment of certain fees;*
- *Reference the project's environmental document and mitigation measures;*
- *Requires the implantation of measure to reduce Greenhouse Gas emissions;*
- *Implements the water efficient landscape ordinance;*
- *Includes requirements related to the grading and public improvement plans in accordance with city codes and project approvals;*
- *Implement public safety requirement related to site development and building construction; and*
- *Requires the completion of and establishes time for the completion of infrastructure and utilities needed for the project.*

Design Guidelines

The Residences at Five Creek Project includes the 6.09 acre site for the apartment complex. The proposed Park Vista Apartment Homes is in the same location as shown on the Five Creek FDP and includes site planning requirements and conceptual building elevations for the apartment project. At the time of FDP review in December of 2016, the Planning Commission requested that the applicant improve the quality of the proposed building design. Planning Commission comment suggested that the building elevations looked too "institutional" and too "plain" and in response the architect has improved the facades dramatically.

At this point in the approval process, the Planning Commission lacks the discretionary authority to request significant changes to the site plan or site plan components. The FDP essentially "locked" many aspects of the site plan in place, including, building placement, conceptual landscaping, and pedestrian system. The Planning Commission does have the discretionary authority to ask for minor modifications to site design and more significant changes to building designs and materials if the requested changes are consistent with the FDP and the City of Rohnert Park Design Guidelines.

Staff Analysis: The project is consistent with City of Rohnert Park Design Guide follows:

- *The developer indicates that a hip roof would be used with cement tiles. This results in a visual improvement in the appearance of the buildings and would be consistent with Fiori Estates and The Reserve developments in the area.*

- *The building walls would use a variety of materials including stucco, stone fiber cement siding and vinyl windows. Architectural details would provide shadow, articulation and scale to the building elevations.*
- *The City of Rohnert Park Design Guidelines Lists Regional Vernacular under Architectural Styles. According to the Design Guidelines, Regional Vernacular is an architectural style indigenous to the area and is the style used for the design of the apartments. The architect has utilized the following elements from the Design Guidelines:*
 - *Massing combinations of horizontally proportioned volumes with accent vertical volumes.*
 - *Buildings made of lightweight materials such as wood siding and stucco.*
 - *Large overhangs with simple unadorned eaves.*
 - *Cement tile roof.*
 - *Windows in vertical proportions.*

The architect has incorporated these design features in the elevations of the buildings resulting in an attractive apartment building in Five Creek. This project would be compatible with the other buildings in the neighboring Five Creek area, creating a consistent neighborhood aesthetic. Each component at the Five Creek development would be designed to be compatible with the previous projects within the Stadium Area Master Plan. This would provide a consistent look and feel throughout the neighborhood.

ENVIRONMENTAL DETERMINATION

An environmental impact report (EIR) was prepared for the original Stadium Area Master Plan. The recently approved changes to the General Plan and SAMP triggered the need for additional environmental review and the Residences at Five Creek, Mitigated Negative Declaration was prepared. This MND contains new mitigation measures relating to air quality and greenhouse gas emissions. No further environmental review is required for Site Plan and Architectural Review.

RESPONSE TO COMMENTS

No public comments have been received on this item.

Attachments:

Resolution No. 2017-20 Approving Site Plan and Architectural Review for a Park Vista Apartment Homes within the Stadium Area Master Plan.

Exhibit A Cover sheet AO.1

Exhibit B Site Plan A1.0

Exhibit C Floor Plan Level 1 and 2 A3.0

Exhibit D Floor Plan Level 3 and Roof A3.1


Exhibit E Club House Floor Plan A3.8

Exhibit F Unit Floor Plan One Bedroom A5.0

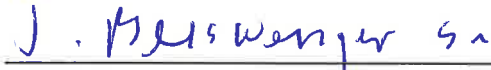
Exhibit G Unit Floor Plan Two Bedroom A5.1

Exhibit H Unit Floor Plan Two Bedroom and Three Bedroom A5.2
Exhibit I Typical Building Elevation Front and Side View A2.0
Exhibit J Typical Building Elevation Rear and Side View A2.2
Exhibit K Building Elevation Club House A2.8
Exhibit L Preliminary Landscape Plan
Exhibit M Preliminary Plant Schedule
Exhibit N Selected Site Amenity Details
Exhibit O Schematic Design A6.0
Exhibit P Schematic Design A6.1
Exhibit Q Schematic Design A6.2
Exhibit R Schematic Design A6.3
Exhibit S Schematic Design A6.4
Exhibit T Schematic Design A6.5

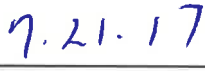
APPROVALS:




Norman Weisbrod, Technical Advisor



Jeff Beiswenger, Planning Manager



Date



Date

PLANNING COMMISSION RESOLUTION NO. 2017-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR PARK VISTA APARTMENT HOMES, A 135 UNIT APARTMENT COMPLEX WITHIN THE STADIUM AREA MASTER PLAN

WHEREAS, the applicant, James Idelman, Comstock Crosser and Associates, filed Planning Application No. PLSR17-0007 for Site Plan and Architectural Review for a 135 unit apartment complex within the Stadium Area Master Plan in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Applications No. PLSR17-0007 was processed in the time and manner prescribed by State and local law;

WHEREAS, the project is located within the Stadium Area Master Plan (SAMP), a Planned Development and so designated in the Rohnert Park Zoning Map;

WHEREAS, the project is consistent with the Final Development Plan for Residences at Five Creek approved by the City Council on January 10, 2017;

WHEREAS, the project is consistent with the Development Agreement for Residences at Five Creek was approved by the City Council on January 10, 2017;

WHEREAS, a Conditional Use Permit is required for any phase of development in the Residences at Five Creek Planned Development district and was approved by the City Council on January 10, 2017;

WHEREAS, on July 27, 2017, the Planning Commission reviewed Planning Application No. PLSR17-0007 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the July 27, 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. PLSR17-0007.

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. Factors Considered. The Planning Commission, in approving Planning Application No. PLSR17-0007, 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 proposed apartment complex will fulfill the apartment portion of the Final Development Plan for the Residence at Five Creek project. The appearance of the apartment is commensurate with the recent Fiori Estates apartment development and The Reserve apartment project. The apartment complex will be an attractive addition to the surrounding area. Special care has been taken to ensure that all buildings within the SAMP have a consistent architectural character. Architecture and site design components give the apartment complex and the entire SAMP neighborhood a consistent look and feel.

- 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 new building has a very attractive appearance with a variety of materials including stucco, fiber cement siding, metal balcony railings, stone veneer and cement tile roof. There is articulation in the building walls and variations in the roof height. A clubhouse for residents consists of an office and leasing area, lobby, game room, club room with a kitchen, mail room, outdoor showers facing the pool, dog wash area and a patio. The building design will be consistent with other structures in the SAMP.

- 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. Vehicular access to the property is from Carlson Avenue and emergency access from Labath Avenue. There are bike lanes on Dowdell Avenue providing access to the project. There is bicycle access to the apartment project from a trail in Hinebaugh Creek and from Rohnert Park Expressway via Redwood Drive. Pedestrian sidewalks will connect all buildings within the Five Creek area and to adjacent properties in the SAMP and the public sidewalk system. Bicycle parking will be provided.

Section 3. An Environmental Impact Report (EIR) was prepared for the original Stadium Area Master Plan. The recently approved changes to the General Plan and SAMP triggered additional environmental review consisting of a Mitigated Negative Declaration. There are new mitigation measures largely limited to air quality and greenhouse gas emissions. No further environmental review is required for Site Plan and Architectural Review for the hotel.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR17-0007 subject to the following conditions attached as Exhibit A.

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 27th day of July 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

Exhibit A

ADOPTED PER PLANNING COMMISSION Resolution No. 2017-20

Conditions of Approval

Site Plan and Architectural Review: Park Vista Apartment Homes

The conditions below shall apply to the Park Vista Apartment Homes project located within the Stadium Area Master Plan and subject to the requirements of the Residences at Five Creek Final Development Plan on Carlson Avenue between Dowdell Avenue and Labath Avenue (PLSU17-0007).

General Conditions

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. All applicable provisions of the City of Rohnert Park Municipal Code, and as subject to the Residences at Five Creek Development Agreement (DA) approved by Ordinance No. 903, are made a part of these conditions of approval in their entirety, as if fully contained herein.
3. The violation of any condition listed herein shall constitute a nuisance and a violation of the RPMC. In conformity with Chapter 1.16 of the RPMC, a violation of the RPMC may be an infraction or a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The Applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the Applicant as a result of a failure of the Applicant to fully perform and adhere to all of the Conditions of Approval.
4. The Applicant agrees to defend, indemnify, hold harmless and release the City of Rohnert Park, its agents, officers, attorneys and employees from any claim, action or proceedings brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or certification of the environmental document which accompanies it. This indemnification obligation shall include but not be limited to, damages, costs, expenses, attorneys', or expert witness fees that may be asserted by any person or entity, including the Applicant, whether or not there is concurrent passive or active negligence on the part of the City, its agents, officers, attorneys or employees.
5. Place Conditions of Approval on general notes on plan sheets.

Design Conditions

6. The project shall be designed and improved and installed to be consistent with the SAMP, the Residences at Five Creek Final Development Plan, the Final Map, the Development Agreement, and the related Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.
7. Prior to issuance of the building permit for vertical construction, the applicant shall develop a Transportation Demand Management (TDM) program in cooperation with the master developer as required the Mitigated Negative Declaration.
8. Prior to the issuance of a building permit, a Master Maintenance Agreement will be drafted, signed, and submitted as part of the building permit application process.
9. The Project is approved as shown in Exhibits A through V attached to the July 27, 2017 Planning Commission staff report except as conditioned or modified below.
10. The applicant shall submit and receive approval for a Master Sign Program and Sign Review Application prior to installation of any signs.
11. All exterior lighting shall be LED including wall lights on the building.
12. The apartment complex facility shall be provided for employee parking and bicycle parking at the Clubhouse.
13. Provide a dewatering plan as part of the grading permit if groundwater is expected to be encountered (refer to soils report for GWE to determine if it is needed).
14. Preliminary Storm Water Plan, item No. 5: the project owner shall be responsible for all treatment control devices associated with this Plan and call out on the PSWMP Hydrology Map.
15. Landscaping shall be constructed in accordance with the State's Model Water Efficient Landscaping Ordinance (MWELo), or in accordance with water conservation standards which meet or exceed the requirements of the MWELo. The Applicant shall submit a landscaping and irrigation plan that identifies landscape material types and locations, irrigation, water usage calculations, and other information as required. The plan shall be submitted to and reviewed and approved by the Development Services Department prior to construction. All costs for review of the requirements of the MWELo shall be borne by the Applicant. All landscaping and irrigation subject to the MWELo shall be substantially complete prior to the issuance of a Certificate of Occupancy.

