



City of Rohnert Park Planning Commission Report

DATE: September 14, 2017

ITEM NO: 8.2

SUBJECT: PLSR17-0002 Study Session for Site Plan and Architectural Review for the addition of 16 new apartment units to Park Ridge Apartments

LOCATION: 4949 Snyder Lane APN 143-311-063

GP/ZONING: R-H High Density Residential 24 Units/Acre

APPLICANT: Joe Colonna

RECOMMENDATION

Staff recommends that the Planning Commission conduct a study session for the addition of 16 new apartment units at Park Ridge Apartments. The goal is to provide the Commission with an overview of the project and to discuss any potential issues related to the project Site Plan and Architectural Review. This project is exempt from CEQA as an infill development.

SUMMARY

Park Ridge is a 348 unit apartment complex located on a 15.83 site at 4949 Snyder Lane. The owner proposes removing existing tennis courts and replacing the tennis courts with 16 additional units. This requires Site Plan and Architectural Review.

BACKGROUND

Surrounding Land Uses- To the north of Park Ridge Apartment Homes is Brookdale residential facility. They offer assisted living for seniors. To the east is undeveloped agricultural land in unincorporated Sonoma County. To the West is Evergreen Elementary School and Eagle Park. To the south is Rancho Grande Mobile Home Park.

Figure 1 – Surrounding Land Uses

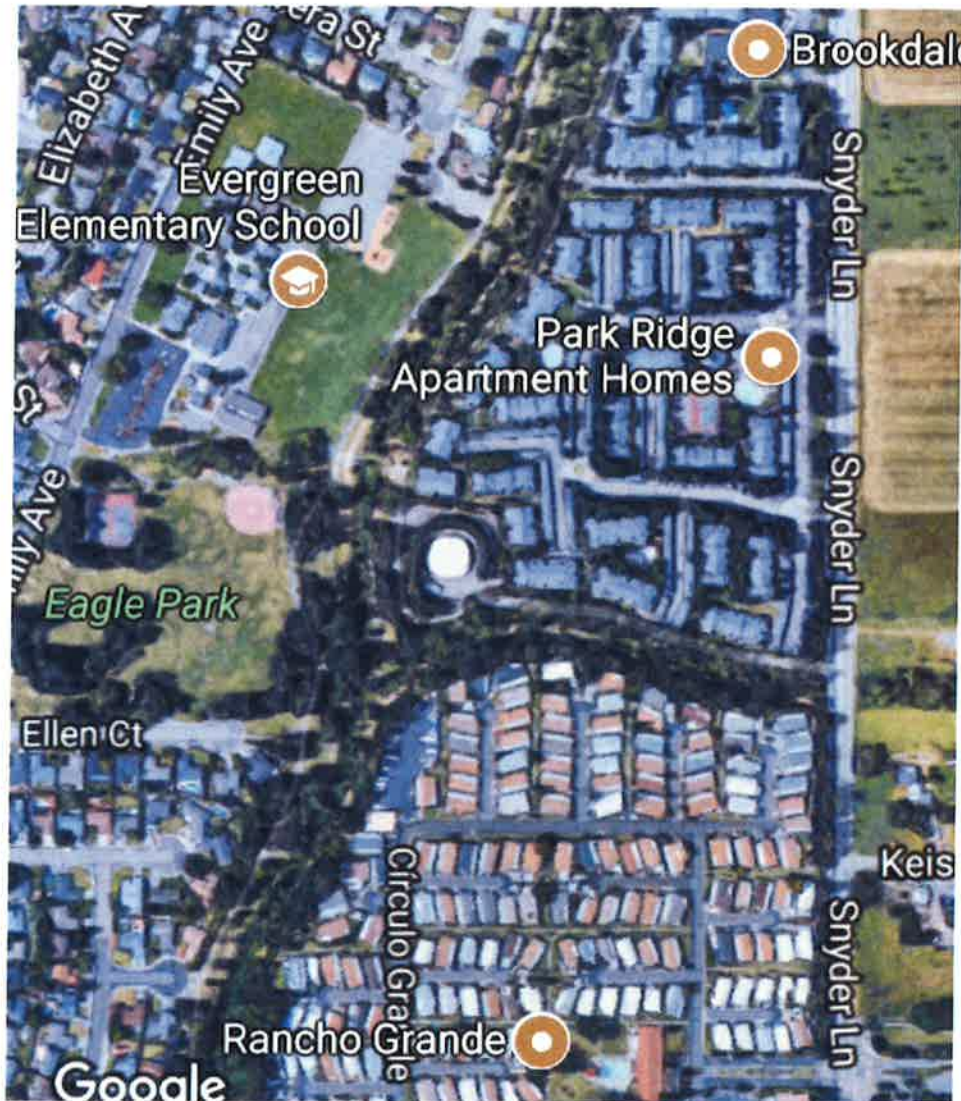
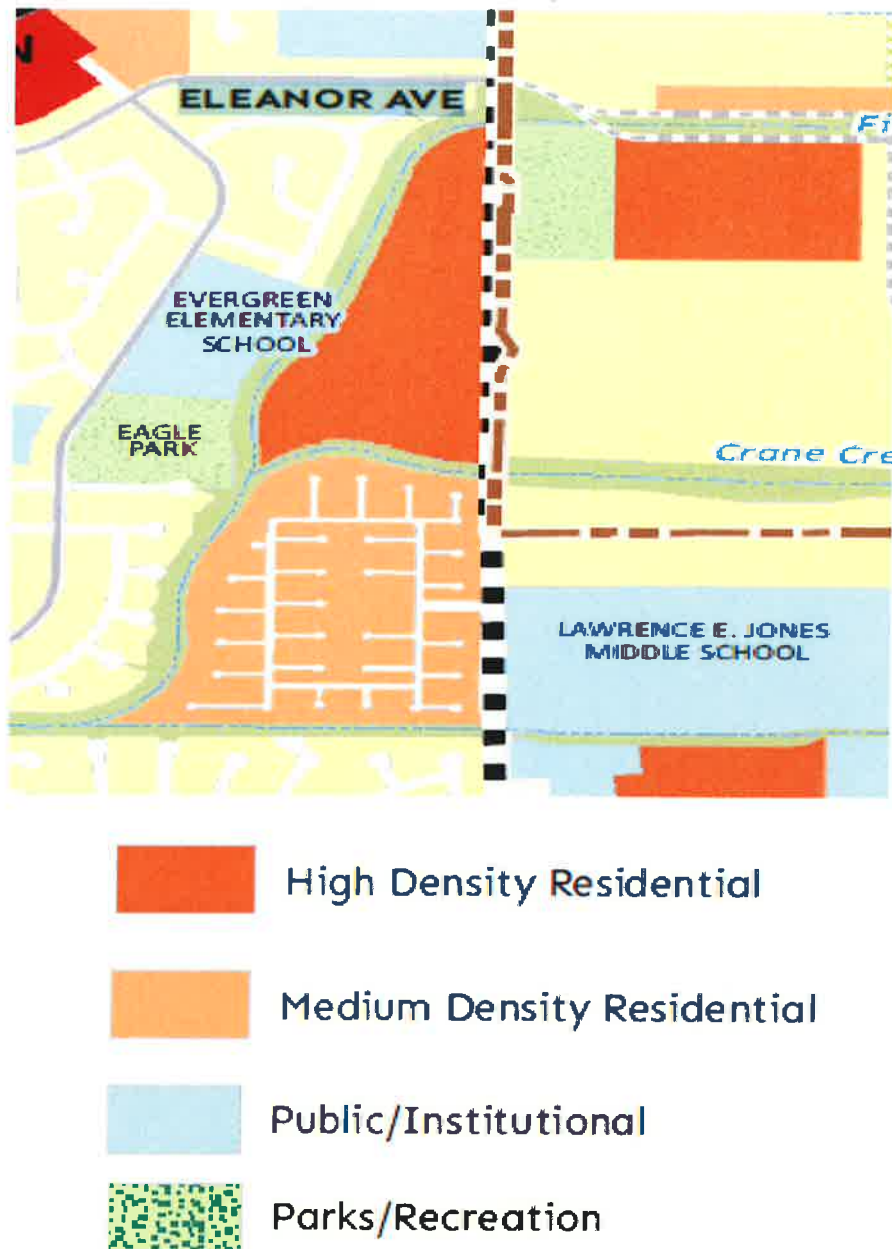


Table 1 – Surrounding Land Uses

Location	Existing Land Use	Proposed	GP/Zoning Designation
Subject Site	348 Unit Apartment Complex	Add 16 Units	Residential High Density
North	Assisted Living Facility	n/a	Residential High Density
East	Undeveloped Land in Sonoma County	n/a	Agricultural
South	Rancho Grande Mobile Home Park	n/a	R-M/M-H Medium Density Residential/Mobile Home Overlay
West	Evergreen Elementary School and Eagle Park	n/a	P-I Public Institutional

Figure 2 - General Plan Designation



General Plan and Zoning- The General Plan designation is High Density Residential which permits a maximum of 24 units per acre. Park Ridge is 15.83 acres which would permit a maximum of 380 units (15.83 acres x 24 units/acre=380 units). The proposed 16 units would result in a total of 364 units (348 Existing plus 16 new units =364 units) which is under the maximum permitted under the General Plan designation. The R-H Residential High Density zoning of the property also allows 24 units per acre which is consistent with the General Plan.

Location and Access- Park Ridge Apartment Homes is located on the west side of Snyder Lane northerly of Crane Creek. There are two points of access from Snyder Lane to the apartment

complex. Access to the 16 proposed new apartment units will be from an existing internal drive aisle.

Figure 3– Existing Site Plan

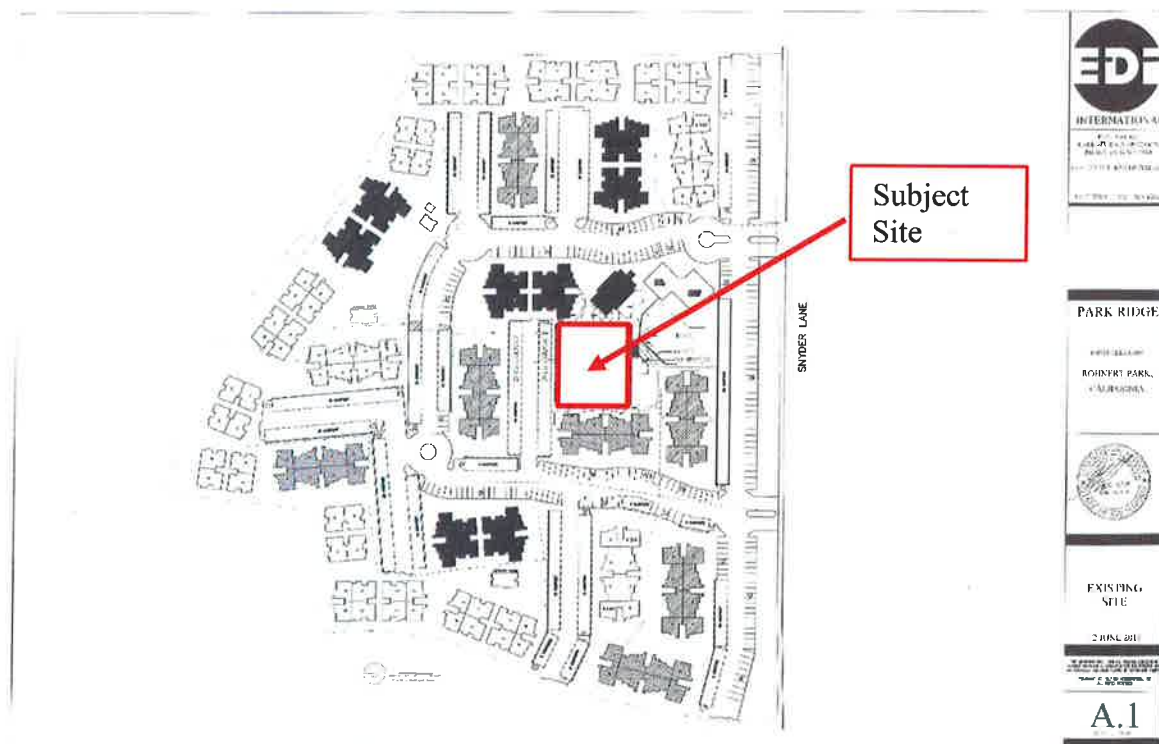
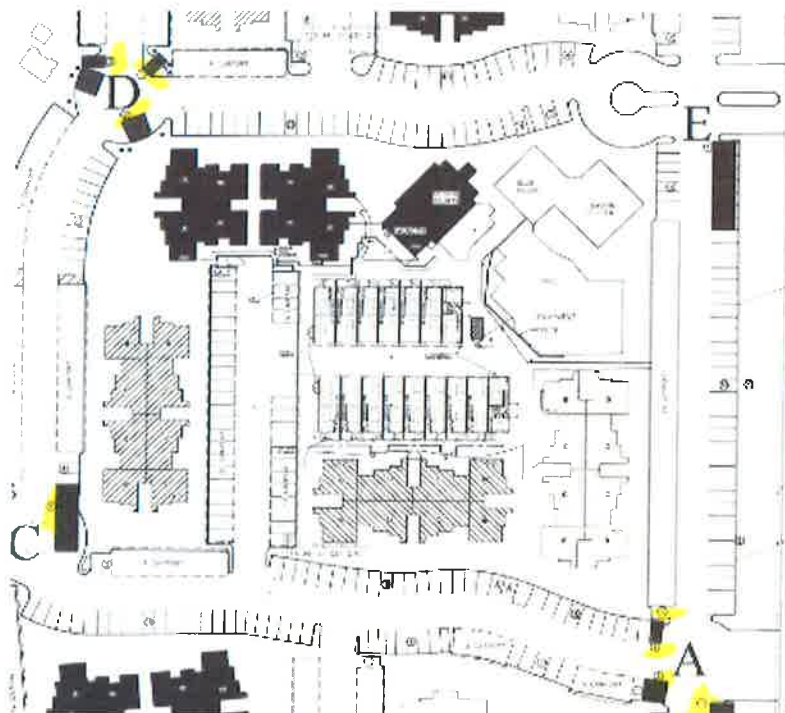


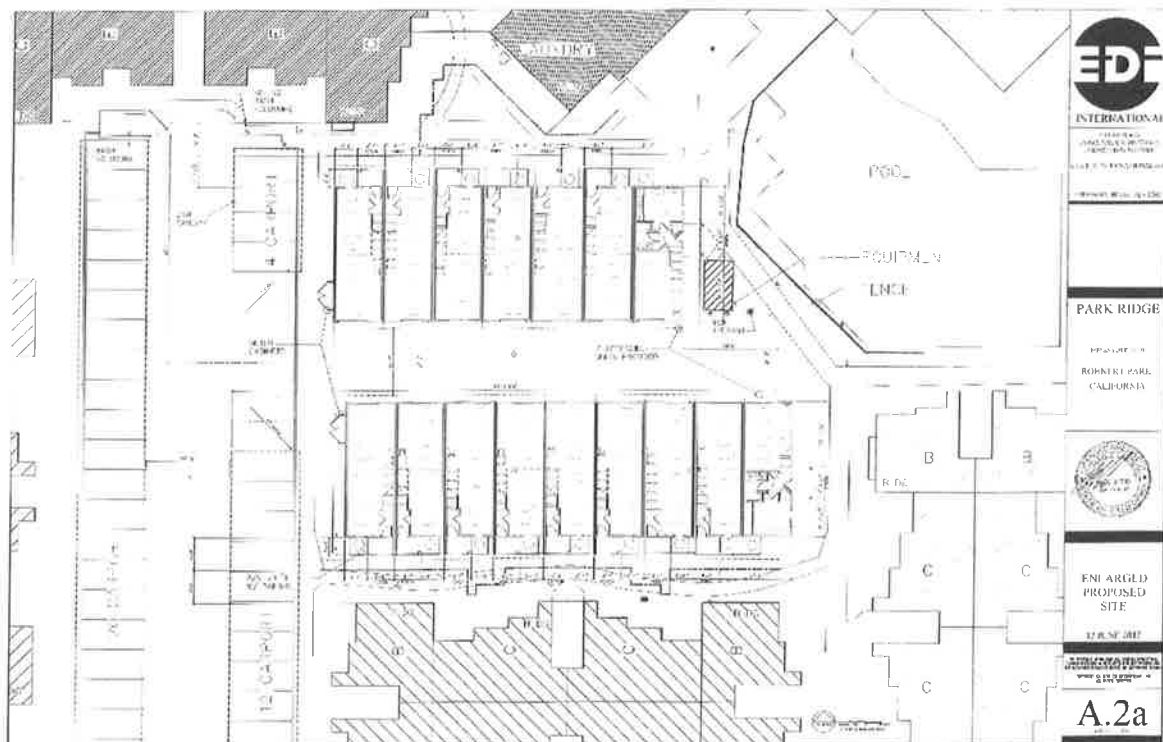
Figure 4 – Proposed Site Plan



Site Plan- There are presently two tennis courts located behind the pool area. The applicant reports that the tennis courts are seldom used and proposes removing the tennis courts and replacing them with 16 new units Located in two separate three story buildings. Access to the area would require the removal of six (6) carport parking spaces and the installation of a 24 foot wide access aisle that would dead end at the swimming pool fence. Seven (7) units would be located in a building on the north side of the driveway and nine (9) units would be located in a building on the south side of the driveway. There would be a loss of six (6) carport parking spaces. These lost spaces would be replaced with addition of 20 new uncovered parking at various locations on the site. The access driveway to the new units is almost 164 feet deep and near the swimming pool complex. Because of the depth of the driveway and the fact that it is a dead end, Public Safety will require as a condition and project approval that the applicant install a new fire hydrant at the end of the new drive aisle.