16. Landscaping shall be irrigated using recycled water, to the extent that recycled water is available. The project shall apply for and comply with the City's standard Recycled Water Use Agreement.
17. Any new trees within five (5) feet of the public right-of-way or within five (5) feet of any paved areas within the project shall have root barriers that are approved by the City Engineer.

Public Safety

18. Provide illuminated address numbers visible from the street.
19. Driveway approaches and fire lanes shall be designed to support firefighting apparatus.
20. Aerial fire apparatus access roads must be a minimum of 26 feet wide.
21. Fire extinguishers shall be installed per the Fire Code.
22. A key box shall be provided with a set of permanently labelled keys at entry and utility doors.
23. Fire sprinklers are required per NFPA 13 and local ordinance.
24. Fire Department connections shall be per RP Std. 880, FDC shall be on the street side.
25. A fully automatic fire alarm system required per NFPA 72 and local ordinance.
26. On-site fire hydrants must be operational before combustible materials are brought onto the site. Contact the Fire Preservations Division for clearance memo. Provide plans which detail fire lane marking and signage.
27. Additional Operational Permits may be required prior to occupancy.
28. Additional permits may be required by the Sonoma County Emergency Services Department for hazardous materials such as pool chemicals.
29. Upon completion of work, the Design Professional shall submit complete record drawings on an approved electronic format, such as a disc or portable external drive.
30. The Clubhouse will require a "Place of Assembly" permit from the Fire Department.
31. Provide details of EVA and gate on Improvement Plans. A FS-27 permit is required by the Fire Department.

32. Provide details on fire lane signage and red curbs on Improvement Plans.
33. The storage of pool chemicals may require a permit from the Sonoma County Emergency Services Division.
34. Address signage shall be per local ordinance.

Building

35. Show the bike parking area per California Green Building Standards (CAL Green).
36. Show the parking area designated for clean air vehicles per CAL Green.
37. Show the parking area designated for electric vehicle charging required per Cal Green.
38. The accessible route needs to connect to public sidewalks.
39. Accessible ramps must align and pair with other accessible ramps/features. Accessible routes to nowhere are not allowed. Show how ramps will align.

Grading and Improvement Plan Requirements

40. All improvements shall be designed in conformance with: the City of Rohnert Park, Manual of Standards, Details and Specifications in effect at the time of development
41. The Project benchmark shall be based on a City approved USGS benchmark, and also confirmed to be applicable for Final Map.
42. The applicant shall implement the design recommendations stated in the “Geotechnical Engineering Report Residences at Five Creek” submitted by Wallace Kuhl and Associates dated June 20th, 2016 as a condition of development at the project site.
43. The grading plan shall be prepared by a Registered Civil Engineer, licensed in the State of California and shall be submitted for review and approval by the City Engineer.
44. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
45. Grading plans shall include an erosion control (winterization) plan. The plan must include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed. A separate Rain Event Action Plan (REAP) shall be required and prepared as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the REAP shall be kept on-site

throughout the duration of construction activities. Include the WDID number on the grading submittal.

46. Provide the following minimum Best Management Practices (BMPs) on the grading plans:

- a. "Construction crews shall be instructed in preventing and minimizing pollution on the job.
- b. Construction entrances/exits shall be stabilized to prevent tracking onto roadway.
- c. Exposed slopes shall be protected from erosion through preventative measures.
- d. Use brooms and shovels when possible to maintain a clean site
- e. Designate a concrete washout area. Maintain washout area and dispose of concrete waste on a regular basis.
- f. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
- g. Have necessary materials onsite before the rainy season
- h. Inspect all BMPs before and after each storm event. Maintain BMPs on a regular basis and replace as necessary, through the entire course of construction.
- i. All construction implementation measures as outlined in the approved Mitigation Monitoring and Reporting Program.
- j. If human remains are encountered anywhere on the project site, all work shall stop in the immediate vicinity of the discovered remains. Both the County Coroner and a qualified archeologist shall be notified by the construction manager immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission shall be contacted by the Coroner so that a "Most Likely Descendant" can be designated and recommendations for treatment solicited pursuant to CEQA Section 15064.5(e).
- k. Per state law, in the event that paleontological resources or unique geologic features are encountered during construction, all earthwork within a 50 meter radius of the find will be stopped, the City of Rohnert Park notified, and a paleontologist retained to examine the find and make appropriate recommendations.
- l. In the event of a spill of hazardous materials in an amount reportable to the DPS (as established by DPS guidelines), the contractor shall immediately control the source of the leak and contain the spill. If required by the DPS or other regulatory agencies, contaminated soils will be excavated and disposed of offsite at a facility approved to accept such soils.

47. Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the Project in any way would be restricted to the hours of 8:00 a.m. to 6:00 p.m. (Ord. 152 § 3.1, 1971).
- a. Use available noise suppression devices and properly maintain and muffle loud construction equipment.
 - b. Avoid the unnecessary idling of equipment and stage construction equipment as far as reasonable from residences and radio station north of the site (preferably more than 200 feet from residences).
 - c. Notify adjacent uses of the construction schedule.
 - d. Designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
 - e. All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.
 - f. All mobile or fixed noise-producing equipment used on the project that are regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of project activity.
 - g. Construction site and access road speed limits shall be established and enforced during the construction period.
 - h. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
 - i. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary.”

48. The Grading Plans shall include the following required notes:

- a. "Any excess materials shall be considered the property of the contractor and shall be disposed of away from the job side in accordance with applicable local, state and federal regulations."
- b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction

equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work."

- c. "If at any time during earth disturbing activities a concentration of artifacts or a cultural deposit is encountered, work shall stop in the immediate area and the construction manager shall contact the City and a qualified archeologist."
- d. "If human remains are encountered anywhere on the project site, all work shall stop in the immediate area and the construction manager shall contact the City, the County Coroner and a qualified archeologist."
- e. "If paleontological resources or unique geologic features are encountered during construction, all work shall stop in the immediate area and the construction manager shall contact the City and a qualified paleontologist."
- f. "Construction work hours shall be consistent with the Rohnert Park Municipal Code, Noise Ordinance."
- g. "All proposed on-site utilities shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets."
- h. "If hazardous materials are encountered during construction, the contractor will halt construction immediately, notify the City of Rohnert Park, and implement remediation (as directed by the City or its agent) in accordance with any requirements of the North Coast Regional Water Quality Control Board."

Site Civil and Landscape Plans

- 49. Sidewalk transitions shall be provided to allow a clear five foot walkway at all locations, including areas where mailboxes, streetlights, street signs and fire hydrants are to be installed.
- 50. The improvement plans shall illustrate accessible ramps and parking as required by State of California Title 24.
- 51. Site photometrics are to be submitted with the Site Civil Drawings for review and approval.
- 52. Landscape plans shall be submitted with the grading permit plans. Sidewalk alignment shall be shown on both the civil and landscape plans.
- 53. The landscape planting plans need to be compared with the civil engineering utility plans and confirmed no trees and large shrubs are proposed over water, sewer and storm drain pipes.

Hydrology, Storm Water and Storm Drain

- 54. The storm drain system shall be designed to meet the requirements of the Sonoma County Water Agency Flood Control Design Criteria (latest revision), specific to the Project and these conditions.

55. The applicant shall prepare and implement a site specific storm water pollution prevention plan acceptable to the City that identifies best management practices for effectively reducing discharges of storm water containing sediment and construction wastes resulting from site construction activities. The applicant shall also include 5-mm trash screens at the outfall in conformance with trash capture requirements adopted by the State Water Resources Control Board in April 2015.
56. The site shall be in conformance with the City of Santa Rosa Storm Water Low Impact Development Technical Design Manual (latest edition).
57. Discharge of runoff onto pavement should be avoided.
58. Plans and certifications shall demonstrate compliance of all improvements, including building pads and finished floor elevations, with the City's Flood plain Ordinance, to the satisfaction of the Building Official and City Engineer. Pad elevations shall be constructed at a minimum of 1 foot above the 100-year Floodplain as determined by the City and certified by the project engineer.
59. Site drainage design must include facilities for the containment of recycled water runoff due to over irrigation, system leakage or control failure.

Water System Requirements

60. The grading plans shall show backflow prevention devices in accordance with the requirements of the City of Rohnert Park's Backflow Prevention Ordinance.
61. The grading plans shall show water services to all buildings. All City water meters shall be located within the right-of-way unless otherwise approved by the Development Services Department. The improvement plans shall show fire protection in accordance with the requirements of Rohnert Park Fire Department.
62. The grading plans shall show hydrants placed per the direction of the Rohnert Park Fire Division.
63. The grading plans shall include a note that states "All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved."
64. The on-site fire sprinkler system services shall be separated from the fire hydrants by a single-check valve per City Standard STD-879. The Fire Marshall shall be consulted on this item.
65. Each unit shall be required to be individually metered for potable water usage, including the pool and clubhouse, per the City of Rohnert Park, Resolution Adopting Rules and Regulation Regulating the Sale of Water in the City of Rohnert Park, Section 14. Sub-metering may be an acceptable alternative, subject to approval by the City.

Sewer System Requirements

66. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations.

67. The pool shall be plumbed to drain/back wash into the sanitary sewer system. This shall be clearly shown on the pool construction plans.

Recycled Water System Requirements

68. The grading plans shall show recycled water use for irrigation.
69. The recycled water system improvements shall be designed in accordance with the City of Santa Rosa's Recycled Water Users Guide, the City of Santa Rosa and City of Rohnert Park standards, Title 22 of the California Code of Regulations and the requirements of the North Coast Regional Water Quality Control Board.
70. All recycled water mains, service laterals, plumbing, valves, pipes, appurtenances, irrigation parts, vaults and boxes must be purple. Recycled water notification signs shall be installed as directed by the City Engineer. Recycled water spray, mists and ponding must not be present in any designated eating area. All drinking fountains must be positioned or shielded to eliminate any exposure to recycled water sprays or mists.
71. Recycled water/potable water dual plumbing design and layout, construction-installation and final inspection review for individual lots or grouping of lots must be performed by an AWWA certified Cross Connection Specialist and all deficiencies must be corrected at the applicant's expense. Written reports of the Cross Connection Specialist's finding must be submitted to and approved by the City.