The northerly building is adjacent to the apartment complex laundry and a portion of one of the existing apartment buildings. The southerly building is adjacent to one side of an existing apartment building. There is adequate space around both buildings to provide a pedestrian walkway and landscaping. Large trees will be planted adjacent to the existing apartment buildings to protect the privacy of existing tenants and new tenants in the proposed buildings.

Figure 5 – Enlarged Proposed Site Plan



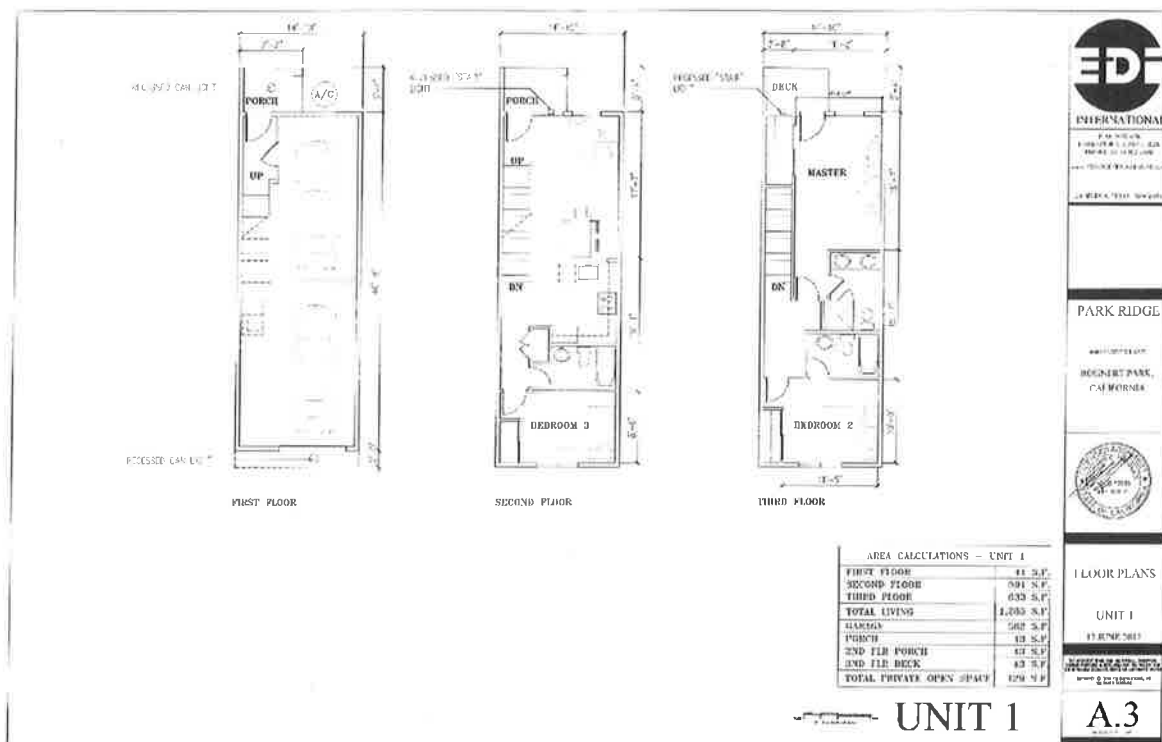
Floor Plans- All of the new units are three stories in height and will have three bedrooms. Unit 1 and Unit 2 have different characteristics as follows:

- Unit 1 will have a two car tandem garage on the first floor; a bedroom, bathroom, kitchen and living area on the second floor; and two bedrooms and two bathrooms on the third floor.
- Unit 1 is 1,265 square feet.
- Unit 1 has 129 square feet of open space.
- Unit 2 has a one car garage, bedroom and bathroom on the first floor; a bedroom, bathroom, kitchen and living area on the second floor; and a master bedroom and bathroom on the third floor.
- Unit 2 is 1,304 square feet.
- Unit 2 has 174 square feet of open space.
- Both of the Unit 2 types will be handicap accessible to the first floor.

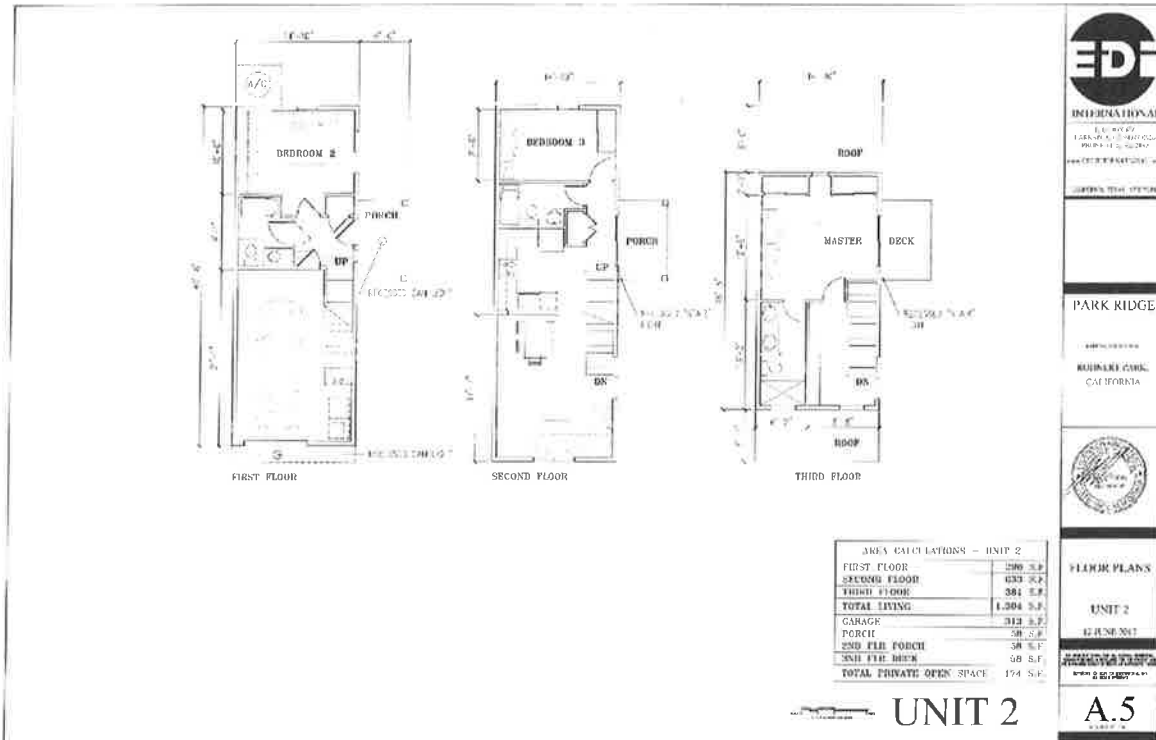
All of the units will have ground floor porches and second and third floor decks for private open space. In addition to stair access to the units from the garage, there will be porches for visitor access. Space will be provided in the garages for garbage and recycling containers.

Figure 6 – Floor Plans

Unit 1



Unit 2

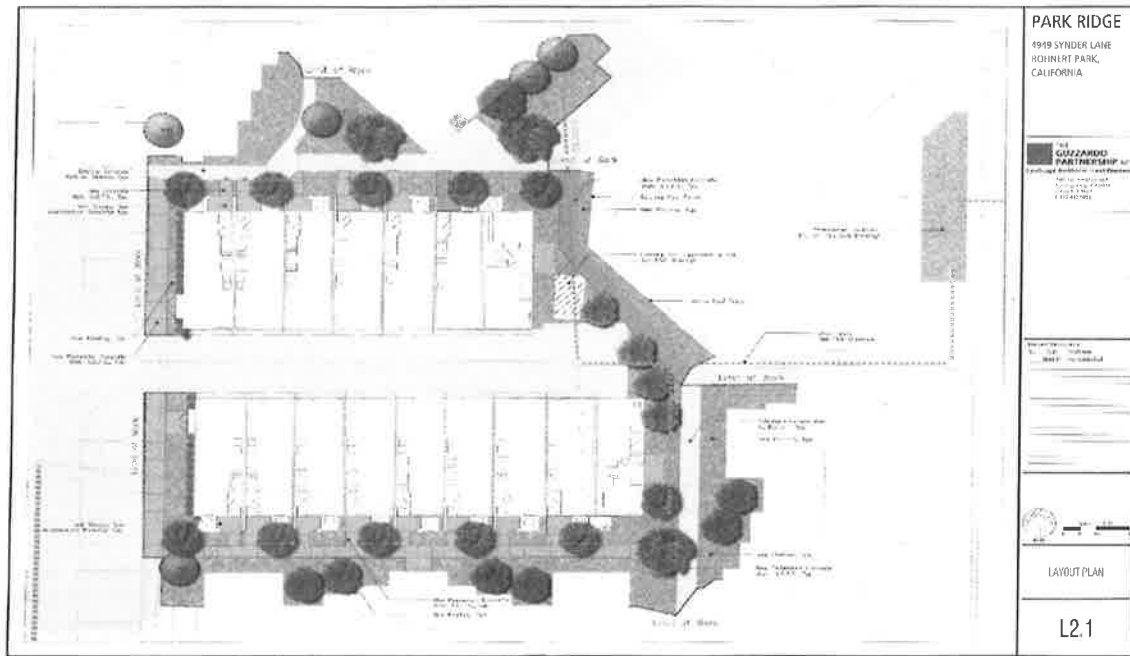


Building Elevations- The building exterior is a combination of stucco, horizontal and vertical hardie board siding and wood rails around the deck areas. The roof will be composition shingles to match the existing building roofs. Roll-up garage doors will be provided for access to the garages. Meter cabinets will be located at the ends of the buildings to screen electric and gas meters from public view. The air conditioning units will also be screened with wood rails. A new refuse enclosure with masonry walls, a metal roof and solid metal gates will be provided.

Figure 7 - Building Elevations



Figure 8 – Landscape Plans



Landscaping- A conceptual landscape plan has been submitted. The plan consists of a variety of 36 and 24 inch box trees, shrubs and groundcover. Landscaping will be placed around the new buildings and in several locations adjacent to existing apartment buildings in the development. The use of large trees will provide privacy for the residents in the apartment complex. Some of the existing landscaping around existing buildings to the north and south of the project site will be replaced. Following Planning Commission approval a detailed landscape plan will be required in compliance with water efficient landscape ordinance.

Parking- As previously mentioned each unit will have an enclosed garage with 14 of the units having two tandem garage spaces and two units having a single parking space in the garage. The parking spaces lost with the new access driveway will be replaced elsewhere on the site. The applicant estimates that there will be an additional 20 parking spaces on the site not counting the new garage parking spaces. The required parking for the 16 new apartment units is 44 spaces. The applicant will be providing an additional 50 spaces exceeding those required for the new units. This includes the garage parking for each new unit.

ANALYSIS

Development Standards

The development standards for this project are those that are applicable in the R-H Residential High Density District. The proposed 16 apartment units comply with all of the standards.

Table 2 – Applicable Development Standards

	Proposed	Requirement	Description
Density	364	380 (max)	24 du/acre
Height	38 feet 7 inches feet	45 feet max.	A small portion of building at 28 feet. Primary height is 15 feet.
Landscaping	25 trees	Quantity not specified	Landscaping will surround new buildings
Lot Coverage	32 percent	40 percent (max)	
Parking	50	44 (min)	Additional spaces provided

The proposal adds two small buildings to a fairly large existing apartment development. Because of the location of the new buildings near the center of the development, they will be only partially visible from Snyder Lane. The design and color of the new buildings will match the architecture and color of the existing buildings in the complex. The existing complex is well maintained with an attractive appearance from Snyder Lane. The new building will not reduce the quality of the existing complex.

Three bedroom apartments can accommodate families with children. The garage parking for each unit plus the addition of 20 uncovered parking spaces on the site will exceed the required parking for the additional units. The proposed landscaping and large number of new trees will enhance the appearance of the new development within the apartment complex.

NOTIFICATION

A study session for 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.

ENVIRONMENTAL DETERMINATION

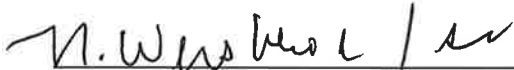
This project is exempt under CEQA Section 15332 In-Fill Development Projects. The project site has no value as habitat for endangered, rare or threatened species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services.

Attachments:

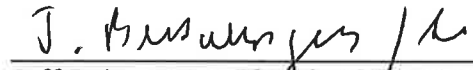
- Applicant's Supporting Statement
- Exhibit A – Cover Sheet
- Exhibit B – Existing Site Plan
- Exhibit C – Proposed Site Plan
- Exhibit D – Enlarged Proposed Site Development
- Exhibit E - Unit 1 Floor Plan

- Exhibit F - Unit 2 floor Plan
- Exhibit G - Building Elevations
- Exhibit H - Landscape and Walk-Way Details
- Exhibit I - Planting Plan
- Exhibit J - Planting Notes and Legends

APPROVALS:



Norman Weisbrod, Technical Advisor



Jeff Beiswenger, Planning Manager

9.5.17

Date

9.8.17

Date

RECEIVED

FEB 23 2017

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ROHNERT PARK

Project Description
Park Ridge Apartment Homes
4949 Snyder Lane, Rohnert Park

This project description accompanies an application to construct 16 new apartment units in two buildings, at an existing 348-unit apartment complex. Below is a brief description of the project and the site.

Proposed Apartment Units

The proposed project consists of constructing 16 townhouse style units in two buildings on two unused tennis courts, adjacent to the pool and clubhouse of an existing 348-unit apartment complex. The proposed units are arranged on either side of a proposed motor court with access to designated covered parking spaces. Access to the motor court would be through an existing drive aisle, which serves existing carport spaces. The units are designed to front on existing improvements while the garage spaces are confined to the proposed motor court. The design and materials used, and the fact that the entries and living spaces are oriented toward existing improvements, is intended to blend and harmonize the proposed buildings with existing improvements.

Site Description/Zoning Compliance

The property is approximately 15.83 acres and is located in the RH zone district, which allows 30 units per acre. The High Density land use limits the number of units on site to 379. With the addition of the proposed units, the total number of units on site would be 364. According to marketing data, the existing floor area is approximately 274,226 square feet, and building coverage of 137,113 square feet. The proposed project would add approximately 20,800 square feet of floor area and 10,500 square feet of coverage; well under the total allowed of 792,900 and 275,800 square feet respectively.



EXISTING CONDITIONS



Northern View from 7-Unit Building



Massing Study

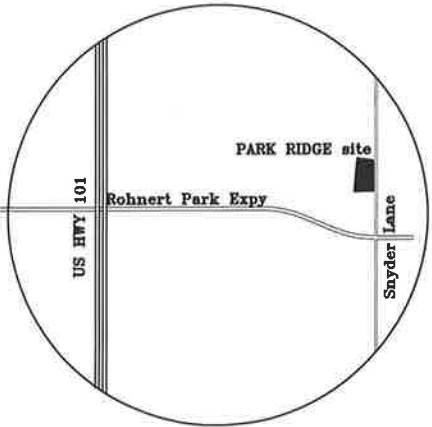
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- L1.2 Planting Notes and Legends
- L2.1 Layout Plan
- L3.1 Planting Plan
- C.1 Utility Plan
- C.2 Stormwater Determinations Worksheet & Calculator

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LOCATION MAP - (NTS)