Dry Utility System Requirements

72. All onsite utilities shall be placed underground.

Prior to the Issuance of Grading Permits and/or Improvement Agreements

73. No construction activity may commence until the applicant has demonstrated to the City that it has filed a Notice of Intent to comply with the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board.
74. The existing rock-lined bio-swales in the public right-of-way along the Dowdell Avenue frontage shall be landscaped. Any trees planted in or near the bio-swale area may not interfere with the storm drain pipes located in the swales.
75. The applicant shall secure an encroachment permit from the City prior to performing any work within the City right of way or constructing a City facility within a City easement.
76. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.
77. For a grading permit, the applicant shall secure an approval of a grading plan prepared by a Registered Civil Engineer licensed in the State of California and pay all required fees.

78. The applicant shall provide the city with signed deeds for all on-site and off-site easements associated with the project.

Prior to the Issuance of the First Building Permit

79. The applicant shall provide pad certifications for the site on which the building permit is requested.

During Construction

80. All construction shall conform to the City's most current Manual of Standards, Details, and Specifications latest edition, all City Ordinances and State Map Act and the approved plan.
81. Provide the final Storm Water Mitigation Plan for review and approval by the City.
82. Provide a signature line on sheet C1 for the project geotechnical engineer's review and approval of the civil engineering site plans.
83. The applicant shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any improvements to the City water or wastewater systems.
84. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the Development Services Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
85. The applicant shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
86. The applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
87. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained continuously throughout the storm season.
88. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, liquefaction, erosion, settlement, and seismic activity.
89. The Project shall comply with the RPMC, including hours of construction. All construction equipment shall be adequately muffled and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

90. Hours of work shall be limited to between 8 a.m. to 6 p.m. Monday through Friday. Work on Saturday or Sunday will only be permitted with written permission from the City. Requests for extended hours must be submitted 72 hours in advance.
91. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City, including all measures in the approved Mitigation Monitoring and Reporting Program. The applicant shall be responsible to implement reasonable measure to cure any problems that may occur. Provide this language on the grading plans: "At a minimum the dust control measures will include:
- Cover all trucks hauling construction and demolition debris from the site.
 - Water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving, and other site preparation activities.
 - Use watering to control dust generation during demolition.
 - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas.
 - Sweep daily (with water sweepers) all paved areas and staging areas.
 - Provide daily clean-up of mud and dirt carried onto paved streets from the site.
 - Properly maintain all construction equipment.
 - For construction sites near sensitive receptors (or if residential development occurs prior to commencement of commercial development):
 - Install wheel washers for all existing trucks, or wash off the tires or tracks of trucks and equipment leaving the site.
 - Suspend dust-producing activities during periods when instantaneous gusts exceed 25 mph when dust control measures are unable to avoid visible dust plumes.
 - Limit the area subject to excavation, grading and other construction or demolition activity at any one time."
92. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, § 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.
93. The applicant shall post a publicly visible sign with the telephone number and person to contact at the construction site and at the City of Rohnert Park regarding dust complaints. The applicant shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
94. The applicant shall post signs of possible health risk during construction. The applicant is responsible for compliance with the Bay Area Air Quality management District's rule regarding cutback and emulsified asphalt paving materials.

95. The applicant shall repair all construction related damage to existing public facilities (streets, sidewalks, utilities etc.) at no cost to the City.
96. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

Prior to Occupancy

97. All water system improvements necessary to provide fire flows and pressures shall be installed an operational
98. Public and private sidewalks that serve as pedestrian access to the apartment complex shall be constructed.
99. All improvements shown in the improvement plans deemed necessary for the health, safety and welfare of the occupant and general public shall be completed.
100. All permanent BMPs shall be installed that capture all tributary areas relating to the hotel's runoff.
101. The applicant shall have entered into the City's standard Master Maintenance Agreement with the City to address long term maintenance of, among other things, the storm water BMPs.
102. The applicant shall have entered into the City's standard Recycled Water Agreement, designate site supervisor(s) and undertake any other activities necessary.
103. The applicant shall provide a written statement signed by his or her engineer verifying that the grading and/or drainage improvements are completed in accordance with the plans approved by the Sonoma County Water Agency, the City Engineer, and the Building Official.
104. A complete set of As-Built or Record, improvement plans on the standard size sheets shall be certified by the Civil Engineer licensed in the State of California and returned to the City Engineer's office prior to final acceptance of the public improvement. These shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction. Approved Record Drawings shall be provided to the City geo-referenced in Autocad DWG and & PDF File formats.

RECEIVED

JUN 09 2017

CITY OF Rohnert Park



ARCHITECTURE

A1.0 SITE PLAN

- A2.0 BUILDING ELEVATIONS - BUILDING A
- A2.1 BUILDING ELEVATIONS - BUILDING A
- A2.2 BUILDING ELEVATIONS - BUILDING B
- A2.3 BUILDING ELEVATIONS - BUILDING B
- A2.4 BUILDING ELEVATIONS - BUILDING B - ALT
- A2.5 BUILDING ELEVATIONS - BUILDING B - ALT
- A2.6 BUILDING ELEVATIONS - BUILDING C
- A2.7 BUILDING ELEVATIONS - BUILDING C
- A2.8 BUILDING ELEVATIONS - CLUBHOUSE

- A3.0 BUILDING PLANS - BUILDING A
- A3.1 BUILDING PLANS - BUILDING A
- A3.2 BUILDING PLANS - BUILDING B
- A3.3 BUILDING PLANS - BUILDING B
- A3.4 BUILDING PLANS - BUILDING B - ALT
- A3.5 BUILDING PLANS - BUILDING B - ALT
- A3.6 BUILDING PLANS - BUILDING C
- A3.7 BUILDING PLANS - BUILDING C
- A3.8 BUILDING PLANS - CLUBHOUSE

- A5.0 UNIT PLANS
- A5.1 UNIT PLANS
- A5.2 UNIT PLANS

- A6.0 PERSPECTIVES - SITE AERIAL
- A6.1 PERSPECTIVES - LEASING/AMENITY BUILDING
- A6.2 PERSPECTIVES - TOT LOT
- A6.3 PERSPECTIVES - POOL DECK
- A6.4 PERSPECTIVES - BUILDING A LIVE/WORK

CIVIL

- C1 NEIGHBORHOOD CONTEXT MAP
- C2 SITE DIMENSION PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN

LANDSCAPE

- LA1 PRELIMINARY LANDSCAPE CONCEPT
- LA2 PRELIMINARY PLANT SCHEDULE
- LA3 SELECTED SITE AMENITY DETAILS



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Laguna Beach, CA 92651

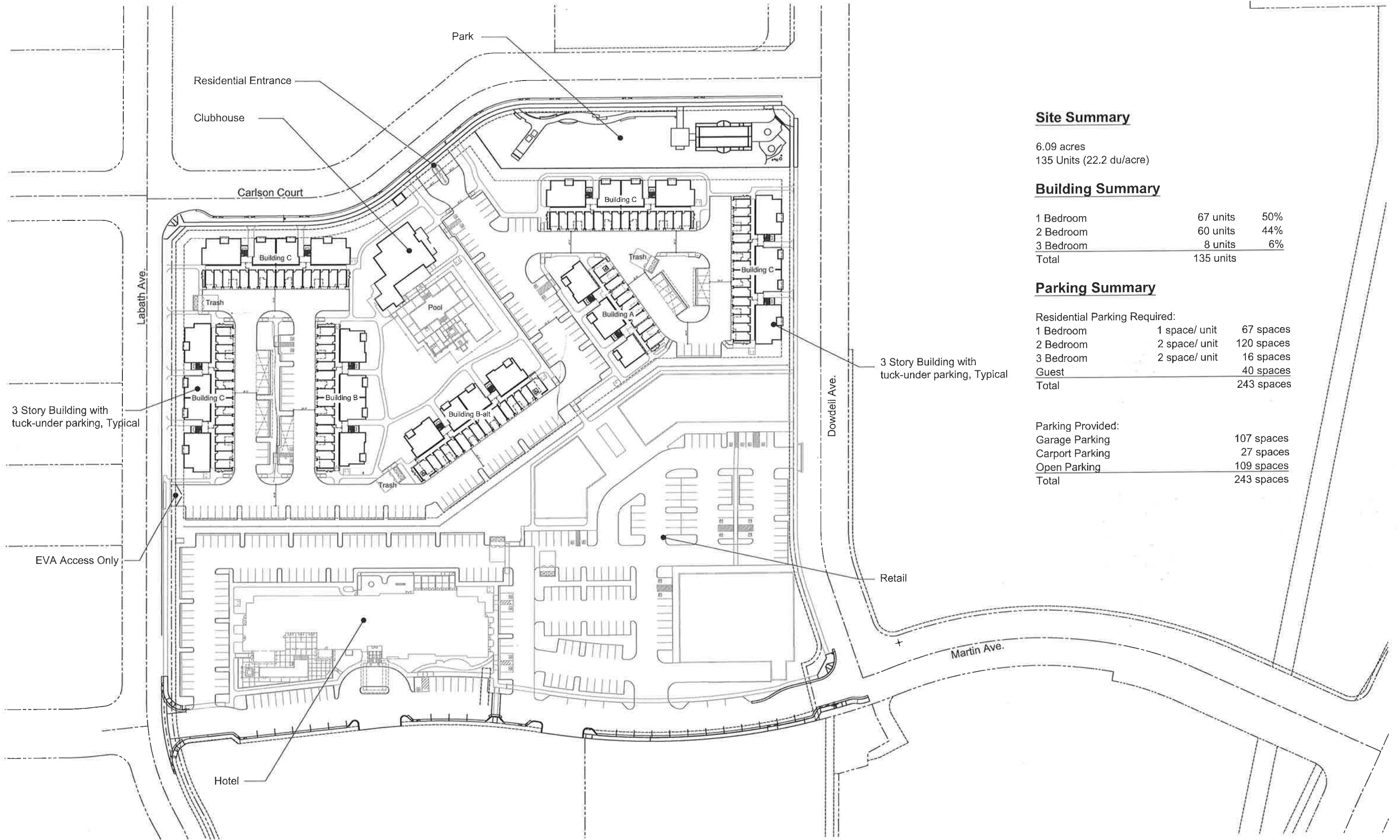
RESIDENCES AT FIVE CREEK
ROHNERT PARK, CA # 2016-0938

SCHEMATIC DESIGN
JUNE 05, 2017

SHEET INDEX

EXHIBIT A

A0.1



Site Summary

6.09 acres
135 Units (22.2 du/acre)

Building Summary

1 Bedroom	67 units	50%
2 Bedroom	60 units	44%
3 Bedroom	8 units	6%
Total	135 units	

Parking Summary

Residential Parking Required:		
1 Bedroom	1 space/ unit	67 spaces
2 Bedroom	2 space/ unit	120 spaces
3 Bedroom	2 space/ unit	16 spaces
Guest		40 spaces
Total		243 spaces