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COVER
SHEET

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A.0



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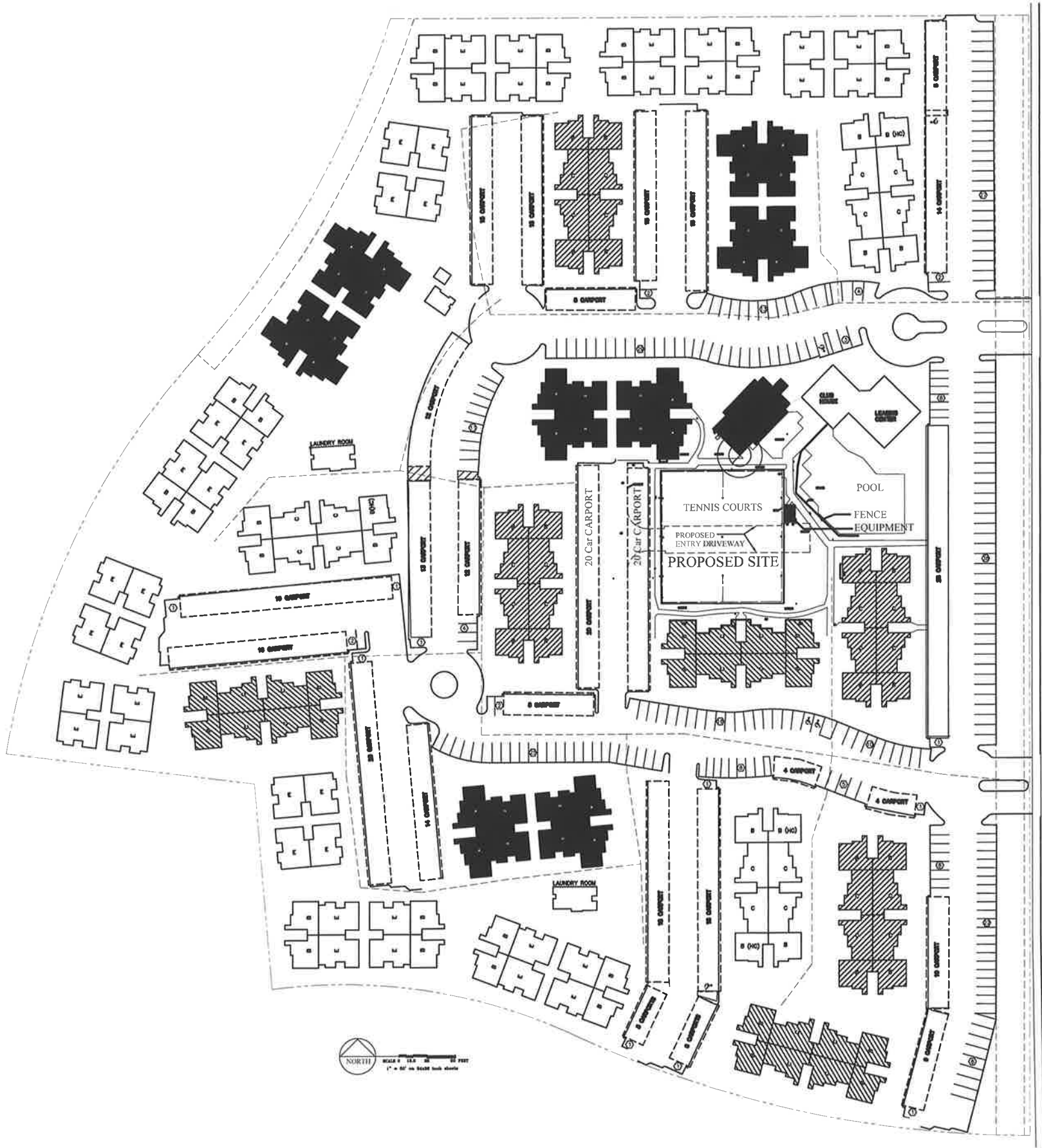


EXISTING
SITE

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A.1
SCALE: 1" = 50'-0"



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PROPOSED SITE

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A.2

SCALE: 1" = 50'-0"



COMPACT SPACES:

- A - 4 SPACES @ secondary entry
- B - 3 SPACES @ end of drive
- C - 6 SPACES @ south round-about
- D - 6 SPACES @ north circle
- E - 1 SPACE @ main entry requiring
7 standard spaces converted to
6 compact spaces

TOTAL 20 ADDITIONAL SPACES
7 standard space converted to compact
for a Total of 27 new compact spaces



EXHIBIT D



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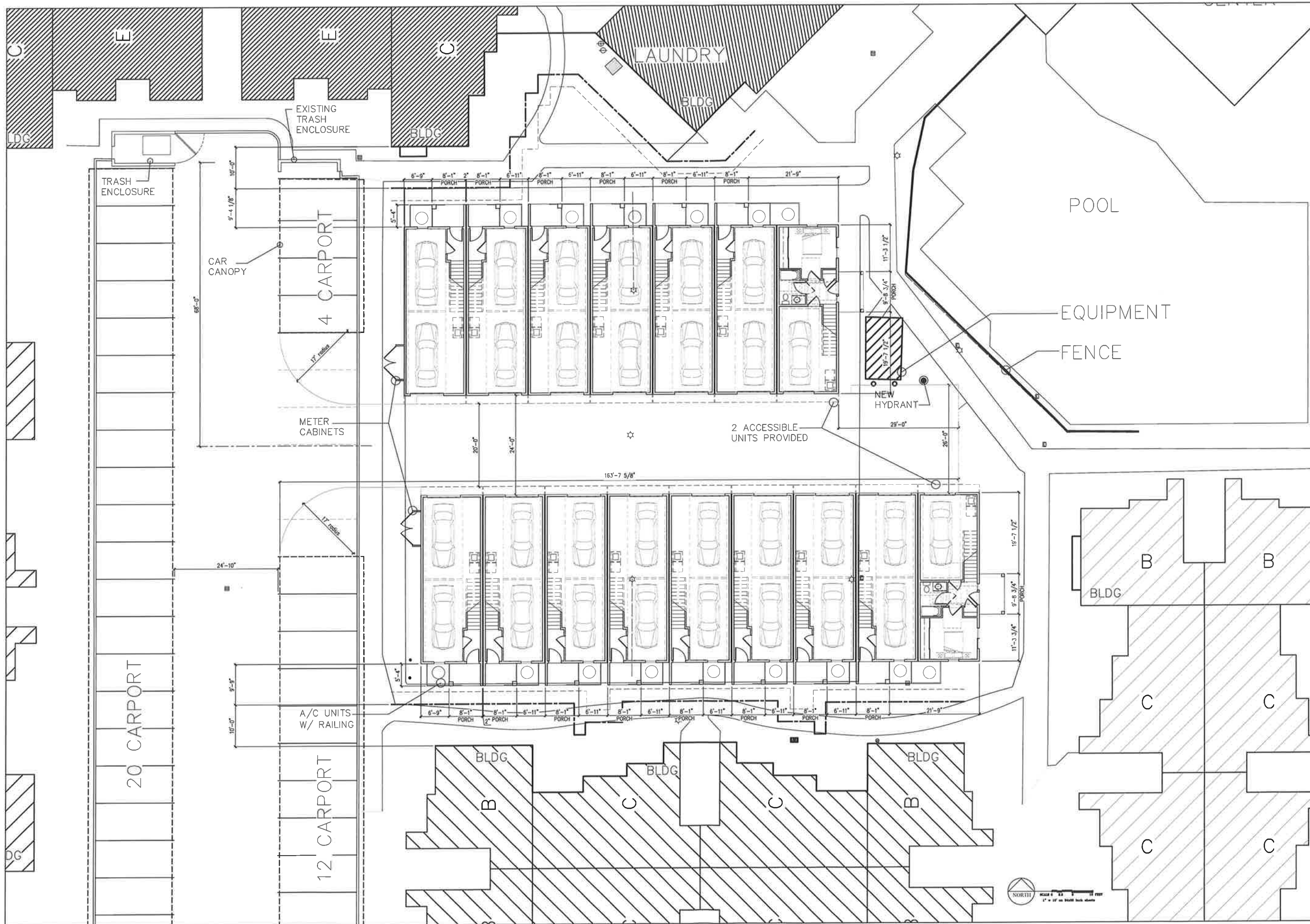


ENLARGED
PROPOSED
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A.2a
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FLOOR PLANS

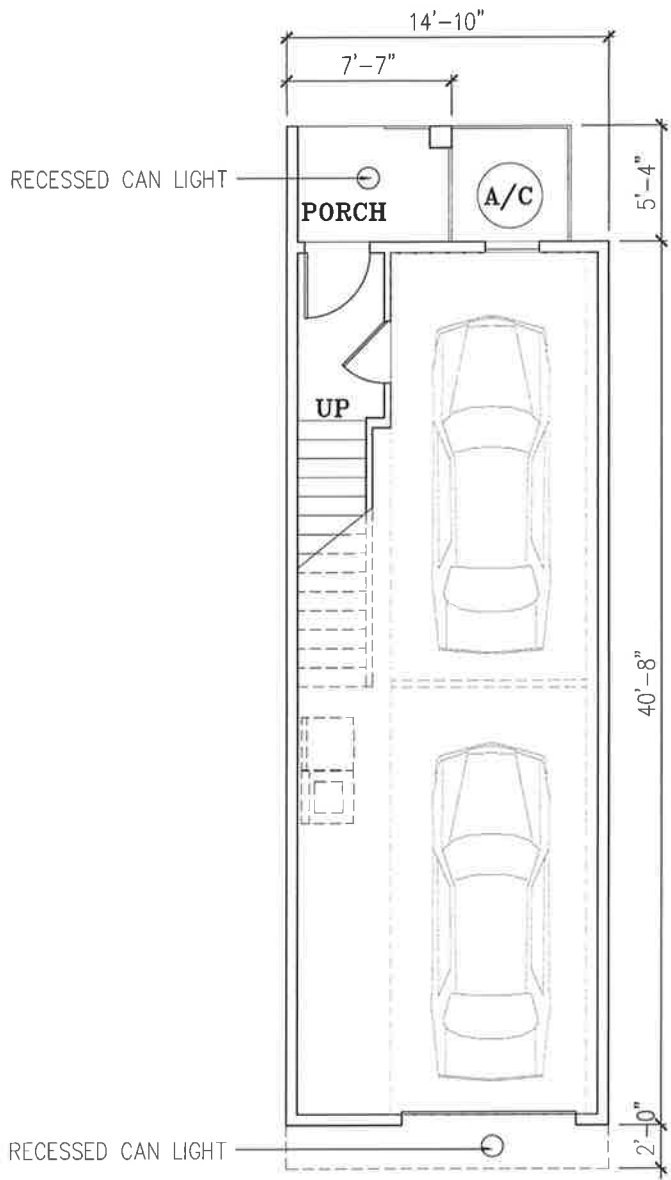
UNIT 1

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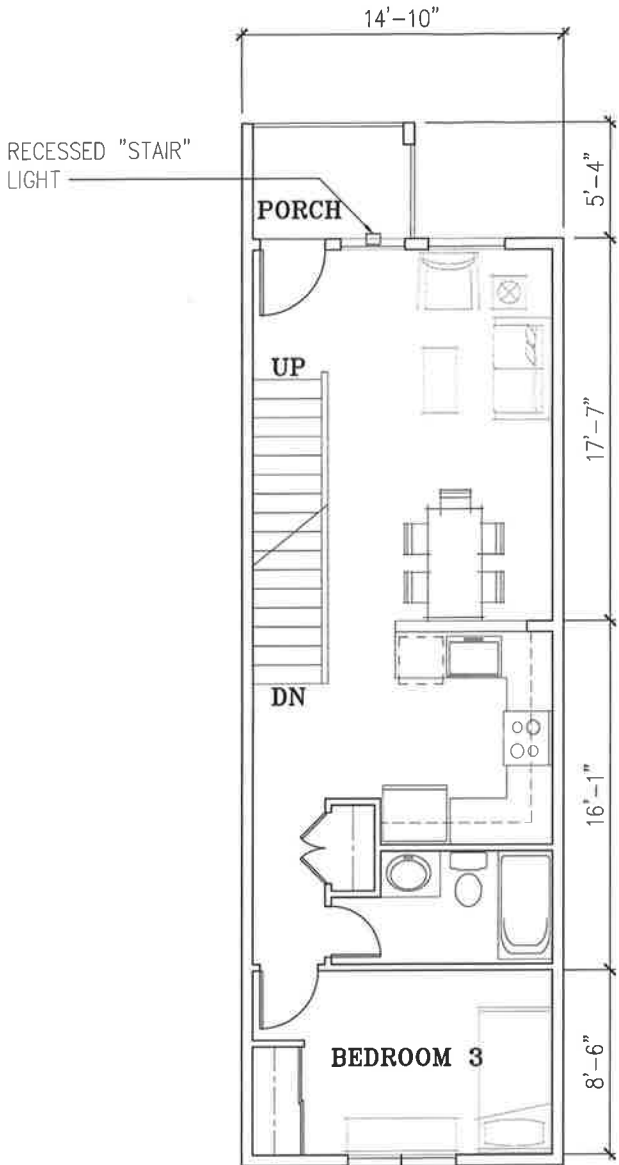
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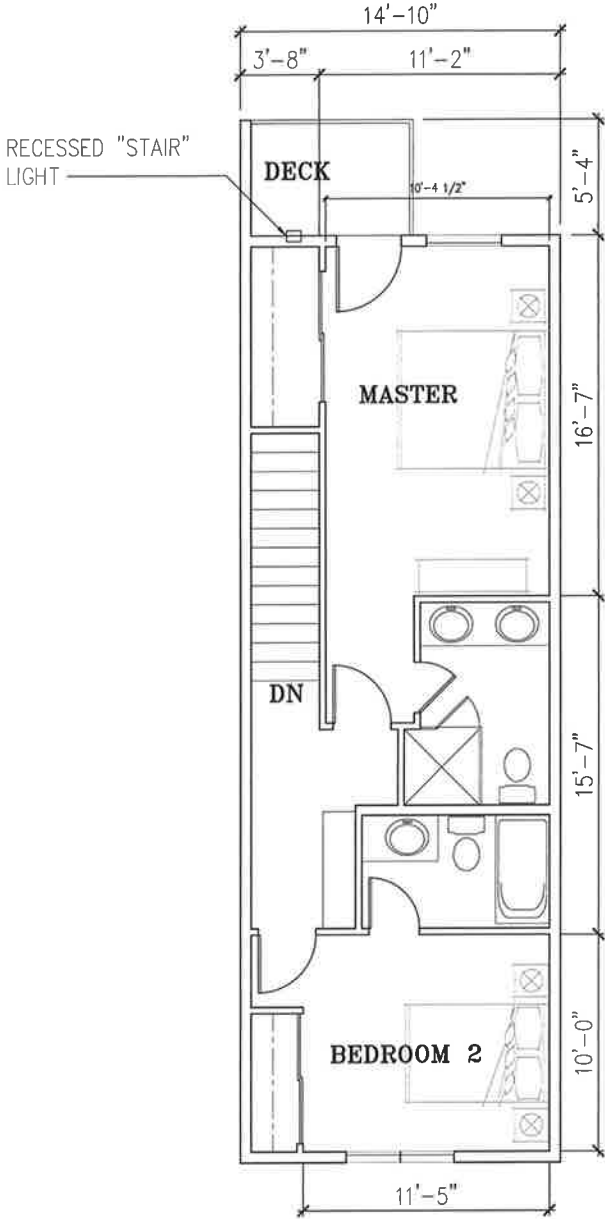
SCALE: 1/4" = 1'-0"



FIRST FLOOR

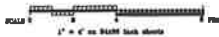


SECOND FLOOR




THIRD FLOOR

AREA CALCULATIONS - UNIT 1	
FIRST FLOOR	41 S.F.
SECOND FLOOR	591 S.F.
THIRD FLOOR	633 S.F.
TOTAL LIVING	1,265 S.F.
GARAGE	562 S.F.
PORCH	43 S.F.
2ND FLR PORCH	43 S.F.
3ND FLR DECK	43 S.F.
TOTAL PRIVATE OPEN SPACE	129 S.F.