Parking Provided:		
Garage Parking		107 spaces
Carport Parking		27 spaces
Open Parking		109 spaces
Total		243 spaces

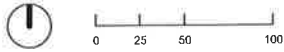


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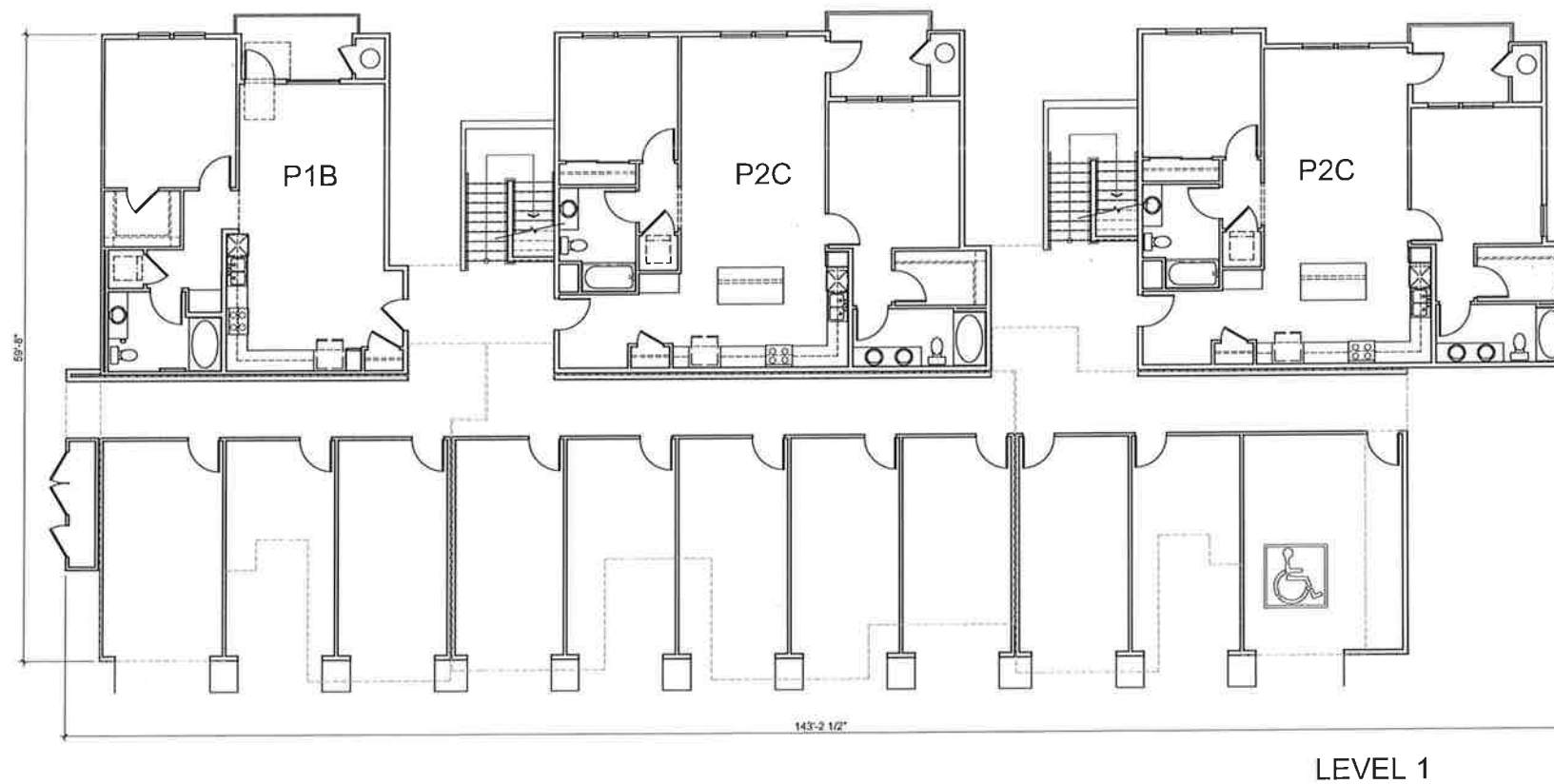
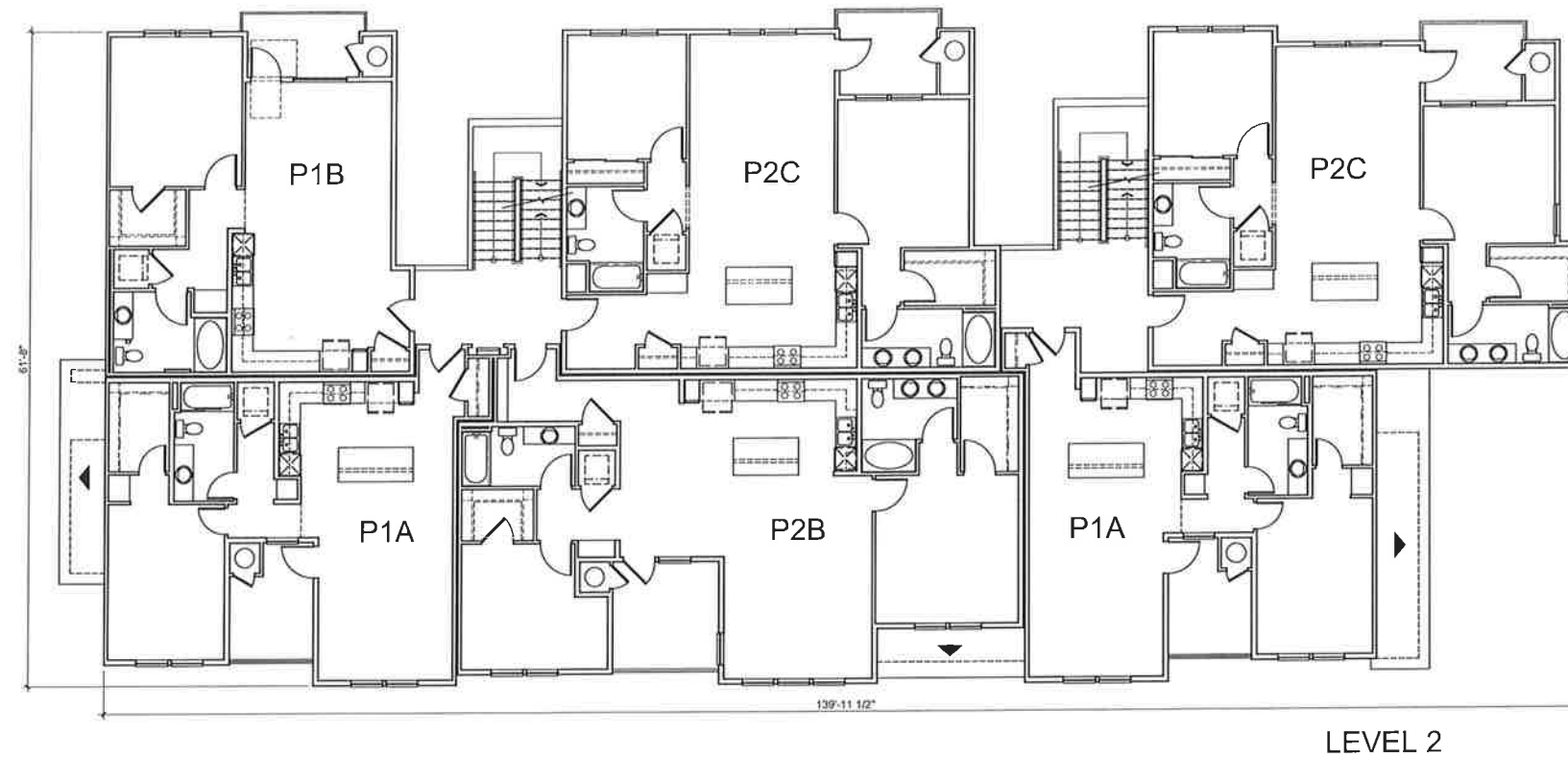
SCHEMATIC DESIGN
JUNE 05, 2017



SITE PLAN
SHEET INFORMATION

A1.0

EXHIBIT B



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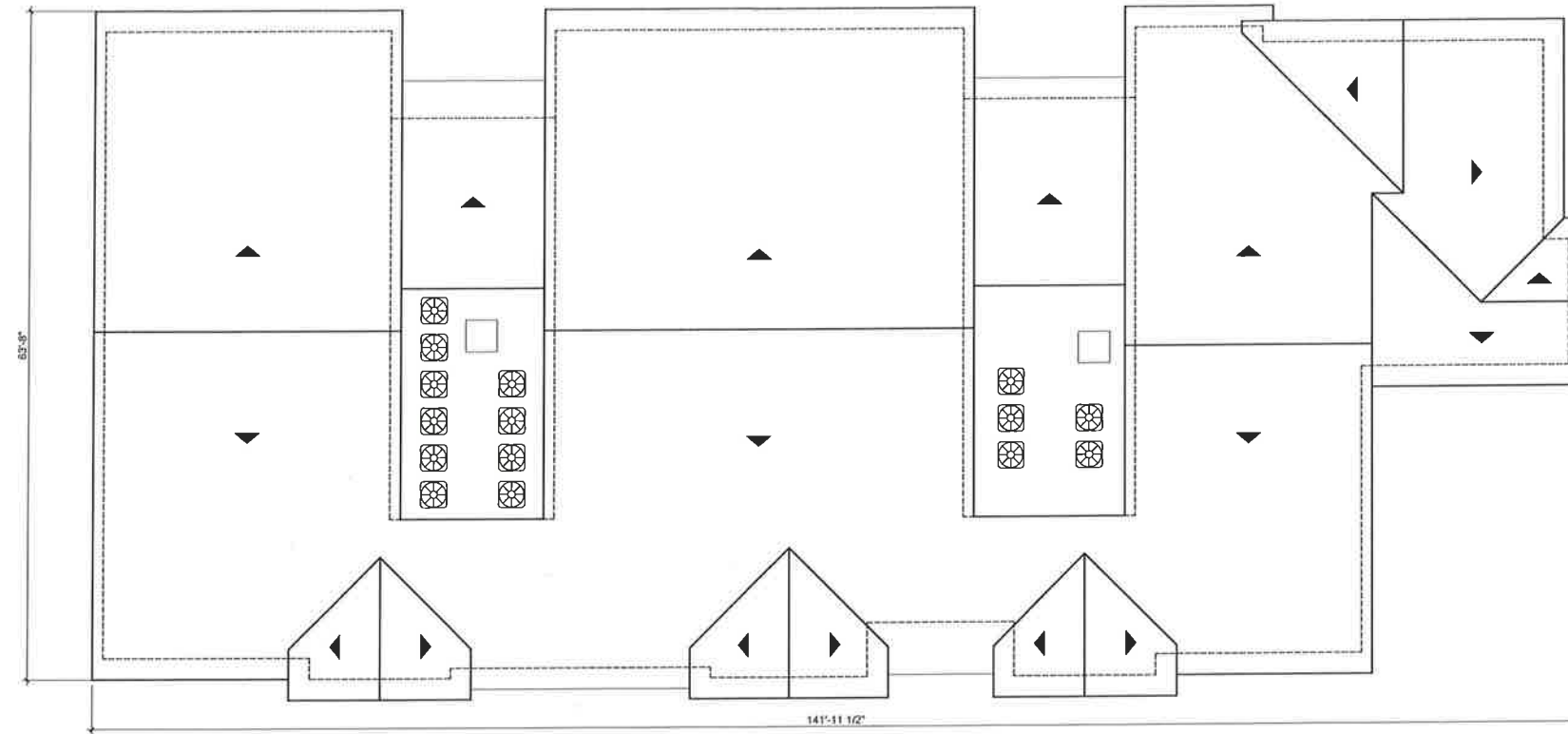
SCHEMATIC DESIGN
JUNE 05, 2017