UNIT 1



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FLOOR PLANS

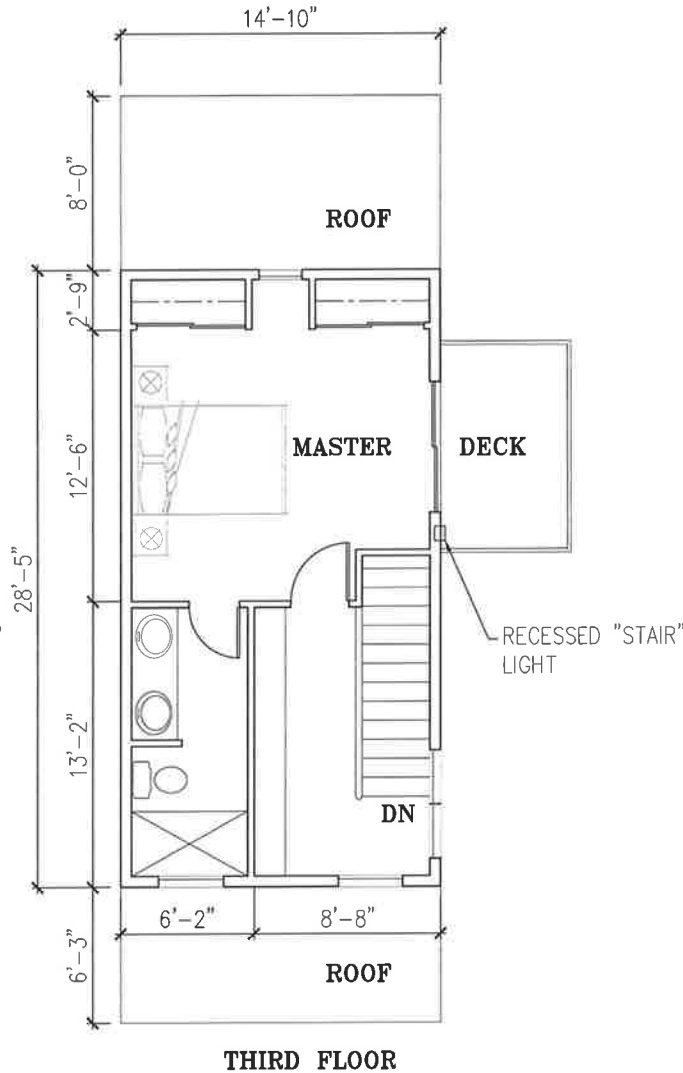
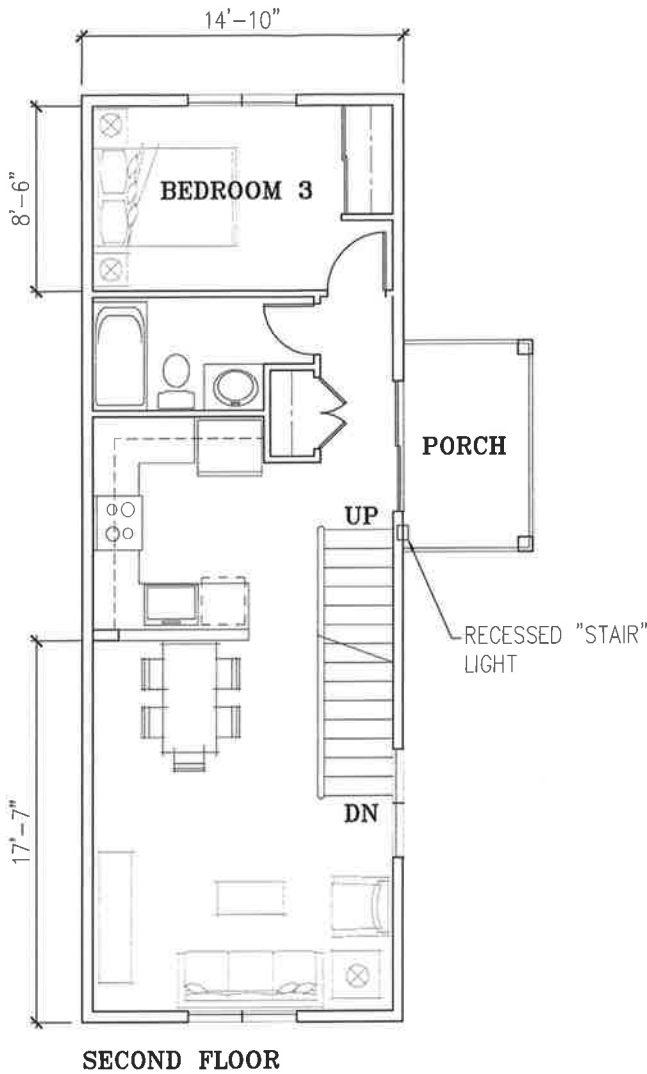
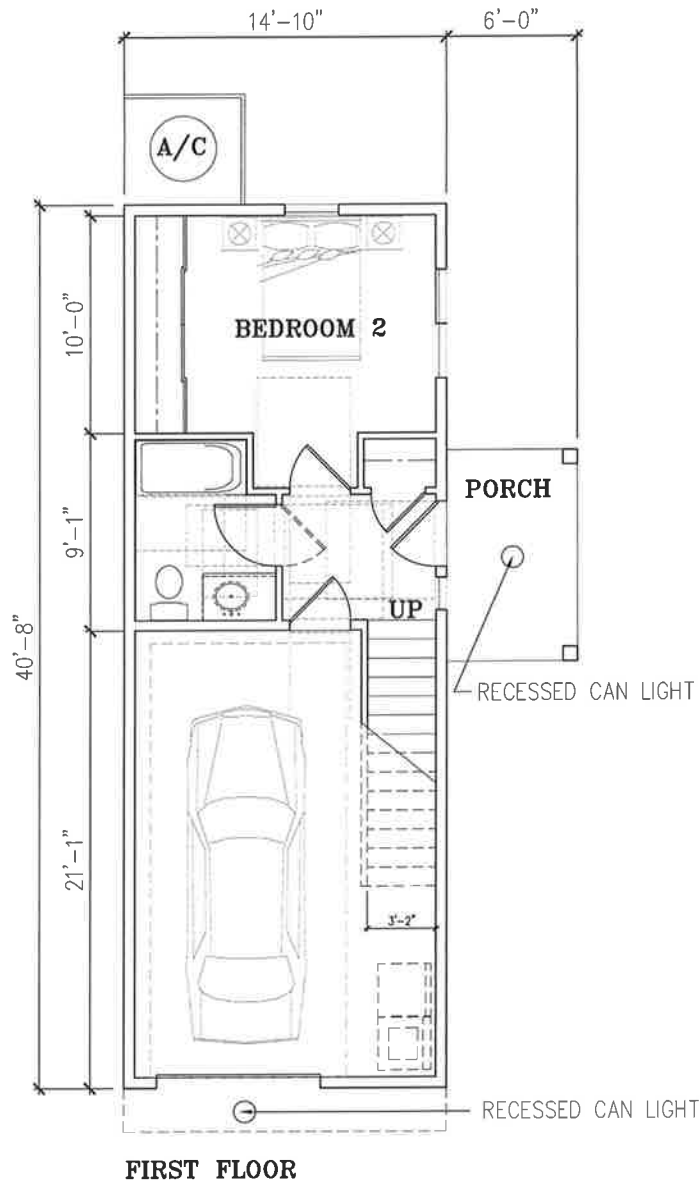
UNIT 2

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



AREA CALCULATIONS - UNIT 2

FIRST FLOOR	290 S.F.
SECOND FLOOR	633 S.F.
THIRD FLOOR	381 S.F.
TOTAL LIVING	1,304 S.F.
GARAGE	313 S.F.
PORCH	58 S.F.
2ND FLR PORCH	58 S.F.
3ND FLR DECK	58 S.F.
TOTAL PRIVATE OPEN SPACE	174 S.F.



UNIT 2



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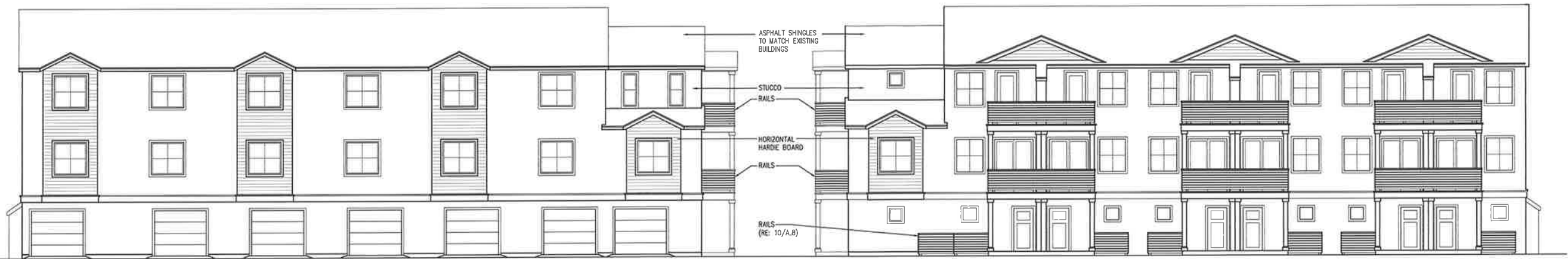


BUILDING
ELEVATIONS

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Motor Court Elevation

North Elevation of the NORTH BUILDING



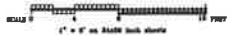
Motor Court Elevation of the SOUTH BUILDING

WEST ELEVATION of south building (north building mirrored)



South Elevation of the SOUTH BUILDING

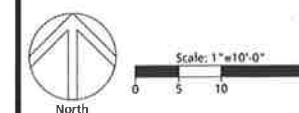
EAST ELEVATION of south building (north building mirrored)



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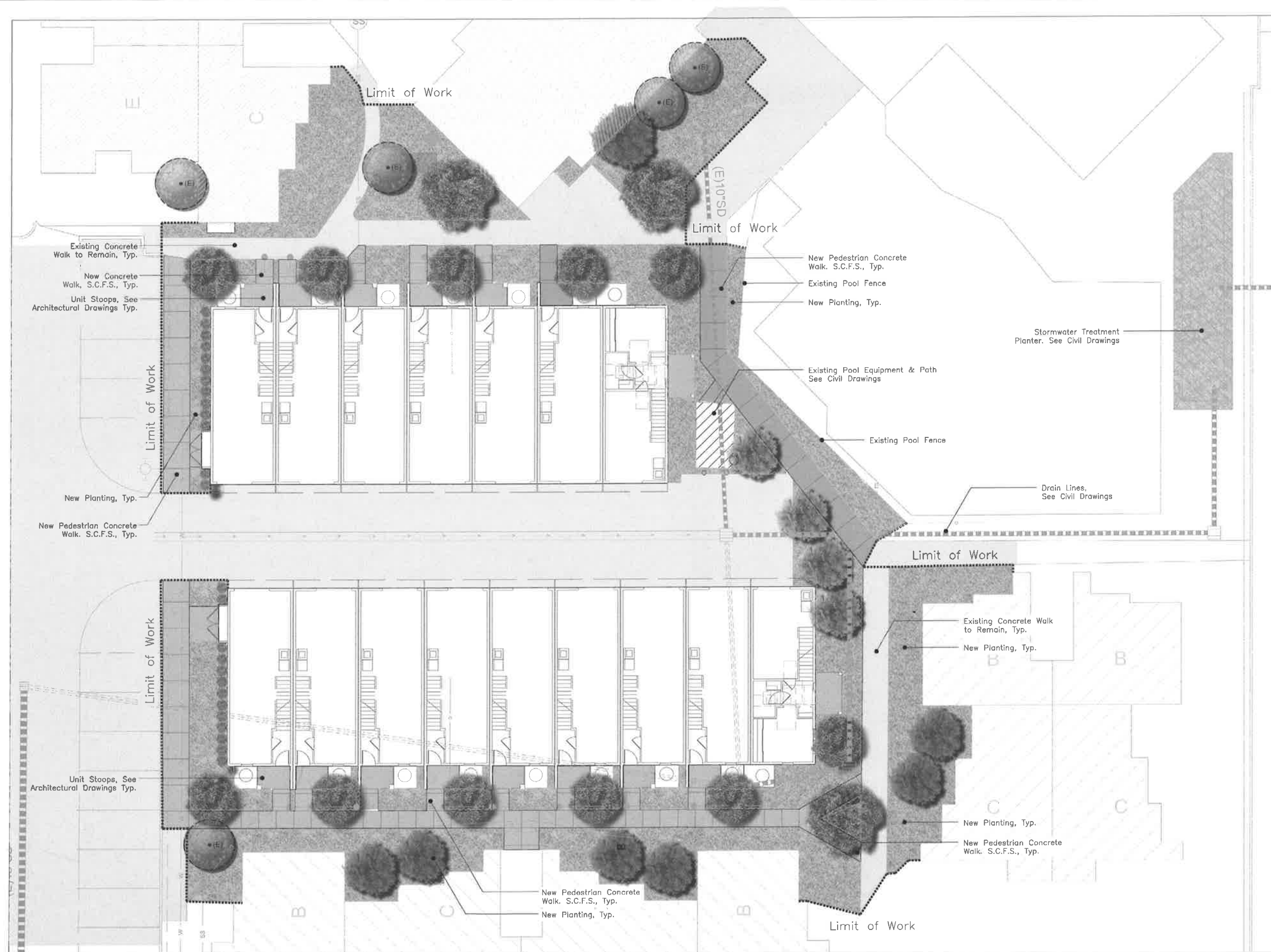
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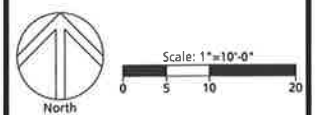
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LAYOUT PLAN

L2.1

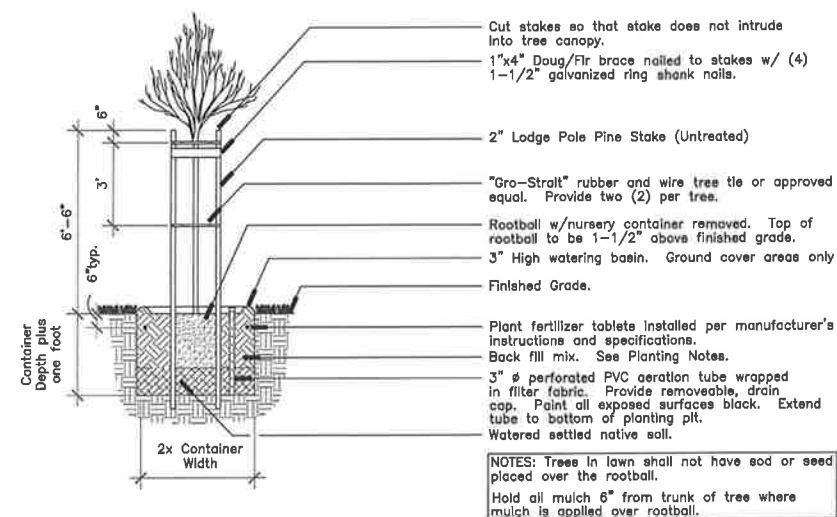


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Planting Plan

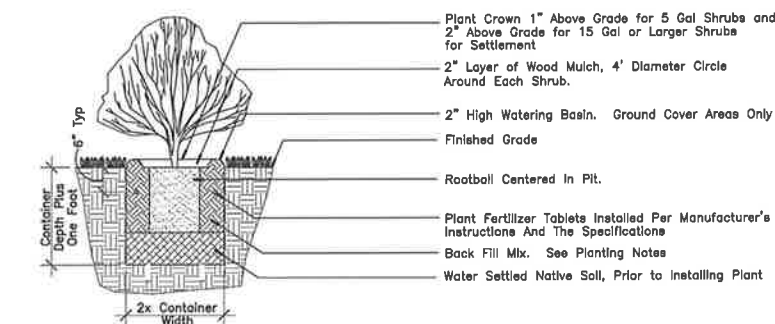
L3.1

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Tree Staking Diagram w/Aeration Tube

Not to Scale



Shrub Planting Detail

Not to Scale

PLANT PALETTE							
TREES							
QTY	SIZE	KEY	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	COMMENTS
	36" Box	ACE FRE	Acer x freemanii 'Franksred'	Red Sunset Red Maple		Medium	Multi
	24" Box	ACE PAL	Acer palmatum 'Sango Kaku'	Caral Bark Japanese Maple		Medium	Multi
	24" Box	LAG IND	Lagerstroemia indica 'Glendora White'	Glendora White Crape Myrtle		Low	Multi
	36" Box	LAU NOB	Laurus nobilis	Sweet Bay		Low	Single Trunk Tree
	24" Box	RHA MAJ	Rhaphiolepis 'Majestic Beauty'	Indian Hawthorn		Low	Single Trunk Tree
SHRUBS							
	SIZE	KEY	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	
	5 GAL	AD	Asparagus deniflorus	Asparagus fern	24"	Medium	
	5 GAL	AP	Arctostaphylos 'Pacific Mist'	Manzanita	60"	Low	
	5 GAL	BM	Buxus microphylla japonica	Boxwood	24"	Medium	
	5 GAL	BT	Berberis thunbergii	Japanese Barberry	42"	Medium	
	5 GAL	CT	Coprosma 'Tequila Sunrise'	Tequila Sunrise Mirror Plant	48"	Medium	
	5 GAL	GS	Galvezia speciosa	Island Snapdragon	48"	Low	
	5 GAL	HG	Heuchera americana 'Green Spice'	Green Spice Coral Bells	12"	Medium	
	5 GAL	HM	Hydrangea macrophylla 'Mini Penny'	Mini Penny Hydrangea	36"	Medium	
	5 GAL	LA	Lantana 'Cream Carpet'	Lantana	48"	Low	
	5 GAL	LC	Loropetalum chinense 'Blush'	Red Fringe Flower	48"	Low	
	5 GAL	LI	Lavandula x intermedia 'Provence'	Provence French Lavender	24"	Low	
	5 GAL	LL	Leonotis leonurus	Lions Tail	48"	Low	
	5 GAL	NC	Nephrolepis cordifolia	Sword Fern	30"	Medium	
	15 Gal	PT	Pittosporum eugeniolides	Lemon Wood	See Plan	Medium	
	5 GAL	RR	Rosa rugosa 'Meitozaure'	Rugostar Raspberry Rose	42"	Low	
	5 GAL	SL	Salvia leucantha 'Midnight'	Purple Mexican Sage	36"	Low	
	5 GAL	TJ	Trachelospermum jasminoides	Star Jasmine	18"	Low	
ORNAMENTAL GRASSES							
	1 GAL	CP	Carex pansa	Dune Sedge	12"	Low	
	1 GAL	MR	Muhlenbergia capillaris	Pink Muhly Grass	36"	Low	
	1 GAL	PA	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	12"	Low	
	1 GAL	ST	Stipa arundinacea	New Zealand Wind Grass	24"	Low	
VINES							
	5 GAL	MU	Macfadyena unguis-cati	Yellow Trumpet Vine	60"	Low	
GROUNDCOVERS							
	1 GAL	AP	Aiuaa repens 'Alba'	Carpet Bugle	12"	Medium	



Acer x freemanii 'Franksred'



Lagerstroemia indica 'Glendora White'



Laurus nobilis



Rhaphiolepis 'Majestic Beauty'



Acer palmatum 'Sango Kaku'

Issues/Revisions:

[illegible]

PLANTING

NOTES AND LEGENDS

L1.2