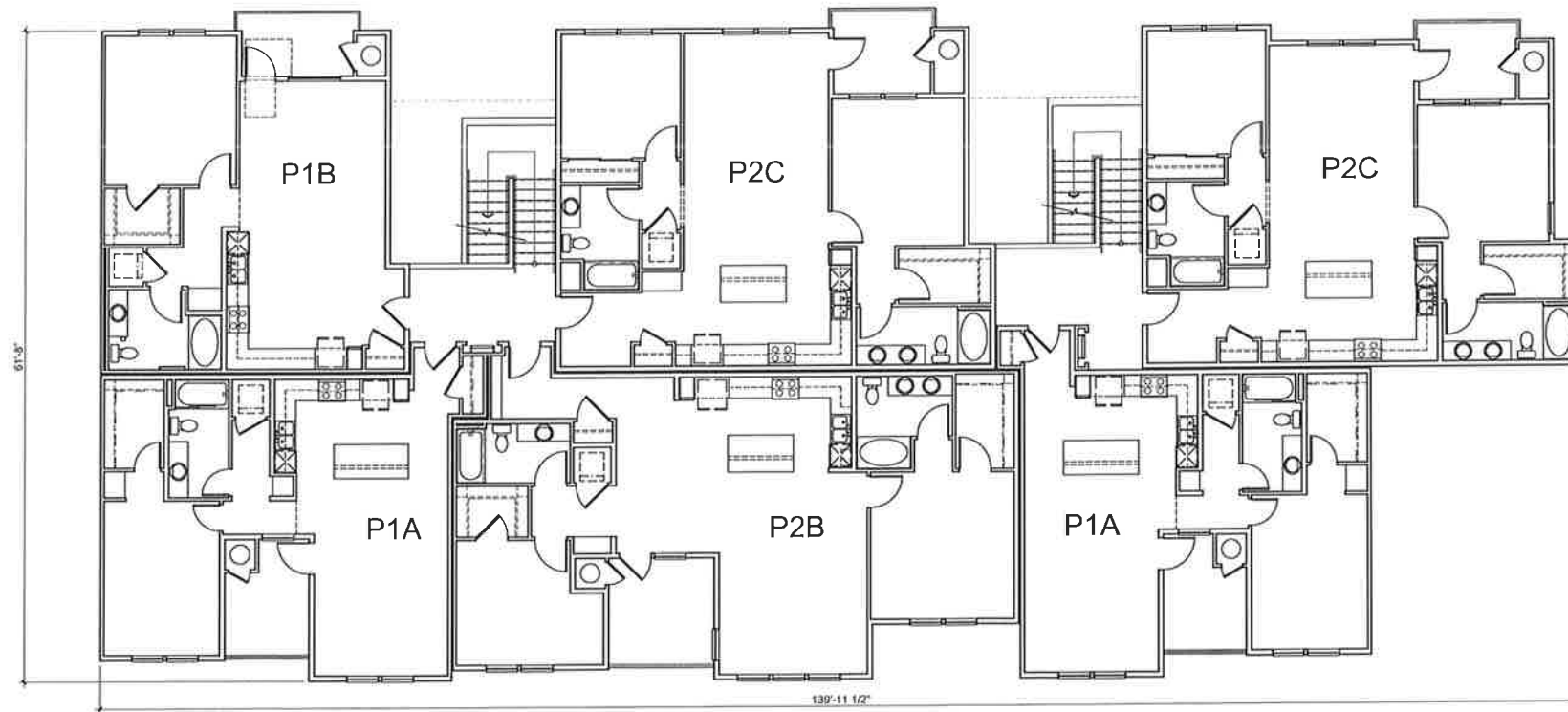
BUILDING PLANS
BUILDING A

EXHIBIT C

A3.0



ROOF



LEVEL 3



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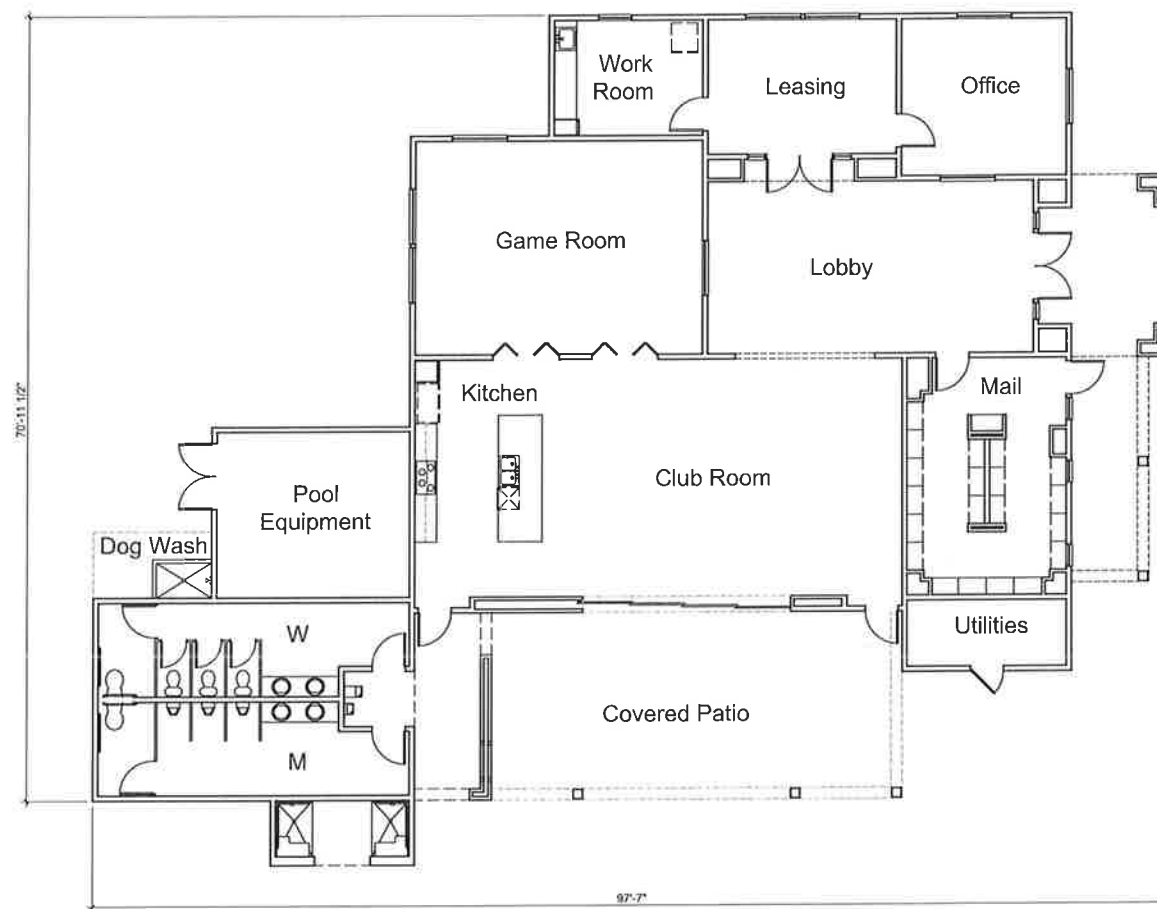
SCHEMATIC DESIGN
JUNE 05, 2017



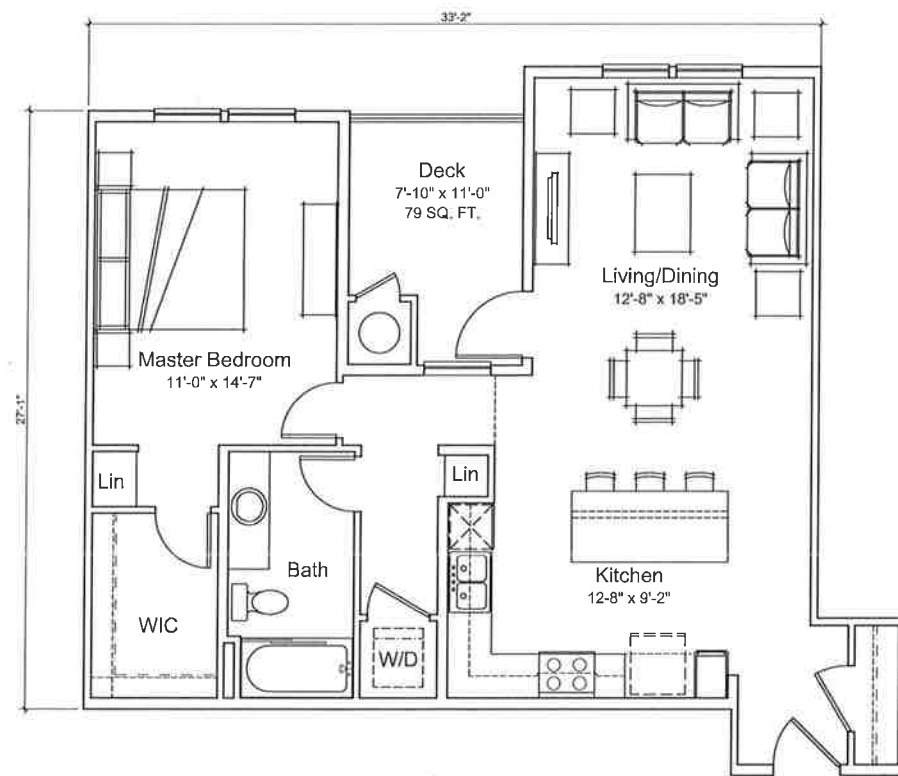
BUILDING PLANS
BUILDING A

A3.1

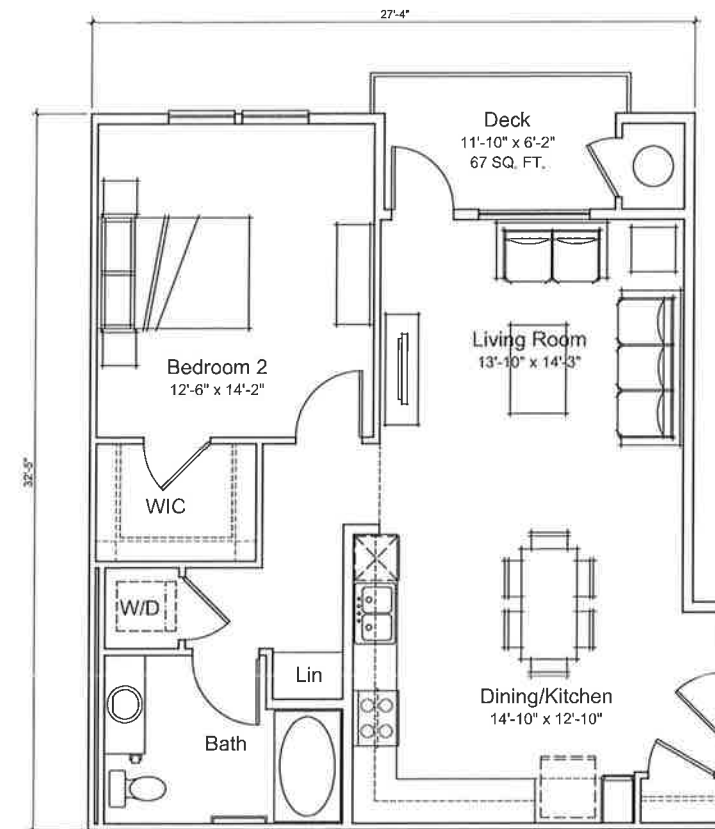
EXHIBIT D



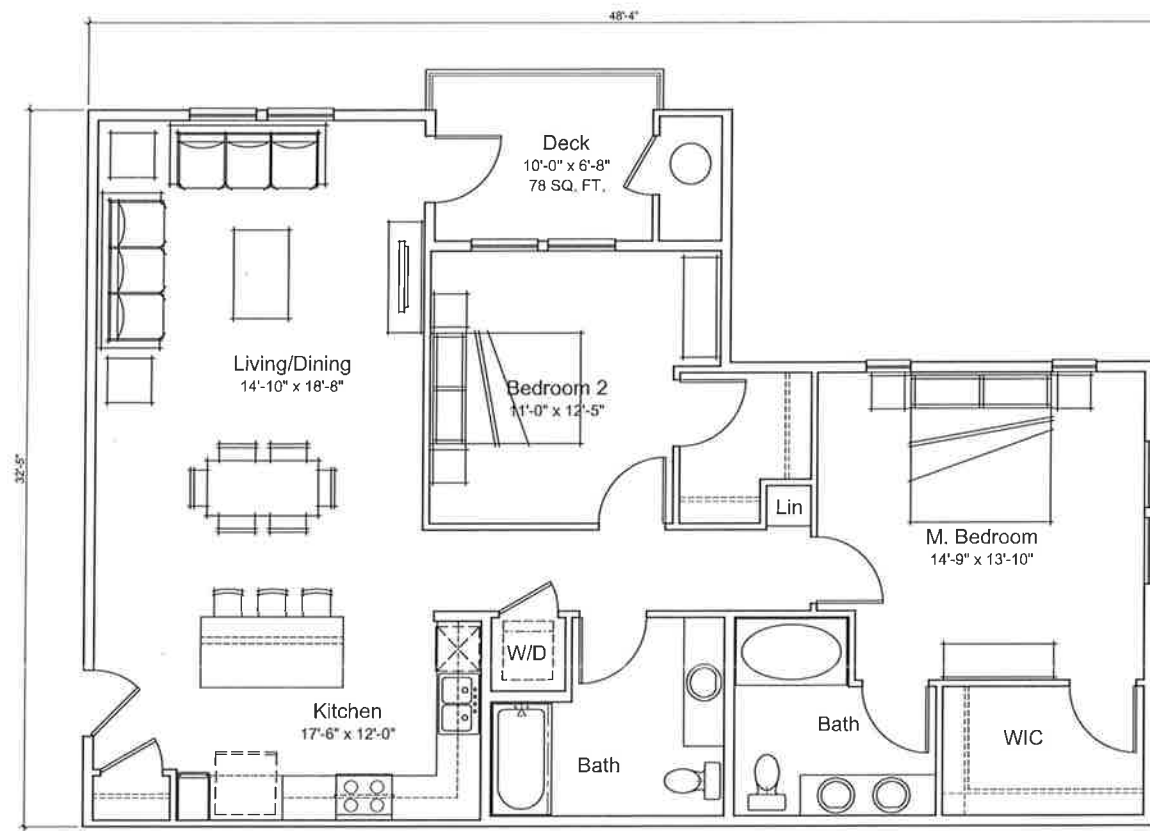
CLUBHOUSE
± 3900 sqft



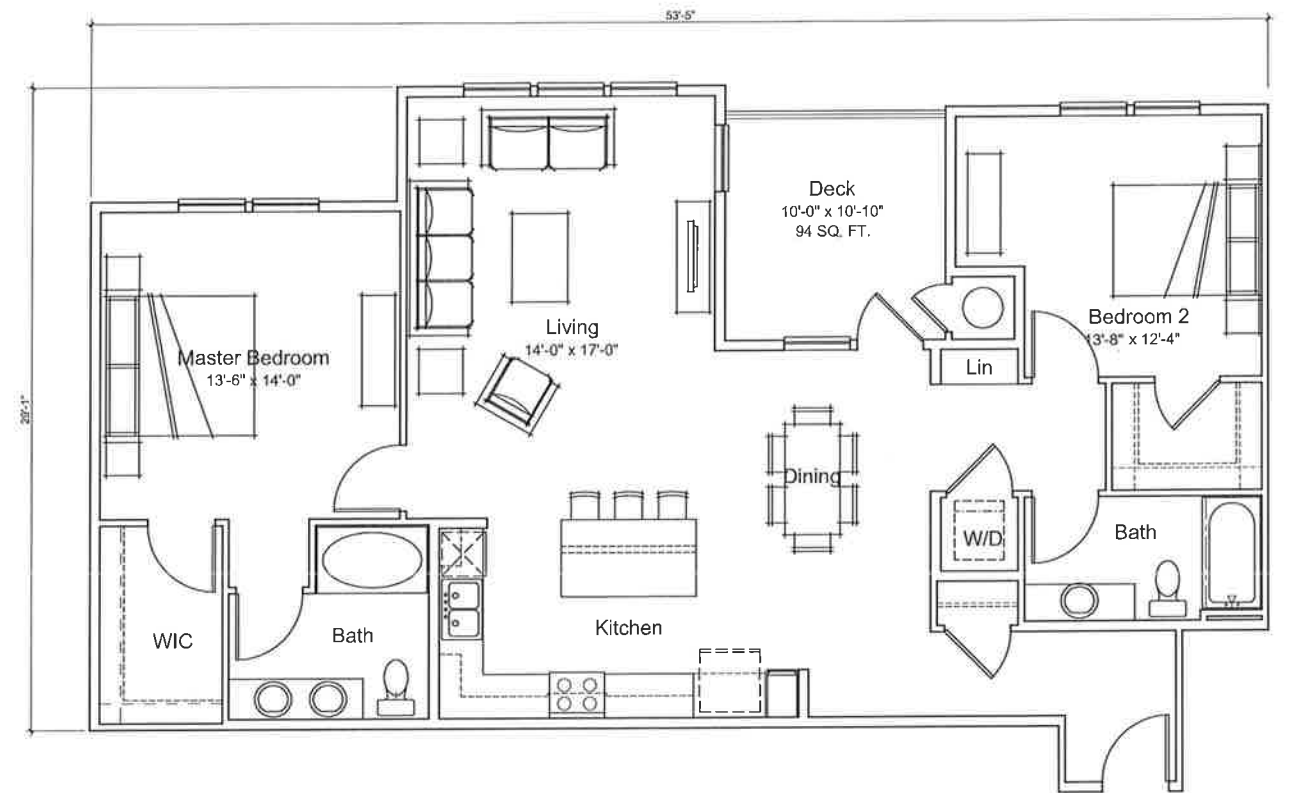
Plan 1A
1 Bedroom / 1 Bathroom
800 NSF



Plan 1B
1 Bedroom / 1 Bathroom
796 NSF



Plan 2A
2 Bedroom / 2 Bathroom
1198 NSF



Plan 2B
2 Bedroom / 2 Bathroom
1260 NSF



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RESIDENCES AT FIVE CREEK
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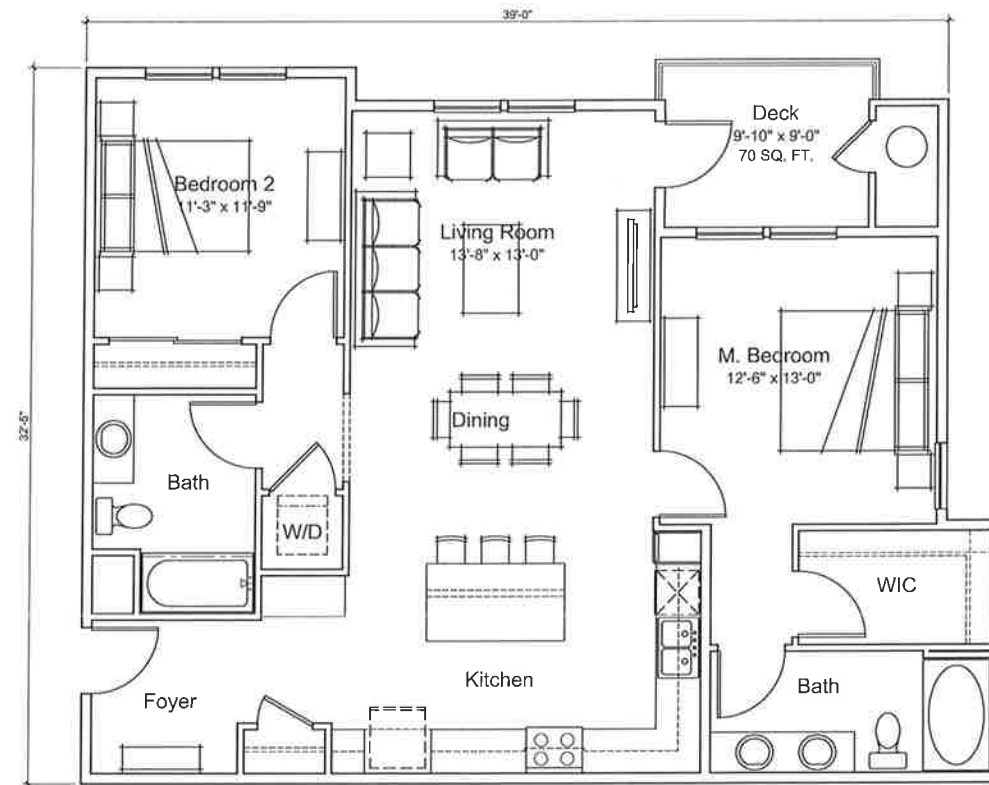
SCHEMATIC DESIGN
JUNE 05, 2017



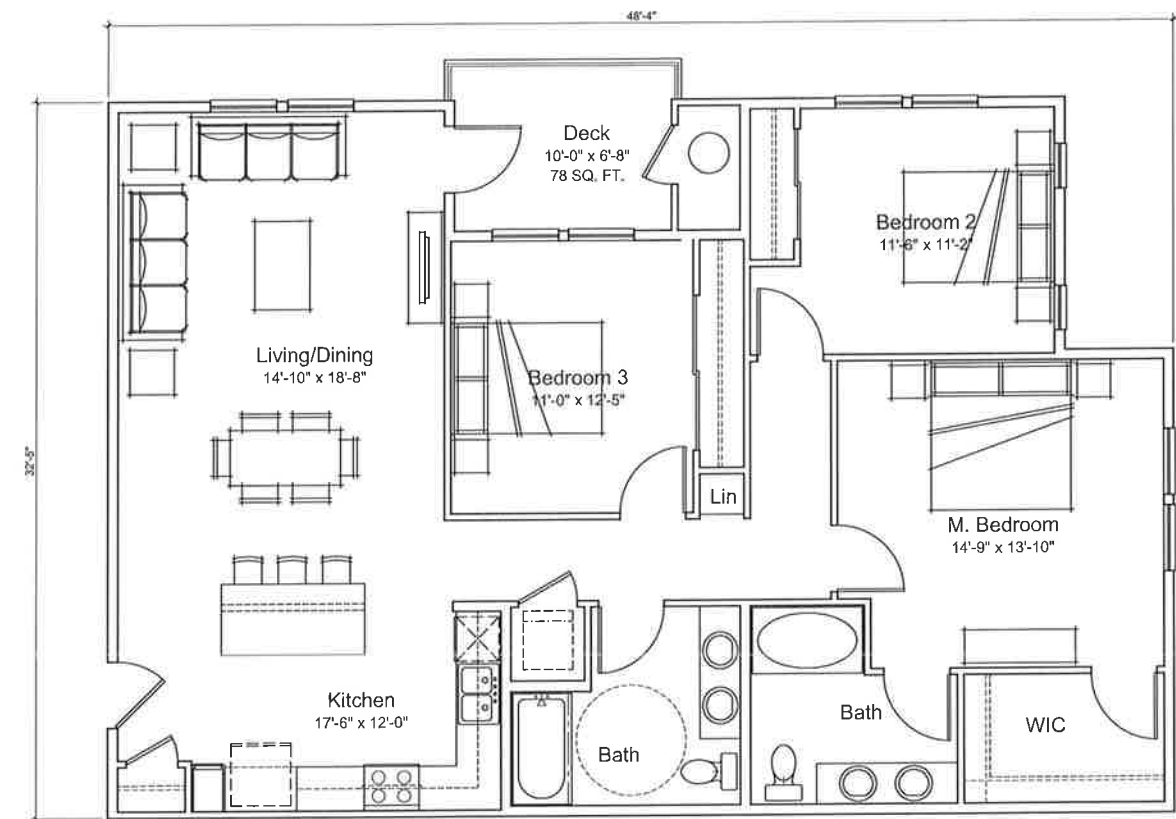
UNIT PLANS
2 BEDROOM

A5.1

EXHIBIT G



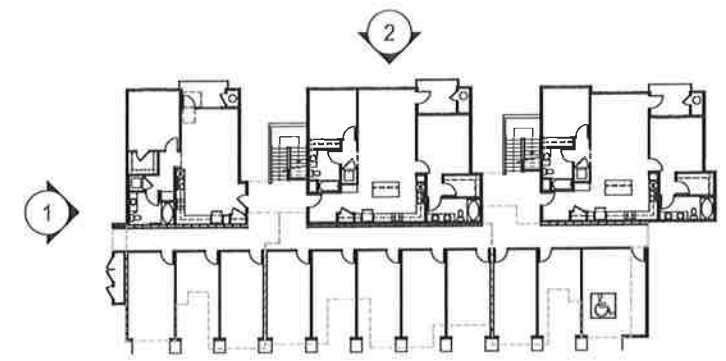
Plan 2C
2 Bedroom / 2 Bathroom
1106 NSF



Plan 3A
3 Bedroom / 2 Bathroom
1350 GSF



VIEW 1 - RIGHT



KEY PLAN N.T.S.

- Material Legend**
- 1. Stucco
 - 2. Cement Tile Roof
 - 3. Fiber Cement Siding
 - 4. Stone Veneer
 - 5. Vinyl Window
 - 6. Metal Rail
 - 7. Painted Door
 - 8. Fiber Cement Trim



VIEW 2 - FRONT



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MW Investment Group
1278 Glenneyre Street, Ste. 438
Laguna Beach, CA 92651

RESIDENCES AT FIVE CREEK
ROHNERT PARK, CA # 2016-0938

SCHEMATIC DESIGN
JUNE 05, 2017



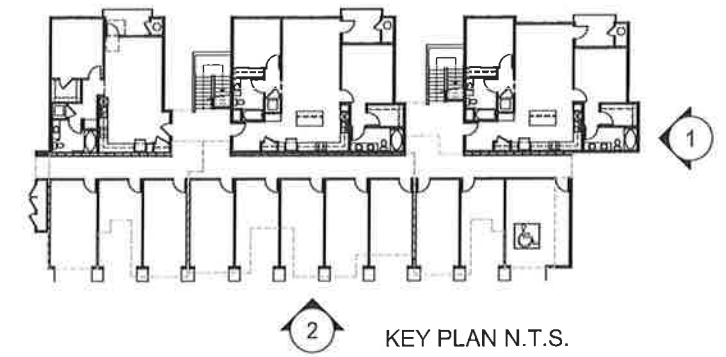
BUILDING ELEVATIONS
BUILDING A

A2.0

EXHIBIT I



VIEW 1 - LEFT



- Material Legend**
1. Stucco
 2. Cement Tile Roof
 3. Fiber Cement Siding
 4. Stone Veneer
 5. Vinyl Window
 6. Metal Rail
 7. Painted Door
 8. Fiber Cement Trim



VIEW 2 - REAR



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SCHEMATIC DESIGN
JUNE 05, 2017



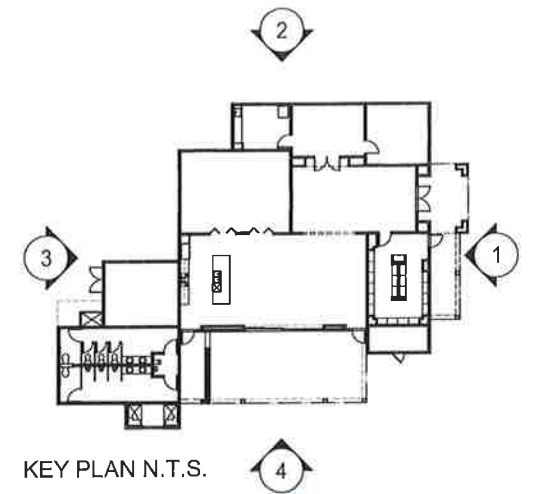
BUILDING ELEVATIONS
BUILDING A

A2.1

EXHIBIT J

Material Legend

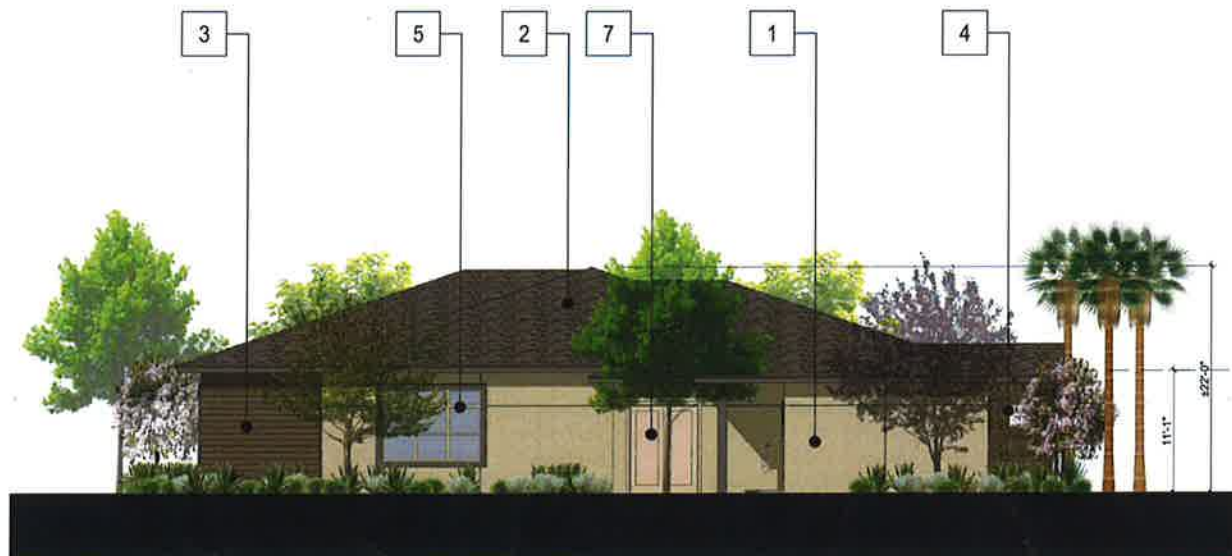
1. Stucco
2. Cement Tile Roof
3. Fiber Cement Siding
4. Stone Veneer
5. Vinyl Window
6. Metal Rail
7. Painted Door
8. Fiber Cement Trim
9. Storefront
10. Multi-Slide Door



VIEW 1 - FRONT



VIEW 2 - RIGHT



VIEW 3 - REAR



VIEW 4 - LEFT

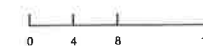


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JUNE 05, 2017



BUILDING ELEVATIONS
CLUBHOUSE

A2.8

EXHIBIT K

DESIGN INTENT NOTE:

The intent of this exhibit is to generally illustrate the landscape density proposed and is not a representation of the final layout of trees, plant materials, or amenities.

Preliminary Landscape Concept (SPAR Review)

NOTES SCHEDULE

SYMBOL DESCRIPTION

- 1 STREETScape: A consistent street tree and low water use ground cover / shrub planting will be installed in the easement between the sidewalk and project buildings.
- 2 PARKING AREAS: Deciduous shade trees will be installed in planter fingers to provide shade over parking areas and drive aisles. Low water use shrubs and ground covers will provide textural and color interest.
- 3 EVERGREEN SCREEN: Where applicable between land use, a Redwood Tree evergreen screen will be installed to create a visual barrier between the residential and commercial areas.
- 4 POOL AREA RECREATION: The pool area design will consist of a pool, spa, lounge areas and outdoor kitchen / social area. The pool area will be secured by 5-ft. tall minimum height ornamental fencing. Plant materials will be "pool friendly" and intended to provide year round color and interest.
- 5 RESIDENTIAL AMENITY AREA: Lawn grass area for informal play.
- 6 MONUMENT SIGN: A two sided monument sign will be located in the entry median to the project.
- 7 COMMERCIAL ACCESS: Access between the Residential and Commercial area will be provided be a controlled access gate.
- 8 TRASH ENCLOSURES: ADA Accessible trash enclosures will be provided throughout the residential area.
- 9 SHRUB AND GROUND COVER AREAS (non-turf): Typical planter areas around buildings.
- 10 BIO-SWALE LANDSCAPE AREAS: Water quality and storm water detention/ retention areas - see Civil Plans.

CALGreen+Tier 1 Checklist

The design of the landscape / irrigation system is intended to meet the CALGreen+Tier 1 Checklist associated with landscape elements. Toward this end the project will include the following best practices:

1. Lawn grass area, limited to not more than 50% of the landscape, shall be irrigated by a low volume pop-up spray system.
2. Hydrozone irrigation techniques will be incorporated.
3. The plant palette will utilize at least 75% native California or drought tolerant plant materials appropriate to the climate zone region. *Note: Plant list illustrated is tentative and may expand or contract as the final design is prepared.*
4. The use of potable water will be reduced to a quantity that does not exceed 65% of ETo times the landscape area. *Note: Irrigation water will be from a non-potable water source.*
5. Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume sprays (where appropriate in large ground cover areas), traditional drip irrigation and an in-line drip irrigation system.
6. All irrigation valves shall be connected to an automatic control system.
7. All irrigation systems shall be designed to meet the most current water conservation policies and available equipment.

PLANT LIST

See sheet LA 2 for the Tentative Plant List

AMENITY DETAILS

See sheet LA 3 for the Selected Amenity Details

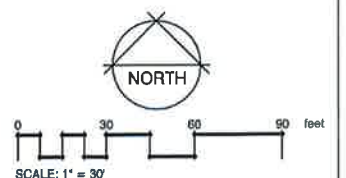


EXHIBIT L



MULTI-FAMILY PROJECT

Rohnert Park, California

Developed By: **COMSTOCK**
3478 Buskirk Avenue, Suite 342
Pleasant Hill, CA 94523

Landscape Architecture Design By Omni-Means, a GHD Company:
Scott Robertson, Landscape Architect CA LL4 4271



June 5, 2017

2126UPL003.dwg

Preliminary Plant Schedule (SPAR Review)












PLANTING DESIGN NOTE

The Plant List is tentative and may expand or contract as the final planting design is prepared.

Plant Container Sizing

- Trees to be planted from minimum 15-gallon size containers
- Shrubs to be planted from 5-gallon and 1-gallon containers
- Ground Covers to be planted from 1-gallon containers
- Lawn areas to be planted from sod

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acer rubrum 'Armstrong'	Armstrong Red Maple
	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple
	Arbutus x 'Marina'	Arbutus Standard
	Cercis canadensis 'Forest Pansy' TM	
	Cupressus sempervirens	Italian Cypress
	Existing Tree	Existing Tree
	Lagerstroemia indica 'Muskogee' (Stnd)	Muskogee Crape Myrtle
	Pistacia chinensis	Chinese Pistache
	Prunus caroliniana	Carolina Laurel Cherry
	Prunus cerasifera 'Thunder Cloud'	Thunder Cloud Flowering Plum
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear
	Quercus agrifolia	Coast Live Oak
	Raphiolepis indica 'Majestic Beauty' TM	Indian Hawthorne Standard
	Sequoia sempervirens 'Aptos Blue'	Aptos Blue Redwood
	Tilia cordata	Littleleaf Linden
	Washingtonia robusta	Mexican Fan Palm
	Zelkova serrata 'Village Green'	Sawleaf Zelkova

PRELIMINARY SHRUB AND GROUND COVER LIST

SHRUBS	COMMON NAME
Berberis thunbergii 'Atropurpurea Nana'	Dwarf Redleaf Japaneses Barberry
Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry
Callistemon viminalis 'Little John'	Dwarf Bottlebrush
Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush
Heteromeles arbutifolia	Toyon
Juniperus chinensis 'Sea Green'	Sea Green Juniper
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
Lantana camara 'Sunburst'	Sunburst Spreading Lantana
Nandina domestica 'Compacta'	Compact Heavenly Bamboo
Nandina domestica 'Moon Bay' TM	Moon Bay Nandina
Nerium oleander 'Petite Salmon'	Petite Salmon Oleander
Pittosporum tobira 'Variegata'	Variegated Mock Orange
Prunus caroliniana 'Compacta'	Compact Carolina Cherry
Raphiolepis indica 'Clara'	Clara India Hawthorn
Raphiolepis indica 'Enchantress' TM	Enchantress Indian Hawthorne
Raphiolepis indica 'Indian Princess'	Indian Princess Indian Hawthorne
Raphiolepis indica 'Jack Evans'	Indian Hawthorn Jack Evans
Salvia greggii 'Lipstick'	Autumn Sage
Spiraea x bumalda 'Neon Flash'	Neon Flash Spirea
Teucrium fruticans 'Compacta'	Bush Germander
Xylosma congestum 'Compacta'	Compact Xylosma
CYCADS/PALMS	COMMON NAME
Cycas revoluta	Sago Palm
SHADE PLANTS	COMMON NAME
Aspidistra elatior	Cast Iron Plant
Camellia sasanqua	Camellia
Fatsia japonica	Japanese Fatsia
Gardenia jasminoides 'August Beauty'	Gardenia
Gardenia jasminoides 'Radicans'	Miniature Or Trailing Jasmine

STRAP LEAF PLANTS AND GRASSES

COMMON NAME
Agapanthus orientalis 'BLUE'
Anigozanthos flavidus 'Big Red'
Anigozanthos x 'Yellow Gem'
Cordyline x 'Baueri'
Dietes bicolor
Hemerocallis hybrid
Juncus patens 'Elk Blue'
Muhlenbergia rigens
Phormium tenax 'Pink Stripe'
Phormium tenax 'Purpurea'
Polystichum munitum
Tulbaghia violacea
Tulbaghia violacea 'Silver Lace'
Yucca recurvifolia
VINE/ESPALIER
Ficus pumila
Parthenocissus tricuspidata 'Veitchii'
Solanum jasminoides

COMMON NAME

COMMON NAME
Blue' Lily of the Nile
Red Kangaroo Paw
Yellow Gem Kangaroo Paw
Bauer's Dracaena
Fortnight Lily
Daylily ("Evergreen" Variety)
Spreading Rush
Deer Grass
Pink Stripe New Zealand Flax
Purpurea New Zealand Flax
Western Sword Fern
Society Garlic
Silver Lace Society Garlic
Spineless Yucca
COMMON NAME
Creeping Fig
Veitchii Boston Ivy
Potato Vine

GROUND COVERS

GROUND COVERS	COMMON NAME
Annual Flowers	
Bolero Plus Sod	90% 'Bolero' Dwarf Fescue, 10%
Ceanothus griseus horizontalis 'Camel Creeper'	Carmel Creeper
Festuca glauca 'Elijah Blue'	Blue Fescue
Festuca mairei	Atlas Fescue
Gaura lindheimeri 'Dark Pink'	Dark Pink Guara
Juncus glaucus	Blue Rush
Landscape Area	Non-Turf Area
Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Blue Lilyturf
Lomandra longifolia 'Breeze'	Dwarf Mat Rush Breeze
Mahonia repens	Creeping Mahonia
Meadow Grass	Meadow Grass
Myoporum x 'White'	Myoporum
Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax
Rosa x 'Flower Carpet Coral'	Flower Carpet Coral Rose
Sod x 'Mow Free Native'	Mow Free Native Mix
Trachelospermum asiaticum 'Asiatic'	Asian Dwarf Star Jasmine
Trachelospermum jasminoides	Star Jasmine
Verbena tenuisecta 'Purple'	Purple Moss Verbena

EXHIBIT M

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June 5, 2017

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Selected Site Amenity Details (SPAR Review)



TYPICAL TRASH ENCLOSURE DESIGN WITH METAL ROOF



2-ft WALL with 4-FT. TALL ORNAMENTAL FENCE (Used on South Perimeter)



5-ft. MINIMUM HIGH ORNAMENTAL FENCE AND PILASTER CONCEPT (Used Around Pool Area)



SIGN MONUMENT CONCEPT

EXHIBIT IV

MULTI-FAMILY PROJECT

Rohnert Park, California

Developed By: COMSTOCK
3478 Buskirk Avenue, Suite 342
Pleasant Hill, CA 94523

LA3 omni-means
ENGINEERING SOLUTIONS
SACRAMENTO REGION
303 Haverhill Drive, Suite 100
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Landscape Architecture Design By Omni-Means, a GHD Company:
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Site Birds Eye



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PERSPECTIVES
EXHIBIT 0

A6.0



View from Carlson Court



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PERSPECTIVES
EXHIBIT P

A6.1



Residential Entrance



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PERSPECTIVES

EXHIBIT Q

A6.2



Clubhouse Building Entrance



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PERSPECTIVES
EXHIBIT R

A6.3



Outdoor Amenity Space



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ROHNERT PARK, CA # 2016-0938

SCHEMATIC DESIGN
JUNE 05, 2017

PERSPECTIVES
EXHIBIT 5

A6.4



Clubhouse Building & Outdoor Amenity Space



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JUNE 05, 2017

PERSPECTIVES
EXHIBIT T

A6.5